



Rizzetta & Company

Seven Oaks Community Development District

**Board of Supervisors' Meeting
May 11, 2022**

**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
	Sean Grace	Vice Chairman
	Tom Graff	Assistant Secretary
	Lauren O'Donnell	Assistant Secretary
	Andrew Mendenhall	Assistant Secretary
District Manager	Taylor Nielsen	Rizzetta & Company, Inc.
District Counsel	Vanessa Steinerts	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), or 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 • 3434 COLWELL AVE, STE 200 • TAMPA, FL 33614
WWW.SEVENOAKSCDD.COM

May 4, 2022

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, May 11, 2022 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
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Review of District Manager Report..... Tab 3
 2. Review of Financial Statement..... Tab 4
- 4. BUSINESS ITEMS**
 - A. Update on S19 Parcel
 - B. Acceptance of FY 20-21 Audit..... Tab 5
 - C. Presentation of Proposed Budget for Fiscal Year 2022/2023
 1. Consideration of Resolution 2022-01, Approving Proposed Budget & Setting Public Hearing Tab 6
 - D. Consideration of Resolution 2022-02, Instructing Supervisor of Elections to Conduct General Election Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on April 13, 2022 Tab 8
 - B. Consideration of Minutes of the Budget Workshop held on April 20, 2022..... Tab 9
 - C. Consideration of O&M, Enterprise Fund, March 2022..... Tab 10
 - D. Consideration of O&M, General Fund, March 2022 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) 533-2950.

Sincerely,
Taylor Nielsen
District Manager

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Seven Oaks Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 10, 2022

HOUR: 6:30 p.m.

LOCATION: Seven Oaks Clubhouse Gathering Room
2910 Sports Core Circle
Wesley Chapel, FL 33544

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 11, 2022.

Attest:

**Seven Oaks Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2022/2023



Rizzetta & Company

Community Development District

www.

CDD.

