

**TWELVE OAKS**  
**SPECIAL DISTRICT**  
Hillsborough County, Florida  
for the year ended **SEPTEMBER 30, 2025**  
**INDEPENDENT AUDITOR'S REPORT**

**King & Walker, CPAs, PL**

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*Certified Public Accountants*

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**TWELVE OAKS  
SPECIAL DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

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## **Independent Auditor's Report**

To the Board of Trustees, Twelve Oaks Special District,  
Hillsborough County, Florida  
Tampa, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the financial statements of the governmental activities and each major fund of the Twelve Oaks Special District ("District"), Hillsborough County, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis, the Budgetary Comparison Schedule, and Note to Required Supplementary Information, be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 our report March 3, 2026, 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, contracts, and grant agreements and other matters. The purpose of that report is solely 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 the effectiveness of the District's 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 the District's, internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "King & Walker, CPAs". The signature is written in a cursive, professional style.

March 3, 2026  
Tampa, Florida

**TWELVE OAKS SPECIAL DISTRICT**  
**Hillsborough County, Florida**  
**Management's Discussion and Analysis - Unaudited**

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As management of the Twelve Oaks Special District, (the District), Hillsborough County, Florida, we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2025.

***Background***

The Twelve Oaks Special District, (District) is an independent special district, created by Chapter 82-305, Laws of Florida, 1982, as amended and superseded, for the purpose of continued development, administration and maintenance of the unincorporated areas of Hillsborough County known as (1) Town n' Country Park and (2) Twelve Oaks Village, a subdivision in Hillsborough County, Florida.

The governing body of the District is the Board of Trustees, which is comprised of nine members. The general operating authority of the District is contained in Section 189.404, Florida Statutes.

***Financial Highlights***

- The assets of the District exceeded its liabilities (net position) at the close of the most recent fiscal year by \$291,531.
- The District's total net position increased by \$20,128 from the prior fiscal year.
- The District's general operating expenditures decreased by \$286 from the prior fiscal year.

***Overview of the Financial Statements***

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplemental information in addition to the basic financial statements themselves.

***Government-Wide Financial Statements Reporting the District as a Whole.***

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows.

The government-wide financial statements can be found on the pages that follow.

**TWELVE OAKS SPECIAL DISTRICT**  
**Hillsborough County, Florida**  
**Management's Discussion and Analysis - Unaudited**

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***Fund Financial Statements***

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District are governmental funds.

**Governmental Funds.**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental funds financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

The basic government fund financial statements can be found on the pages that follow.

***Notes to the Financial Statements***

The notes provide additional information that is essential to full understanding of the data provide in the government-wide and fund financial statements. The notes to the financial statements can be found following the government-wide financial statements.

**TWELVE OAKS SPECIAL DISTRICT**  
**Hillsborough County, Florida**  
**Management's Discussion and Analysis - Unaudited**

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**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as a useful indicator of a government's financial position. The following is a summary of the District's net position as of September 30, 2024 and 2025:

	<b>Net Position, End of Year</b>		
	<u>Governmental Activities</u>		
	<u>9-30-24</u>	<u>9-30-25</u>	<u>Increase (Decrease)</u>
<b>ASSETS</b>			
Current Assets	\$ 235,450	\$ 258,600	\$ 23,150
Net Capital Assets	42,703	39,744	(2,959)
Total Assets	<u>278,153</u>	<u>298,344</u>	<u>20,191</u>
<b>LIABILITIES</b>			
Current Liabilities	<u>6,750</u>	<u>6,813</u>	<u>63</u>
Total Liabilities	<u>6,750</u>	<u>6,813</u>	<u>63</u>
<b>NET ASSETS</b>			
Net Investment in Capital Assets	42,703	39,744	(2,959)
Restricted	228,700	251,787	23,087
Total Net Position	<u><u>\$ 271,403</u></u>	<u><u>\$ 291,531</u></u>	<u><u>\$ 20,128</u></u>

**TWELVE OAKS SPECIAL DISTRICT**  
**Hillsborough County, Florida**  
**Management's Discussion and Analysis - Unaudited**

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The key elements of the changes in the District's net position for the fiscal year ended September 30, 2024 and 2025 are as follows:

