



Rizzetta & Company

Seven Oaks Community Development District

**Board of Supervisors' Meeting
August 11, 2021**

**District Office:
9428 Camden Field Parkway
Riverview, FL 335478
813-533-2950**

www.sevenoakscdd.com

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

Seven Oaks Clubhouse, 2910 Sports Core Circle, Wesley Chapel, FL 33544

Board of Supervisors	Jack Christensen	Chairman
	Lauren O'Donnell	Vice Chairman
	Tom Graff	Assistant Secretary
	Sean Grace	Assistant Secretary
	Andrew Mendenhall	Assistant Secretary
District Manager	Taylor Nielsen	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578
MAILING ADDRESS • 34345 COLWELL AVE, STE 200 • TAMPA, FL 33614
WWW.SEVENOAKSCDD.COM

August 3, 2021

Board of Supervisors
**Seven Oaks Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors' of Seven Oaks Community Development District will be held on **Wednesday, August 11, 2021 at 6:30 p.m.** at the Seven oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. REPORTS & PRESENTATIONS**
 - A. Operations Manager
 1. Field Operations Update..... Tab 1
 - B. Clubhouse Manager
 1. Presentation of Clubhouse Report Tab 2
 2. Discussion on Pool Repairs..... Tab 3
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Presentation of Current Financial Statement Tab 4
- 4. BUSINESS ITEMS**
 - A. Discussion of S12 and S19
 - B. Public Hearing on Fiscal Year 2021/2022 Budget
 1. Consideration of Resolution 2021-08, Adopting Fiscal Year 2021-2022 Budget..... Tab 5
 - C. Public Hearing on Levying O&M Assessments
 1. Consideration of Resolution 2021-09, Levying O&M Assessments for Fiscal Year 2021/2022 Tab 6
 - D. Consideration of Resolution 2021-10, Setting the Meeting Schedule for Fiscal Year 2021/2022 Tab 7
 - E. Consideration of Resolution 2021-11, Designating Officers of the District.....Tab 8
 - F. Presentation of Pressure Washing Services

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors'
Meeting held on July 14, 2021 Tab 9
- B. Consideration of O&M, Enterprise Fund, June 2021 Tab 10
- C. Consideration of O&M, General Fund, June 2021 Tab 11

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Taylor Nielsen

District Manager

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Seven Oaks Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2020-2021 and/or revised projections for fiscal year 2021-2022.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Seven Oaks Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2021.

Attested By:

**Seven Oaks Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Adopted Budget



Rizzetta & Company

Seven Oaks Community Development District

www.SevenOaksCDD.com

**Approved Proposed Budget for
Fiscal Year 2021-2022**

Presented by: Rizzetta & Company, Inc.

**12750 Citrus Park Lane
Suite 115
Tampa, Florida 33625
Phone: 813-994-1001**

www.rizzetta.com

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GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to day operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Approved Proposed Budget
Seven Oaks Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 03/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	REVENUES							
3								
12	Interest Earnings							
13	Interest Earnings	\$ 519	\$ 1,038	\$ -	\$ 1,038	\$ -	\$ -	
14	Special Assessments							
15	Tax Roll*	\$ 3,625,582	\$3,625,582	\$3,625,571	\$ 11	\$ 3,610,571	\$ (15,000)	
21	Other Miscellaneous Revenues							
22	Insurance Reimbursement	\$ 3,954	\$ 7,908	\$ -	\$ 7,908	\$ -	\$ -	
23	Event Rental	\$ 22,428	\$ 44,856	\$ -	\$ 44,856	\$ -	\$ -	
24	Event Sponsors	\$ 1,000	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ -	
