



Rizzetta & Company

Seven Oaks Community Development District

**Board of Supervisors' Meeting
January 11, 2023**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.sevenoakscdd.com

**SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Sean Grace	Chairman
	Jack Christensen	Vice Chairman
	Tom Graff	Assistant Secretary
	Jon Tomsu	Assistant Secretary
	Andrew Mendenhall	Assistant Secretary
District Manager	Jayna Cooper	Rizzetta & Company, Inc.
District Counsel	Vanessa Steinerts	Straley Robin & Vericker
District Engineer	Greg Woodcock	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 • 5844 OLD PASCO RD, SUITE 100 • WESLEY CHAPEL, FL 33544
MAILING ADDRESS • 3434 COLWELL AVE, STE 200 • TAMPA, FL 33614

WWW.SEVENOAKSCDD.COM

January 10, 2023

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

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Seven Oaks Community Development District will be held on **Wednesday, January 11, 2023 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. Field Operations Manager Report..... Tab 1
 - B. Clubhouse Manager
 1. Presentation of Clubhouse Report Tab 2
 2. Discussion on Pool-side Awning Replacement
 - 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. Discussion of Phoenix Pools Claim
 - B. Discussion of WSI Scheduling Tool & Website
 - C. Discussion of Rizzetta Amenity Services
 - D. Consideration of Reserve Study Proposals..... Tab 5
- 5. CONSENT AGENDA/BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on December 14, 2022 Tab 6
 - B. Consideration of O&M, Enterprise Fund, November 2022 Tab 7
 - C. Consideration of O&M, General Fund, November 2022.... Tab 8
- 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,
Jayna Cooper
District Manager

Tab 1

Field Operations Update

CDD Meeting 01/11/23

Landscape Update:

- Freeze burn will eventually be cut back when time is right
- Flower rotation... looking to skip a quarter to realign flower beds
- Landscape enhancement continues along AOB from Clock Tower to Clubhouse

Pool Heaters:

- All pool heaters are now operational
- Liquid Blanket systems have been added to Jr. Olympic and Resort pools

Crosswalk Signage:

- 5 crosswalks.... Would require 10 signs
- "Yield To" or "Stop" options available
- Approx. \$100.00 each for large (36" x 12") or \$50.00 each for small (16" x 12")
- Includes 3M Smartshield to protect against fading



Nature Trail:

- Bollard pole installation has begun
- Encroaching vegetation along trail has been cut back



- Recommend removing deteriorating bat houses



- Reserve budget consideration for repaving/concrete of trail



Tab 2

January 2023

Café Table

The Furniture Medic returned the table. John inspected the table and approved the repair.

Fitness Center

Parts are on order for the treadmills, elliptical, upright bike and leg press.

Replacement of Awnings

Discussion on the Agenda

Movie Theater

The receiver has been ordered. The Vendor can not provide an ETA as of yet. He mentioned that he will be in touch with me once he has additional information.

Tablecloths

PCSO mentioned that they can not assist us in this situation. A Civil Lawsuit would have to be filed.

Café Fryer

Expected to arrive late January/early February

Competitor Racing Lines

Resident request

Rotunda Floor

Has been scheduled to be honed and polished. The holes in the travertine will also be repaired.

Patio Furniture

Some of the lounge chairs and side chairs have been scheduled to be re-strapped

Patio Pavers

Pending a proposal from the Pool Works to level some of the pavers on the pool deck.

Clubhouse Furniture

Once the Holiday decorations are removed, I will schedule the Fabric to be cleaned

Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 8, 2023 @ 6:30 pm
- **Series 2016 Bonds Eligible for Refunding:** May 1, 2026
- **Series 2021 Bonds Eligible for Refunding:** Not Eligible, refinanced in 2021

District Manager's Report

February 8

2023

Misc. Items:

1. Coordinated with IT manager to upgrade email system from GoDaddy to Microsoft.
2. Collected 3 Reserve Study proposals for Board consideration.
3. Executed revised proposal for new receiver and remote for theater room.
4. Invited Stephen Bagge to February meeting to discuss status of Phoenix Pools claim.
5. Disseminated Solitude Agreement & Welch Tennis Agreement.
6. Invited Rizzetta Amenity Services management team to February meeting.

Tab 4



Rizzetta & Company

Seven Oaks Community Development District

**Financial Statements
(Unaudited)**

September 30, 2022

Prepared by: Rizzetta & Company, Inc.

sevenoakscdd.com

rizzetta.com

Seven Oaks Community Development District

Balance Sheet

As of 09/30/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Enterprise Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	458,230	(750)	0	144,889	602,369	0	0
Investments	2,731,858	2,525,716	859,516	0	6,117,090	0	0
Prepaid Expenses	63,897	0	0	0	63,897	0	0
Refundable Deposits	44,446	0	0	0	44,445	0	0
Due From Other	729,034	0	0	0	729,035	0	0
Fixed Assets	0	0	0	0	0	62,243,517	0
Amount Available in Debt Service	0	0	0	0	0	0	859,516
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,812,484
Total Assets	4,027,465	2,524,966	859,516	144,889	7,556,836	62,243,517	14,672,000
Liabilities							
Accounts Payable	360,960	0	0	308	361,268	0	0
Accrued Expenses	25,479	0	0	0	25,479	0	0
Other Current Liabilities	0	0	0	952	952	0	0
Due To Other	0	582,618	34,608	111,809	729,035	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	14,672,000
Total Liabilities	386,439	582,618	34,608	113,069	1,116,734	0	14,672,000
Fund Equity & Other Credits							
Beginning Fund Balance	3,169,432	2,217,256	841,500	27,554	6,255,742	0	0
Investment In General Fixed Assets	0	0	0	0	0	62,243,517	0
Net Change in Fund Balance	471,594	(274,908)	(16,592)	4,265	184,360	0	0
Total Fund Equity & Other Credits	3,641,026	1,942,348	824,908	31,819	6,440,102	62,243,517	0
Total Liabilities & Fund Equity	4,027,465	2,524,966	859,516	144,889	7,556,836	62,243,517	14,672,000

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	25,593	(25,593)
Special Assessments				
Tax Roll	3,610,571	3,610,571	3,638,528	(27,957)
Other Misc. Revenues				
Insurance Proceeds	0	0	2,580	(2,580)
Miscellaneous Revenue	0	0	1,500	(1,500)
Event Rental	0	0	104,646	(104,646)
Total Revenues	3,610,571	3,610,571	3,772,847	(162,276)
Expenditures				
Legislative				
Supervisor Fees	18,000	18,000	12,600	5,400
Total Legislative	18,000	18,000	12,600	5,400
Financial & Administrative				
Administrative Services	9,700	9,700	9,700	0
District Management	44,025	44,025	44,025	0
District Engineer	32,000	32,000	29,764	2,236
Disclosure Report	7,000	7,000	2,000	5,000
Trustees Fees	10,000	10,000	8,149	1,852
Assessment Roll	5,250	5,250	5,250	0
Financial & Revenue Collections	5,250	5,250	5,250	0
Tax Collector/Property Appraiser Fees	150	150	150	0
Accounting Services	28,500	28,500	28,500	0
Auditing Services	4,800	4,800	5,037	(237)
Arbitrage Rebate Calculation	1,000	1,000	2,100	(1,100)
Public Officials Liability Insurance	3,848	3,848	3,673	175
Legal Advertising	2,000	2,000	2,863	(864)
Dues, Licenses & Fees	2,000	2,000	2,245	(245)
Website Hosting, Maintenance, Backup & Email	3,158	3,158	8,246	(5,088)
Total Financial & Administrative	158,681	158,681	156,952	1,729
Legal Counsel				
District Counsel	40,000	40,000	62,297	(22,297)
Litigation / Mediation	50,000	50,000	8,162	41,838
Total Legal Counsel	90,000	90,000	70,459	19,541
Law Enforcement				
Off Duty Deputy	10,000	10,000	3,083	6,918

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	10,000	10,000	3,083	6,918
Security Operations				
Security Monitoring Services	3,000	3,000	9,239	(6,240)
Total Security Operations	3,000	3,000	9,239	(6,240)
Electric Utility Services				
Utility - Recreation Facilities	70,000	70,000	40,568	29,432
Utility - Street Lights	240,000	240,000	212,170	27,831
Utility - Irrigation & Landscape Lighting	39,000	39,000	68,168	(29,169)
Total Electric Utility Services	349,000	349,000	320,906	28,094
Gas Utility Service				
Utility Services	510	510	565	(55)
Total Gas Utility Service	510	510	565	(55)
Garbage/Solid Waste Control Services				
Solid Waste Assessment	7,000	7,000	8,242	(1,242)
Garbage - Recreation Facility	5,000	5,000	5,052	(52)
Total Garbage/Solid Waste Control Services	12,000	12,000	13,294	(1,294)
Water-Sewer Combination Services				
Utility Services	37,000	37,000	28,073	8,928
Utility - Reclaimed	34,000	34,000	28,857	5,142
Utility - Fountains	2,000	2,000	571	1,430
Total Water-Sewer Combination Services	73,000	73,000	57,501	15,500
Stormwater Control				
Aquatic Maintenance	53,400	53,400	49,900	3,500
Lake/Pond Bank Maintenance & Repair	30,000	30,000	9,700	20,300
Mitigation Area Monitoring & Maintenance	6,500	6,500	0	6,500
Stormwater Assessments	6,000	6,000	5,745	254
Aquatic Plant Replacement	15,000	15,000	0	15,000
Stormwater System Maintenance	5,000	5,000	0	5,000
Total Stormwater Control	115,900	115,900	65,345	50,554
Other Physical Environment				
Employee - Salaries	206,010	206,010	238,071	(32,060)
Employee - Payroll Taxes	26,000	26,000	18,692	7,307
Employee - Workers Comp	17,200	17,200	10,441	6,759
Employee - Health Stipend	40,800	40,800	3,800	37,000
General Liability & Property Insurance	17,525	17,525	26,626	(9,101)
Entry & Walls Maintenance & Repair	4,000	4,000	0	4,000
Landscape Maintenance	850,000	850,000	814,069	35,932
Irrigation Maintenance & Repair	25,000	25,000	37,712	(12,713)

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Ornamental Lighting & Maintenance	4,000	4,000	3,981	19
Pressure Washing	65,000	65,000	27,800	37,200
Tree Trimming Services	70,000	70,000	112,043	(42,043)
Landscape Replacement Plants, Shrubs, Trees	150,000	150,000	258,122	(108,121)
Landscape - Annuals/Flowers	210,000	210,000	191,254	18,745
Community Park Equipment	25,000	25,000	22,459	2,541
Holiday Decorations	20,000	20,000	11,039	8,961
Tree Removal	130,000	130,000	151,358	(21,358)
Clock Tower Maintenance	600	600	0	600
Miscellaneous Expense	10,000	10,000	8,376	1,625
Total Other Physical Environment	1,871,135	1,871,135	1,935,843	(64,707)
Road & Street Facilities				
Sidewalk Maintenance & Repair	50,000	50,000	26,577	23,423
Street Sign Repair & Replacement	55,000	55,000	5,461	49,538
Roadway Repair & Maintenance	60,000	60,000	37,772	22,228
Total Road & Street Facilities	165,000	165,000	69,810	95,189
Parks & Recreation				
Employee - Salaries	270,900	270,900	276,656	(5,756)
Employee - Payroll Taxes	25,000	25,000	21,666	3,334
Employee - Workers Comp	8,658	8,658	0	8,658
Employee - Health Stipend	31,200	31,200	3,200	28,000
Telephone, Internet, Cable	7,000	7,000	6,765	235
Pest Control	750	750	390	360
Furniture Repair & Replacement	8,500	8,500	4,618	3,882
Facility Supplies	5,000	5,000	8,416	(3,416)
Pool Service Contract	45,600	45,600	72,866	(27,266)
Fountain Service Repair & Maintenance	15,000	15,000	17,529	(2,529)
Maintenance & Repairs	38,700	38,700	50,721	(12,021)
Vehicle Maintenance	5,000	5,000	8,681	(3,681)
Clubhouse Janitorial Services	45,000	45,000	44,130	870
Pool Repair & Maintenance	5,000	5,000	8,655	(3,655)
Tennis Court Maintenance & Supplies	7,500	7,500	25,480	(17,980)
Athletic Court/Field/Playground Maintenance & Repair	10,000	10,000	4,929	5,071
Miscellaneous Expense	20,000	20,000	29,454	(9,454)
Basketball Court Maintenance & Supplies	4,000	4,000	0	4,000
Fitness Equipment Maintenance & Repair	5,000	5,000	1,824	3,176
Office Supplies	6,000	6,000	2,846	3,154
Total Parks & Recreation	563,808	563,808	588,826	(25,018)
Special Events				
Special Events	10,000	10,000	26,600	(16,600)

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Special Events	10,000	10,000	26,600	(16,600)
Contingency				
Capital Outlay	170,537	170,537	11,413	159,125
Total Contingency	170,537	170,537	11,413	159,125
Total Expenditures	3,610,571	3,610,571	3,342,436	268,136
Total Excess of Revenues Over(Under) Expenditures	0	0	430,411	(430,411)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	41,183	(41,183)
Total Other Financing Sources(Uses)	0	0	41,183	(41,183)
Fund Balance, Beginning of Period	0	0	3,169,432	(3,169,432)
Total Fund Balance, End of Period	0	0	3,641,026	(3,641,026)

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	18,784	(18,784)
Special Assessments				
Tax Roll	340,000	340,000	340,000	0
Total Revenues	<u>340,000</u>	<u>340,000</u>	<u>358,784</u>	<u>(18,784)</u>
Expenditures				
Contingency				
Capital Reserve	340,000	340,000	632,684	(292,684)
Total Contingency	<u>340,000</u>	<u>340,000</u>	<u>632,684</u>	<u>(292,684)</u>
Total Expenditures	<u>340,000</u>	<u>340,000</u>	<u>632,684</u>	<u>(292,684)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(273,900)</u>	<u>273,900</u>
Total Other Financing Sources(Uses)				
Other Costs				
Unrealized Gain/Loss on Investments	0	0	1,008	(1,008)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(1,008)</u>	<u>1,008</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>2,217,256</u>	<u>(2,217,256)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,942,348</u>	<u>(1,942,348)</u>

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	567	(567)
Special Assessments				
Tax Roll	564,087	564,087	568,063	(3,976)
Prepayments	0	0	5,431	(5,431)
Total Revenues	<u>564,087</u>	<u>564,087</u>	<u>574,061</u>	<u>(9,974)</u>
Expenditures				
Debt Service				
Interest	122,087	122,087	124,332	(2,246)
Principal	442,000	442,000	442,000	0
Total Debt Service	<u>564,087</u>	<u>564,087</u>	<u>566,332</u>	<u>(2,246)</u>
Total Expenditures	<u>564,087</u>	<u>564,087</u>	<u>566,332</u>	<u>(2,246)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>7,729</u>	<u>(7,729)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(41,183)	41,183
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(41,183)</u>	<u>41,183</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>200,897</u>	<u>(200,897)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>167,443</u>	<u>(167,443)</u>

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,142	(2,142)
Special Assessments				
Tax Roll	925,434	925,434	931,958	(6,524)
Total Revenues	<u>925,434</u>	<u>925,434</u>	<u>934,100</u>	<u>(8,666)</u>
Expenditures				
Debt Service				
Interest	335,434	335,434	332,238	3,196
Principal	590,000	590,000	585,000	5,000
Total Debt Service	<u>925,434</u>	<u>925,434</u>	<u>917,238</u>	<u>8,196</u>
Total Expenditures	<u>925,434</u>	<u>925,434</u>	<u>917,238</u>	<u>8,196</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>16,862</u>	<u>(16,862)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>640,603</u>	<u>(640,603)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>657,465</u>	<u>(657,465)</u>