	<b>Operating Results for the Year</b>		
	<u>Governmental Activities</u>		
	<u>9-30-24</u>	<u>9-30-25</u>	<u>Increase (Decrease)</u>
<b>Revenues:</b>			
Non-ad valorem Taxes	\$ 145,319	\$ 145,377	\$ 58
Interest	25	28	3
Total Revenues	<u>145,344</u>	<u>145,405</u>	<u>61</u>
<b>Expenses:</b>			
Current Operations:			
General Government	14,471	12,061	(2,410)
Physical Environment	107,203	110,257	3,054
Depreciation	3,889	2,959	(930)
Total Expenses	<u>125,563</u>	<u>125,277</u>	<u>(286)</u>
<b>Increase/(Decrease) in Net Position</b>	<u><u>\$ 19,781</u></u>	<u><u>\$ 20,128</u></u>	<u><u>\$ 347</u></u>

***Other Information***

Required supplementary information is required by the Governmental Accounting Standards Board and includes reports on internal control, compliance with laws and regulations, and budgeting comparisons. These reports are also an integral part of the audited financial statements.

**TWELVE OAKS SPECIAL DISTRICT**  
Hillsborough County, Florida  
Management's Discussion and Analysis - Unaudited

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**FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS**

**Governmental Funds**

As the District completed the year, its governmental funds reported a combined fund balance of \$251,787.

**BUDGETARY HIGHLIGHTS**

The general fund budget for the fiscal year ended September 30, 2025, was developed based on the District's anticipated special assessment tax revenue and expenditures for the fiscal year. Over the course of the year, the District revised its general fund budget. Refer to the Budgetary Comparison Schedule for additional information.

**CAPITAL ASSETS**

The District's investment in capital assets for its governmental activities as of September 30, 2025, amounts to \$39,744 (net of accumulated depreciation). This investment in capital assets includes infrastructure. Additional information regarding the District's capital assets can be found in the notes to the financial statements.

**REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of the Twelve Oaks Special District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Treasurer, Twelve Oaks Special District, PO Box 260352, Tampa, FL 33635-0352.

**TWELVE OAKS SPECIAL DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash & Cash Equivalents	\$ 258,600
Net Capital Assets	<u>39,744</u>
Total Assets	<u>298,344</u>
<b>LIABILITIES</b>	
Accounts Payable	<u>6,813</u>
Total Liabilities	<u>6,813</u>
<b>NET POSITION</b>	
Net Investment in Capital Assets	39,744
Restricted	<u>251,787</u>
Total Net Position	<u><u>\$ 291,531</u></u>

The accompanying notes are an integral part of the basic financial statements.

**TWELVE OAKS SPECIAL DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

		Program Revenues			Net Revenue/ (Expense) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
<b>Functions/Programs:</b>					
Governmental Activities:					
General Government	\$ 12,061	\$ -	\$ -	\$ -	\$ (12,061)
Physical Environment	110,257	-	-	-	(110,257)
Depreciation	2,959	-	-	-	(2,959)
Total Expenses	\$ 125,277	\$ -	\$ -	\$ -	(125,277)
<b>General Revenues</b>					
Taxes:					
Property					145,377
Interest					28
Total General Revenues					145,405
Change in Net Position					20,128
Net Position - Beginning					271,403
Net Position - Ending					\$ 291,531

The accompany notes are an integral part of the basic financial statements.

**TWELVE OAKS SPECIAL DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET - GOVERNMENTAL FUND  
SEPTEMBER 30, 2025**

	General Fund
<b>ASSETS</b>	
Cash & Cash Equivalents	\$ 258,600
Total Assets	\$ 258,600
<b>LIABILITIES</b>	
Accounts Payable	\$ 6,813
Total Liabilities	6,813
<b>FUND BALANCE</b>	
Restricted	251,787
Total Fund Balance	251,787
Total Liabilities and Fund Balance	\$ 258,600
<b>RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO NET POSITION OF GOVERNMENTAL ACTIVITIES:</b>	
Total Fund Balance - Governmental Fund	\$ 251,787
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets, used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds.	39,744
Total Net Position - Governmental Activities	\$ 291,531

The accompanying notes are an integral part of the basic financial statements.