25	Misc Revenue	\$ 4,258	\$ 8,516	\$ -	\$ 8,516	\$ -	\$ -	
31								
32	TOTAL REVENUES	\$ 3,657,741	\$3,689,900	\$3,625,571	\$ 64,329	\$ 3,610,571	\$ (15,000)	
33								
35								
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 3,657,741	\$3,689,900	\$3,625,571	\$ 64,329	\$ 3,610,571	\$ (15,000)	
37								
38	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
39								
40	EXPENDITURES - ADMINISTRATIVE							
41								
42	Legislative							
43	Supervisor Fees	\$ 6,800	\$ 13,600	\$ 18,000	\$ 4,400	\$ 18,000	\$ -	
44	Financial & Administrative							
45	Administrative Services	\$ 4,850	\$ 9,700	\$ 9,700	\$ -	\$ 9,700	\$ -	
46	District Management	\$ 22,013	\$ 44,025	\$ 44,025	\$ -	\$ 44,025	\$ -	
47	District Engineer	\$ 14,404	\$ 28,808	\$ 20,000	\$ (8,808)	\$ 32,000	\$ 12,000	
48	Disclosure Report	\$ -	\$ 7,000	\$ 7,000	\$ -	\$ 7,000	\$ -	
49	Trustees Fees	\$ 4,849	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
50	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	
51	Financial & Revenue Collections	\$ 2,625	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	
52	Accounting Services	\$ 14,250	\$ 28,500	\$ 28,500	\$ -	\$ 28,500	\$ -	
53	Auditing Services	\$ 52	\$ 4,800	\$ 4,800	\$ -	\$ 4,800	\$ -	need new proposal
54	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 1,500	\$ 500	\$ 1,000	\$ (500)	LLS tax solutions
59	Public Officials Liability Insurance	\$ 3,498	\$ 3,498	\$ 3,664	\$ 166	\$ 3,848	\$ 184	
60	Legal Advertising	\$ 208	\$ 416	\$ 2,000	\$ 1,584	\$ 2,000	\$ -	
62	Dues, Licenses & Fees	\$ 576	\$ 1,152	\$ 2,000	\$ 848	\$ 2,000	\$ -	
64	Tax Collector /Property Appraiser Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
66	Website Hosting, Maintenance, Backup (and	\$ 2,512	\$ 5,024	\$ 10,000	\$ 4,976	\$ 3,158	\$ (6,842)	RTS \$1620, CS \$1,538
67	Legal Counsel							
68	District Counsel	\$ 16,174	\$ 32,348	\$ 35,000	\$ 2,652	\$ 40,000	\$ 5,000	
71	Special Legal Services							
72	Litigation Services	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	
73								
74	Administrative Subtotal	\$ 99,061	\$ 200,521	\$ 256,839	\$ 56,318	\$ 266,681	\$ 9,842	
75								
76	EXPENDITURES - FIELD OPERATIONS							
77								
78	Law Enforcement							
79	Deputy	\$ 192	\$ 384	\$ 10,000	\$ 9,616	\$ 10,000	\$ -	
81	Security Operations							
89	Security Monitoring Services	\$ 777	\$ 1,554	\$ 3,000	\$ 1,446	\$ 3,000	\$ -	camera maint and monitoring
90	Electric Utility Services							
92	Street Lights	\$ 119,863	\$ 239,726	\$ 235,000	\$ (4,726)	\$ 240,000	\$ 5,000	
93	Utility - Recreation Facilities	\$ 19,480	\$ 38,960	\$ 50,000	\$ 11,040	\$ 70,000	\$ 20,000	plus 20k for pool heating
95	Utility-Irrigation	\$ 20,366	\$ 40,732	\$ 36,000	\$ (4,732)	\$ 39,000	\$ 3,000	
96	Gas Utility Services							
97	Utility Services	\$ 243	\$ 486	\$ 510	\$ 24	\$ 510	\$ -	
99	Garbage/Solid Waste Control Services							
100	Garbage - Recreation Facility	\$ 2,254	\$ 4,508	\$ 5,000	\$ 492	\$ 5,000	\$ -	
101	Solid Waste Assessment	\$ 7,600	\$ 7,600	\$ 7,000	\$ (600)	\$ 7,000	\$ -	
103	Water-Sewer Combination Services							
104	Utility Services	\$ 18,597	\$ 37,194	\$ 37,000	\$ (194)	\$ 37,000	\$ -	
106	Utility - Reclaimed	\$ 9,607	\$ 19,214	\$ 34,000	\$ 14,786	\$ 34,000	\$ -	
107	Utility - Fountains	\$ 233	\$ 466	\$ 2,000	\$ 1,534	\$ 2,000	\$ -	
111	Stormwater Control							
112	Stormwater Assessment	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	
113	Aquatic Maintenance	\$ 26,700	\$ 53,400	\$ 56,460	\$ 3,060	\$ 53,400	\$ (3,060)	\$53,400 is contract amt
115	Lake/Pond Bank Maintenance	\$ 4,900	\$ 9,800	\$ 15,000	\$ 5,200	\$ 30,000	\$ 15,000	one time increase to fix pond banks