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	15,000	15,000	15,000	0
Club Revenues				
Cafe Revenue	47,376	47,376	69,871	(22,495)
Total Revenues	62,376	62,376	84,871	(22,495)
Expenditures				
Parks & Recreation				
Supplies	2,000	2,000	5,422	(3,423)
Employee - Salaries	37,500	37,500	34,032	3,468
Employee - Payroll Taxes	3,750	3,750	2,608	1,142
Employee - Workers Comp	3,750	3,750	0	3,750
Cafe Miscellaneous Expense	1,700	1,700	452	1,249
Maintenance & Repairs	1,500	1,500	1,073	427
Food	4,000	4,000	21,896	(17,897)
Beverages	4,500	4,500	11,805	(7,304)
Equipment	3,676	3,676	3,318	357
Total Parks & Recreation	62,376	62,376	80,606	(18,231)
Total Expenditures	62,376	62,376	80,606	(18,231)
Total Excess of Revenues Over(Under) Expenditures	0	0	4,265	(4,265)
Fund Balance, Beginning of Period	0	0	27,554	(27,554)
Total Fund Balance, End of Period	0	0	31,819	(31,819)

Seven Oaks CDD
Investment Summary
September 30, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2022</u>
FLCLASS	Average Monthly Yield 0.2670%	\$ 2,731,858
Total General Fund Investments		\$ 2,731,858
FLCLASS	Average Monthly Yield 0.2670%	\$ 1,520,284
FLCLASS Enhanced Cash	Average Monthly Yield 0.3755%	1,005,432
Total Reserve Fund Investments		\$ 2,525,716
US Bank Series 2016A Revenue	First American Government Obligation Fund Class Y	\$ 87,655
US Bank Series 2016A-1 Prepayment	First American Government Obligation Fund Class Y	21
US Bank Series 2016A-1 Reserve	First American Government Obligation Fund Class Y	165,222
US Bank Series 2016A-2 Reserve	First American Government Obligation Fund Class Y	13,375
US Bank Series 2016A-2 Prepayment	First American Government Obligation Fund Class Y	1,599
US Bank Series 2016B Revenue	First American Government Obligation Fund Class Y	127,966
US Bank Series 2016B-1 Prepayment	First American Government Obligation Fund Class Y	360
US Bank Series 2016B-1 Reserve	First American Government Obligation Fund Class Y	208,009
US Bank Series 2016B-2 Reserve	First American Government Obligation Fund Class Y	71,938
US Bank Series 2016B-2 Prepayment	First American Government Obligation Fund Class Y	660
US Bank Series 2021 Revenue	First American Government Obligation Fund Class Y	64,468
US Bank Series 2021 Reserve	First American Government Obligation Fund Class Y	112,801
US Bank Series 2021 Prepayment	First American Government Obligation Fund Class Y	5,442
Total Debt Service Fund Investments		\$ 859,516

**Seven Oaks Community Development District
Summary A/P Ledger
From 10/1/2021 to 9/30/2022**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
730, 2677					
730 General Fund	09/13/2022	Affordable Lock & Security Solutions	0000223302	Lock Repair 09/22	146.50
730 General Fund	09/07/2022	Aventura Nursery & Landscape, Inc.	47875	Plant Install 09/22	1,606.00
730 General Fund	08/30/2022	Aventura Nursery & Landscape, Inc.	47843	Plant Removal & Replacement 08/22	20,830.00
730 General Fund	09/08/2022	Cintas Corporation	4130782061	Logo Items 09/22	329.45
730 General Fund	09/22/2022	Cintas Corporation	4132207822	Logo Items 09/22	329.45
730 General Fund	09/09/2022	CMH Exteriors LLC	107340	Trimmed Palm Trees 09/22	42,443.00
730 General Fund	09/11/2022	Complete IT Corp	9383	Brivo Tier Monthly Reader and Data Plan 09/22	150.50
730 General Fund	09/20/2022	Conleys Drinking Fountains LLC	3437	Service Drinking Fountains 09/22	350.00
730 General Fund	09/01/2022	Cooper Pools Inc.	5965	Monthly Commercial Pool Service 09/22	8,831.00
730 General Fund	09/01/2022	Cooper Pools Inc.	5964	Fountain Service 09/22	350.00
730 General Fund	09/11/2022	Cory N Carter	013	Commercial Cleaning Services 09/22	2,200.00
730 General Fund	09/30/2022	Disclosure Services, LLC	13	Amortization Schedule Series 2021 11-1-22 09/22	100.00
730 General Fund	08/31/2022	Edge Information Management, Inc.	Man-202949	SSN/W2/Criminal Verification & Drug Screening 08/22	65.99
730 General Fund	09/30/2022	Edge Information Management, Inc.	Man-203486	SSN/W2/Criminal Verification & Drug Screening 09/22	65.99
730 General Fund	09/06/2022	Ewing Irrigation Products Inc.	17734350	Irrigation Supplies 09/22	344.50
730 General Fund	09/01/2022	Ewing Irrigation Products Inc.	17710919	Irrigation Supplies 09/22	95.89
730 General Fund	09/01/2022	Foliage Design Systems	09CF1134	Clubhouse Plant Maintenance 09/22	125.00
730 General Fund	09/01/2022	Full Vessel Inc.	14392B	Balance Due - For Oct. 29th Event 09/22	299.00
730 General Fund	08/24/2022	Full Vessel Inc.	14392	Wine and Beer Service 08/22	100.00
730 General Fund	08/19/2022	Funny Money Productions	2738B	Remaining Balance 08/22	50.00
730 General Fund	09/01/2022	Hill Ward & Henderson, P.A.	10621009	General Employment Legal Matters 08/22	105.00
730 General Fund	09/01/2022	Integrated Irrigation Services	991	Monthly Installment 08/22	1,500.00
730 General Fund	08/12/2022	Juniper Landscaping of Florida, LLC	175132	Fertilizer Application 08/22	16,120.00
730 General Fund	09/01/2022	Juniper Landscaping of Florida, LLC	177427	Monthly Grounds Maintenance 09/22	61,491.00
730 General Fund	09/16/2022	Juniper Landscaping of Florida, LLC	179334	Fertilizer Application 09/22	2,927.26
730 General Fund	09/14/2022	Juniper Landscaping of Florida, LLC	179147	Fertilize Turf & Pest Control 09/22	3,103.39
730 General Fund	09/21/2022	Pasco County Utilities	Pasco Water Summary 09/22	Pasco Water Summary 09/22	1,246.70
730 General Fund	09/21/2022	Pasco County Utilities	Pasco Water Summary 09/22	Pasco Water Summary 09/22	1,363.72
730 General Fund	09/21/2022	Pasco County Utilities	Pasco Water Summary 09/22	Pasco Water Summary 09/22	26.66
730 General Fund	09/26/2022	Professional Green Cleaners, LLC	25210	Restroom & Cafe Floor Scrub, Odor Control Service 09/22	470.00
730 General Fund	09/05/2022	Professional Green Cleaners, LLC	25140	Restroom Floor Scrub 09/22	335.00
730 General Fund	09/01/2022	Southeast Spreading Company, LLC	40001	Yearly Pine Bark Mulch 09/22	104,531.70
730 General Fund	09/01/2022	Southeast Spreading	40002	Yearly Pine Bark	37,485.00

**Seven Oaks Community Development District
Summary A/P Ledger
From 10/1/2021 to 9/30/2022**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
730 General Fund	09/12/2022	Company, LLC Stantec Consulting Services, Inc.	1976915	Mulch 09/22 Engineering Services 08/22	21,144.50
730 General Fund	09/21/2022	TECO Peoples Gas	211003718858	09/22 2910 Sports Core Cir- cle 09/22	51.49
730 General Fund	09/21/2022	Times Publishing Company	0000244351 09/21/2022	Account #121797 Le- gal Advertising 09/22	126.80
730 General Fund	09/18/2022	Verizon Wireless	9916075853	Account # 242034931-00001 Monthly Charge for John G. 09/22	48.78
730 General Fund	09/20/2022	Waste Connections of Florida	1253810W426	2910 Sports Core Cir- cle 10/22	631.35
730 General Fund	09/27/2022	Withlacoochee River Electric Cooperative, Inc.	Electric Summary 09/22	Electric Summary 09/22	3,585.28
730 General Fund	09/27/2022	Withlacoochee River Electric Cooperative, Inc.	Electric Summary 09/22	Electric Summary 09/22	21,465.30
730 General Fund	09/27/2022	Withlacoochee River Electric Cooperative, Inc.	Electric Summary 09/22	Electric Summary 09/22	4,388.92
Sum for 730, 2677 730, 2682					360,960.12
730 Enterprise Fund	09/26/2022	Coffee International, Inc	38947	Beverages 09/22	307.55
Sum for 730, 2682					307.55
Sum for 730					361,267.67
Sum Total					361,267.67

**Seven Oaks Community Development District
Notes to Unaudited Financial Statements
September 30, 2022**

Balance Sheet

1. Trust statement activity has been recorded through 09/30/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 5

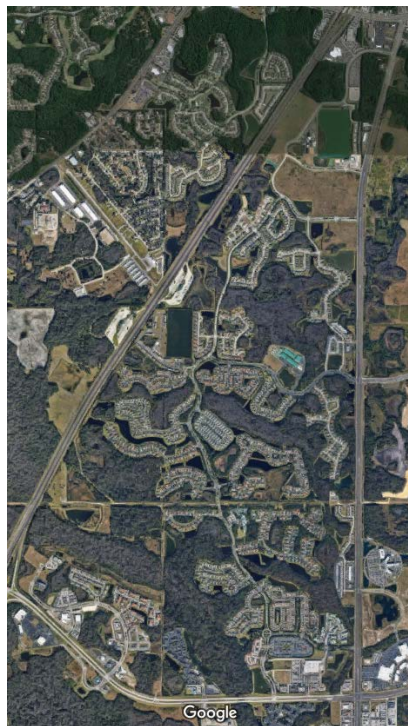


RESERVE STUDY PROPOSAL

Seven Oaks CDD

Prepared for:
Ms. Jayna Cooper, District Manager
c/o Rizzetta & Company, Inc.

December 30, 2022



Prepared by:
Reserve Advisors, LLC
201 E. Kennedy Boulevard, Suite 1150
Tampa, FL 33602
(800) 980-9881
www.reserveadvisors.com

December 30, 2022

Dear Ms. Jayna Cooper,

Thank you for the opportunity to present Seven Oaks CDD with this reserve study proposal.

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:



FULL ENGAGEMENT

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.



DETAILED UNDERSTANDING

We will do whatever it takes to ensure Seven Oaks CDD has complete confidence in interpreting and putting into practice our findings and recommendations.



ONGOING SUPPORT

This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Seven Oaks CDD Board with maintaining their community's long-term physical and financial health.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,



Matt Kuisle, Southeast Regional Executive Director
(800) 980-9881

RESERVE STUDY BENEFITS



FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- ✓ Supports board decisions
- ✓ Streamlines your budget process
- ✓ Prioritizes capital projects



FOR HOMEOWNERS

- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

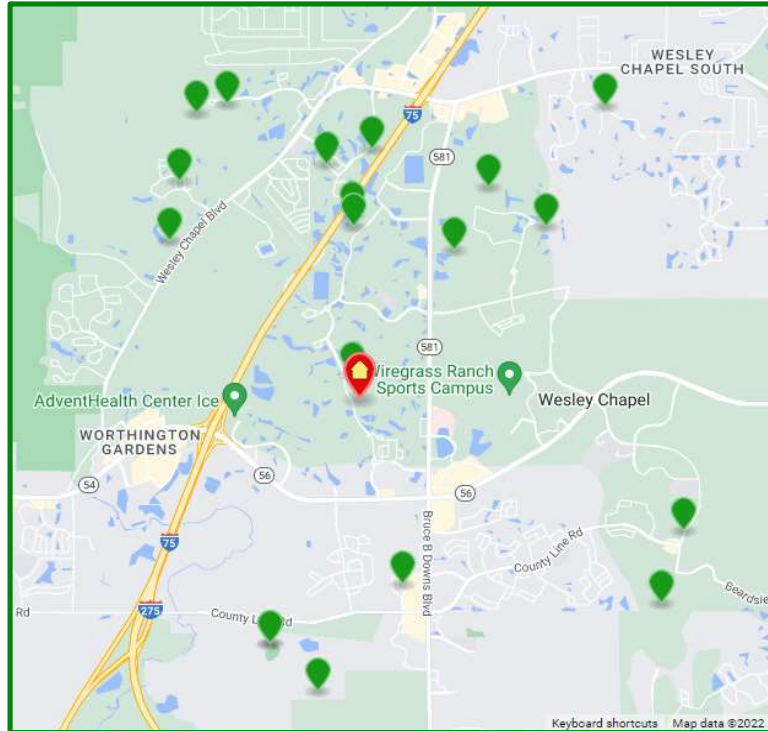
MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

<ul style="list-style-type: none"> ✓ Multi-disciplined Expert Engineers <ul style="list-style-type: none"> • With more than 40 engineers, we match our expertise with your community rather than a “one size fits all” engineer 	<ul style="list-style-type: none"> ✓ Dedicated Support During and After the Reserve Study <ul style="list-style-type: none"> • Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction
<ul style="list-style-type: none"> ✓ Comprehensive Reports to Solve Problems Before They Escalate <ul style="list-style-type: none"> • Thorough condition assessments that prioritize your near-term projects • Best practices and technical illustrations to better understand project scope and compare contractor bids 	<ul style="list-style-type: none"> ✓ Knowledge of Local Replacement Costs <ul style="list-style-type: none"> • Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets
<ul style="list-style-type: none"> ✓ Unbiased Recommendations With Your Best Interests in Mind <ul style="list-style-type: none"> • We do not provide design or project management services • We do not profit from your capital projects 	<ul style="list-style-type: none"> ✓ Exclusive and Unique Easy-to-use Expenditures Table <ul style="list-style-type: none"> • View all of your community's reserve components in one place • See all of your prioritized capital projects for the next 30 years
<ul style="list-style-type: none"> ✓ Unmatched Local Experience <ul style="list-style-type: none"> • Intimate working knowledge of local costs and conditions that affect your community 	



CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients.
References available upon request.



Name

Grand Oaks Master Association, Inc.
Edgewater at Grand Oaks Homeowners Association, Inc.
Indian Lakes Property Owners' Association, Inc.
Grand Hampton Homeowners Association, Inc.
Grand Hampton Homeowners Association, Inc. (Neighborhoods)
The Hammocks Townhomes Homeowners Association
Estancia at Wiregrass Master Property Owners Association, Inc.
Estancia at Wiregrass Master Property Owners Association, Inc. - Santeri Villas
Estancia at Wiregrass Sortino
Lettingwell Homeowners Association, Inc.
Pimlico Homeowners Association, Inc.
Remington Homeowners Association, Inc.
Saddlebrook Golf and Country Club Condominium Association, Inc.
Santa Fe at Westbrooke Homeowners Association, Inc.
The Bay at Cypress Creek Homeowners Association, Inc.
The Lakes of Northwood Homeowners Association, Inc.
Villas at Edenfield Association, Inc.
Westbrook Estates Homeowners Association, Inc.
Anand Vihar Club Villas

City

Land O Lakes
Land O' Lakes
Lutz
Tampa
Tampa
Tampa
Wesley Chapel
Wesley Chapel
Wesley Chapel
Wesley Chapel
Wesley Chapel
Wesley Chapel
Wesley Chapel
Wesley Chapel
Wesley Chapel
Wesley Chapel
Wesley Chapel



QUALIFICATIONS

SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 26,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.