**Proposed Budget
for
Fiscal Year 202 -2023**

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**Proposed Budget
Seven Oaks Community Development District
General Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021-2022	Annual Budget for 2021-2022	Projected Budget variance for 2021-2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021-2022	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 3,624,208	\$ 3,624,208	\$ 3,610,571	\$ 13,637	\$ 3,591,529	\$ (19,042)	
Interest Earnings	\$ 2,046	\$ 4,092	\$ -	\$ 4,092	\$ -	\$ -	
Other Miscellaneous Revenues							
Misc Revenue	\$ 12,680	\$ 25,360	\$ -	\$ 25,360	\$ -	\$ -	
Insurance Proceeds	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	
Event Rental	\$ 38,974	\$ 77,948	\$ -	\$ 77,948	\$ -	\$ -	
TOTAL REVENUES	\$ 3,678,908	\$ 3,732,608	\$ 3,610,571	\$ 122,037	\$ 3,591,529	\$ (19,042)	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 3,678,908	\$ 3,732,608	\$ 3,610,571	\$ 122,037	\$ 3,591,529	\$ (19,042)	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 5,800	\$ 11,600	\$ 18,000	\$ 6,400	\$ 15,000	\$ (3,000)	12 meetings and 3 workshops
Financial & Administrative							
Administrative Services	\$ 4,850	\$ 9,700	\$ 9,700	\$ -	\$ 9,700	\$ -	contract price
District Management	\$ 22,013	\$ 44,025	\$ 44,025	\$ -	\$ 44,025	\$ -	contract price
District Engineer	\$ 4,045	\$ 8,090	\$ 32,000	\$ 23,910	\$ 32,000	\$ -	\$21,772 spent last FY
Disclosure Report	\$ 2,000	\$ 2,000	\$ 7,000	\$ 5,000	\$ 2,000	\$ (5,000)	contract price - decrease from bond refinance
Trustees Fees	\$ 3,233	\$ 3,233	\$ 10,000	\$ 6,767	\$ 10,000	\$ -	\$8,081 spent last FY
Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	contract price
Financial & Revenue Collections	\$ 2,625	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	contract price
Accounting Services	\$ 14,250	\$ 28,500	\$ 28,500	\$ -	\$ 28,500	\$ -	contract price
Auditing Services	\$ 4,087	\$ 4,087	\$ 4,800	\$ 713	\$ 4,950	\$ 150	contract price
Arbitrage Rebate Calculation	\$ 2,000	\$ 2,000	\$ 1,000	\$ (1,000)	\$ 1,000	\$ -	contract price
Public Officials Liability Insurance	\$ 3,673	\$ 3,673	\$ 3,848	\$ 175	\$ 4,408	\$ 560	EGIS proposal for 22-23
Legal Advertising	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 3,000	\$ 1,000	\$2,862 spent last FY
Dues, Licenses & Fees	\$ 717	\$ 1,434	\$ 2,000	\$ 566	\$ 2,000	\$ -	\$1,751 spent last FY
Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	\$150 spent last FY
Website Hosting, Maintenance, Backup (and Legal Counsel	\$ 3,014	\$ 3,014	\$ 3,158	\$ 144	\$ 3,158	\$ -	contract price
District Counsel	\$ 31,746	\$ 63,492	\$ 40,000	\$ (23,492)	\$ 50,000	\$ 10,000	\$51,959 spent last FY
Special Litigation Services/Legal Mediation	\$ 6,293	\$ 12,586	\$ 50,000	\$ 37,414	\$ 50,000	\$ -	\$546 spent last FY
Administrative Subtotal	\$ 115,596	\$ 207,934	\$ 266,681	\$ 58,747	\$ 270,391	\$ 3,710	
EXPENDITURES - FIELD OPERATIONS							
Law Enforcement							
Deputy	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 5,000	\$ (5,000)	\$192 spent last FY
Security Operations							
Security Monitoring Services	\$ 4,230	\$ 8,460	\$ 3,000	\$ (5,460)	\$ 4,000	\$ 1,000	\$2,241 spent last FY
Electric Utility Services							
Utility - Street Lights	\$ 121,955	\$ 243,910	\$ 240,000	\$ (3,910)	\$ 250,000	\$ 10,000	\$284,629 spent last FY
Utility - Recreation Facilities	\$ 15,620	\$ 31,240	\$ 70,000	\$ 38,760	\$ 70,000	\$ -	\$38,881 spent last FY, need to add 28k for pool heating (we did that last year)
Utility - Irrigation & Landscape Lighting	\$ 21,437	\$ 42,874	\$ 39,000	\$ (3,874)	\$ 40,000	\$ 1,000	\$36,30 spent last FY
Gas Utility Services							
Utility Services	\$ 274	\$ 548	\$ 510	\$ (38)	\$ 600	\$ 90	\$508 spent last FY
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 2,342	\$ 4,684	\$ 5,000	\$ 316	\$ 5,000	\$ -	\$4,816 spent last FY
Solid Waste Assessment	\$ 8,242	\$ 8,242	\$ 7,000	\$ (1,242)	\$ 9,000	\$ 2,000	\$7,600 spent last FY
Water-Sewer Combination Services							
Utility Services	\$ 14,798	\$ 29,596	\$ 37,000	\$ 7,404	\$ 37,000	\$ -	\$34,803 spent last FY
Utility - Reclaimed	\$ 10,281	\$ 20,562	\$ 34,000	\$ 13,438	\$ 30,000	\$ (4,000)	\$27,898 spent last FY
Utility - Fountains	\$ 340	\$ 680	\$ 2,000	\$ 1,320	\$ 1,000	\$ (1,000)	\$497 spent last FY
Stormwater Control							
Stormwater Assessment	\$ 5,746	\$ 5,746	\$ 6,000	\$ 254	\$ 6,000	\$ -	\$6,165 spent last FY
Aquatic Maintenance	\$ 26,700	\$ 53,400	\$ 53,400	\$ -	\$ 53,400	\$ -	contract price
Lake/Pond Bank Maintenance	\$ 9,700	\$ 19,400	\$ 30,000	\$ 10,600	\$ 50,000	\$ 20,000	increased to do more bank repairs
Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000	\$6,800 spent last FY
Other Physical Environment							
Employee - Salaries (maintenance)	\$ 114,135	\$ 228,270	\$ 206,010	\$ (22,260)	\$ 274,494	\$ 68,484	7% inc, after adjustment to correct current budget # and adding health stipend
Employee - Payroll Taxes	\$ 9,214	\$ 18,428	\$ 26,000	\$ 7,572	\$ 20,000	\$ (6,000)	\$18,005 spent last FY
Employee - Workers Comp	\$ 10,441	\$ 20,882	\$ 17,200	\$ (3,682)	\$ 26,000	\$ 8,800	add WC from Parks and Rec, condense to one line instead of two
General Liability/Property Insurance	\$ 26,577	\$ 26,577	\$ 17,525	\$ (9,052)	\$ 30,481	\$ 12,956	EGIS proposal for 22-23
Pressure Washing	\$ 13,000	\$ 26,000	\$ 65,000	\$ 39,000	\$ 53,000	\$ (12,000)	Extreme Concrete Contract Price
Entry & Walls Maintenance	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$2,565 spent last FY
Landscape Maintenance	\$ 376,980	\$ 753,960	\$ 850,000	\$ 96,040	\$ 838,803	\$ (11,197)	\$716,400 General + \$101,403 Fert +\$14,500 pest control, \$6,500 OTC
Clock Tower Maintenance	\$ -	\$ -	\$ 600	\$ 600	\$ 30,000	\$ 29,400	one time increase to update chime system, and landscaping enhancement
Community Park Equipment	\$ 12,804	\$ 25,608	\$ 25,000	\$ (608)	\$ 25,000	\$ -	\$17,284 spent last FY
Holiday Decorations	\$ 11,040	\$ 22,080	\$ 20,000	\$ (2,080)	\$ 30,000	\$ 10,000	\$18,315 spent last FY
Irrigation Repairs	\$ 300	\$ 600	\$ 25,000	\$ 24,400	\$ 25,000	\$ -	\$11,812 spent last FY
Landscape - Mulch/Annuals	\$ 32,500	\$ 65,000	\$ 210,000	\$ 145,000	\$ 220,000	\$ 10,000	annuals \$65k, \$130k spent last year on mulching
Landscape Light Maintenance	\$ 3,981	\$ 7,962	\$ 4,000	\$ (3,962)	\$ 4,000	\$ -	\$3,843 spent last FY
Landscape Replacement Plants, Shrubs, Trees	\$ 54,993	\$ 109,986	\$ 150,000	\$ 40,014	\$ 150,000	\$ -	\$65,945 spent last FY
Tree Removal & Tree Trimming	\$ 122,883	\$ 245,766	\$ 200,000	\$ (45,766)	\$ 200,000	\$ -	combine 2 lines (tree removal \$100k and tree trimming \$50k) \$160,950 spent last FY
Miscellaneous Expense	\$ 3,493	\$ 6,986	\$ 10,000	\$ 3,014	\$ 18,000	\$ 8,000	\$7,224 spent last FY + 9k to replace door frames on bathroom pool doors
Road & Street Facilities							
Sidewalk Repair & Maintenance	\$ 21,777	\$ 43,554	\$ 50,000	\$ 6,446	\$ 50,000	\$ -	\$39,065 spent last FY
Street Sign Repair & Replacement	\$ 1,012	\$ 2,024	\$ 55,000	\$ 52,976	\$ 10,000	\$ (45,000)	