Approved Proposed Budget
Seven Oaks Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 03/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
117	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 6,500	\$ 6,500	\$ 6,500	\$ -	confirm with DE
118	Aquatic Plant Replacement	\$ 2,500	\$ 5,000	\$ 15,000	\$ 10,000	\$ 15,000	\$ -	
119	Stormwater System Maintenance	\$ 3,900	\$ 7,800	\$ 5,000	\$ (2,800)	\$ 5,000	\$ -	
125	Other Physical Environment							
126	Employee - Salaries	\$ 95,072	\$ 190,144	\$ 196,200	\$ 6,056	\$ 206,010	\$ 9,810	3% inc
127	Employee - P/R Taxes	\$ 8,638	\$ 17,276	\$ 26,000	\$ 8,724	\$ 26,000	\$ -	
128	Employee - Workers Comp	\$ 7,179	\$ 14,358	\$ 8,658	\$ (5,700)	\$ 17,200	\$ 8,542	
130	Employee - Health Stipend	\$ 19,800	\$ 39,600	\$ 40,800	\$ 1,200	\$ 40,800	\$ -	
131	General Liability/Property Insurance	\$ 18,110	\$ 18,110	\$ 50,000	\$ 31,890	\$ 17,525	\$ (32,475)	
132	Pressure Washing	\$ 12,767	\$ 25,534	\$ 30,000	\$ 4,466	\$ 65,000	\$ 35,000	
134	Entry & Walls Maintenance	\$ 1,264	\$ 2,528	\$ 4,000	\$ 1,472	\$ 4,000	\$ -	
135	Landscape Maintenance	\$ 386,390	\$ 772,780	\$ 855,000	\$ 82,220	\$ 850,000	\$ (5,000)	
138	Clock Tower Maintenance	\$ 1,200	\$ 1,200	\$ 600	\$ (600)	\$ 600	\$ -	
140	Tree Trimming Services	\$ 28,800	\$ 50,000	\$ 50,000	\$ -	\$ 70,000	\$ 20,000	
141	Community Park Equipment	\$ 11,322	\$ 22,644	\$ 25,000	\$ 2,356	\$ 25,000	\$ -	
142	Holiday Decorations	\$ 18,315	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -	
143	Street Tree Replacement	\$ 43,595	\$ 87,190	\$ 75,000	\$ (12,190)	\$ -	\$ (75,000)	
144	Irrigation Repairs	\$ 5,925	\$ 11,850	\$ 25,000	\$ 13,150	\$ 25,000	\$ -	
145	Landscape - Mulch/Annals	\$ 21,450	\$ 42,900	\$ 210,000	\$ 167,100	\$ 210,000	\$ -	
146	Landscape Light Maintenance	\$ 3,204	\$ 6,408	\$ 4,000	\$ (2,408)	\$ 4,000	\$ -	
147	Landscape Replacement Plants, Shrubs, Trees	\$ 29,512	\$ 59,024	\$ 100,000	\$ 40,976	\$ 150,000	\$ 50,000	
148	Tree Removal	\$ 66,700	\$ 133,400	\$ 100,000	\$ (33,400)	\$ 130,000	\$ 30,000	
151	Miscellaneous Expense	\$ 4,522	\$ 9,044	\$ 67,500	\$ 58,456	\$ 10,000	\$ (57,500)	
153	Road & Street Facilities							
158	Sidewalk Repair & Maintenance	\$ 21,991	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
160	Street Sign Repair & Replacement	\$ 1,325	\$ 55,000	\$ 55,000	\$ -	\$ 55,000	\$ -	
161	Roadway Repair & Maintenance	\$ 714	\$ 20,000	\$ 20,000	\$ -	\$ 60,000	\$ 40,000	
162	Parks & Recreation							
163	Employee - Salaries	\$ 93,152	\$ 186,304	\$ 258,000	\$ 71,696	\$ 270,900	\$ 12,900	
164	Employee - P/R Taxes	\$ 8,205	\$ 16,410	\$ 25,000	\$ 8,590	\$ 25,000	\$ -	
165	Employee - Workers Comp	\$ 3,419	\$ 6,838	\$ 8,658	\$ 1,820	\$ 8,658	\$ -	
167	Employee Health Stipend	\$ 15,400	\$ 30,800	\$ 31,200	\$ 400	\$ 31,200	\$ -	
171	Maintenance & Repair	\$ 12,169	\$ 24,338	\$ 38,700	\$ 14,362	\$ 38,700	\$ -	
172	Facility Supplies	\$ 2,656	\$ 5,312	\$ 5,000	\$ (312)	\$ 5,000	\$ -	
174	Vehicle Maintenance- Golf Carts/Truck	\$ 2,437	\$ 4,874	\$ 10,000	\$ 5,126	\$ 5,000	\$ (5,000)	
176	Pest Control	\$ 195	\$ 750	\$ 750	\$ -	\$ 750	\$ -	
179	Fitness Equipment Maintenance & Repairs	\$ 417	\$ 834	\$ 5,000	\$ 4,166	\$ 5,000	\$ -	
180	Clubhouse - Facility Janitorial Service	\$ 14,173	\$ 28,346	\$ 35,000	\$ 6,654	\$ 45,000	\$ 10,000	
182	Pool Service Contract	\$ 17,300	\$ 45,600	\$ 50,000	\$ 4,400	\$ 45,600	\$ (4,400)	\$45,600 is contract amt
183	Pool Repairs	\$ 12,000	\$ 24,000	\$ 15,000	\$ (9,000)	\$ 5,000	\$ (10,000)	
184	Fountain Service & Maintenance	\$ 8,917	\$ 17,834	\$ 30,000	\$ 12,166	\$ 15,000	\$ (15,000)	
189	Telephone Fax, Internet	\$ 3,238	\$ 6,476	\$ 7,600	\$ 1,124	\$ 7,000	\$ (600)	
194	Clubhouse Office Supplies	\$ 3,816	\$ 7,632	\$ 6,000	\$ (1,632)	\$ 6,000	\$ -	
195	Furniture Repair/Replacement	\$ 4,388	\$ 4,388	\$ 4,500	\$ 112	\$ 8,500	\$ 4,000	
198	Playground Equipment and Maintenance	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ -	\$ (3,500)	
201	Athletic/Park Court/Field Repairs	\$ 225	\$ 450	\$ 12,200	\$ 11,750	\$ 10,000	\$ (2,200)	
208	Clubhouse Miscellaneous Expense	\$ 14,296	\$ 28,592	\$ 20,000	\$ (8,592)	\$ 20,000	\$ -	
210	Tennis Court Maintenance & Supplies	\$ 2,190	\$ -	\$ 15,000	\$ 15,000	\$ 7,500	\$ (7,500)	
211	Basketball Court Maintenance & Supplies	\$ 813	\$ 1,626	\$ 15,000	\$ 13,374	\$ 4,000	\$ (11,000)	
214	Special Events							
215	Special Events	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
218	Contingency							
222	Capital Outlay	\$ 174,352	\$ 348,704	\$ 226,396	\$ (122,308)	\$ 170,537	\$ (55,859)	
223								
224	Field Operations Subtotal	\$ 1,438,765	\$2,905,922	\$3,368,732	\$ 462,810	\$ 3,343,890	\$ (24,842)	
227								
228	TOTAL EXPENDITURES	\$ 1,537,825	\$3,106,443	\$3,625,571	\$ 519,128	\$ 3,610,571	\$ (15,000)	
229								
230	EXCESS OF REVENUES OVER	\$ 2,119,916	\$ 583,457	\$ -	\$ 583,457	\$ -	\$ -	
231								