44

ENGINEERS

26,000

RESERVE STUDIES CONDUCTED

270+

YEARS OF RESERVE STUDY EXPERIENCE

A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 5 licensed professional engineers with a combined 50 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

Matt Kuisle

REGIONAL EXECUTIVE DIRECTOR

*21 Years of Experience
275+ Studies Conducted*



B.S. CIVIL ENGINEERING

Professional Engineer (FL)
Reserve Specialist
Professional Reserve Analyst

Nancy Daniel

REGIONAL ENGINEERING MANAGER

*7 Years of Experience
350+ Studies Conducted*



B.S. MECHANICAL ENGINEERING

Professional Engineer (TX)
Reserve Specialist
Licensed Community Association Manager (FL)



SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Full Reserve Study (Level I) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

Physical Analysis: The reserve study consultant develops a detailed list of reserve components, also known as a component inventory, and related quantities for each. A condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. A funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

We've identified and will include the following reserve components in your Full Reserve Study for Seven Oaks CDD:

Site Components

- Pools including Fence, Deck, Mechanicals & Furniture (2)
- Wading Pool
- Splash Pad
- Basketball Court
- Tennis Courts (5)
- Playgrounds (19)
- Streets & Curbs
- Access Drives, Parking Areas and/or Driveways
- Sidewalks
- Walking Paths
- Ponds (111)
- Irrigation System
- Gates
- Monuments
- Signage

Clubhouse Elements

- Roofs including Assembly
- Exterior Wall Finishes
- Meeting Room
- Party Room
- Fitness Room
- Plumbing, Mechanical and HVAC Systems

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
<u>Exterior Building Elements</u>							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
<u>Property Site Elements</u>							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315

- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

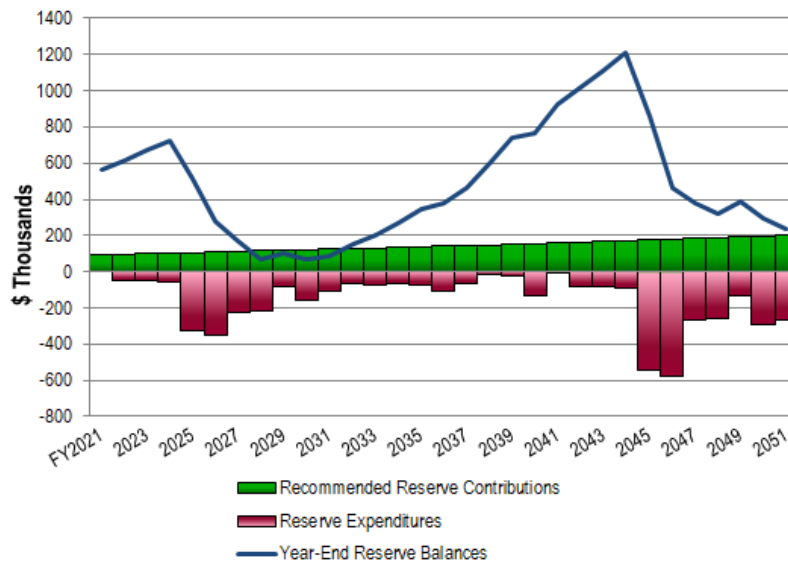
RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Years					
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	92,000	95,500				109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	\$666,648	\$719,163	\$774,541	\$755,323	\$357,432	\$50,047



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

- ✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives

[illegible]

Download Our Report Overview



**It is more than just a reserve study.
It's added value and peace of mind with unconditional support.**

CONFIRMATION OF SERVICES FOR SEVEN OAKS CDD

Full Reserve Study (Level I) for a total investment of **\$6,650** (includes all expenses).
You'll receive:



- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables



- Excel file of Reserve Expenditures and Funding Plan tables with formulas for creating alternate expenditure and funding schedules



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery

OPTIONAL SERVICES

____ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: ____

To authorize the reserve study:

1. **Sign and email agreement to
Matt@reserveadvisors.com.**

Signature: _____
(Print Name): _____
Title: _____
Date: _____
For: **Seven Oaks CDD (223547)**

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, signed above by Reserve Advisors, LLC and dated December 30, 2022, is valid for 45 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, and/or occupancy.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL



REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by You in connection with the services, or gathered as a result of providing such services, including issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - The retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.



December 21, 2022

Seven Oaks CDD
c/o Rizzetta and Company
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

RE: Full Service Reserve Study with Site Inspection
Seven Oaks CDD
2910 Sports Core Cir
Wesley Chapel, FL 33544

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a full reserve study with site inspection and recommendations for Seven Oaks CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Seven Oaks CDD was established in March 2010, after the merging of two Districts. Seven Oaks is comprised of single family homes, townhomes, multifamily units, retail units, and office units. There are currently 2755 owners assessed. The community started construction in 2002 and the first home construction followed shortly thereafter. Central to the community is an amenity center which also includes a pool area, clubhouse, tennis courts, and other recreation. The clubhouse was built in 2003. The CDD consists of approximately 1700 acres and is located in Wesley Chapel, Pasco County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items be included in the report:

- **Clubhouse**
- **Pool Area and Equipment**
- **Sidewalks**
- **Parking Areas**
- **Tennis Courts (5)**
- **Basketball Courts**
- **Streets**
- **Retention Ponds**
- **Playground**
- **Stormwater Drainage**
- **Walls and Fencing**
- **Entry Monuments**
- **Street Signs**
- **Gazebos**
- **Fitness Center**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.



Scope of Service

Our scope of service for a full service reserve study with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at www.reservestudyfl.com and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



Experience

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

Heritage Harbour South CDD, Bradenton, Florida

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

Venetian CDD, Venice, FL

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

Riverwood CDD, Port Charlotte, FL

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, reclaimed water system, sewer system (and plant), and stormwater drainage.

Two Creeks CDD, Middleburg, FL

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.



Services

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

Full Service Reserve Study with Site Inspection (Level-1) **\$8,200**

The fee schedules for **reserve study updates** are as follows. NOTE: Agreeing to the initial reserve study **does not** lock you in to any future update. All future updates come when directed by you. Prices are good for 3 years.

Reserve Study Update with Site Inspection (Level-2) **\$6,500**

Reserve Study Update without Site Inspection (Level-3) **\$2,500**

We will provide you with electronic copies of the report of your choice. Payment will be due at the first submission of the report. The report will be completed within ten weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi
Florida General Contractor #CGC-019465
State-Certified General Appraiser RZ110

Steven Swartz, RS
Reserve Specialist Designation No. 214
State-Certified General Appraiser RZ3479

Accepted by Signature:

Date

Accepted by Printed Name:

PREPARED FOR:

**Seven Oaks Community
Development District**



Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector



Custom Reserves

5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com



Seven Oaks Community Development District Reserve Study Proposal

Jayna Cooper

District Manager

Seven Oaks Community Development District
Ref.#1182

2910 Sports Core Circle
Wesley Chapel, FL

30+
YEARS OF
EXPERIENCE

Dear Board of Directors:

Thank you for the opportunity to be of service to your community. We take great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Your Reserve Study will include:

- **Excellent communication** with our team. We listen to our clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, we always listen and hear your concerns.
- **Industry-leading experience** in all varieties of community associations, resorts, commercial properties, country clubs and more! With over 30 years of combined experience in the industry, we take the guess work out of budget season.
- **Timely contract completion** is a must. We understand how important your receivables can be for budget and community meetings. We take great care in saying what we mean and meaning what we say when it comes to timely delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study requires updating every 2 to 3 years to keep up to date with changes in construction costs, inflation and interest rate, and new technology. We put our client relationships at the forefront of our core values.

Seven Oaks Community Development District Reserve Study Proposal

The Benefits of a Custom Reserves Report

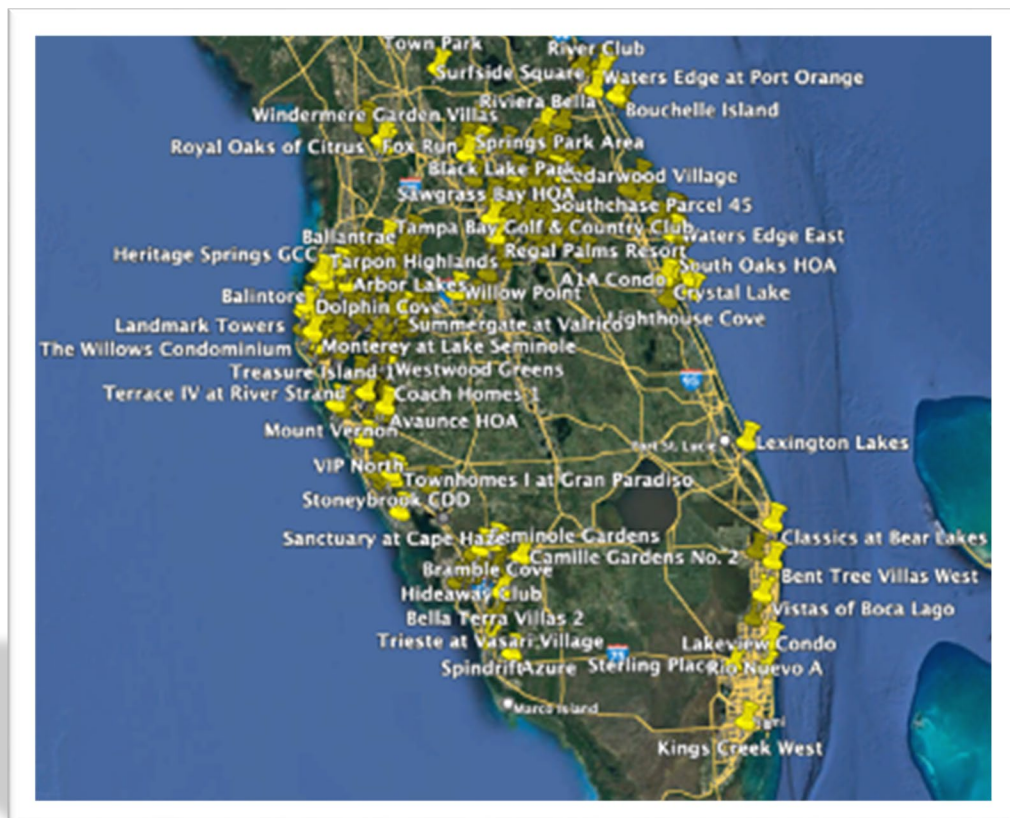
[Click Here](#)

For More Information

- **Proper and accurate** reserve planning for the future
- **Team review** quality assurance process for every report
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!



Florida Clients Served



Seven Oaks Community Development District Reserve Study Proposal

NEW Report Content and Data Visualization

CONDITION MODEL					
Component Type	Component Name	Condition	Urgency	1st Year of Replacement	
Exterior Building	Chimney Caps, Partial Replacements	5	✓	2027	
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✓	2050	
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✓	2023	
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✓	2023	
Property Site	Asphalt Pavement, Crack Repair and Patch	4	!	2024	
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	!	2024	
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	!	2024	
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✓	2024	
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✓	2024	
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✓	2024	
Clubhouse	Clubhouse, Exterior Renovation	7	✓	2024	
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✓	2024	
Clubhouse	Clubhouse, Interior Renovations	6	✓	2024	
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✓	2024	
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✓	2024	
Clubhouse	Clubhouse, Windows and Doors	6	!	2024	
Pool	Pool, Bulkhead, Wood, Replacement	3	✗	2024	
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	!	2028	
Pool	Pool, Fence, Metal, Replacement	4	!	2028	
Pool	Pool, Finishes, Plaster and Tile (Incl. Coping)	5	!	2028	
Pool	Pool, Structure and Deck, Total Replacement	5	!	2028	

NEW Easily view components by Condition and Urgency

PROPERTY COMPONENT MODEL		COMMON COMPONENTS (X)			REMAINING COMPONENTS (O)	
COMPONENT		RESERVES	OPERATING	LONG-LIVED	OWNER	OTHER
Asphalt Pavement, Crack Repair and Patch		X				
Asphalt Pavement, Mill and Overlay, Phased		X				
Chimney Caps, Partial Replacements		X				
Clubhouse, Bicycle Rack			X			
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)		X				
Clubhouse, Exterior Renovation		X				
Clubhouse, HVAC Equipment, Replacement		X				
Clubhouse, Interior Renovations		X				
Clubhouse, Parking Area and Pool, Light Poles and Fixtures		X				
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)		X				
Clubhouse, Windows and Doors		X				
Concrete Driveways at Cluster Homes					O	
Concrete Streets and Common Flatwork, Partial Replacement		X				
Decks, Garage, Serving Cluster Homes					O	
Driveway Walkways, Serving Cluster Homes					O	
Driveway Walkways, Serving Cluster Homes			X			
Driveway Walkways, Serving Cluster Homes						O
Driveway Walkways, Serving Cluster Homes				X		
Driveway Walkways, Serving Cluster Homes						O
Driveway Walkways, Serving Cluster Homes					O	
Driveway Walkways, Serving Cluster Homes			X			
Driveway Walkways, Serving Cluster Homes			X			
Light Fixtures, Bollards (Incl. Pool Area)		X				
Light Fixtures, Exterior, Serving Cluster Homes			X			
Light Poles and Fixtures at Streets						O
Other Repairs Normally Funded Through the Operating Budget			X			
Pipes, Subsurface Utilities, Partial Replacement		X				
Ponds, Serving Golf Course						O
Pool, Bulkhead, Wood, Replacement		X				
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)		X				
Pool, Fence, Metal, Replacement		X				
Pool, Finishes, Plaster and Tile (Incl. Coping)		X				
Pool, Structure and Deck, Total Replacement		X				
Pool, Trash Receptacles			X			

NEW Easily view components by Funding Source and Responsibility

Seven Oaks Community Development District Reserve Study Proposal

Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Full Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling, and a Professional Engineer (PE) licensed in the State of Florida.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



Seven Oaks Community Development District

Reserve Study Proposal

Please allow approximately four weeks from inspection for report delivery. When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Seven Oaks Community Development District Reserve Study Proposal

[Click Here](#)

For Sample



Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Clubhouse	Paint Finishes HVAC Equipment Interior Renovations Roof Rest Room Renovations Security System Windows and Doors
Pool	Deck Splash Pad Finishes (Plaster and Tile) Furniture Mechanical Equipment Water Features Water Slide
Property Site	Asphalt Pavement Basketball Court Concrete Flatwork Fences Walk Path Irrigation Systems Lighting Mailboxes Pavers Maintenance Vehicle Playground Equipment Ponds Storm Water System Signage Tennis Courts

Seven Oaks Community Development District Reserve Study Proposal

REF #: 1182

Professional Fees

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is ----- **\$8,400.**

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the Association and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Sincerely,



Paul Grifoni, PRA, RS

Engineer
Reserve Specialist
Professional Reserve Analyst
Licensed Insurance Adjuster
Licensed Home Inspector



5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
contact@customreserves.com
www.CustomReserves.com



Accepted By

Title

Date

OPTIONAL future services are available upon request as depicted below. If your Association is interested in any of the following services, **please check the appropriate box** and we can provide pricing upon completion of the current reserve study. Please note that a non-site update can only be conducted one time between site visits.

☐

Annual Review of the 30-year expenditures and funding plan(s) only

☐

Non-site update

☐

Update with site visit

Seven Oaks Community Development District Reserve Study Proposal

Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

Oak Creek Community Development District is a local unit of special purpose government located within Pasco County, FL established in 2004 and responsible for the common elements shared by 550 homes. The development contains a pool, playground, security system and ponds.

Ballantrae Community Development District is a local unit of special purpose government located within Pasco County, FL established by the county in 2004 and is responsible for the common elements shared by 936 homes. The development contains building, pool and property site components.