Proposed Budget
Seven Oaks Community Development District
General Fund
Fiscal Year 2022/2023

Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021-2022	Annual Budget for 2021-2022	Projected Budget variance for 2021-2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021-2022	Comments
Roadway Repair & Maintenance	\$ 15,800	\$ 31,600	\$ 60,000	\$ 28,400	\$ 50,000	\$ (10,000)	\$6,488 spent last FY
Parks & Recreation							
Employee - Salaries (clubhouse)	\$ 115,227	\$ 230,454	\$ 270,900	\$ 40,446	\$ 323,247	\$ 52,347	
Employee - Payroll Taxes	\$ 9,320	\$ 18,640	\$ 25,000	\$ 6,360	\$ 20,000	\$ (5,000)	\$18,809 spent last FY
Maintenance & Repair	\$ 33,953	\$ 67,906	\$ 38,700	\$ (29,206)	\$ 40,000	\$ 1,300	\$27,309 spent last FY
Facility Supplies	\$ 3,601	\$ 7,202	\$ 5,000	\$ (2,202)	\$ 6,000	\$ 1,000	\$5,948 spent last FY
Vehicle Maintenance- Golf Carts/Truck	\$ 3,667	\$ 7,334	\$ 5,000	\$ (2,334)	\$ 7,500	\$ 2,500	\$10,065 spent last FY
Pest Control	\$ 195	\$ 390	\$ 750	\$ 360	\$ 750	\$ -	\$390 spent last FY
Fitness Equipment Maintenance & Repairs	\$ 444	\$ 888	\$ 5,000	\$ 4,112	\$ 3,000	\$ (2,000)	\$651 spent last FY
Clubhouse - Facility Janitorial Service	\$ 20,949	\$ 41,898	\$ 45,000	\$ 3,102	\$ 45,000	\$ -	contract price
Pool Service Contract	\$ 19,500	\$ 39,000	\$ 45,600	\$ 6,600	\$ 89,829	\$ 44,229	contract price
Pool Repairs	\$ 4,800	\$ 9,600	\$ 5,000	\$ (4,600)	\$ 15,000	\$ 10,000	\$18,804 spent last FY
Slide Maintenance Contract	\$ -	\$ -	\$ -	\$ -	\$ 9,800	\$ 9,800	new line item for existing contract paid out of maintenance and repair
Fountain Service & Maintenance	\$ 14,451	\$ 28,902	\$ 15,000	\$ (13,902)	\$ 7,500	\$ (7,500)	entry fountains+ one pond fountain
Telephone, Fax, Internet	\$ 3,353	\$ 6,706	\$ 7,000	\$ 294	\$ 7,000	\$ -	\$6,531 spent last FY
Clubhouse Office Supplies	\$ 1,340	\$ 2,680	\$ 6,000	\$ 3,320	\$ 6,000	\$ -	\$6,365 spent last FY
Furniture Repair/Replacement	\$ 3,101	\$ 6,202	\$ 8,500	\$ 2,298	\$ 15,000	\$ 6,500	pool furniture needs reconditioned
Athletic/Court/Field Repairs	\$ 2,997	\$ 5,994	\$ 10,000	\$ 4,006	\$ 14,000	\$ 4,000	\$3,825 spent last FY, added budget from basketball court maint line
Miscellaneous Expense	\$ 16,895	\$ 33,790	\$ 20,000	\$ (13,790)	\$ 12,000	\$ (8,000)	\$27,815 spent last FY
Tennis Court Maintenance & Supplies	\$ 22,811	\$ -	\$ 7,500	\$ 7,500	\$ 40,000	\$ 32,500	annual reconditioning is 20k
Access Control Contract (BRIVO)	\$ -	\$ -	\$ -	\$ -	\$ 1,806	\$ 1,806	new line item for existing contract paid out of misc.
Storage Facility Rental Contract	\$ -	\$ -	\$ -	\$ -	\$ 2,928	\$ 2,928	new line item for existing contract paid out of misc.
Special Events							
Special Events	\$ 16,136	\$ 32,272	\$ 10,000	\$ (22,272)	\$ 25,000	\$ 15,000	
Field Operations Subtotal	\$ 1,379,403	\$ 2,668,819	\$ 3,343,890	\$ 675,071	\$ 3,321,138	\$ (22,752)	
TOTAL EXPENDITURES	\$ 1,494,999	\$ 2,876,753	\$ 3,610,571	\$ 733,818	\$ 3,591,529	\$ (19,042)	
EXCESS OF REVENUES OVER	\$ 2,183,909	\$ 855,855	\$ -	\$ 855,855	\$ -	\$ -	