Approved Proposed Budget
Seven Oaks Community Development District
Reserve Fund
Fiscal Year 2020-2021

Chart of Accounts Classification	Actual YTD through 03/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 340,000	\$ 340,000	\$ 340,000	\$ -	\$ 340,000	\$ -	
Interest Earnings							
Interest Earnings	\$ 223	\$ 446	\$ -	\$ 446	\$ -	\$ -	
TOTAL REVENUES	\$ 340,223	\$ 340,446	\$ 340,000	\$ 446	\$ 340,000	\$ -	
TOTAL REVENUES AND BALANCE	\$ 340,223	\$ 340,446	\$ 340,000	\$ 446	\$ 340,000	\$ -	
EXPENDITURES							
Contingency							
Capital Reserves	\$ 340,223	\$ 340,535	\$ 340,000	\$ (535)	\$ 340,000	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL EXPENDITURES	\$ 340,223	\$ 340,535	\$ 340,000	\$ (535)	\$ 340,000	\$ -	
EXCESS OF REVENUES OVER	\$ -	\$ (89)	\$ -	\$ (89)	\$ -	\$ -	

Approved Proposed Budget
Seven Oaks Community Development District
Enterprise Fund
Fiscal Year 2021-2022

Chart of Accounts Classification	Actual YTD through 03/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
REVENUES							
Club Revenues							
Café Revenues	\$ 4,494	\$ 8,988	\$ 47,376	\$ (38,388)	\$ 47,376	\$ -	
Special Assessments							
Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	
TOTAL REVENUES	\$ 4,494	\$ 8,988	\$ 47,376	\$ (38,388)	\$ 62,376	\$ 15,000	
TOTAL REVENUES AND BALANCE	\$ 4,494	\$ 8,988	\$ 47,376	\$ (38,388)	\$ 62,376	\$ 15,000	
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
EXPENDITURES - ADMINISTRATIVE							
Parks & Recreation							
Employee - Salaries	\$ 9,764	\$ 19,528	\$ 25,000	\$ 5,472	\$ 37,500	\$ 12,500	
Employee - P/R Taxes	\$ 747	\$ 1,494	\$ 2,500	\$ 1,006	\$ 3,750	\$ 1,250	
Employee - Workers Comp	\$ 798	\$ 1,596	\$ 2,500	\$ 904	\$ 3,750	\$ 1,250	
Café Misc. Expense	\$ 262	\$ 524	\$ 1,700	\$ 1,176	\$ 1,700	\$ -	
Café Supplies	\$ 464	\$ 928	\$ 2,000	\$ 1,072	\$ 2,000	\$ -	
Café Food	\$ 1,359	\$ 2,718	\$ 4,000	\$ 1,282	\$ 4,000	\$ -	
Café Beverages	\$ 726	\$ 1,452	\$ 4,500	\$ 3,048	\$ 4,500	\$ -	
Café Maintenance & Repair	\$ 1,238	\$ 2,476	\$ 1,500	\$ (976)	\$ 1,500	\$ -	
Café Equipment	\$ 3,661	\$ 7,322	\$ 3,676	\$ (3,646)	\$ 3,676	\$ -	
Field Operations Subtotal	\$ 19,019	\$ 38,038	\$ 47,376	\$ 9,338	\$ 62,376	\$ 15,000	
TOTAL EXPENDITURES	\$ 19,019	\$ 38,038	\$ 47,376	\$ 9,338	\$ 62,376	\$ 15,000	
EXCESS OF REVENUES OVER	\$ (14,524)	\$ (29,050)	\$ -	\$ (29,050)	\$ -	\$ -	

Budget Template
Seven Oaks Community Development District
Debt Service
Fiscal Year 2021/2022

Chart of Accounts Classification	Series 2021A-1	Series 2021A-2	Series 2016A	Series 2016B	Budget for 2021/2022
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$264,451.06	\$299,635.67	\$360,569.77	\$564,864.06	\$1,489,520.56
TOTAL REVENUES	\$264,451.06	\$299,635.67	\$360,569.77	\$564,864.06	\$1,489,520.56
EXPENDITURES					
Administrative					
Financial & Administrative					
Debt Service Obligation	\$264,451.06	\$299,635.67	\$360,569.77	\$564,864.06	\$1,489,520.56
Administrative Subtotal	\$264,451.06	\$299,635.67	\$360,569.77	\$564,864.06	\$1,489,520.56
TOTAL EXPENDITURES	\$264,451.06	\$299,635.67	\$360,569.77	\$564,864.06	\$1,489,520.56
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Collection cost (2%) and Early Payment Discount (4 %) applicable to the county:

6.0%

Gross assessments

\$1,583,759.17

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

Seven Oaks Community Development District

FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$3,965,571.00
Pasco Co. Collection Cost %	4%	\$84,373.85
Early Payment Discount %	2%	\$168,747.70
2021/2022 Total:		\$4,218,692.55

2020/2021 O&M Budget	\$3,965,571.00
2021/2022 O&M Budget	\$3,965,571.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Series 2021A-2 Debt Service - Multi-family	\$47.42	\$36.41	-\$11.01	-23.22%
Operations/Maintenance - Multi-family	\$103.70	\$103.70	\$0.00	0.00%
Total	\$151.12	\$140.11	-\$11.01	-7.29%
Series 2021A-1 Debt Service - Townhome	\$318.14	\$259.77	-\$58.37	-18.35%
Operations/Maintenance - Townhome	\$777.78	\$777.78	\$0.00	0.00%
Total	\$1,095.92	\$1,037.55	-\$58.37	-5.33%
Series 2021A-1 Debt Service - Single Family 40'	\$424.18	\$346.36	-\$77.82	-18.35%
Operations/Maintenance - Single Family 40'	\$1,037.04	\$1,037.04	\$0.00	0.00%
Total	\$1,461.22	\$1,383.40	-\$77.82	-5.33%
Series 2021A-1 Debt Service - Single Family 50'	\$530.23	\$432.95	-\$97.28	-18.35%
Operations/Maintenance - Single Family 50'	\$1,296.29	\$1,296.29	\$0.00	0.00%
Total	\$1,826.52	\$1,729.24	-\$97.28	-5.33%
Series 2021A-1 Debt Service - Single Family 60'	\$636.28	\$519.54	-\$116.74	-18.35%
Operations/Maintenance - Single Family 60'	\$1,555.55	\$1,555.55	\$0.00	0.00%
Total	\$2,191.83	\$2,075.09	-\$116.74	-5.33%
Series 2021A-1 Debt Service - Single Family 70'	\$742.32	\$606.13	-\$136.19	-18.35%
Operations/Maintenance - Single Family 70'	\$1,814.81	\$1,814.81	\$0.00	0.00%
Total	\$2,557.13	\$2,420.94	-\$136.19	-5.33%
Series 2021A-1 Debt Service - Single Family 80'	\$848.37	\$692.72	-\$155.65	-18.35%
Operations/Maintenance - Single Family 80'	\$2,074.07	\$2,074.07	\$0.00	0.00%
Total	\$2,922.44	\$2,766.79	-\$155.65	-5.33%
Series 2021A-1 Debt Service - Single Family 90'	\$954.41	\$779.31	-\$175.10	-18.35%
Operations/Maintenance - Single Family 90'	\$2,333.33	\$2,333.33	\$0.00	0.00%
Total	\$3,287.74	\$3,112.64	-\$175.10	-5.33%
Series 2021A-2 Debt Service - Retail / Office	\$4,742.26	\$3,640.90	-\$1,101.36	-23.22%
Operations/Maintenance - Retail / Office	\$10,370.36	\$10,370.36	\$0.00	0.00%
Total	\$15,112.62	\$14,011.26	-\$1,101.36	-7.29%
Series 2016A Debt Service - Townhome	\$287.87	\$287.87	\$0.00	0.00%
Operations/Maintenance - Townhome	\$777.78	\$777.78	\$0.00	0.00%
Total	\$1,065.65	\$1,065.65	\$0.00	0.00%
Series 2016A Debt Service - Single Family 35'	\$337.76	\$337.76	\$0.00	0.00%
Operations/Maintenance - Single Family 35'	\$912.59	\$912.59	\$0.00	0.00%
Total	\$1,250.35	\$1,250.35	\$0.00	0.00%
Series 2016A Debt Service - Single Family 40'	\$383.82	\$383.82	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$1,037.04	\$1,037.04	\$0.00	0.00%
Total	\$1,420.86	\$1,420.86	\$0.00	0.00%
Series 2016A Debt Service - Single Family 50'	\$479.78	\$479.78	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,296.29	\$1,296.29	\$0.00	0.00%