Terra Bella Community Development District is a local unit of special purpose government located within Land O' Lakes, Florida and is responsible for the common elements shared by 253 property owners. Terra Bella CDD was built around 2011. The development contains streets, irrigation, pavers, concrete flatwork, retaining walls, signage and a storm water system.

Harbor Bay Community Development District owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

The Groves Golf and Country Club Master Association is a planned unit development established in 2000 and located in Land O Lakes, FL. The Groves is responsible for the paint and roofs shared by 285 Club Homes, 273 Courtyard Homes and 123 Patio 1 Homes.

Suncoast Meadows Master Association is a planned unit development located in Land O' Lakes, FL and is responsible for the common elements shared by 487 property owners. Suncoast Meadows was established in 2007. The development contains clubhouse, pool and property site components.

Tab 6

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, December 14, 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
Jon Tomsu	Board Supervisor, Assistant Secretary
Andrew Mendenhall	Board Supervisor, Assistant Secretary

Also present were:

Jayna Cooper	District Manager, Rizzetta & Co., Inc.
Theresa DiMaggio	Clubhouse Manager
John Gentilella	Maintenance Manager
Greg Woodcock	District Engineer, Stantec
Vanessa Steinerts	Attorney, Straley, Robin & Vericker
Tony Smith	Representative, Sitex Aquatics
Joe Hamilton	Representative, Steadfast
Charlie Hemelgarn	Juniper Landscape

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Ms. Cooper 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 and questions related to allowing free health screening services and S19 updates.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

December 14, 2022 – Meeting Minutes

Page 2

The Board requested that Ms. Steinerts provide information regarding insurance limits and directed Ms. Cooper to include "Consideration of Free Health Screening" on the January agenda.

THIRD ORDER OF BUSINESS

Administer Oath of Office to Newly Elected Supervisors

Ms. Cooper administered the Oath of Office to the Newly Elected Supervisors and reviewed Form 1 and Sunshine Law Requirements.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating New Officers of the District

Ms. Cooper presented Resolution 2023-02, Designating New Officers of the District to the Board.

On a Motion by Mr. Mendenhall, seconded by Mr. Grace, with all in favor, the Board approved to nominate Board Supervisor Sean Grace, for Chairman, for the Seven Oaks Community Development District.

On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with all in favor, the Board approved to nominate Board Supervisor Jack Christensen, for Vice Chairman, for the Seven Oaks Community Development District.

On a Motion by Mr. Mendenhall, seconded by Mr. Christensen, with all in favor, the Board adopted Resolution 2023-02, Designating New Officers of the District, with Sean Grace as Chairman, Jack Christensen as Vice Chairman and Andy Mendenhall, Tom Graff, Jon Tomsu, Jayna Cooper and Matthew Huber as Assistant Secretaries, for the Seven Oaks Community Development District.

FIFTH ORDER OF BUSINESS

Staff & Landscape Reports

A. Steadfast and Sitex Presentations and Proposals

Mr. Hamilton and Mr. Smith presented their proposals to the Board. A lengthy discussion ensued. The Board asked Mr. Hamilton and Mr. Smith many questions.

Ms. Cooper presented the Solitude Lake Management Contract Renewal to the Board. The Board directed Ms. Steinerts to draft a CDD form of agreement with Solitude, addressing the insurance limits in the renewal contract.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

December 14, 2022 – Meeting Minutes

Page 3

On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with all in favor, the Board approved the Solitude Lake Management Contract Renewal, subject to Solitude's acceptance of District Counsel's agreement, for the Seven Oaks Community Development District.

B. Field Operations Update

Mr. Gentilella reviewed his report with the Board.

On a Motion by Mr. Mendenhall, seconded by Mr. Grace, with all in favor, the Board authorized Mr. Gentilella to move forward with natural fencing at the Laurels, for the Seven Oaks Community Development District.

On a Motion by Mr. Grace, seconded by Mr. Tomsu, with all in favor, the Board authorized Mr. Gentilella to replace the tank, with a Not to Exceed amount of \$22,000, for the Seven Oaks Community Development District.

On a Motion by Mr. Tomsu, seconded by Mr. Mendenhall, with all in favor, the Board approved authorized Mr. Gentilella to replace 3 playgrounds, with a Not to Exceed amount of \$300,000, for the Seven Oaks Community Development District.

The Board directed Ms. Cooper to collect 3 proposals for the Reserve Study.

1. Consideration of Welch Tennis Management Agreement

Ms. Cooper presented the Welch Tennis Management Agreement to the Board.

The Board directed Ms. Steinerts to draft an addendum to the ongoing maintenance agreement with Welch Tennis.

On a Motion by Mr. Mendenhall, seconded by Mr. Grace, with all in favor, the Board approved to accept the Contractors Agreement, with an Addendum and Insurance Certificate naming the District as additionally insured, for the Seven Oaks Community Development District.

C. Clubhouse Manager

Ms. DiMaggio reviewed her report with the Board.

Ms. DiMaggio opened a discussion on awning replacement with the Board. The Board directed Ms. DiMaggio to bring 3 suggestions for awning patterns/colors to the next meeting and designated Mr. Grace as the liaison.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

December 14, 2022 – Meeting Minutes

Page 4

Ms. DiMaggio presented Movie Theater Equipment Proposal to the Board.

On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, and Mr. Grace in favor, and Mr. Christensen opposed, the Board approved to authorize the purchase of the X4800 receiver and remote. Ms. DiMaggio will send a revised quote to Ms. Cooper for execution, for the Seven Oaks Community Development District.

The Board directed Ms. DiMaggio to contact the previous employee one more time to return tablecloths before taking further action.

Ms. DiMaggio opened a discussion regarding Credit Card Funds. A discussion ensued.

On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with all in favor, the Board approved to increase the limit on the Debit Card to \$5,000, for the Seven Oaks Community Development District.

D. District Counsel

Ms. Steinerts discussed the Phoenix Pool claim with the Board. The Board directed Ms. Cooper to invite Stephen Bagge to the January meeting (via conference call) and include "Discussion of Phoenix Pools Claim" as an agenda item.

E. District Engineer

Mr. Woodcock reviewed his report with the Board. He updated the Board that the pond maintenance walk is scheduled for December 28, 2022. He updated the Board on the new County Paving Assessment and passed out related handouts.

The Board directed Mr. Woodcock to gather proposals for street signs for the February meeting.

F. District Manager

Ms. Cooper informed the Board the next regular meeting will be held on Wednesday January 11, 2023 at 6:30 p.m. at the Seven Oaks Clubhouse.

1. Review of District Management Report

Ms. Cooper presented the District Management Report and the District Financials to the Board.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of the Board Supervisors' Meeting held on November 9, 2022 and O&M Enterprise Fund for October 2022 & O&M General Fund for October 2022

Ms. Cooper presented the Minutes of the Board of Supervisors' Meeting held November 9, 2022 and the O&M Enterprise Fund for October 2022 and the O&M General Fund for October 2022 to the Board to the Board.

On a Motion by Mr. Mendenhall, seconded by Mr. Christensen, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held November 9, 2022 and the O&M Enterprise Fund for October 2022 (\$2,562.53) and the O&M General Fund for October 2022 (\$436,308.77), for the Seven Oaks Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Cooper requested a motion from the Board to adjourn the meeting.

On a Motion by Mr. Tomsu, seconded by Mr. Mendenhall, with all in favor, the Board of Supervisors adjourned the meeting at 9:31 p.m. for Seven Oaks Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 7

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operations and Maintenance Expenditures

November 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$15,341.19**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Seven Oaks Enterprise Fund Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Coffee International, Inc	100020	39103	Beverages 11/22	\$ 481.35
FCS, Inc.	100176	592975	Recycling Waste 10/22	\$ 350.00
Florida Department of Revenue	100018	61-8012757892-0 10/22	Sales and Use Tax 10/22	\$ 909.95
KaTom Restaurant Supply, Inc.	100019	470653	Fryer CT Deep VNTLS Auto 2.75G 32AMP 11/22	\$ 12,883.22
Sysco Food Services West Coast Florida, Inc.	100017	437915474	Food/ Beverages/ Supplies 10/22	\$ 716.67
Report Total				<u>\$ 15,341.19</u>



Coffee International, Inc

PO. Box 12206
Brooksville FL 34603-0923
Ph: 352.7992644
customerservice@coffeeint.com

Invoice

Date	Invoice #
11/18/2022	39103

Bill To
Seven Oaks CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Ship To
Seven Oaks Club House 2910 Sports Core Circle Wesley Chapel, FL 33544 Attn: Theresa Flores (813) 907-7987 Ext:4

P.O. No.	Terms	Ship Via	Requested by
	Net 30		Teresa

Qty	Item	Description	Rate	U/M	Amount
2	900188	STRAWBERRY BANANA Torani Real Fruit Smoothies Mix 64oz	92.10	CS-6	184.20
2	900102	MANGO Torani Real Fruit Smoothie Mix 6pk/64oz	92.10	CS-6	184.20
1	900218	PINA COLADA Torani Real Fruit Smoothies Mix 64oz	92.10	CS-6	92.10
2	701008		6.95	BTL	13.90
1	372558	PEACH INNOVATIONS 750ml Da Vinci Syrup. - Plastic SF.PEACH Torani 750ml	6.95	BTL	6.95

Theresa Dimaggio
57200-4724
RECEIVED
11/22/2022

check _____ Cash _____ Credit Card _____ Charge: ☒

Received By: _____

Signature: _____

Subtotal \$481.35

Sales Tax (7.0%) \$0.00

Total \$481.35

Payments/Credits \$0.00

Balance Due \$481.35



INVOICE # 592975

592975

Recycling GT Waste & Yellow Oil

PERMIT # PCH0111-7/31/2023 LIC # CFC1429860
PAS-0495

592975

REMIT TO:

3813 126th Avenue N.
Clearwater, FL 33762
(727) 576-1111 24 Hr Emg.

ACCOUNT #

3663

NAME
ADDRESS
CITY
STATE

Seven Oaks CDD
3434 Colwell Ave. Ste 200
Tampa FL 33614

PO#		WO#		PHONE NUMBER (813) 907-7987		CK. #		CREDIT CARD		C.O.D.		NET 10 X							
PUMPINGS		JETTINGS		CAR WASH		TRAPS		INTERCEPTORS		LIFTSTATION		DRAINFIELD		SEPTIC		OB		PAY THIS AMOUNT	
4		0		0		0		1		0		0		0		0		\$350.00	

COMMENTS Baffle intact and unobstructed [] NA [✓] Yes [] Needs Repair
Cover secure & in good condition [✓] Yes [] Needs Repair
Inlet/outlet pipes intact and in place [✓] Yes [] Needs Repair
Walls & bottom in good condition [✓] Yes [] Needs Repair

TOTAL \$350.00

Interceptor T-1 Grease Cap: 1 Est. Inch, Bottom Solids: 1 Est. Inch, Total Depth: 48
Condition: T-2 Grease Cap: Est. Inch, Bottom Solids: Est. Inch Total Depth:
T-3 Grease Cap: Est. Inch, Bottom Solids: Est. Inch Total Depth:
T-4 Grease Cap: Est. Inch, Bottom Solids: Est. Inch Total Depth:
T-5 Grease Cap: Est. Inch, Bottom Solids: Est. Inch Total Depth:

Time In 1130 AM/PM Out 1159 AM/PM

DRIVER: **DECAL #** **TAG#** **Volume Pumped (1250)**
Int Under Mulch On Left Side Of Cafe Door ***CAFE*** D-48" 1250-G

SERVICE ADDRESS- 2910 Sports Core Circle, Wesley Chapel FL

Jan April July Oct
Pumped 19JH 21JH

Grease trap
57200-4647

RECEIVED
11/01/2022

Leave GREEN Copy

RT# 39 Lutz-DC MC-Seph
Customer Signature:

Theresa Dimaio
T. McDonald

Date: 11/25/22

Print Customer Name:

Driver Signature:

Date: 10-25-22

CERTIFICATION: I certify that the above information is true and accurate. I further certify that said device was completely pumped and cleaned, and no materials were pumped back into the device or the Jurisdiction Utilities wastewater collection system. I understand that falsification of this information is a violation of the Jurisdiction Utilities Ordinances and I may be subject to enforcement action in accordance with the provisions set forth therein (PCCS #126-613).

ACCEPTANCE OF WORK PERFORMED. I find the service and materials rendered and installed in connection with the above work mentioned, to have been completed in a satisfactory manner. I agree that the amount set forth on this contract in the space labeled "TOTAL" to be the total and complete charge. I agree to pay reasonable attorney's fees and court costs in the event of legal action.

Discharge Approval: On this date 10/25/22 and time 1130pm, the waste listed in this manifest were approved for discharge, and were disposed by the hauler at the following permitted treatment facility: Dept

Operator Signature: Justin Kapo Disposal Manifest # 137792

Comments:

UNIFIED MANIFEST • Retain this form at least 3 years in your files.

T

OCT 2022

HD/PM DATE:

New Location Address:

New Mailing Address:

Amount Due From Line 9
On Reverse Side

0500 0 20221031 0001003043 3 4000001275 7892 1

	DOLLARS										CENTS	
1. Gross Sales (Do not include tax)					1	2	9	9	9	.	2	9
2. Exempt Sales (Include these in Gross Sales, Line 1)										.		
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)					1	2	9	9	9	.	2	9
4. Total Tax Due (Include Discretionary Sales Surtax from Line 3)							9	0	9	.	9	5
5. Less Lawful Deductions										.		
6. Less DOR Credit Memo										.		
7. Net Tax Due							9	0	9	.	9	5
8. Less Collection Allowance or Plus Penalty and Interest										.		
9. Amount Due With Return (Enter this amount on front)							9	0	9	.	9	5

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer *Bur LRP* Date *11/18/21* Telephone # *813-933-5571 x9788*
 Signature of Preparer *Bur LRP* Date *11/18/21* Telephone # *813-933-5571 x9788*

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX ☐☐☐☐☐☐☐☐☐☐
 B. Total Discretionary Sales Surtax Due ☐☐☐☐☐☐☐☐☐☐

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

ProForma Invoice

Document Number: 470653

Page: 1

KaTom Restaurant Supply, Inc.
305 Katom Dr.
KODAK, TN 37764

Document Date: 11/21/2022	Due Date 11/21/2022	Ship Date 11/21/2022
Customer ID 1012990	Contact	SalesPerson Amity Brown
Cust. Phone (813) 907-7987	Cust. Fax	
clubhousemanager@sevenoakscdd.com		

Sell
To: SEVEN OAKS CDD
3434 Colwell Ave
SUITE 200
TAMPA, FL 33614
USA

Ship
To: Seven Oaks Clubhouse
Theresa DiMaggio
2910 Sports Core Circle
Wesley Chapel, FL 33544
USA

Terms CREDIT CARD	Ext Doc No.	Your Reference	Ship Via	Loc Code KODAK	Loc Phone	Loc Fax
----------------------	-------------	----------------	----------	-------------------	-----------	---------

<u>Blueprint No.</u>	<u>Number</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Price</u>
	661-PFA7200	Must Ship LTL Free Shipping to Customer Pricing good for 5 days FRYER CT DEEP VNTLS AUTO 2.75G 32AMP	1	EA	12,883.22	12,883.22

Theresa DiMaggio
57200 - 6442

** Please overnight payment
Please put Doc. # on check
Please take picture of check &
email it to clubhousemanager@Sevenoakscdd.com
Thankyou!*

RECEIVED
11/21/2022

Website:	katom.com	Phone:	(800) 541-8683	Fax:	(800) 821-9130
					Subtotal: 12,883.22
					S, H, & I: 0.00
					Total Sales Tax: 0
					Total: 12883.22