**Proposed Budget
Seven Oaks Community Development District
Reserve Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021- 2022	Annual Budget for 2021-2022	Projected Budget variance for 2021-2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021-2022	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 340,000	\$ 340,000	\$ 340,000	\$ -	\$ 342,942	\$ 2,942	
Interest Earnings							
Interest Earnings	\$ 1,466	\$ 2,932	\$ -	\$ 2,932	\$ -	\$ -	
Other Miscellaneous Revenues							
Miscellaneous Revenues		\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES	\$ 341,466	\$ 342,932	\$ 340,000	\$ 2,932	\$ 342,942	\$ 2,942	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES AND BALANCE	\$ 341,466	\$ 342,932	\$ 340,000	\$ 2,932	\$ 342,942	\$ 2,942	
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
EXPENDITURES							
Contingency							
Capital Reserves	\$ 537,297	\$ 537,297	\$ 340,000	\$ (197,297)	\$ 342,942	\$ 2,942	
TOTAL EXPENDITURES	\$ 537,297	\$ 537,297	\$ 340,000	\$ (197,297)	\$ 342,942	\$ 2,942	
EXCESS OF REVENUES OVER	\$ (195,831)	\$ (194,365)	\$ -	\$ (194,365)	\$ -	\$ -	

**Proposed Budget
Seven Oaks Community Development District
Enterprise Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021-2022	Annual Budget for 2021-2022	Projected Budget variance for 2021- 2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021-2022	Comments
REVENUES							
Club Revenues							
Café Revenues	\$ 16,022	\$ 32,044	\$ 47,376	\$ (15,332)	\$ 60,000	\$ 12,624	
Special Assessments							
Tax Roll*	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ 31,100	\$ 16,100	
TOTAL REVENUES	\$ 31,022	\$ 47,044	\$ 62,376	\$ (15,332)	\$ 91,100	\$ 28,724	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES AND BALANCE	\$ 31,022	\$ 47,044	\$ 62,376	\$ (15,332)	\$ 91,100	\$ 28,724	
EXPENDITURES - FIELD OPERATIONS							
Parks & Recreation							
Employee - Salaries	\$ 16,700	\$ 33,400	\$ 37,500	\$ 4,100	\$ 40,000	\$ 2,500	
Employee - Payroll Taxes	\$ 1,282	\$ 2,564	\$ 3,750	\$ 1,186	\$ 3,750	\$ -	
Employee - Workers Comp	\$ -	\$ -	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	
Facility Supplies	\$ 42	\$ 84	\$ -	\$ (84)	\$ -	\$ -	
Café Miscellaneous Expense	\$ 154	\$ 308	\$ 1,700	\$ 1,392	\$ 1,600	\$ (100)	
Café Supplies	\$ 1,812	\$ 3,624	\$ 2,000	\$ (1,624)	\$ 3,300	\$ 1,300	
Café Food	\$ 7,020	\$ 14,040	\$ 4,000	\$ (10,040)	\$ 23,000	\$ 19,000	
Café Beverages	\$ 4,136	\$ 8,272	\$ 4,500	\$ (3,772)	\$ 11,000	\$ 6,500	
Café Maintenance & Repair	\$ 833	\$ 1,666	\$ 1,500	\$ (166)	\$ 1,700	\$ 200	

Proposed Budget
Seven Oaks Community Development District
Enterprise Fund
Fiscal Year 2022/2023

Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021-2022	Annual Budget for 2021-2022	Projected Budget variance for 2021- 2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021-2022	Comments
Café Equipment	\$ 2,145	\$ 4,290	\$ 3,676	\$ (614)	\$ 3,000	\$ (676)	
Contingency							
Miscellaneous Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Field Operations Subtotal	\$ 34,124	\$ 68,248	\$ 62,376	\$ (5,872)	\$ 91,100	\$ 28,724	
TOTAL EXPENDITURES	\$ 34,124	\$ 68,248	\$ 62,376	\$ (5,872)	\$ 91,100	\$ 28,724	
EXCESS OF REVENUES OVER	\$ (3,102)	\$ (21,204)	\$ -	\$ (21,204)	\$ -	\$ -	

Seven Oaks Community Development District
Debt Service
Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2021A-1	Series 2021A-2	Series 2016A	Series 2016B	Budget for 2022/2023
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

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FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$3,965,571.00
Pasco Co. Collection Cost %	2%	\$84,373.85
Early Payment Discount %	4%	\$168,747.70
2022/2023 Total:		\$4,218,692.55