Seven Oaks Community Development District

FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$3,965,571.00
Pasco Co. Collection Cost %	4%	\$84,373.85
Early Payment Discount %	2%	\$168,747.70
2021/2022 Total:		\$4,218,692.55

2020/2021 O&M Budget	\$3,965,571.00
2021/2022 O&M Budget	\$3,965,571.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Total	\$1,776.07	\$1,776.07	\$0.00	0.00%
Series 2016B Debt Service - Single Family 50'	\$552.37	\$552.37	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,296.29	\$1,296.29	\$0.00	0.00%
Total	\$1,848.66	\$1,848.66	\$0.00	0.00%
Series 2016A Debt Service - Single Family 60'	\$575.73	\$575.73	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,555.55	\$1,555.55	\$0.00	0.00%
Total	\$2,131.28	\$2,131.28	\$0.00	0.00%
Series 2016B Debt Service - Single Family 60'	\$662.85	\$662.85	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,555.55	\$1,555.55	\$0.00	0.00%
Total	\$2,218.40	\$2,218.40	\$0.00	0.00%
Series 2016B Debt Service - Single Family 65'	\$720.30	\$720.30	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$1,690.37	\$1,690.37	\$0.00	0.00%
Total	\$2,410.67	\$2,410.67	\$0.00	0.00%
Series 2016A Debt Service - Single Family 70'	\$671.69	\$671.69	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$1,814.81	\$1,814.81	\$0.00	0.00%
Total	\$2,486.50	\$2,486.50	\$0.00	0.00%
Series 2016A Debt Service - Single Family 80'	\$767.65	\$767.65	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$2,074.07	\$2,074.07	\$0.00	0.00%
Total	\$2,841.72	\$2,841.72	\$0.00	0.00%
Series 2016B Debt Service - Single Family 80'	\$883.80	\$883.80	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$2,074.07	\$2,074.07	\$0.00	0.00%
Total	\$2,957.87	\$2,957.87	\$0.00	0.00%
Series 2016B Debt Service - Single Family 90'	\$994.27	\$994.27	\$0.00	0.00%
Operations/Maintenance - Single Family 90'	\$2,333.33	\$2,333.33	\$0.00	0.00%
Total	\$3,327.60	\$3,327.60	\$0.00	0.00%
Series 2016B Debt Service - Retail / Office	\$4,419.00	\$4,419.00	\$0.00	0.00%
Operations/Maintenance - Retail / Office	\$10,370.36	\$10,370.36	\$0.00	0.00%
Total	\$14,789.36	\$14,789.36	\$0.00	0.00%

SEVEN OAKS**FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

O&M Budget		\$3,965,571.00
Pasco Co. Collection %	2.0%	\$84,373.85
Early Payment Discounts %	4.0%	\$168,747.70
Total O&M Budget		<u>\$4,218,692.55</u>

UNITS ASSESSED						ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT					
LOT SIZE	O&M	SERIES 2021A-1 DEBT SERVICE ^{(1) (2)}	SERIES 2021A-2 DEBT SERVICE ^{(1) (2)}	SERIES 2016A DEBT SERVICE ^{(1) (2)}	SERIES 2016B DEBT SERVICE ^{(1) (2)}	EAU FACTOR	TOTAL EAU's	TOTAL O&M BUDGET	O&M	2011A-1 DEBT SERVICE ⁽³⁾	2011A-2 DEBT SERVICE ⁽³⁾	2016A DEBT SERVICE ⁽³⁾	2016B DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Multifamily (Apt)	558		558			0.10	55.80	\$57,866.60	\$103.70		\$36.41			\$140.11
Townhome	98	98				0.75	73.50	\$76,222.13	\$777.78	\$259.77				\$1,037.55
Townhome	204			204		0.75	153.00	\$158,666.47	\$777.78			\$287.87		\$1,065.65
Single Family 35'	106			106		0.88	93.28	\$96,734.70	\$912.59			\$337.76		\$1,250.35
Single Family 40'	72	72				1.00	72.00	\$74,666.57	\$1,037.04	\$346.36				\$1,383.40
Single Family 40'	107			107		1.00	107.00	\$110,962.83	\$1,037.04			\$383.82		\$1,420.86
Single Family 50'	96	96				1.25	120.00	\$124,444.29	\$1,296.29	\$432.95				\$1,729.24
Single Family 50'	186			183		1.25	232.50	\$241,110.81	\$1,296.29			\$479.78		\$1,776.07
Single Family 50'	218				217	1.25	272.50	\$282,592.24	\$1,296.29				\$552.37	\$1,848.66
Single Family 60'	70	70				1.50	105.00	\$108,888.75	\$1,555.55	\$519.54				\$2,075.09
Single Family 60'	72			72		1.50	108.00	\$111,999.86	\$1,555.55			\$575.73		\$2,131.28
Single Family 60'	276				275	1.50	414.00	\$429,332.80	\$1,555.55				\$662.85	\$2,218.40
Single Family 65'	55				55	1.63	89.65	\$92,970.26	\$1,690.37				\$720.30	\$2,410.67
Single Family 70'	79	78				1.75	138.25	\$143,370.19	\$1,814.81	\$606.13				\$2,420.94
Single Family 70'	110			110		1.75	192.50	\$199,629.38	\$1,814.81			\$671.69		\$2,486.50
Single Family 80'	104	102				2.00	208.00	\$215,703.44	\$2,074.07	\$692.72				\$2,766.79
Single Family 80'	58			58		2.00	116.00	\$120,296.15	\$2,074.07			\$767.65		\$2,841.72
Single Family 80'	51				51	2.00	102.00	\$105,777.65	\$2,074.07				\$883.80	\$2,957.87
Single Family 90'	45	45				2.25	101.25	\$104,999.87	\$2,333.33	\$779.31				\$3,112.64
Single Family 90'	76				76	2.25	171.00	\$177,333.11	\$2,333.33				\$994.27	\$3,327.60
Retail	75.31		74.23			10.00	753.10	\$780,991.63	\$10,370.36		\$3,640.90			\$14,011.26
Office	7.74		7.74			10.00	77.40	\$80,266.57	\$10,370.36		\$3,640.90			\$14,011.26
Office	31.23				31.23	10.00	312.30	\$323,866.27	\$10,370.36				\$4,419.00	\$14,789.36
2755.28		561	639.97	840	705.23		4068.03	\$4,218,692.55						
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):									(\$253,121.55)					
Net Revenue to be Collected														