**TWELVE OAKS SPECIAL DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - GOVERNMENTAL FUND  
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	General Fund
<b>REVENUES</b>	
Non-ad valorem taxes	\$ 145,377
Interest	28
Total Revenues	145,405
<b>EXPENDITURES</b>	
Current Operations:	
General Government	12,061
Physical Environment	110,257
Total Expenditures	122,318
Net Change in Fund Balance	23,087
Fund Balance - Beginning	228,700
Fund Balance - Ending	\$ 251,787
 <b>RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES:</b>	
Net Change in Fund Balance - Total Governmental Fund	\$ 23,087
Amounts reported for governmental activities in the statement of activities are different because:	
Capital outlays are reported in the governmental fund as expenditures. However, in the statement of activities, the cost of assets is allocated over their estimated useful lives as depreciation expense.	
Depreciation Expense	(2,959)
Change in Net Position - Governmental Activities	\$ 20,128

The accompanying notes are an integral part of the basic financial statements.

**TWELVE OAKS SPECIAL DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity**

The Twelve Oaks Special District, (“District”) is an independent special district, created by Chapter 82-305, Laws of Florida, 1982, as amended and superseded, for the purpose of continued development, administration and maintenance of the unincorporated areas of Hillsborough County known as (1) Town n’ Country Park and (2) Twelve Oaks Village, a subdivision in Hillsborough County, Florida. The governing body of the District is the Board of Trustees, which is comprised of nine elected members who serve two-year terms of office.

Criteria for defining the reporting entity are identified and described in the Governmental Accounting Standards Board's (GASB) Codification of Governmental Accounting and Financial Reporting Standards, Sections 2800 and 2600. These criteria were used to evaluate potential component units for which the District is financially accountable and other organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the District’s basic financial statements to be misleading or incomplete. Based on the application of these criteria, no component units are included within the reporting entity of the District.

**Basis of Presentation**

Government-wide Financial Statements – The government-wide financial statements, including the statement of net position and statement of activities, present information about the District as a whole.

The government-wide financial statements are prepared using the economic resources measurement focus. Because the focus of governmental fund financial statements differs from the focus of government-wide financial statements, a reconciliation is presented to better identify the relationship between the two types of statements.

The District operated one fund as follows:

GOVERNMENTAL FUND TYPE – General Fund - to account for all financial resources not required to be accounted for in another fund

**Basis of Accounting**

Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are prepared using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized in the year which they are levied.

The governmental fund financial statements are prepared using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough

**TWELVE OAKS SPECIAL DISTRICT**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

thereafter to pay liabilities of the current period. The District considers revenues to be available if they are collected within 30 days of the end of the current fiscal year.

**Cash Deposits**

Cash deposits are held by banks qualified as public depositories under Florida law. All deposits are insured by Federal depository insurance and collateralized with securities held in Florida's multiple financial institution collateral pool as required by Chapter 280, Florida Statutes.

**Capital Assets**

Expenditures for capital assets acquired or constructed for general district purposes are reported in the governmental fund that financed the acquisition or construction. The capital assets so acquired are reported at cost in the government-wide statement of net position but are not reported in the governmental fund financial statements. Capital assets are defined by the District as those costing more than \$500. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Description</u>	<u>Estimated Lives</u>
Infrastructure	10 - 25 years

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until then. The District does not have any items that qualify for reporting in this category.

**Net Position and Fund Balance Classification**

*Government-wide Financial Statements*

Net position is classified and reported in three components:

- Net Investment in Capital Assets – consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any borrowings that are attributed to the acquisition or improvement of those assets.
- Restricted Net Position – consists of net position with constraints placed on their use either by external groups such as creditors, contributors, or laws or regulations of other governments.

**TWELVE OAKS SPECIAL DISTRICT**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

- Unrestricted Net Position – all other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

*Fund Financial Statements*

GASB Codification Section 1800.142, *Fund Balance Reporting and Governmental Fund Type Definitions*, defines the different types of fund balances that a governmental entity must use for financial reporting purposes. GASB requires the fund balance amounts to be reported within one of the following fund balance categories:

- Nonspendable – fund balance associated with inventories, prepaid expenses, long-term loans and notes receivable, and property held for resale (unless the proceeds are restricted, committed or assigned). All nonspendable fund balances at year end relate to assets that are in nonspendable form.
- Restricted – fund balance that can be spent only for the specific purposes stipulated by the constitution, external resource providers, or through enabling legislation.
- Committed – fund balance that can be used only for the specific purposes determined by a formal action of the District’s Board of Governance.
- Assigned – fund balance that is intended to be used by the District’s management for specific purposes but does not meet the criteria to be classified as restricted or committed.
- Unassigned – fund balance that is the residual amount for the District’s general fund and includes all spendable amounts not contained in the other classifications.