2021-2022 O&M Budget	\$3,965,571.00
2022/2023 O&M Budget	\$3,965,571.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021-2022	2022/2023	\$	%
Series 2021A-2 Debt Service - Multi-family	\$36.41	\$36.41	\$0.00	0.00%
Operations/Maintenance - Multi-family	\$103.70	\$103.70	\$0.00	0.00%
Total	\$140.11	\$140.11	\$0.00	0.00%
Series 2021A-1 Debt Service - Townhome	\$259.77	\$259.77	\$0.00	0.00%
Operations/Maintenance - Townhome	\$777.78	\$777.78	\$0.00	0.00%
Total	\$1,037.55	\$1,037.55	\$0.00	0.00%
Series 2021A-1 Debt Service - Single Family 40'	\$346.36	\$346.36	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$1,037.04	\$1,037.04	\$0.00	0.00%
Total	\$1,383.40	\$1,383.40	\$0.00	0.00%
Series 2021A-1 Debt Service - Single Family 50'	\$432.95	\$432.95	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,296.29	\$1,296.29	\$0.00	0.00%
Total	\$1,729.24	\$1,729.24	\$0.00	0.00%
Series 2021A-1 Debt Service - Single Family 60'	\$519.54	\$519.54	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,555.55	\$1,555.55	\$0.00	0.00%
Total	\$2,075.09	\$2,075.09	\$0.00	0.00%
Series 2021A-1 Debt Service - Single Family 70'	\$606.13	\$606.13	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$1,814.81	\$1,814.81	\$0.00	0.00%
Total	\$2,420.94	\$2,420.94	\$0.00	0.00%
Series 2021A-1 Debt Service - Single Family 80'	\$692.72	\$692.72	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$2,074.07	\$2,074.07	\$0.00	0.00%
Total	\$2,766.79	\$2,766.79	\$0.00	0.00%
Series 2021A-1 Debt Service - Single Family 90'	\$779.31	\$779.31	\$0.00	0.00%
Operations/Maintenance - Single Family 90'	\$2,333.33	\$2,333.33	\$0.00	0.00%
Total	\$3,112.64	\$3,112.64	\$0.00	0.00%
Series 2021A-2 Debt Service - Retail / Office	\$3,640.90	\$3,640.90	\$0.00	0.00%
Operations/Maintenance - Retail / Office	\$10,370.36	\$10,370.36	\$0.00	0.00%
Total	\$14,011.26	\$14,011.26	\$0.00	0.00%
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 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$3,965,571.00
Pasco Co. Collection Cost %	2%	\$84,373.85
Early Payment Discount %	4%	\$168,747.70
2022/2023 Total:		\$4,218,692.55

2021-2022 O&M Budget	\$3,965,571.00
2022/2023 O&M Budget	\$3,965,571.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021-2022	2022/2023	\$	%
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 COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

Total 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 Assessment		<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								\$3,965,571.00						

(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 2022 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.

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 today 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 Master 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.

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE PASCO COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER, 2022.

WHEREAS, the Seven Oaks Community Development District ("**District**") is a local unit of special-purpose government established by Pasco County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of two (2) members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 1, Currently held by Lauren O'Donnell
Seat No. 3, Currently held by Andrew Mendenhall

Length of term: Four-years
Length of term: Four-years

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

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 8, 2022, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **two (2) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 13, 2022 through noon June 17, 2022, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 11th day of May, 2022.

ATTEST:

**SEVEN OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chairperson
- ☐ Vice Chairperson

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, April 13, 2022 at 6:30 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Jack Christensen	Board Supervisor, Chairman
Sean Grace	Board Supervisor, Vice Chairman
Lauren O'Donnell	Board Supervisor, Assistant Secretary
Tom Graff	Board Supervisor, Assistant Secretary
Andrew Mendenhall	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Co., Inc.
Theresa DiMaggio	Clubhouse Manager
Vanessa Steinerts	Attorney, Straley, Robin & Vericker
John Gentilella	Maintenance Manager
Josh Burton	Representative, Juniper
Charlie Hemelgarn	Representative, Juniper
Alania Battaglini	Representative, Body by Alaina LLC dba Bootcamp Babes

Audience	Present
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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 the S19 parcel hearing, a fence relocation request, pool and slide rules, and the Coventry fitness bootcamp.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

April 13, 2022 – Meeting Minutes

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Ms. Battaglini discussed the Coventry Group Exercise Class with the Board. There were no comments or questions from the Board.

On a Motion by Mr. Mendenhall, seconded by Mr. Graff, with all in favor, the Board approved to authorize staff to work with Bootcamp Babes and District Counsel to set up a user agreement for Bootcamp Babes to host fitness classes at the Clubhouse property, with like terms to the other vendors on site, 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.

On a Motion by Mr. Mendenhall, seconded by Mr. Grace, with all in favor, the Board approved to extend the deadline 30 days to May 22, 2022, for the residents at 26634 and 26642 Shoregrass to move their encroachments off the easement, for the Seven Oaks Community Development District.