(1) Reflects 3 (three) Series 2011A-1 prepayments, 1 (one) Series 2011A-2 prepayment of 1.3 acres, 2 (two) Series 2016A prepayments, and 2 (two) Series 2016B prepayments.

(2) Reflects the number of total lots with Series 2021A-1, Series 2021A-2, Series 2016A and Series 2016B debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2021A-1, Series 2021A-2, Series 2016A and Series 2016B bond issues. Annual assessment includes principal, interest, Pasco County collection costs (2%) and early payment discount costs (4%).

(4) Annual assessment that will appear on November 2021 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

RESOLUTION 2021-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Seven Oaks Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2021-2022 attached hereto as **Exhibit A (“FY 2021-2022 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2021-2022 Budget;

WHEREAS, the provision of the activities described in the FY 2021-2022 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2021-2022 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2021-2022 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2021-2022 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2021-2022 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2021-2022 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2021.

Attested By:

**Seven Oaks Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Budget

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Seven Oaks Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2021.

**SEVEN OAKS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022

October 13, 2021

November 10, 2021

December 8, 2021

January 12, 2022

February 9, 2022

March 9, 2022

April 13, 2022

May 11, 2022

June 8, 2022

July 13, 2022

August 10, 2022

September 14, 2022

All meetings will convene at 6:30 p.m. at the Seven Oaks Clubhouse, located at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

RESOLUTION 2021-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, Seven Oaks Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2021.

**SEVEN OAKS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASST. SECRETARY

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Seven Oaks Community Development District was held on **Wednesday, July 14, 2021 at 6:30 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Cove Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Jack Christensen	Board Supervisor, Chairman
Joshua Green	Board Supervisor, Vice Chairman
Andrew Mendenhall	Board Supervisor, Assistant Secretary
Sean Grace	Board Supervisor, Assistant Secretary
Tom Graff	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Co., Inc.
John Gentilella	Maintenance Manager
Tonja Stewart	District Engineer, Stantec
Vanessa Steinerts	Attorney, Straley, Robin & Vericker
Theresa Flores	Clubhouse Manager
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Nielsen called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments regarding traffic signs, email addresses for residents, parking enforcement, depreciation of homes, cul-de-sac islands, fence on easements, and common property use designation.

On a Motion by Mr. Green, seconded by Mr. Graff, with all in favor, the Board of Supervisors approved to modify the request for residents at 66342 and 26642 Shoregrass Dr., to include a 5ft easement to be cleared from the property line of each resident, creating a 10ft easement for District Staff to use. The residents will need to follow up with SOPOA for consideration of funding assistance, as presented for the Seven Oaks Community Development District.

THIRD ORDER OF BUSINESS

Staff & Landscape Reports

A. Field Operations Update

Mr. Gentilella presented his report to the Board. He asked if there were any questions or comments. There were none.

B. Clubhouse Manager

Ms. Flores presented the Clubhouse report to the Board.

The Board requested a summary of costs incurred regarding the Phoenix Pool contract.

The Board requested we plan for future expenses regarding the pool fixtures in the budget meeting, approximately \$150,000.

On a Motion by Mr. Green, seconded by Mr. Mendenhall, with all in favor except Mr. Grace, the Board of Supervisors approved a Not to Exceed amount of \$26,000 for Holiday Lighting for FY 20-21, as presented for the Seven Oaks Community Development District.

Ms. Flores opened a discussion on the Pool Filtration System Replacement Project and Splash Park Closure and Repairs with the Board. She asked if they had any questions or concerns. They had none.

C. District Counsel

Ms. Steinerts presented her report.

On a Motion by Mr. Green, seconded by Mr. Grace, with all in favor, the Board of Supervisors approved the RFP draft presented to be advertised, after final review from John. Scope is not to include the street tree program, and awarded contractor should begin on 10/1/21, as presented for the Seven Oaks Community Development District.

D. District Engineer

Ms. Stewart presented her report.

The Board was informed that the District Engineer has ordered a traffic engineer to review the proposed speed table additions and will be following up on a final assessment.

E. District Manager

Mr. Nielsen informed the Board the next regular meeting will be held on Wednesday, August 11, 2021 at 6:30 p.m. at the Seven Oaks Clubhouse.

FOURTH ORDER OF BUSINESS

Presentation of Financial Statement

Mr. Nielsen presented the Financial Statement for May 2021 to the Board. There were no comments or questions from the Board.

FIFTH ORDER OF BUSINESS

Discussion of S12 and S19

Mr. Nielsen opened a discussion regarding S12 and S19 with the Board. There were no question or comments.

SIXTH ORDER OF BUSINESS

Discussion on Project Management

Mr. Nielsen opened a discussion regarding Project Management with the Board. The Board requested the Maintenance Manager assist the Clubhouse Manager with oversight of contractors during projects.

SEVENTH ORDER OF BUSINESS

Consideration of Resignation for Joshua Green

Mr. Nielsen presented Joshua Green's Resignation to the Board.