**Revenue Sources**

The District’s primary source of revenue is a tax assessed in the Twelve Oaks Subdivision on all improved residential parcels. The District is authorized to levy a non-ad valorem tax up to \$300 on each improved residential parcel of property located within the District. Property taxes are recognized in the fiscal year when they become measurable and available. The taxes are collected by Hillsborough County and remitted to the District net of an early payment discount (4% starting in November and gradually decreasing by 1% per month until March) and net of a 2% fee retained by the Tax Collector. The District approved an assessment of \$150 per improved parcel for the fiscal year.

**Estimates**

In preparing the financial statements, management is required to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from those estimates.

**Subsequent Events**

Management has evaluated all events subsequent to the balance sheet date and through the report date, which is the date these financial statements were available to be issued. Management determined there are no subsequent events which require disclosure.

**TWELVE OAKS SPECIAL DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

**NOTE 2: CASH DEPOSITS**

*Custodial Credit Risk – Deposits.* In the case of deposits, this is the risk that in the event of a bank failure, the District’s deposits may not be returned to the District. The District does not have a custodial credit risk policy. All cash deposits are held in banks that qualify as public depositories under Florida law. All such deposits are insured by federal depository insurance and/or collateralized with securities held in Florida’s multiple financial institution collateral pool as required by Chapter 280, Florida Statutes.

**NOTE 3: INVESTMENTS**

The District had not adopted a written investment policy. Therefore, pursuant to Section 218.415(17), Florida Statutes, the District is authorized to invest in the Florida PRIME investment pool, administered by the State Board of Administration (SBA); Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; interest-bearing time deposits and savings accounts in qualified public depositories, as defined by Section 280.02, Florida Statutes; and direct obligations of the United States Treasury.

The District’s investments at September 30, 2025, are reported as follows:

	Amount
Investments measured at amortized cost	
External Investment Pool:	
Money Market Funds	\$ 249,059
Total investments measured at amortized cost	249,059
Total District Investments	\$ 249,059

Money Market funds are reported as cash equivalents for financial statements reporting purposes.

**NOTE 4: CHANGES IN CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Capital Assets Being Depreciated:				
Infrastructure	\$ 492,287	\$ -	\$ -	\$ 492,287
Total Capital Assets	492,287	-	-	492,287
Less Accumulated Depreciation for:				
Infrastructure	(449,584)	(2,959)	-	(452,543)
Total Accumulated Depreciation	(449,584)	(2,959)	-	(452,543)
Total Capital Assets Being Depreciated, Net	42,703	(2,959)	-	39,744
Governmental Activities Capital Assets, Net	\$ 42,703	\$ (2,959)	\$ -	\$ 39,744

**TWELVE OAKS SPECIAL DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

**NOTE 5: REVENUE**

The 2024 tax roll assessments for the Twelve Oaks Special District, Hillsborough County, Florida were as follows:

	<u>Amount</u>
Non-ad Valorem Taxes Assessed	\$ 149,400
Excess Fees and Interest	1,554
<i>Less: Discounts and unpaid taxes</i>	<i>(5,577)</i>
Total Non-ad Valorem Tax Revenue	145,377
<i>Less: Tax Collector Fees</i>	<i>(2,880)</i>
Total Remittances to the District	\$ 142,497

**NOTE 6: RISK MANAGEMENT**

The District 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 District carries commercial insurance. There have been no significant reductions in insurance coverage and settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

***REQUIRED SUPPLEMENTARY INFORMATION***

**TWELVE OAKS SPECIAL DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BUDGETARY COMPARISON STATEMENT - GOVERNMENTAL FUND - Unaudited  
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Original/ Final Budget	Actual	Variance with Final Budget Positive/ (Negative)
<b>REVENUES</b>			
Non-ad valorem Taxes	\$ 145,100	\$ 145,377	\$ 277
Interest	-	28	28
Total Revenues	<u>145,100</u>	<u>145,405</u>	<u>305</u>
<b>EXPENDITURES</b>			
General Government	13,650	12,061	1,589
Physical Environment	170,180	110,257	59,923
Total Expenditures	<u>183,830</u>	<u>122,318</u>	<u>61,512</u>
Net Change in Fund Balance	(38,730)	23,087	61,817
Fund Balance - Beginning	228,700	228,700	-
Fund Balance - Ending	<u>\$ 189,970</u>	<u>\$ 251,787</u>	<u>\$ 61,817</u>

See Independent Auditor's Report.