The Board requested the Laurels fence request be added for consideration at the 4/20/22 Budget Workshop.

On a Motion by Mr. Grace, seconded by Mr. Mendenhall, in favor, and Ms. O'Donnell opposed, the Board approved the Juniper Pool Deck Landscape Replacement to be completed, with a Not to Exceed budget of 100k, and completion date prior to June 2022, for the Seven Oaks Community Development District.

On a Motion by Mr. Grace, seconded by Ms. O'Donnell, with all in favor, the Board approved a Not to Exceed budget of \$22,500 for the Maintenance Manager to have the fencing completed around the pool equipment, for the Seven Oaks Community Development District.

On a Motion by Mr. Mendenhall, seconded by Mr. Christensen, in favor, and Ms. O'Donnell, Mr. Grace and Mr. Graff opposed, the Board did not approve the Ballard Poles to be installed on the trail, as the Motion failed, for the Seven Oaks Community Development District.

i. Consideration of Café Booth Proposals

Ms. DiMaggio presented the Café Booth Proposals to the Board.

On a Motion by Mr. Graff, seconded by Ms. O'Donnell, with all in favor, the Board approved a Not to Exceed budget of \$2,500.00 for booth renovations in the café, for the Seven Oaks Community Development District.

B. Clubhouse Manager

Ms. DiMaggio presented her report to the Board.

The Board requested Supervisor Graff work with the Clubhouse Manager on obtaining more proposals for the cable/internet/voice over IP services.

The Board requested a Public Hearing be added to the agenda for the June meeting and advertised accordingly. Hearing is to address rules and rates including rental rates, and pool/slide rules.

C. District Counsel

Ms. Steinerts presented her report.

On a Motion by Mr. Grace, seconded by Mr. Mendenhall, with all in favor, the Board approved for District Counsel to pursue acquisition of the Seven Oaks trademark, and the costs associated with this, for the Seven Oaks Community Development District.

D. District Engineer

The Board requested a speed table update and a reserve update from the District Engineer.

E. District Manager

Mr. Nielsen informed the Board the next regular meeting will be held on Wednesday, May 11, 2022 at 6:30 p.m. at the Seven Oaks Clubhouse.

1. Review of District Management Report

Mr. Nielsen presented the District Management Report to the Board. The Board requested some form of regular statements/reporting on the FL CLASS accounts.

2. Presentation of Financial Statement

Mr. Nielsen presented the Financial Statement for February 2022 to the Board.

FOURTH ORDER OF BUSINESS

Update on S19 Parcel

Mr. Nielsen updated the Board on the S19 Parcel. There were no comments or questions from the Board.

FIFTH ORDER OF BUSINESS

Discussion on Slide Rules

Mr. Nielsen opened a discussion regarding Slide Rules with the Board. The Board requested Supervisor Graff work with the Clubhouse Manager, District Manager and EGIS on revisions to propose to the Board during the Public Hearing on the Pool/Slide Rules

SIXTH ORDER OF BUSINESS

Discussion on Current Policies for Tennis

Mr. DiMaggio opened a discussion regarding Current Policies for Tennis with the Board. The Board requested Supervisor Lauren O'Donnell work with the Clubhouse Manager on revisions to propose to the Board during the Public Hearing on the Rules, as it pertains to the Tennis Courts and bringing private coaches into the facility.

SEVENTH ORDER OF BUSINESS

Review of Juniper Fuel Surcharge Letter

Mr. Burton reviewed the Juniper Fuel Surcharge Letter with the Board.

On a Motion by Mr. Mendenhall, seconded by Mr. Graff, in favor, and Ms. O'Donnell and Mr. Grace opposed, the Board for Juniper to implement a fuel surcharge until the fuel drops back to a local average of \$3.30/gallon, to be put into a contract amendment, for the Seven Oaks Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Minutes of the Board Supervisors' Meeting held on March 9, 2022

Mr. Nielsen presented the Minutes of the Board of Supervisors' Meeting held on March 9, 2022 to the Board.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

April 13, 2022 – Meeting Minutes

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On a Motion by Mr. Mendenhall, seconded by Mr. Graff, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on March 9, 2022, for the Seven Oaks Community Development District.

NINTH ORDER OF BUSINESS

Consideration of O&M Enterprise Fund for February 2022

Mr. Nielsen presented the O&M Enterprise Fund for February 2022 to the Board.

On a Motion by Mr. Mendenhall, seconded by Mr. Grace, with all in favor, the Board approved the O&M Enterprise Fund for February 2022, for the Seven Oaks Community Development District.

TENTH ORDER OF BUSINESS

Consideration of O&M General Fund for February 2022

Mr. Nielsen presented the O&M General Fund for February 2022 to the Board.

On a Motion by Mr. Graff, seconded by Ms. O'Donnell, with all in favor, the Board approved the O&M General Fund for February 2022, for the Seven Oaks Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests at this time.

TWELFTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Grace, seconded by Mr. Graff, with all in favor, the Board of Supervisors adjourned the meeting at 9:28 p.m. for Seven Oaks Community Development District.