SEVEN OAKS
2910 SPORTS CORE CIR
WESLEY CHAPEL FL 33544-8764



813-907-7987

SEVEN OAKS CDD
3434 COLWELL AVE #200
TAMPA FL 33614 -8390

SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

CUSTOMER'S ORIGINAL INVOICE IDENTIFICATION PROPERTY OF SYSCO

DELV. DATE	CUSTOMER	INVOICE NUMBER	PAGE
10/20/22	776492	437915474	5 1
TRUCK STOP	0 / 002		
ROUTE	PURCHASE ORDER		
4155	TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE		
	Rolling 4 week		
	MANIFEST# 1063074 NORMAL DELIVERY		
	MA: TVXQG JOSEPH CICERO		

DRIVER:

QTY	PACK	SIZE	ITEM DESCRIPTION	ITEM CODE	UNIT PRICE	UNIT TAX AMOUNT	EXTENDED PRICE	TAX	P	INVOICE ADJUSTMENTS CODE	QTY
			HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY								
			*** POULTRY ***								
F 4	CS	25 LB	BRKBUSH CHICKEN TENDER GOLD N SPICE FC 5469	3551413	49.55		198.20				
F 1	CS	25 LB	TYSON CHICKEN BNLS WING BRD FC 10026700928	9906116	55.19		55.19				
			GROUP TOTAL****				253.39				
			*** FROZEN ***								
F 1	CS	375.31 OZ	SUPRPTZ PRETZEL SOFT BAKED BITE 3085	1570878	30.19		30.19				
F 1	CS	600 EACH	FUNLCAK CAKE FUNNEL FRIES 4530	6977005	69.19		69.19				
F 3	CS	65 LB	SYS REL POTATO FRY 3/8 SYR00960	8897878	37.69		113.07				
			GROUP TOTAL****				212.45				
			*** PAPER & DISPOSABLES ***								
D 1	CS	80400 CTS	SYS CLS TOILET TWPD 4X3.7 2461200-SYS	7136176	54.75		54.75				
			GROUP TOTAL****				54.75				
			*** DISPENSER BEVERAGE ***								
F 2	CS	1232 OZ	ISLDOAS DRINK MIX ICE CREAM FRZN 20513916	1954734	93.89		187.78				
			GROUP TOTAL****				187.78				
			MISC CHARGES CHGS FOR FUEL SURCHARGE				8.30		*		
			ORDER SUMMARY : 2246613								
			Food - 57200-4664				465.84				
			Beverage 57200-4724				187.78				
			Fuel 57200-4613				8.30				
			Club Supplies 57200-4619				54.75				

CASES	SPLIT	TOT. PCS	CUBE	GROSS WT.	OPEN: 8:00 AM	CLOSE: 3:00 PM	REMIT TO	SUB TOTAL	TAX TOTAL	INVOICE TOTAL
13		13	12.6	252			SYSCO WEST COAST FLORIDA, INC. 3000 69TH STREET EAST PALMETTO, FL 34221	716.67		
13		13	12.6	252						
DRIVER'S SIGN	NO. PCS DELVD.	CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN	NO. PCS REC.							
		X Theresa D. Mag...								
IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED. FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY, OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS, IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.							PAYABLE ON OR BEFORE			
							11/18/22			
								LAST PAGE		

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

Tab 8

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operations and Maintenance Expenditures October 2022 For Board Approval

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

The total items being presented: **\$251,460.09**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A Bio Decon, LLC	100167	63	Biohazard Documentation 11/22	\$ 700.00
Andrew P Mendenhall	100159	AM110922	Board of Supervisors 11/09/2022	\$ 200.00
Broadcast Music, Inc.	100168	45230503	Annual Music License Fee Acct #2895669 11/22	\$ 385.00
Bryan J Hoag	100189	121022	Breakfast with Santa & Easter Egg Hunt 12/22	\$ 300.00
Charter Communications	100160	1.67115E+14	Bundled Cable Services Clubhouse 11/22	\$ 507.41
Cintas Corporation	100140	1903351129	Vinyl Gloves Acct # 70271 09/22	\$ 50.00
Cintas Corporation	100169	1903424682	Vinyl Gloves Acct # 70271 10/22	\$ 150.00
Cintas Corporation	100169	4134964798	Logo Items 10/22	\$ 329.45
Cintas Corporation	100169	4136340045	Logo Items 11/22	\$ 329.45
Classic Reflections Carriages, LLC	100148	1785	Seigh Rides 10/22	\$ 1,000.00
Complete IT Corp	100170	9750	Brivo Tier Monthly Reader and Data Plan 11/22	\$ 175.50
Conley's Drinking Fountains LLC	100171	3497	Removal & Install with Bottle Filler 10/22	\$ 2,495.00
Cooper Pools Inc.	100141	6034	Fountain Service 10/22	\$ 350.00
Cooper Pools Inc.	100172	6086	Monthly Commercial Pool Service 11/22	\$ 6,233.00
Cooper Pools Inc.	100172	6087	Fountain Service 11/22	\$ 350.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dymond Heating & Cooling, Inc.	100190	100000552	Commercial Maintenance Agreement 09/2022 - 09/2023	\$ 1,900.00
Edge Information Management, Inc.	100173	204001	SSN/W2/Criminal Verification & Drug Screening 10/22	\$ 65.99
Ewing Irrigation Products Inc.	100174	18198040	Irrigation Supplies 11/22	\$ 296.87
Expert Security Professionals, LLC	100175	12361	Test Wires for Tennis Court 10/22	\$ 660.00
Expert Security Professionals, LLC	100175	12371	Camera Install 10/22	\$ 2,606.00
Extreme Concrete Cleaning, Inc.	100149	6520	Pressure Washing Services 09/22	\$ 26,000.00
Florida Department of Economic Opportunity	100142	86628	Special District Fee FY 2022/2023	\$ 175.00
Foliage Design Systems	100177	11CF5993	Clubhouse Plant Maintenance 10/22	\$ 125.00
Forsite	100161	124670	Sign 10/22	\$ 1,533.00
Fountain Design Group, Inc.	100178	28467A	Quarterly Cleaning Lake Fountain 11/22	\$ 425.00
Joe's Tree Service & Landscaping, Inc.	100158	102422	Grind Stumps 10//22	\$ 3,350.00
Joe's Tree Service & Landscaping, Inc.	100179	111422B	Tree Removal and Trimming 11/22	\$ 4,000.00
Joe's Tree Service & Landscaping, Inc.	100179	111822A	Tree Removals 11/22	\$ 20,500.00
John Christensen	100162	JC110922	Board of Supervisors 11/09/2022	\$ 200.00
Johnson Controls Security Solutions	100180	38085187	Quarterly Security Service 12/01/22- 02/28/23	\$ 845.79

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Juniper Landscaping of Florida, LLC	100150	180862	Monthly Grounds Maintenance 10/22	\$ 59,700.00
Juniper Landscaping of Florida, LLC	100150	182170	OTC Injection 10/22	\$ 535.60
Juniper Landscaping of Florida, LLC	100181	181035 Seven Oaks	Plant & Mulch Installation 09/22	\$ 16,737.50
Juniper Landscaping of Florida, LLC	100181	183206	Fertilizer 10/22	\$ 14,067.00
Juniper Landscaping of Florida, LLC	100181	183977	Pest Control 10/22	\$ 857.99
Juniper Landscaping of Florida, LLC	100181	185433	Fertilizer 10/22	\$ 605.64
Lauren O'Donnell	100163	LO110922	Board of Supervisors 11/09/2022	\$ 200.00
LLS Tax Solutions, Inc.	100182	2821	Arbitrage Rebate Calculation Series 2016 A1/A2 09/22	\$ 500.00
LLS Tax Solutions, Inc.	100182	2822	Arbitrage Rebate Calculation Series 2016 B1/B2	\$ 500.00
Mark Barrios	100153	1	Live Music 12/22	\$ 400.00
My Tampa IT	100183	17-4821	Monthly Computer Maintenance & Repairs 11/22	\$ 300.00
Pasco County Board of County Commissioners	100157	22153834	Solid Waste Assessment 25-26-19-0000-00100-0050 FY22/23	\$ 8,501.62
Pasco County Utilities	100184	Pasco Water Summary 11/22 730	Pasco Water Summary 11/22	\$ 3,999.20
Pasco Sheriff's Office	100185	I-9/30/2022-07829	Clubhouse Security 10/22	\$ 225.00
Premier Brick Pavers, Inc	100151	10186	Remaining Balance 08/22	\$ 7,150.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Professional Green Cleaners, LLC	100186	25300	Restroom Floor Scrub 10/22	\$ 470.00
Rizzetta & Company, Inc.	100143	INV0000072641	District Management Fees 11/22	\$ 7,424.58
Rizzetta & Company, Inc.	100164	INV0000071952	Assessment Roll Preparation FY 22/23	\$ 5,250.00
Robert R. Elkin	100191	121022930LB	Santa Larry Beeman 12/22	\$ 425.00
Sean Grace	100165	SG110922	Board of Supervisors 11/09/2022	\$ 200.00
Straley Robin Vericker	100187	22287	General Legal Services 10/22	\$ 10,495.00
Theresa Dimaggio	100155	Dimaggio 11/08/2022	Reimbursement for Clubhouse Cash Register 11/22	\$ 200.00
Thomas Graff	100166	TG110922	Board of Supervisors 11/09/2022	\$ 200.00
Verizon Wireless	100145	9918445295	Summary For 7987, 1688, 9101 10/22	\$ 48.72
Waller & Scharber, P.A.	100188	1147485584	Parcel S19 Rezoning 11/22	\$ 6,850.00
Waste Connections of Florida	100146	1272480W426	2910 Sports Core Circle 10/22	\$ 634.58
Welch Tennis Courts, Inc.	100144	68629	Tyraps 10/22	\$ 89.25
Withlacoochee River Electric Cooperative, Inc.	100147	Electric Summary 10/22 730	Electric Summary 10/22	<u>\$ 28,655.95</u>
Report Total				<u>\$ 251,460.09</u>

A Bio Decon

Manifest

Bill To: Seven Oaks Clubhouse
clubhousemanager@sevenoakscdd.com
3434 Colwell Ave #200
Tampa, FL, 33614-1615
(813) 907-7987


Invoice No: 63
Date: 11/03/2022
Terms: NET 0
Due Date: 11/03/2022

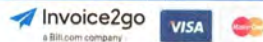
Description	Amount
Biohazard decontamination	\$700.00

Payment Details

3.5% cc fee on all card transactions.

Subtotal	\$700.00
Total	\$700.00
PAID	\$0.00

 Pay Now



Notes

The services were performed and totally satisfied with service.
All sales final.

Theresa DiMaggio

57200-4647

District will
Be Reimbursed

* Please pay next week
Thanks!

RECEIVED
11/09/2022

Seven Oaks CDD

Meeting Date: November 9, 2022

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Andrew Mendenhall	<input checked="" type="checkbox"/>
Sean Grace	<input checked="" type="checkbox"/>
Lauren O'Donnell	<input checked="" type="checkbox"/>
Jack Christensen	<input checked="" type="checkbox"/>
Tom Graff	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 pm
Meeting End Time:	8:21 pm
Total Meeting Time:	1 hr 51 mins

Time Over ____ (3) Hours:	<input checked="" type="checkbox"/>
---------------------------	-------------------------------------

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	0.625
Mileage to Charge	\$0.00

DM Signature: Jayma Cooper



10 Music Square East
Nashville, TN 37203-4399

Tiffany Judd
Seven Oaks Community Dev. District
5844 Old Pasco Rd Ste 100
2910 Sports Core Circle
Wesley Chapel, FL 33544-4010

018816



Invoice & Remittance Advice	
Account Number:	2895669
Billing Number:	45230503
Billing Date:	02-NOV-2022
Total Amount Due:	USD 385.00
Amount Enclosed:	

Pay Online: www.bmi.com/paynow

BMI
PO Box 630893
Cincinnati OH 45263-0893

Contact us: (800) 925-8451
www.bmi.com/licensingcommunity



02895669452305030000003850019

Please return the above portion with your payment
Correspondence written on this notice or sent to this address will not be recognized by BMI

Billing Number	Beginning Balance	Billed and Adjusted	Payments	Ending Balance
45230503	\$(6.00)	\$391.00	\$0.00	\$385.00

Date	Type	Transaction #	Description	Amount Due (in USD)
Account# 2895669				
Seven Oaks Community Dev. District				
7 Oaks Community Club House 2910 Sports Core Circle Wesley Chapel FL 33544				
01-NOV-2022	INV	10805216	Estimated Fee 11/01/2022 - 10/31/2023	\$391.00

Your annual fee is \$ 391.00

If you are billed quarterly or semi-annually and your payment is 90 days past due, the unpaid balance of your Annual Fee is now due in full.

To make a payment or to manage your account, visit www.bmi.com/licensingcommunity.

Connect with additional savings for your business at: www.bmi.com/fedex.

* Please pay by end of November
57200-4785
music license
Theresa Dimagi

RECEIVED
11/10/2022

Bryan J Hoag
1038 Cardonna St
Tampa, FL 33619
813-766-1656
renfestphoenix@yahoo.com
<http://www.royaltinsmith.iwarp.com>

Billed to:
Seven Oaks CDD
3434 Coldwell Ave, Suite 200
Tampa, FL 33614

Events: Community Seven Oaks Breakfast with Santa, 12/10/2022 9:30 AM – 12:30 PM
Community Seven Oaks Easter Egg Hunt, 04/08/2023 10 AM – 1: PM

INVOICE

Base materials (Colored foil)	\$100.00 (Due 4 weeks in Advance)
Event Insurance (Insurance covers Both Dates)	\$133.00 (Due 4 weeks in Advance)
Local Tinsmithing Service Hourly plus Fees:	\$300.00 (\$50 per hour * 6 hours due at completion of each event as payments of \$150 per event)

Total: \$533.00

Total Due 1 month in Advance of First Event \$233.00 (By 11/10/2022)

RECEIVED
10/06/2022

Brian K Muanda
57400-4775

Please mail out the \$233.00
deposit A.S.A.P.

To the address above.

Please send remaining balance
to the address above.



SEVEN OAKS CDD
2910 SPORTS CORE CIR
ZEPHYRHILLS, FL 33544-8764

Invoice Number: 167115201110722
Account Number: 167115201
Invoice Date: 11/07/22
Due Date: 12/07/22
Security Code:

RECEIVED
NOV 14 2022

Summary

Services from 11/10/2022 through 12/09/2022
details on following pages

Previous Statement Balance	\$1,008.61
Payments	\$-501.20
10/07/2022	\$-501.20
Previous Statement Balance Subtotal	\$507.41
Adjustments	\$0.00
Prorated Charges	\$0.00
Recurring Charges	\$478.98
One Time Charges	\$0.00
Taxes, Fees & Surcharges	\$28.43
Current Charges Subtotal	\$507.41
BALANCE DUE	\$1,014.82

HOW TO CONTACT US

For Sales, Support, or Billing questions, please contact us at:
1-888-812-2591

PAYMENT OPTIONS

Checks:

Charter Communications
Box 223085
Pittsburgh PA 15251-2085

ACH/Wire Transfers:

Bank Name: Mellon Bank
ABA Number: 043000261
Account Name: Charter Communications
Account Number: 0001215564
Email remit information to:
DL-CASHMGMT-FL@CHARTER.COM

Credit Cards:

<http://enterprise.spectrum.com/billpay>

To set up an automatic recurring credit card payment:
Call 1-888-812-2591

Thank you for choosing Spectrum Enterprise. We value you as our client and appreciate your prompt payment.

Note: Payments made after 10/28/2022 may not be reflected in the Payments section of this statement. They will appear on the following month's statement.

Please detach and enclose this coupon with your payment.