**TWELVE OAKS SPECIAL DISTRICT**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**NOTE TO REQUIRED SUPPLEMENTARY INFORMATION**  
**SEPTEMBER 30, 2025**

**NOTE 1: BUDGETARY BASIS OF ACCOUNTING**

The District prepares and adopts a budget for the General Fund for the fiscal year commencing October 1 pursuant to the requirements of Florida Statutes. The operating budget is prepared on the accrual basis of accounting and presented as required supplementary information. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Trustees. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.



Members:  
Florida Institute of CPAs  
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Government Audit Quality Center

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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 Trustees, Twelve Oaks Special District,  
Hillsborough County, Florida  
Tampa, 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 the governmental activities and each major fund of Twelve Oaks Special District ("District"), Hillsborough County, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated March 3, 2026.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the 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 the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the 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 a 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 or significant deficiencies may exist that were not identified.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from 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 financial statements. 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.

*King & Walker, CPAs*

March 3, 2026  
Tampa, Florida



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**Independent Auditor’s Report on Compliance with the Requirements of Section 218.415,  
Florida Statutes, Required by Rule 10.556(1) of the Auditor General of the State of Florida**

To the Board of Trustees, Twelve Oaks Special District,  
Hillsborough County, Florida  
Tampa, Florida

We have examined the Twelve Oaks Special District’s (“District”), compliance with investment policy requirements of Section 218.415, Florida Statutes as of and for the year ended September 30, 2025. Management is responsible for the District’s compliance with those requirements. Our responsibility is to express an opinion on the 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 the 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 the District’s compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the District, Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Hillsborough County, Florida, the Board of Trustees, and applicable management and is not intended to be and should not be used by anyone other than these parties.

*King & Walker, CPAs*

March 3, 2026  
Tampa, Florida



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## **Independent Auditor's Management Letter**

To the Board of Trustees, Twelve Oaks Special District,  
Hillsborough County, Florida  
Tampa, Florida

### **Report on the Financial Statements**

We have audited the financial statements of the Twelve Oaks Special District (“District”), Hillsborough County, Florida, as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 3, 2026.

### **Auditor’s Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; 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 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 the Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in those reports and schedule, which are dated March 3, 2026, 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. The District did not have findings and recommendations made in the preceding annual financial audit report.

### **Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The Twelve Oaks Special District was created by Chapter 82-305, Laws of Florida, 1982, as amended and superseded, for the purpose of continued development, administration and maintenance of the unincorporated areas of Hillsborough County known as (1) Town n’ Country Park and (2) Twelve Oaks Village, a subdivision in Hillsborough County, Florida. The District does not have any component units.

## **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 the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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 the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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.

## **Property Assessed Clean Energy (PACE) Programs**

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District is required to include a statement as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the District's geographical boundaries during the fiscal year under audit. The District did not operate a PACE program within the District's geographical boundaries.

As required by Section 10.554(1)(i)6.b., Rules of the Auditor General, if a PACE program was operating within the geographical areas of the District, the District is required to include a list of all program administrators and third-party administrators that administered the program. The District did not operate a PACE program within the District's geographical boundaries.

As required by Section 10.554(1)(i)6.c., Rules of the Auditor General, if a PACE program was operating within the geographical areas of the District, the District is required to include the full names and contact information of each such program administrator and third-party administrator. The District did not operate a PACE program within the District's geographical boundaries.

## **Special District Component Units**

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

## **Specific Information**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

- a. The total number of District employees compensated in the last pay period of the District's fiscal year as zero.

- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as one.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as zero.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$72,949.
- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as none.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes, as shown on page 18.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7., Rules of the Auditor General, the District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the district as \$150.
- b. The total amount of special assessments collected by or on behalf of the district as \$145,377.
- c. The total amount of outstanding bonds issued by the district and the terms of such bonds as zero.

### **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 fraud, waste, or abuse, that has occurred, or is likely to have occurred, that has 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, Hillsborough County, Florida, the Board of Trustees, and applicable management and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully submitted,



March 3, 2026  
Tampa, Florida