Assistant Secretary

Chairman/Vice Chairman

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 Budget Workshop of the Board of Supervisors of Seven Oaks Community Development District was held on **Wednesday, April 20, 2022 at 6:30 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Jack Christensen	Board Supervisor, Chairman
Sean Grace	Board Supervisor, Vice Chairman
Lauren O'Donnell	Board Supervisor, Assistant Secretary
Tom Graff	Board Supervisor, Assistant Secretary
Andrew Mendenhall	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Co., Inc.
Theresa DiMaggio	Clubhouse Manager
John Gentilella	Maintenance Manager
Stephanie Cooke	Assistant Manager

Audience	Present
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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 the fencing and landscape for the Laurels and amenity upgrades.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

April 20, 2022 – Meeting Minutes

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THIRD ORDER OF BUSINESS

**Discussion regarding FY 22/23
Budget**

Mr. Nielsen presented the Proposed Budget for Fiscal Year 2022/2023 to the Board. A discussion ensued regarding several line items within the budget.

FOURTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Grace, seconded by Mr. Graff, with all in favor, the Board of Supervisors adjourned the meeting at 8:29 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
March 2022
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,988.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant
Secretary

Seven Oaks Enterprise Fund Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Coffee International, Inc	001491	38301	Beverages 02/22	\$ 2,355.95
Florida Department of Revenue	001492	61-8012757892-0 02/22	Sales and Use Tax 02/22	\$ 697.04
Seven Oaks CDD	CD3354	CD3354	Replenish Cafe Debit Card	\$ 3,070.11
Seven Oaks CDD	CD3357	CD3357	Debit Card Replenishment	\$ 2,864.91
Sweetheart Ice Cream, Inc.	001494	15019557	Cafe Food 03/22	\$ 495.19
Sweetheart Ice Cream, Inc.	001495	15019643	Cafe Food 03/22	\$ 530.62
Sysco Food Services West Coast Florida Inc.	001493	437375901	Food/ Beverages/ Supplies 02/22	\$ 871.03
Sysco Food Services West Coast Florida Inc.	001496	437375901CR	Food/ Beverages/ Supplies 03/22	\$ (38.95)
Sysco Food Services West Coast Florida Inc.	001496	437427468	Food/ Beverages/ Supplies 03/22	<u>\$ 1,142.30</u>
Report Total				<u>\$ 11,988.20</u>



**SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT**

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

www.sevenoakslife.com

**Operations and Maintenance Expenditures
March 2022
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$361,206.84**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant
Secretary

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ACPLM, Inc	001541	2022103	Sidewalk Repairs 03/22	\$ 21,777.00
Andrew P Mendenhall	001536	AM030922	Board of Supervisors Meeting 03/09/22	\$ 200.00
Antal Plastics, Inc.	001532	IN0000000015877	Balance Due - Street Sign Installation 01/22	\$ 2,465.90
Awnclean USA	001522	31190	Clean & Seal Cabana & Tennis Awnings 02/22	\$ 1,850.00
Bright House	001526	048356001031122	Bundled Cable Services Clubhouse 03/22	\$ 526.28
Bryan J Hoag	001545	032122 Hoag	Deposit - Easter Egg Hunt Event 04/22	\$ 134.09
Cintas Corporation Loc #074	001511	1902799618	Cleaning & Facility Supplies Acct #70271 02/22	\$ 130.00
Cintas Corporation Loc #074	001511	4111691935	Cleaning & Facility Supplies Acct #70271 02/22	\$ 237.02
Cintas Corporation Loc #074	001529	4113058902	Cleaning & Facility Supplies Acct #70271 03/22	\$ 237.02
Complete IT Corp	001530	8336	Brivo Tier Monthly Reader and Data Plan 03/22	\$ 150.50
Conleys Drinking Fountains LLC	001512	3016	Removal & Install Elkay with Bottle Filler 03/22	\$ 2,195.00
Cory N Carter	001527	007 030922	Commercial Cleaning Service 03/22	\$ 2,200.00
Discovery Golf Cars	001506	68130	Golf Cart Repairs 02/22	\$ 444.00
Dymond Heating & Cooling, Inc.	001542	12388539-1	5 Ton AC Unit #3 03/22	\$ 7,920.00
Edge Information Management, Inc.	001523	193403	SSN/W2/Criminal Verification & Drug Screening 02/22	\$ 131.50