1900 BLUE CREST LN
SAN ANTONIO, TX 78247

6810 0225 NO RP 07 11072022 NNNNNNNY 01 006699 0014

SEVEN OAKS CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



ACCOUNT NUMBER 167115201

DUE DATE	12/07/22
PREVIOUS BALANCE SUBTOTAL	\$507.41
CURRENT CHARGES SUBTOTAL	\$507.41
BALANCE DUE	\$1,014.82

AMOUNT PAID

\$

CHARTER COMMUNICATIONS
BOX 223085
PITTSBURGH, PA 15251-2085



0701500100116711520188000101482

Page 2 of 2
Invoice Number:
Account Number:
Invoice Date:
Due Date:
Security Code:

SEVEN OAKS CDD
167115201110722
167115201
11/07/22
12/07/22
355854

Spectrum
ENTERPRISE

Contact Us at
1-888-812-2591

6810 0225 NO RP 07 11072022 NNNNNNNY 01 006899 0014

Charge Details

Previous Statement Balance	\$1,008.61
Payments	\$-501.20
10/07/2022	\$-501.20
Previous Statement Balance Subtotal	\$507.41
Adjustments	\$0.00
Prorated Charges	\$0.00
Recurring Charges	\$478.98
Basic TV	\$0.00
Standard TV	\$0.00
Digital Video	\$0.00
Spectrum Receiver 2 @ \$9.99	\$19.98
Basic TV	\$15.00
Spectrum Receiver 2 @ \$9.50	\$19.00
Spectrum Business Internet	\$150.00
Modem	\$4.00
Hosted Voice Polycom VVX 301 - Rental 4 @ \$5.00	\$20.00
Enterprise Hosted Voice Premium Feature Pack 4 @ \$35.00	\$140.00
Spectrum Business Voice 3 @ \$37.00	\$111.00
One Time Charges	\$0.00
Taxes, Fees & Surcharges	\$28.43
Broadcast TV Surcharge	\$14.50
Regulatory Cost Recovery Fee	\$2.38
Federal Universal Service Fund	\$9.55
E911 Surcharge	\$1.60
Telephone Relay Surcharge	\$0.40
Current Charges Subtotal	\$507.41
BALANCE DUE	\$1,014.82

Billing Information

Late Fee: You may be assessed a late fee for any amounts which are not paid when due. The late fee shall be the lesser of one and one-half percent (1.5%) per month or the highest rate chargeable by law.

Taxes and Fees: Effective October 1, 2022 the Federal Universal Service Fund decreased to 28.9%

The following taxes, fees and surcharges are included in the price of the applicable services: Federal USF \$6.14, Florida State CST \$4.88, Florida CST \$2.50, Florida Local CST \$2.42, E911 Fee \$0.40, Sales Tax \$0.10, TRS Surcharge \$0.10

Spectrum Voice Provider - Spectrum Advanced Services, LLC





REMIT PAYMENT TO:
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 813-626-8852
PAYMENT INQUIRY 813-644-8365

INVOICE

SHIP TO: SEVEN OAKS COMMUNITY
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

INVOICE # 1903351129
INVOICE DATE 09/23/2022
SERVICE TICKET # 9193540201

BILL TO: SEVEN OAKS CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

SOLD TO # 13471172
PAYER # 13496923
PAYMENT TERMS NET 10 EOM
SORT # 00740070271
CINTAS ROUTE 79 / DAY 4 / STOP 014

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	310220010	GLOVE/SD ELT VNYL/100CT/CLR-00L	D		10	5.000	50.00	N
		SUBTOTAL					50.00	
		SUBTOTAL					50.00	
		TAX					0.00	
		TOTAL USD					50.00	

57200-4704
Theresa D. Magg

RECEIVED
09/27/2022



REMIT PAYMENT TO:
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 813-626-8852
PAYMENT INQUIRY 813-644-8365

INVOICE

SHIP TO: SEVEN OAKS COMMUNITY
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

INVOICE # 1903424682
INVOICE DATE 10/21/2022
SERVICE TICKET # 9197199562

BILL TO: SEVEN OAKS CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

SOLD TO # 13471172
PAYER # 13496923
PAYMENT TERMS NET 10 EOM
SORT # 00740070271
CINTAS ROUTE 79 / DAY 4 / STOP 014

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	310220010	GLOVE/SD ELT VNYL/100CT/CLR-00M	D		20	5.000	100.00	N
	310220010	GLOVE/SD ELT VNYL/100CT/CLR-00L	D		10	5.000	50.00	N
		SUBTOTAL					150.00	
		SUBTOTAL					150.00	
		TAX					0.00	
		TOTAL USD					150.00	

Cleaning
Theresa Dimaggio

~~57200-4704~~
~~150.00~~

INVOICE

SHIP TO: SEVEN OAKS COMMUNITY
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

BILL TO: SEVEN OAKS CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

INVOICE # 4134964798
INVOICE DATE 10/20/2022
SOLD TO # 13471172
PAYER # 13496923
PAYMENT TERMS NET 10 EOM
SORT # 00740070271
CINTAS ROUTE 79 / DAY 4 / STOP 01

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2700	TERRY TOWEL - WHITE-	02	F	360	0.340	122.40	N
	X2700	TERRY TOWEL - WHITE-	L 02	F	29	1.231	35.70	N
	X7000	20"MICROFIBER HOP BL-	02	F	30	1.741	52.23	N
	X84301	3X5 LOGO MAT D0740 3X5 7 OAKS 'A'	02	F	1	15.339	15.34	N
	X84301	3X5 LOGO MAT D0741 3X5 7 OAKS 'A'	02	F	1	15.339	15.34	N
	X84301	3X5 LOGO MAT D0742 3X5 7 OAKS 'A'	02	F	1	15.339	15.34	N
	X84301	3X5 LOGO MAT D0743 3X5 7 OAKS 'B'	02	F	1	15.339	15.34	N
	X84301	3X5 LOGO MAT D0744 3X5 7 OAKS 'B'	02	F	1	15.339	15.34	N
	X84301	3X5 LOGO MAT D0745 3X5 7 OAKS 'B'	02	F	1	15.339	15.34	N
	X84401	4X6 LOGO MAT D0746 4X6 7 OAKS	02	F	1	17.609	17.61	N
		SUBTOTAL					319.98	
		SERVICE CHARGE					9.47	N
		SUBTOTAL					329.45	
		TAX					(0.00)	
		TOTAL USD					329.45	

Theresa Dimaggio
57200-4704

TOTAL ADJUST. _____
TAX ADJUST. _____
NET TOTAL _____

CUSTOMER TOTAL CURRENT: 329.45 PAST DUE: 708.90 30 DAYS: 0.00 60 DAYS: 0.00 90+ DAYS: 0.00

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0074 / 7101 PARK EAST BLVD. / TAMPA, FL 33610
Page 1 of 1



REMIT PAYMENT TO:
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING
CINTAS FAX #
PAYMENT INQUIRY

833-290-0514
813-626-8852
813-644-8365

INVOICE

SHIP TO: SEVEN OAKS COMMUNITY
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

BILL TO: SEVEN OAKS CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

INVOICE # 4136340045
INVOICE DATE 11/03/2022
SOLD TO # 13471172
PAYER # 13496923
PAYMENT TERMS NET 10 EOM
SORT # 00740070271
CINTAS ROUTE 79 / DAY 4 / STOP 01

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2700	TERRY TOWEL - WHITE-	02	F	360	0.340	122.40	N
	X2700	TERRY TOWEL - WHITE-	L 02	F	29	1.231	35.70	N
	X7000	20"MICROFIBER ROP BL-	02	F	30	1.741	52.23	N
	X84301	3X5 LOGO MAT D0740 3X5 7 OAKS 'A'	02	F	1	15.339	15.34	N
	X84301	3X5 LOGO MAT D0741 3X5 7 OAKS 'A'	02	F	1	15.339	15.34	N
	X84301	3X5 LOGO MAT D0742 3X5 7 OAKS 'A'	02	F	1	15.339	15.34	N
	X84301	3X5 LOGO MAT D0743 3X5 7 OAKS 'B'	02	F	1	15.339	15.34	N
	X84301	3X5 LOGO MAT D0744 3X5 7 OAKS 'B'	02	F	1	15.339	15.34	N
	X84301	3X5 LOGO MAT D0745 3X5 7 OAKS 'B'	02	F	1	15.339	15.34	N
	X84401	4X6 LOGO MAT D0746 4X6 7 OAKS	02	F	1	17.609	17.61	N
SUBTOTAL							319.98	
SERVICE CHARGE							9.47	N
SUBTOTAL							329.45	
TAX							(0.00)	
TOTAL USD							329.45	

Theresa Dimaggio
57200-4704

RECEIVED
11/10/2022

TOTAL ADJUST.

TAX ADJUST.

NET TOTAL

CUSTOMER TOTAL CURRENT: 479.45 PAST DUE: 50.00 30 DAYS: 0.00 60 DAYS: 0.00 90+ DAYS: 0.00

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0074 / 7101 PARK EAST BLVD. / TAMPA, FL 33610



INVOICE

Classic Reflections Carriages

S. Amber Ballinger
25454 Papillon Trail, Brooksville, FL 34601, UNITED STATES
Tax ID: 47-1560791
amber@classicreflections-carriages.com; Website:
www.classicreflections-carriages.com

Invoice No#: 1785
Invoice Date: Oct 26, 2022
Due Date: Oct 26, 2022



\$1,000.00
AMOUNT DUE

BILL TO

Seven Oaks Clubhouse
Theresa DiMaggio
3434 Colwell Ave., Suite 200, Tampa, FL 33614, UNITED STATES
clubhousemanager@sevenoakscdd.com

SHIP TO

Seven Oaks Clubhouse
2910 Sports Core Cir, Wesley Chapel, FL, UNITED STATES

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Sleigh Rides Holiday wagon rides with a 6-8 passenger horse drawn sleigh decorated with holiday decorations. Staffed by a coachman and footman in holiday attire. Sleight will be pulled by a 2 horse team. Event Date: 12/17/22 Location: 2910 Sports Core Cir, Wesley Chapel, FL 33544 Start Time: 6:30pm End Time: 9:30pm	1	\$1,000.00	\$1,000.00
Subtotal				\$1,000.00
Shipping				\$0.00
TOTAL				\$1,000.00 USD

NOTES TO CUSTOMER

Thank you for choosing us to be part of your Event!
This invoice is a contract. Any payment towards this invoice will be considered acceptance of the agreement. This quote is good for 7 days. If no payment has been made on the invoice after 7 days the date will be released and the invoice canceled. Balance is due one week before the event. Contract cancellations must be in writing 30 days prior to event. Our horse drawn vehicles have the ability to run rain or shine. Any last minute cancellations must be made a minimum of 72 hours in advance or you will be charged the full amount of your reserved service date unless other arrangements are made.

TERMS AND CONDITIONS

Under Florida law, an equine activity sponsor or equine professional is not liable for an injury to, or the death of, a participant in equine activities resulting from the inherent risks of equine activities.

Brian K Miranda
57400-4775

Please make \$1000.00 check to vendor
above A.S.A.P.

Thank You
Brian Miranda

RECEIVED
10/27/2022

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Seven Oaks CDD
3434 Colwell Ave #200
Tampa, FL 33614

Invoice # 9750
Invoice Date 11-11-22
Balance Due \$175.50

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 2 Reader Monthly Data Plan (3-12 readers)	- Brivo Onair Tier 2 Reader Monthly Data Plan (For each reader from 3-12 on the account) Applies to ACS6000, ACS300 and Mercury - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$11.00	8.0	\$88.00
1000 Brivo Onair Mobile Passes	1000 Brivo Onair Mobile Passes for a single Account, monthly subscription	\$62.50	1.0	\$62.50
100 Brivo Onair Mobile Passes	100 Expansion Brivo Onair Mobile Passes for a single Account, monthly subscription	\$25.00	1.0	\$25.00

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11/11/2022

Subtotal \$175.50
Tax \$0.00
Invoice Total \$175.50
Payments \$0.00
Credits \$0.00
Balance Due \$175.50



Conley's Drinking Fountains LLC

6783 31ST AVE N
ST. PETERSBURG, FL 33710

813-988-7375

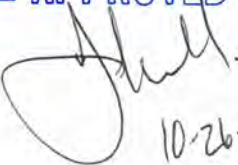
conleysdrinkingfountains@gmail.com

Invoice

Date	Invoice #
10/25/2022	3497

Bill To
Seven Oaks CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Halsey Taylor outdoor free Standing Water cooler HOF14A-Q. Removal and installation of new fountain. Install goose neck filler with filter. New drain line run from fountain to ground. GFI outlet needs to be replaced defective. Completed 10/25/22 <div><input checked="" type="checkbox"/> APPROVED  10-26-22 CODE: 4647</div>	2,495.00	2,495.00
		Total	\$2,495.00



Cooper Pools

844-766-5256

Cooper Pools Inc CPC1459240

1723 Montgomery Bell Rd
Wesley Chapel, FL 33543
+1 8447665256
cooperpoolsinc@yahoo.com
www.CooperPoolsInc.com

INVOICE

BILL TO
Seven Oaks Fountain
Seven Oaks CDD
3434 Colwell Ave Ste 200
Tampa, FL 33614

INVOICE 6034
DATE 10/01/2022
TERMS Net 30
DUE DATE 10/31/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Service			
	Fountain Service October	1	350.00	350.00
SUBTOTAL				350.00
TAX				0.00
TOTAL				350.00
BALANCE DUE				\$350.00

☒ **APPROVED**

Handwritten signature
10-3-22

CODE: 4643



Dymond AC

Seven Oaks CDD
3434 Colwell Ave, #200
Tampa, FL 33614

(813) 907-7987
ClubhouseManager@sevenoakscdd.com

INVOICE	#100000552
SERVICE DATE	Nov 03, 2022
INVOICE DATE	Nov 03, 2022
DUE	Upon receipt
AMOUNT DUE	\$1,900.00

SERVICE ADDRESS

2910 Sports Core Cir
Wesley Chapel, FL 33544

CONTACT US

21021 4th Street
Land O' Lakes, FL 34638

(813) 758-1099
dymondac@gmail.com

Service completed by: Tyson Gillott, Allan
Dymond

INVOICE

Services	qty	unit price	amount
----------	-----	------------	--------

Commercial Maintenance Agreement- September 2022 to September 2023	1.0	\$2,000.00	\$2,000.00
--	-----	------------	------------

Work to be performed: A maintenance inspection on the noted heated and cooling equipment will be thoroughly checked over, tuned and cleaned to good working order. Our goal is to get the maximum performance and longevity out of the A/C equipment. Please note there may be some additional costs incurred during these maintenances, like wearable parts and deep cleanings.

Total: \$2,000

Equipment to be covered: (10) split systems

Discount on one system that was installed 03/2022 of \$100

New total: \$1900

Priority service.

RECEIVED
11/10/2022

Service within 24 hours guaranteed.

Service charges will apply for all outside of maintenance visits, afterhours and weekends there will be a service charge (\$90.00)

2 maintenances per year:

-1 Heavy Maintenance: drain lines cleaned, lite coiling cleanings on all units, thorough unit inspections, check Freon levels and make sure all a/c components are running to spec.

-1 Lite Maintenance: Drain lines cleaned check Freon levels and make sure all a/c components are running to spec.

- Check filter switch
 - Check condensate Pan and Drain
 - Ensure Impellers are free of debris and moving freely
 - Check belt tension and condition
 - Check Bearings
 - Check fan safety switch operation
 - Check Pulleys and motor mounts
 - Check compressor oil level
 - Check compressor for leaks
 - Check condenser coil
 - Check T.D.
 - Check refrigerant Lines
 - Check sight glass
 - Check suction pressure
 - Check discharge pressure
 - Check thermostatic expansion valve
 - Check refrigeration level
 - Check fuses
 - Check electrical connection
 - Check operation sequence
 - Check amps
-

Subtotal	\$2,000.00
Discount on install	- \$100.00
Total	\$1,900.00

1) Parts warranty: All parts as recorded are warranted as per manufacturer specifications. Manufacturer requires yearly maintenance and record of maintenance. Dymond Heating and Cooling is not responsible or liable for the manufacturers warranty terms and conditions. Warranties are non-transferable.