On a Motion by Mr. Grace, seconded by Mr. Graff, with all in favor, the Board of Supervisors approved the resignation to accept the resignation of Vice Chairman, Joshua Green, whom was presented the Form 1F for submission, as presented for the Seven Oaks Community Development District.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

July 14, 2021 – Meeting Minutes

Page 4

EIGHTH ORDER OF BUSINESS

**Review of Resumes for Open Board
Seat #1**

Mr. Nielsen presented resumes for Open Board Seat #1 to the Board. The Board reviewed the resumes and appointed Lauren O'Donnell to the seat.

On a Motion by Mr. Grace, seconded by Mr. Mendenhall, with all in favor, the Board of Supervisors appointed Lauren O'Donnell to Seat #1, who was administered the Oath of Office, and provided a Form 1 for submission, as presented for the Seven Oaks Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors Regular
Meeting held on June 9, 2021**

Mr. Nielsen presented the meeting minutes for the Board of Supervisors' regular meeting held on June 9, 2021. There were no changes made to the meeting minutes.

On a Motion by Mr. Grace, seconded by Mr. Christensen, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on June 9, 2021, as presented for the Seven Oaks Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Enterprise Fund
Operation and Maintenance
Expenditures for May 2021**

Mr. Nielsen presented the Enterprise Fund Operation and Maintenance Expenditures for May 2021.

On a Motion by Mr. Grace, seconded by Mr. Graff, with all in favor, the Board of Supervisors approved the Enterprise Fund Operation and Maintenance Expenditures for May 2021 (\$5,172.41) as presented for the Seven Oaks Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of General Fund
Operation and Maintenance
Expenditures for May 2021**

Mr. Nielsen presented the General Fund Operation and Maintenance Expenditures for May 2021.

On a Motion by Mr. Christensen, seconded by Mr. Grace, with all in favor, the Board of Supervisors approved the General Fund Operation and Maintenance Expenditures for April 2021 (\$259,735.15) as presented for the Seven Oaks Community Development

District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Nielsen asked if there were any Supervisor Requests. There were none.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Nielsen requested a motion from the Board to adjourn the meeting.

On a Motion by Mr. Graff, seconded by Mr. Mendenhall, with all in favor, the Board of Supervisors adjourned the meeting at 9:04 p.m. for Seven Oaks Community Development District.

Assistant Secretary

Chairman/Vice Chairman



**SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT**

3434 Colwell Ave, Suite 200, Tampa, FL 33614 - 813-994-1001

www.sevenoakslife.com

**Operations and Maintenance Expenditures for Enterprise Fund
June 2021
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2021 through June 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$8,912.85**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant
Secretary

Seven Oaks Enterprise Fund Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Revenue	1454	61-8012757892-0 05/21	Sales and Use Tax 05/21	\$ 1,053.23
Gordon Food Service, Inc.	1455	210349824	Food/ Beverages /Supplies 05/21	\$ 705.42
Seven Oaks CDD	CD3280	CD3280	Replenish Cafe Debit Card	\$ 2,262.37
Seven Oaks CDD	CD3285	CD3285	Replenish Cafe Debit Card	\$ 2,832.01
Sweetheart Ice Cream, Inc.	1457	15017421	Cafe Food 05/21	\$ 276.84
Sweetheart Ice Cream, Inc.	1457	15017422	Cafe Food 05/21	\$ 103.91
Sweetheart Ice Cream, Inc.	1457	15017528	Cafe Food 06/21	\$ 226.76
Sysco Food Services West Coast Florida Inc.	1456	337821924	Food/ Beverages/ Supplies 06/21	\$ 914.29
Sysco Food Services West Coast Florida Inc.	1458	337850118	Food/ Beverages/ Supplies 06/21	<u>\$ 538.02</u>
Report Total				<u>\$ 8,912.85</u>



**SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT**

3434 Colwell Ave, Suite 200, Tampa, FL 33614 - 813-994-1001

www.sevenoakslife.com

**Operations and Maintenance Expenditures
June 2021
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2021 through June 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$396,601.47**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant
Secretary