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Extreme Concrete Cleaning, Inc.	001507	6473	Pressure Wash Sidewalks & Curbs 02/22 - 25% Annual Contract	\$ 13,000.00
Fiberbuilt Umbrellas, Inc.	001543	91132	Umbrella Parts 03/22	\$ 468.42
Fitness Logic, Inc.	001531	106033	Quarterly Equipment Maintenance 03/22	\$ 155.00
Foliage Design Systems	001544	03CF6696	Clubhouse Plant Maintenance 03/22	\$ 125.00
Grau & Associates	001513	22162	Audit Services FY 20/21	\$ 1,500.00
Joe's Tree Service & Landscaping, Inc.	001514	020222	Deposit - Tree Trimming Center Median 02/22	\$ 15,000.00
Joe's Tree Service & Landscaping, Inc.	001535	031622	Tree Removals 03/22	\$ 7,600.00
Joe's Tree Service & Landscaping, Inc.	001546	031822	Tree Removals & Grinding 03/22	\$ 350.00
Joe's Tree Service & Landscaping, Inc.	001546	032322	Tree & Stump Removal Various Locations 03/22	\$ 24,700.00
Joel Ellis	001515	3110	DJ Services - Easter Event 04/22	\$ 300.00
John Christensen	001528	JC030922	Board of Supervisors Meeting 03/09/22	\$ 200.00
Johnson Controls Security Solutions	001505	36966000	Quarterly Security Service 03/01/22-05/31/22	\$ 786.79
Juniper Landscaping of Florida LLC	001547	152555	Monthly Grounds Maintenance 03/22	\$ 59,700.00
Juniper Landscaping of Florida LLC	001547	153120	Fertilizer & Pest Control 03/22	\$ 6,503.00
Juniper Landscaping of Florida LLC	001547	153701	Fertilizer Application 03/22	\$ 1,090.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida LLC	001547	154356	Fertilizer Application 03/22	\$ 3,179.00
Juniper Landscaping of Florida LLC	001547	154935	Tree Removal 03/22	\$ 2,076.00
Lauren O'Donnell	001537	LO030922	Board of Supervisors Meeting 03/09/22	\$ 200.00
Lee Electric, Inc.	001548	220165	Electrical Repairs 03/22	\$ 470.00
My Tampa IT	001549	2021-2740	Monthly Computer Maintenance & Repairs 03/22	\$ 300.00
Pasco County Utilities	001550	Pasco Water Summary 03/22	Pasco Water Summary 03/22	\$ 7,277.72
Premier Brick Pavers, Inc.	001516	9765	50% Deposit - Pavers Repairs Various Locations 03/22	\$ 7,150.00
Professional Green Cleaners, LLC	001551	24340	Floor Work - Restroom, Cafe & Fitness Center Floors 03/22	\$ 615.00
Rizzetta & Company, Inc.	001508	INV0000066358	District Management Fees 03/22	\$ 7,424.58
Sean Grace	001533	SG030922	Board of Supervisors Meeting 03/09/22	\$ 200.00
Seven Oaks CDD	CD3353	CD3353	Replenish Field Debit Card	\$ 1,848.64
Solitude Lake Management LLC	001552	PI-A00773479	Monthly Aquatic Service 03/22	\$ 4,450.00
Sport Surfaces LLC	001538	12995	Balance - Resurfacing (5) Tennis Courts 03/22	\$ 6,217.20
Sport Surfaces LLC	001553	13025	Balance - Resurfacing (5) Tennis Courts 03/22	\$ 6,217.20
Stantec Consulting Services, Inc.	001539	1898168	Engineering Services 02/22	\$ 684.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Storage Center in Wesley Chapel	001540	12135	Storage Unit 1112 03/22	\$ 244.00
Straley Robin Vericker	001524	21154	General Legal Services 02/22	\$ 5,377.95
Straley Robin Vericker	001554	21291	General Legal Services 03/22	\$ 6,569.50
Suncoast Pool Service	001555	8098	Monthly Swimming Pool Service 03/22	\$ 4,900.00
Sysco Food Services West Coast Florida Inc.	001517	437375901	Food/ Beverages/ Supplies 02/22	\$ 51.59
Tampa Fence LLC	001518	021622	Deposit - Fence & Pool Gate Repairs 02/22	\$ 6,971.20
Teco People Gas	001509	211003718858 02/22	2910 Sports Core Circle 02/22	\$ 51.95
The Pool Works of Florida, INC	001525	1627	Bonus - Timely Completion 02/22	\$ 15,000.00
The Pool Works of Florida, INC	001525	1642	Balance Due - Olympic Pool Sump Pumps 03/22	\$ 15,812.00
The Pool Works of Florida, INC	001556	1663	Completion of ORP System 03/22	\$ 4,800.00
Thomas Graff	001534	TG030922	Board of Supervisors Meeting 03/09/22	\$ 200.00
Verizon Wireless	001510	9899799650	Summary For 7987, 1688, 9101 01/22	\$ 120.15
Verizon Wireless	001557	9902089078	Summary For 7987, 1688, 9101 02/22	\$ 120.15
Waller & Scharber, P.A.	001519	1147485355	Legal Services - Parcel S19 Rezoning 01/22	\$ 6,000.00
Waste Connections of Florida	001520	1124387W426	2910 Sports Core Circle 03/22	\$ 402.60

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	001521	Electric Summary 02/22	Electric Summary 02/22	\$ 26,174.61
ADP Easy Pay	CD3361	CD3361	PR Fees ppe 02-25-22 pd 03-04-22	\$ 162.71
ADP Easy Pay	CD3355	CD3355	PR ppe 03-06-22 pd 03-11-22	\$ 22,899.68
ADP Easy Pay	CD3362	CD3362	PR Fees ppe 03-11-22 pd 03-18-22	\$ 174.46
ADP Easy Pay	CD3356	CD3356	PR ppe 03-20-22 pd 03-25-22	<u>\$ 24,788.43</u>
Report Total				<u>\$ 361,206.84</u>