2) Labor Warranty: The labor charge as recorded here relative to the equipment serviced as noted, is guaranteed for a period of 90 days.

3) We do not of course guarantee other parts than those we supply. If repairs later become necessary due to other defective parts, they will be charged separately.

4) Service Warranty is voided if unauthorized persons attempt repair of any portion of equipment covered by warranty.

5) Seller retains title to equipment/materials furnished until payment is made in full.

Thank you for your business, From all of us here at Dymond Heating & Cooling.

Theresa DiMaggio
Annual maintenance agreement
5200-4647

Edge Information Management, Inc
1682 W. Hibiscus Blvd.
Melbourne Florida 32901

Invoice	204001
Date	10/31/2022
Page	1

Bill To:

SEVEN OAKS COMMUNITY DEVELOPMENT DI:
3434 Colwell Ave#200
Tampa FL 33614

Ship To:

SEVEN OAKS COMMUNITY DEVELOPMENT DI:
3434 Colwell Ave#200
Tampa FL 33614

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
	ED-131777			Net 30	10/31/2022	12,068
Ordered	Item Number					Ext. Price
1	CRIMINAL/OTHER PUBLIC REPORT					30.24
1	ADDRESS LOCATOR					0.00
1	DRUG SCREENING (5 PANEL FL)					35.75
<div>Theresa DiMaggio</div> <div>Pre-employment Screening</div> <div>57200-4785</div> <div>RECEIVED 11/10/2022</div>						

Subtotal	65.99
Misc	0.00
Tax	0.00
Freight	0.00
Trade Discount	0.00
Total	65.99

A 1.5% finance charge will occur to any balance not paid at agreed terms.

**Home Office**

3441 E. Harbour Drive, Phoenix, AZ 85034

602.437.9530

EwingIrrigation.com | EwingLandscapeMaterials.com

INVOICECHARGE ACCT
* 1037044 *202 Ewing Lutz
26530 Wesley Chapel Blvd
Lutz FL 33559
PHN 8139072130 FAX 8139072095ORDER # 14512880
INVOICE # 18198040
PAGE 1 of 2
ORDERED 11/7/2022

SOLD TO: SEVEN OAKS COMM DEVELOPMENT DI

SHIP TO: SEVEN OAKS COMM

230269 3434 COLWELL AVE SUITE 200
TAMPA FL 33614
PH 8139941001DEVELOPMENT DI
2910 SPORTS CORE CIRCLE
WESLEY CHAPEL FL 33544
PH 8139941001

DELIVERY INSTRUCTIONS:

PO# _____ BUYER: JohnGentilella PH: _____
P21 JOB: _____ EIP#: _____ BY: CODY Y QUOTE#: _____
EWING JOB: _____ JOB REF: stock

QTY ORDER	QTY SHIP	QTY B/O	ITEM DESCRIPTION	NET	EXTENDED	LINE#
20.00	20.00	0.00	44011260 PROS-06-SI HUNTER 6IN POPUP	6.5520	131.04	1
3.00	3.00	0.00	04401020 2 PVC TEE SSS	2.6585	7.98	2
3.00	3.00	0.00	04406020 2 PVC 90 ELL SS	2.1529	6.46	3
3.00	3.00	0.00	04429005 1/2 PVC COUPLING SS	0.2282	0.68	4
2.00	2.00	0.00	04401130 1 X 1 X 1/2 PVC TEE SSS	1.0128	2.03	5
2.00	2.00	0.00	04429012 1-1/4 PVC COUPLING SS	0.7867	1.57	6
4.00	4.00	0.00	04429010 1 PVC COUPLING SS NESTING	0.5629	2.25	7
1.00	1.00	0.00	36089900 PTC1 RB SPRAY PULL UP TOOL	16.4350	16.44	8
20.00	20.00	0.00	07000460 2 SCH 40 PVC BE PIPE	200.6800	40.14	9
20.00	20.00	0.00	07000440 1-1/4 SCH 40 PVC BE PIPE	138.9900	27.80	10
20.00	20.00	0.00	07000430 1 SCH 40 PVC BE PIPE	90.4423	18.09	11
20.00	20.00	0.00	07000410 1/2 SCH 40 PVC BE PIPE	49.8900	9.98	12
25.00	25.00	0.00	35003620 10H RAINBIRD PLASTIC NOZZLE	0.9112	22.78	13
2.00	2.00	0.00	04437250 2 X 1-1/4 PVC RED BUSHING SS	1.6049	3.21	14
3.00	3.00	0.00	04437249 2 X 1 PVC RED BUSHING SS	1.6049	4.81	15
1.00	1.00	0.00	04437251 2 X 1-1/2 PVC RED BUSHING SS	1.6137	1.61	16

SUB-TOTAL: 296.87**TOTAL FREIGHT:** 0.00**TAX:** 0.00**UNAPPLIED PAYMENT:** 0.00**AMOUNT DUE:** 296.87

ORIGINAL

☒ APPROVED

J. Lutz

11-10-22

CODE: 4609

**Home Office**

3441 E. Harbour Drive, Phoenix, AZ 85034

602.437.9530

EwingIrrigation.com | EwingLandscapeMaterials.com

INVOICECHARGE ACCT
* 1037044 *202 Ewing Lutz
26530 Wesley Chapel Blvd
Lutz FL 33559
PHN 8139072130 FAX 8139072095ORDER # 14512880
INVOICE # 18198040
PAGE 2 of 2
ORDERED 11/7/2022FILLED BY _____
DATE _____SIGNATURE _____
Acknowledgement of receipt of goods listed above.


DELIVERED BY _____

PRINT NAME _____

DATE _____

REMIT TO:
Ewing Irrigation Products Inc.
P.O. Box 208728
Dallas, TX 75320-8728

NO CASH REFUNDS. Sale subject to terms and conditions on reverse
No recommendations have been made by, or provided to, the seller concerning the use of the pesticide covered by this invoice.
PROPOSITION 65 WARNING: Some of the products on your order may expose you to chemicals that are known to the State of California to cause cancer, birth defects and reproductive harm. Learn more at <https://www.P65warnings.ca.gov/>

☒ APPROVED
11-10-22
CODE: 4609**RECEIVED**
11/10/2022

ORIGINAL

EXPERT SECURITY PROFESSIONALS

3904 Corporex Park Dr. Suite 150

Tampa, FL 33619

8138067000

install@myespsecurity.com

www.myespsecurity.com

Invoice**BILL TO**

Seven Oaks CDD

3434 Colwell Ave., Ste 200

Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
12361	10/26/2022	\$660.00	11/25/2022	Net 30	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Labor	Test wires for tennis court 4-5/ bad port on switch. Teste wires for tennis court - 1/ bad camera. - Jeff - Joe	6	110.00	660.00

Please be sure to write your INVOICE Number on your check.

BALANCE DUE

\$660.00

Thank you for your business.

Theresa Dimaggio
57200-4647

RECEIVED
11/01/2022

There will be a 1.5% late fee applied to all balances over 30 days.

There will be a \$35 charge for all returned checks.

EXPERT SECURITY PROFESSIONALS

3904 Corporex Park Dr. Suite 150

Tampa, FL 33619

8138067000

install@myespsecurity.com

www.myespsecurity.com

Invoice**BILL TO**

Seven Oaks CDD

3434 Colwell Ave., Ste 200

Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
12371	10/27/2022	\$2,606.00	11/26/2022	Net 30	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Service	Installed new cameras. Replaced switch on cache storage - Thomas	1	0.00	0.00
Sales	Parts and Labor	1	2,606.00	2,606.00
PLEASE SEND UPDATED TAX EXEMPT FORM				

Please be sure to write your INVOICE Number on your check.

BALANCE DUE

\$2,606.00

Thank you for your business.

57200-4647**RECEIVED**
11/01/2022

There will be a 1.5% late fee applied to all balances over 30 days.

There will be a \$35 charge for all returned checks.

**EXTREME CONCRETE CLEANING**

27019 Firebush Dr

Wesley Chapel, FL 33544 US

don@extremeconcretecleaning.com

extremeconcretecleaning.com

Invoice**BILL TO**

Seven Oaks CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
6520	09/30/2022	\$26,000.00	10/30/2022	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pressure Wash	Clean balance of Seven Oaks CDD areas according to contract	0.50	52,000.00	26,000.00

Thank you for your business.

BALANCE DUE**\$26,000.00**☒ **APPROVED**

Jhd.
10-12-22

CODE: 4535

(21-22 BUDGET)

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 86628			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Seven Oaks Community Development District

Mr. William J. Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, FL 33614-8390



SB
10/13/22

- 2. Telephone: (813) 514-0400
- 3. Fax: (813) 514-0401
- 4. Email: brizzetta@rizzetta.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: ~~www.mysevenoaksedd.com~~ sevenoaksedd.com
- 8. County(ies): Pasco
- 9. Function(s): Community Development
- 10. Boundary Map on File: 06/14/2002
- 11. Creation Document on File: 06/14/2002
- 12. Date Established: 01/23/2001
- 13. Creation Method: Rule of the Governor and Cabinet
- 14. Local Governing Authority: Pasco County
- 15. Creation Document(s): Rule Chapter 42NNN-1, Florida Administrative Code
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/26/2021

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *William J. Rizzetta* Date 10/13/22

STEP 2: Pay the annual fee or certify eligibility for the zero fee.

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

- 1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



"Nature Indoors Nationwide"
FOLIAGE DESIGN
SYSTEMS

INVOICE

Invoice Number: 11CF5993

Invoice Date: Nov 1, 2022

7048 Narcoossee Road Orlando, FL 32822
(800) 933-7351 (407) 245-7776 Fax: (407) 245-7533
www.foliagedesign.com

Bill To:

SEVEN OAKS CDD
3434 COLWELL AVE.
SUITE 200
TAMPA, FL 33614

Ship to:

SEVEN OAKS CLUBHOUSE CDD
5844 OLD PASCO RD
SUITE 100
WESLEY CHAPEL, FL 33544

Customer ID	Customer PO	Payment Terms	
SEVEN OAKS CLUB	TAX EXEMPT	Net 10 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Email		11/11/22

Quantity	Description	Unit Price	Amount
1.00	GUARANTEED MAINTENANCE <i>Plant maintenance</i> <i>Theresa DiMaggio</i> <i>57200-4647</i>	125.00	125.00

RECEIVED
11/01/2022

Check/Credit Memo No:

Subtotal	125.00
Sales Tax	
Total Invoice Amount	125.00
Payment/Credit Applied	
TOTAL	125.00

All credit card payments need to be made through our portal at
<https://connect.ebizcharge.net/fdo>

For questions or concerns about your invoice or payment please email
accountsreceivable@foliagedesign.com or call 407-245-7776

Forsite US

P.O. BOX 51402
JACKSONVILLE BEACH, FL 32240 USA
Phone (855) 537-0200
Fax: (724) 537-9313

Order / Invoice

Date Oct 18, 2022	Page 1
Order Number 124670	


Sold To:

SEVEN OAKS CDD
3434 COLWELL AVE. STE 200
TAMPA, FL 33614

Ship To:

SEVEN OAKS CDD
2910 SPORTS CORE CIRCLE
WESLEY CHAPEL, FL 33544

Reference	PO Number JF0297RREV1	Customer No. SEVEN OAKS	Salesperson HOUSE	Order Date Oct 18, 2022	Ship Via FEDEX	Terms PREPAY
-----------	--------------------------	----------------------------	----------------------	----------------------------	-------------------	-----------------

Qty. Ord.	Qty. Shp.	Qty. B/O	Item Number	Description	Unit Price	UOM	Extended Price
3			MISCSL FR	TSB64*WRB11*VR3-4"-SOIL - BLKSD UPS OR BEST WAY	481.000000	EA	1,443.00 90.00
<div><input checked="" type="checkbox"/> APPROVED</div> <div> 10-18-22</div> <div>CODE: 4635</div>							

Comments:

Subtotal	1,533.00
Sales Tax	0.00
Total order	1,533.00

SHIPPED BY	NUMBER OF ITEMS	NUMBER OF PACKAGES	BILLABLE WEIGHT	SHIPPED VIA	SHIPPING DATE
------------	-----------------	--------------------	-----------------	-------------	---------------

FOUNTAIN DESIGN GROUP, INC.
7628 NW 6TH AVENUE
BOCA RATON, FL 33487
561-994-3939
7628 NW 6TH AVENUE

Invoice

Date	Invoice #
11/9/2022	28467A

Bill To
SEVEN OAKS CDD 3434 COLWELL AVENUE, STE. 200 TAMPA, FL. 33614

Ship To

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	RP	11/9/2022		RM	
Qty	Description			Rate	Amount	
	TECHNICIAN INSTALLED THREE RED LENSES AND THREE GREEN LENSES ON THEW FOUNTAIN FOR THE HOLIDAYS *LENS WILL BE REMOVED AFTER HOLIDAYS AND ORIGINALS PLACE BACK ON FOUNTAIN <i>Theresa DiMaggio</i> <i>Colored Lenses for Fountain</i> <i>53900-4680</i> RECEIVED 11/22/2022			425.00	425.00	
Total					\$425.00	

**JOE'S TREE SERVICE
& LANDSCAPING, INC.**

**Mail To: 7915 C.R. 330
Bushnell, FL 33513
(813) 930-0993**

Certified Arborist FL 5632-A

INVOICE

TO

Seven Oaks CDD

DATE _____

10-24-22

JOB NO.