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A Total Solution, Inc.	1050	154925	Fire Alarm System Service for Restroom Remodel 05/21	\$ 1,050.00
Affordable Lock & Security Solutions	1052	192326	Balance Due-Ladies Restroom Door Locks & Hardware 05/21	\$ 1,477.73
Andrew P Mendenhall	1074	AM060921	Board of Supervisors Meeting 06/09/21	\$ 200.00
Bright House Networks	1062	48356001051121	Bundled Cable Services Clubhouse 05/21	\$ 512.67
Bright House Networks	ACH062321	48356001061121	Bundled Cable Services Clubhouse 06/21	\$ 512.67
Cintas Corporation Loc #074	1066	4086150941	Cleaning & Facility Supplies Acct #70271 06/21	\$ 268.69
Complete IT Corp	1078	6912	Brivo Tier Monthly Reader and Data Plan 06/21	\$ 150.50
Con Asset LLC	1067	60321	Pay Ap #2 for Restroom Remodel 06/21	\$ 25,000.00
Down To Earth LLC	1079	INV97909	Fertilizer Application 05/21	\$ 7,965.00
Down To Earth LLC	1079	INV98785	Herbicide Application 05/21	\$ 520.00
Down To Earth LLC	1079	INV98883	Monthly Grounds Maintenance 06/21	\$ 58,424.65
Dymond Heating & Cooling, Inc.	1068	12387442	A/C Repair - Coil Pan Drain & Gas Leak 05/21	\$ 275.00
Edge Information Management, Inc.	1080	186357	SSN/W2/Criminal Verification & Drug Screening 04/21	\$ 131.50
Equip, Inc.	1081	19611	(5) Benches 06/21	\$ 5,140.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ewing Irrigation Products Inc.	1082	14552079	Irrigation Supplies 06/21	\$ 761.76
Expert Security Professionals LLC	1069	10035	(2) Additional Security Cameras - Fitness Center 05/21	\$ 1,150.00
Expert Security Professionals LLC	1069	10052	Replace Dome Security Camera - Cafe 06/21	\$ 178.00
Expert Security Professionals LLC	1083	20487	Replace Security Camera - Cafe 06/21	\$ 178.00
Florida Dept of Health in Pasco County	1061	51-60-00540 06/21	Resort Pool Permit # 51-60-00540 FY21/22	\$ 280.00
Florida Dept of Health in Pasco County	1061	51-60-00541 06/21	Wade Pool Permit # 51-60-00541 FY21/22	\$ 145.00
Florida Dept of Health in Pasco County	1061	51-60-00542 06/21	Activity Pool Permit # 51-60-00542 FY21/22	\$ 145.00
Foliage Design Systems	1084	06CF8641	Clubhouse Plant Maintenance 06/21	\$ 125.00
Haskell Termite & Pest Control, Inc.	1085	50415549	Pest Control Clubhouse 06/21	\$ 65.00
Innersync Studio, LTD	1059	19481	Website Hosting & Compliance Services 06/01/21-05/31/22	\$ 1,537.50
Internal Revenue Service	1053	CP220-1	Disallowed Covid 19 Payroll Adjustment 05/21	\$ 3,638.02
Jimmy's Sanitary Services Inc.	1073	32129	Portable Toilet Rental 05/21	\$ 170.00
Joe's Tree Service & Landscaping, Inc.	1060	052821a	Tree Removals 05/21	\$ 4,825.00
Joe's Tree Service & Landscaping, Inc.	1060	052821b	Tree Trimming Away From Roads & Sidewalks 05/21	\$ 4,200.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Joe's Tree Service & Landscaping, Inc.	1086	062321a	Tree Removals 06/21	\$ 3,400.00
Joe's Tree Service & Landscaping, Inc.	1086	062321b	Tree Trimming & Stump Removal 06/21	\$ 3,500.00
John Christensen	1065	JC060921	Board of Supervisors Meeting 06/09/21	\$ 200.00
Johnson Controls Security Solutions	1051	35466811	Quarterly Security Service 03/01/21-05/31/21	\$ 1,020.80
Johnson Controls Security Solutions	1051	35518322	Discontinued Security Service Refund 04/20-05/21	\$ (1,264.37)
Johnson Controls Security Solutions	1051	35855234	Quarterly Security Service 06/01/21-08/31/21	\$ 731.89
Johnson Controls Security Solutions	1077	36031671	Service Call - Security Service 06/21	\$ 546.00
Joshua T. O. Green	1072	JG060921	Board of Supervisors Meeting 06/09/21	\$ 200.00
Lee Electric, Inc.	1087	210411	Electrical Repairs - New GFCI Receptacles 06/21	\$ 303.00
My Tampa IT	1075	2021-2097	Monthly Computer Maintenance & Repairs 06/21	\$ 300.00
Pasco County Utilities	1055	Pasco Water Summary 05/21	Pasco Water Summary 05/21	\$ 9,370.86
Pasco County Utilities	1088	Pasco Water Summary 06/21	Pasco Water Summary 06/21	\$ 9,452.56
PDR Business Venture LLC	1064	41673	July 4th Event Rental 07/21	\$ 904.01
Rizzetta & Company, Inc.	1056	INV0000058971	District Management Fees 06/21	\$ 7,289.58

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sean Grace	1070	SG060921	Board of Supervisors Meeting 06/09/21	\$ 200.00
Seckin Ozkul	1054	52121	Cabana Rental Refund 05/21	\$ 85.00
Seven Oaks CDD	CD3282	CD3282	Replenish Field Debit Card	\$ 1,515.21
Site Masters of Florida, LLC	1089	061121-3	Repair Curb Inlet Infiltration 06/21	\$ 2,200.00
Site Masters of Florida, LLC	1089	061121-4	Repair Broken Curb Inlet Top 06/21	\$ 700.00
Solitude Lake Management LLC	1090	PI-A00616521	Monthly Aquatic Service 06/21	\$ 4,450.00
Stantec Consulting Services, Inc.	1091	1796808	Engineering Services 05/21	\$ 3,900.00
Straley Robin Vericker	1057	19886	General Legal Services 05/21	\$ 3,948.07
Stratus Building Solutions of Tampa	1092	5810	Monthly Janitorial Services 06/21	\$ 1,500.00
Suncoast Pool Service	1093	7326	Monthly Swimming Pool Service 06/21	\$ 4,900.00
Symbiont Service Corp	1094	SS09621-1	Down Payment for Geothermal Pool Heater System 06/21	\$ 89,989.00
Tampa Fence Rental, LLC	1049	1842	Temporary Fencing & Gate for Construction 06/21	\$ 1,559.92
Teco People Gas	1063	211003718858	2910 Sports Core Circle 05/21	\$ 46.58
Teco People Gas	1095	211003718858	2910 Sports Core Circle 06/21	\$ 43.36

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
The Pool Doctor of Central Florida, Inc.	1096	148930	Hydroblasted Play Pad 06/21	\$ 1,550.00
Thomas Graff	1071	TG060921	Board of Supervisors Meeting 06/09/21	\$ 200.00
Verizon Wireless	1058	9880013936	Summary For 7987, 1688, 9101 05/21	\$ 171.85
Welch Tennis Courts, Inc.	1097	62437	Tennis Court Rake 06/21	\$ 250.84
Withlacoochee River Electric Cooperative, Inc.	1076	Electric Summary 05/21	Electric Summary 05/21	\$ 26,401.34
Withlacoochee River Electric Cooperative, Inc.	1098	Electric Summary 06/21	Electric Summary 06/21	\$ 27,276.55
ADP Easy Pay	CD3279	CD3279	PR ppe 05-30-21 pd 06-04-21	\$ 19,745.38
ADP Easy Pay	CD3281	CD3281	PR Fees ppe 05-30-21 pd 06-11-21	\$ 160.26
ADP Easy Pay	CD3283	CD3283	PR ppe 06-13-21 pd 06-18-21	\$ 28,763.97
ADP Easy Pay	CD3284	CD3284	PR Fees ppe 06-13-21 pd 06-25-21	\$ 167.01
ADP Easy Pay	CD3286	CD3286	PR ppe 06-27-21 pd 07-02-21	\$ 21,896.11
Report Total				<u>\$ 396,601.47</u>