116

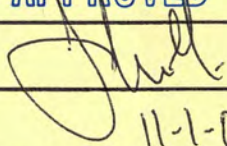
3434 Collwell Ave. Suite #200

JOB NAME

Tampa FL 33614

JOB LOCATION

TERMS

	DESCRIPTION	PRICE	AMOUNT
Grind Stumps	- Cypress Stump on AOB	\$ 200	00
	- 3 Holly Stumps on AOB	\$ 400	00
	- Springwood Park 4 Stumps	\$ 500	00
	- 4 Palm Stumps on Mystic Oaks	\$ 800	00
	- 4 Stumps on Fawn Mist	\$ 300	00
	- Cypress Stump Northside AOB	\$ 150	00
	- Palm Stump 2nd roundabout	\$ 200	00
	- 4 Stumps on AOB	\$ 800	00
		total \$	3,350 00
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED 11/01/2022 </div>			
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <input checked="" type="checkbox"/> APPROVED  11-1-02 CODE: 4684 </div>			

THANK YOU



**JOE'S TREE SERVICE
& LANDSCAPING, INC.**

Mail To: 7915 C.R. 330
Bushnell, FL 33513
(813) 930-0993

Certified Arborist FL 5632-A

INVOICE

TO

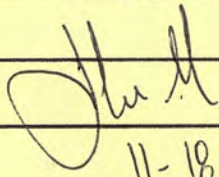
Seven Oaks CDD
3434 Collwell Ave unit 200
tampa FL 33614

DATE 11-14-22 JOB NO. _____

JOB NAME _____

JOB LOCATION Hwy 56 & AOB southside

TERMS

DESCRIPTION	PRICE	AMOUNT
- Remove 3 Large Sago palms from front entrance .	500#	
- Trim 3 Large oaks from over the front entrance. Remove large Leads while retaining the canopy of the tree, 3. 10" Leads, 4.8" Limbs and all small Limbs surrounding them.	3500#	
RECEIVED 11/18/2022		
<input checked="" type="checkbox"/> APPROVED		
 11-18-22	total.	4000#
CODE: 4650		

THANK YOU



**JOE'S TREE SERVICE
& LANDSCAPING, INC.**

Mail To: 7915 C.R. 330
Bushnell, FL 33513
(813) 930-0993

Certified Arborist FL 5632-A

INVOICE

TO Seven Oaks CDD
3434 Collwell Ave Snt 200
Tampa FLA 33614

DATE 11-18-22 JOB NO. _____

JOB NAME _____

JOB LOCATION _____

TERMS

DESCRIPTION	PRICE	AMOUNT
* Office Play ground Remove 1 Dead Pine + Haul	\$	800.00
* Tennis court 1 st Remove 2 Dead Pine's	\$	1200.00
* Pine crest Park - 1 broken Pine - cut all vines		
+ 2 lower limb on oak + Lift 3 maple's	\$	2500.00
* Villa of Willow Creek - Remove Pine + Vines		
+ 2 Bear trees	\$	1800.00
* AOB South of 2 nd randabart - Remove 2 Holys	\$	600.00
* Edenfield - Lift up + Clean out 8 th live oaks	\$	3600.00
* Ramatto Pond Park - Trim all trees - Palms +		
5 oaks - Side trim back side of Park	\$	4000.00
* Wind crest - Remove 1 broken Pine, laying in pond	\$	600.00
* Mystic oaks - Remove 3 Elm trees + 1 Bay tree	\$	2200.00
* NO man's Land - Remove 2 Pine's	\$	1900.00
* Mystic oaks - in front of school - Remove 4	\$	800.00
magnola to ground level		
* AOB + office - Haul away 1 Pava Pine from		
34 th form		\$500.00
Total →		\$20,500.00

☒ **APPROVED**

[Signature] 11-18-22

CODE: 4684

THANK YOU



Purchase Order Number	Invoice Date	Invoice Number	Invoice Amount	Payment Due Date
	11/05/22	38085187	\$845.79	12/01/22

Nature Of Service: Quarterly Billing

Current Charges:

12/01/22 - 02/28/23

Recurring Service

Amount: \$845.79

Tax: \$0.00

\$845.79

RECEIVED

NOV - 9 2022

Total Balance Due:
\$845.79

Did you know... Failure to include your invoice could cause a delay in processing your payment.

Don't Forget to Include the Following With Your Payment:
Customer Number
Invoice Number

Note any credit(s) and payment(s) open on your account may be applied to a non-disputed past due balance.

RECEIVED
 11/10/2022

Late Fee Policy: A late fee of 1.5% (or highest rate permitted by law, if less) per month will be assessed on the unpaid Total Balance Due when more than 30 days past due.

Customer Number:

01300 117462393

Business/Account Name:

SEVEN OAKS COMMUNITY

Service Address:

2910 Sports Core Cir
 Development District
 Wesley Chapel, FL 33544-8764

For Questions: 1.800.289.2647



It's fast and even more important - it's easy! You can save time and money paying your bill. Please see the back of your invoice to see how you can setup your account for automatic payments using your bank account!

Visit www.TycoIS.com for up-to-date security services information for your business.

To pay this invoice and/or future recurring invoice by credit card, follow the instructions on the back of this invoice.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL

Page 1 of 2

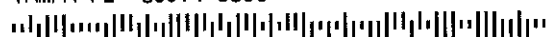
1oz BRE

Johnson Controls Security Solutions
 10405 Crosspoint Blvd.
 Indianapolis, IN 46256

7502 6000 N0 RP 06 11062022 YNNNNNNN 0003631 S3 T11
 3831 1 MB 0.512

#BWKNFYG
 #393264711003107#

SEVEN OAKS COMMUNITY
 3434 COLWELL AVE SUITE 200
 TAMPA FL 33614-8390



Payment Coupon Please detach and enclose this coupon with your payment. Do not send cash. Please write your customer number on your check or money order and make payable to: **Johnson Controls Security Solutions**

☐ If you want to pay by credit card or make any changes to your billing or service account information, please check here and enter the new information on the back of this invoice.

Invoice Number: 38085187
Invoice Date: 11/05/22
Customer Number: 01300 117462393
Due Date: 12/01/22

Please Pay
 This Amount

\$845.79

Amount
 Enclosed: \$

▼ MAIL PAYMENT TO ▼

Johnson Controls Security Solutions
 P.O. Box 371967
 Pittsburgh, PA 15250-7967



001174623930003808518701201220000845790000845798

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 180862

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
10/03/22	10/18/2022
Account Owner	PO#
Charlie Hemelgarn	

Item	Amount
#138160 - Landscape Maintenance Agreement - Monthly October 2022	\$59,700.00

General Landscape Maintenance Services - \$59,700.00

Grand Total \$59,700.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$59,700.00	\$67,521.65	\$16,120.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

☒ **APPROVED**

John H.
10-3-22

CODE: 4604

RECEIVED
10/03/2022

Thank you for allowing us to serve you.

JuniperLandscaping.com

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 181035

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
10/03/22	10/18/2022
Account Owner	PO#
Charlie Hemelgarn	

Item	Amount
#172799 - Q3 - Fall flowers	\$16,737.50
Fuel Surcharge 3.0% - 09/27/2022	
Plant Material - 09/28/2022	

Grand Total \$16,737.50

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$76,437.50	\$67,521.65	\$16,120.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

☒ APPROVED

Handwritten signature 10-3-22
CODE: 4656

Thank you for allowing us to serve you.

JuniperLandscaping.com

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 182170

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
10/11/22	10/26/2022
Account Owner	PO#
Charlie Hemelgarn	

Item	Amount
#177976 - Palm Injections OTC	\$535.60
OTC Injection - 10/10/2022	
Fuel Surcharge 3.0% - 10/10/2022	

Arborjet OTC injections on 7 Sylvester palms at Clubhouse and 1 Sylvester at Ancient Oaks Blvd entrance.

Grand Total \$535.60

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$76,973.10	\$67,521.65	\$16,120.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

☒ **APPROVED**
John H.
10-12-22
CODE: 4604

Thank you for allowing us to serve you.

JuniperLandscaping.com

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 183206

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
10/20/22	11/4/2022
Account Owner	PO#
Charlie Hemelgarn	

Item	Amount
#138160 - Landscape Maintenance Agreement - Monthly	
<i>Fertilize Turf: St. Augustine - October - 10/19/2022</i>	\$8,060.00
<i>Fertilize Ornamentals: October - 10/19/2022</i>	\$5,670.00
<i>Fertilize Specialty Plants: October - 10/19/2022</i>	\$337.00

RECEIVED
10/19/2022

Grand Total \$14,067.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$43,741.10	\$82,468.15	\$77,611.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
239-671-3628

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 183977

Bill To

Seven Oaks CDD
c/o Rizzetta and Company
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	Due Date
10/27/22	11/11/2022
Account Owner	PO#
Charlie Hemelgarn	

Item

Amount

#138160 - Landscape Maintenance Agreement - Monthly

Pest Control (All Labor & Materials - 10/26/2022)

\$833.00

Fuel Surcharge

\$24.99

Grand Total \$857.99

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$44,063.49	\$76,973.10	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

☒ **APPROVED**

Shut.
10-27-22

CODE: 4604

RECEIVED
10/27/2022

Thank you for allowing us to serve you.

JuniperLandscaping.com

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 185433

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
11/03/22	11/18/2022
Account Owner	PO#
Charlie Hemelgarn	

Item	Amount
#138160 - Landscape Maintenance Agreement - Monthly	
<i>Fertilize Turf: Bahia - October - 10/31/2022</i>	\$588.00
Fuel Surcharge	\$17.64

Grand Total \$605.64

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$77,021.63	\$106,111.60	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
239-671-3628

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

Seven Oaks Community
Development District
c/o Rizzetta & Company,
Inc.
3434 Colwell Avenue,
Suite 200
Tampa, FL 33614

INVOICE # 002821

DATE 11/03/2022

DUE DATE 12/03/2022

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the Seven Oaks Community Development District (Pasco County, Florida) \$4,540,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016A-1 and \$335,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016A-2 – Rebate Requirement Calculation for the period ended September 28, 2022.	500.00
<hr/>	
BALANCE DUE	\$500.00

RECEIVED
11/03/2022

Thank You For Your Business

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

Seven Oaks Community
Development District
c/o Rizzetta & Company,
Inc.
3434 Colwell Avenue,
Suite 200
Tampa, FL 33614

INVOICE # 002822

DATE 11/03/2022

DUE DATE 12/03/2022

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the Seven Oaks Community Development District (Pasco County, Florida) \$5,950,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016B-1 and \$1,790,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016B-2 – Rebate Requirement Calculation for the period ended September 28, 2022.	500.00
BALANCE DUE	\$500.00

RECEIVED
11/03/2022

Thank You For Your Business

Invoice #1

Bill to: Seven Oaks CDD

3434 Colwell Ave

Tampa, Fl. 33614

Date of Venue: Saturday, December 17th 2022

Time of Venue: 6:30-9:30pm

Location: Seven Oaks Clubhouse

2910 Sports Core Circle

Wesley Chapel, Fl 33544

Mark Barrios will be providing live music on Saturday, December 17th, 2022 from 6:30-9:30pm
at the Seven Oaks Clubhouse located at 2910 Sports Core Circle, Wesley Chapel, Fl. 33544
Venue will be outdoors. Payment in the amount of \$400.00 is due the day of the event.

Please make check payable to:

Mark Barrios

5125 Palm Springs Blvd. unit 10107

Tampa, FL 33647

E-MAIL: mbarr100@yahoo.com

Holiday Event
57400-4775

** Please mail Check to Clubhouse*
Theresa DiMaggio *8/15/22* *BY December 1st*

Theresa DiMaggio

Clubhouse Manager

Thank You!

Request for Taxpayer Identification Number and Certification

Give form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return) Mark Barnius	
Business name, if different from above	
Check appropriate box: <input type="checkbox"/> Individual/ Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other <input type="checkbox"/> Exempt from backup withholding	
Address (number, street, and apt. or suite no.) 5125 Palm Springs Blvd	
City, state, and ZIP code Tampa FL 33651	
List account number(s) here (optional)	
Requester's name and address (optional) Box 10107	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.


Social security number								
2	6	5	6	3	8	0	9	8
or								
Employer identification number								

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here	Signature of U.S. person 	Date 10-6-2011
-----------	--	-----------------------

Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

For federal tax purposes you are considered a person if you are:

- An individual who is a citizen or resident of the United States,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or

- Any estate (other than a foreign estate) or trust. See Regulations sections 301.7701-6(a) and 7(a) for additional information.

Foreign person. If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien.

Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

- The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
- The treaty article addressing the income.
- The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

My Tampa IT
PO Box 7461
Wesley Chapel, FL 33545
(813) 513-9849
Info@MyTampaIT.com
http://www.mytampait.com



INVOICE

BILL TO

Seven Oaks CDD
3434 Colwell Ave #200
Tampa, FL 33614

INVOICE # 17-4821
DATE 11/01/2022
DUE DATE 11/16/2022
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Comprehensive Network Monitoring Monitoring 400+ checkpoints, including Active Directory, Azure AD, Backups, Cisco, DNS, GSuite, Meraki, Microsoft 365, Network, PC Hardware/Software, Public IP, Sonicwall, Sophos, SQL Server, TSL/SSL certs. (0.00 USD/EACH)	1		0.00
Backups with Monitoring Copies your data, encrypted, to an offsite backup data center. Monitored daily for success/failure. (0.00 USD/EACH)	1		0.00
Helpdesk Button Physical Helpdesk button allows end user to quickly get help with ease (0.00 USD/EACH)	1		0.00
Intranet Portal Intranet Portal Centralizes and streamlines availability to important applications, documents and policies for your staff. Includes customizable KnowledgeBase and Learning Management System. Provides reports for management. (0.00 USD/EACH)	1		0.00
Network Management Network Management Including firewalls, switches and wireless. (0.00 USD/EACH)	1		0.00
Remote Access Remote Access Remote control to your computer if needed for you, and for our technicians should you need assistance. (0.00 USD/EACH)	1		0.00
Reporting Reporting Includes reports for labor completed, backups, PC/Server performance, warranty and aging, email licenses and usage, compliance, and staff feedback on our support efforts. (0.00 USD/EACH)	1		0.00
Antivirus Security Including managed anti-virus, software updates and firewall management. (0.00 USD/EACH)	1		0.00
Technical Documentation Technical Documentation Platform Stores all data about your companys hardware, software and services, with a portal available to you. (0.00	1		0.00

ACTIVITY	QTY	RATE	AMOUNT
USD/EACH)			
Quick Password Reset Quick Password Reset Allows end users to reset their passwords quickly and securely from their smartphone (0.00 USD/EACH)	1		0.00
Virtual CIO Consulting Virtual Chief Information Officer (vCIO) Consulting and Periodic Business/Security Reviews. Provides IT thought leadership, metrics analysis, improvement recommendations and an IT budget for your future planning. (0.00 USD/EACH)	1		0.00
Firewall Security Services Updates Firewall Security Services Updates (where applicable) Updates to firmware, Anti-Virus/Spyware, Intrusion Prevention, Web Content Filter, GeolP filter, Botnet blocker and VPNs (0.00 USD/EACH)	1		0.00
RMM Agent - PC Includes monitoring and maintenance of your hardware and software.	3		300.00
This item has been prorated with a start date of: 11/01/2022 (100.00 USD/EACH)			

Reference: Monthly Billing for November

BALANCE DUE

\$300.00

Handwritten:
~~CPU Maintenance x 3~~
 Theresa Dimaggio
~~57200-4785~~

RECEIVED
 11/01/2022

Pasco County, Florida

RECEIVED

NOV - 7 2022

Solid Waste & Resource Recovery Department
P.O. Box 210
New Port Richey FL 34656-0210
Ph: 727-847-8123



SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT I
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

PARCEL ADDRESS:
2906 SPORTS CORE CIRCLE
WESLEY CHAPEL, FL 33544

Use code: 77
Description: CLUBS, LODGES, HALLS

Date : 11/1/2022

Parcel ID : 25-26-19-0000-00100-0050

"H" Indicates Hauler Record.

Card	Use Code	Assessment
01	H	77 \$8,855.85

Total Assessment Levied all Cards: \$8,855.85

**** IMPORTANT - PLEASE READ : The final date for filing the 2022 appeal is January 31, 2023 ****

To complete an appeal form please go to the website address below:

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

2022 Solid Waste Disposal Assessment.							1 / 528
NOV 30	DEC 31	JAN 31	FEB 29	MAR 31	APR 30 *	MAY 31 *	
\$8,501.62	\$8,590.17	\$8,678.73	\$8,767.29	\$8,855.85	\$8,988.69	\$9,121.53	
Assessment Levied		Parcel Number		* Delinquent April 1			
\$8,855.85		25-26-19-0000-00100-0050					

SW 2/528 1-1 *****AUTO**ALL FOR AADC 335



SEVEN OAKS COMMUNITY DEVELOPMENT
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Invoice# 22153834

Payable To:

Board of County Commissioners

Mail To:

Solid Waste & Resource Recovery Department
P.O. Box 210
New Port Richey FL 34656-0210

070008855851000000000221538348

Pasco County Utilities Services
Seven Oaks CDD

Invoice # Summary Water 11/22 **Date** 11/9/2022

Account #	Amount	Due Date	Service Address	GL Code	Obj Code	Credit Balances	Missing Invoices
10595	\$ 171.75	11/7/2022	0 Summergate Blvd	53600	4310		
10600	\$ 247.50	11/7/2022	0 Ancient Oaks Blvd	53600	4310		
10605	\$ 187.50	11/7/2022	0 Ancient Oaks/Beech G	53600	4310		
10610	\$ 388.50	11/7/2022	0 Ancient Oaks/Sports	53600	4310		
10635	\$ 43.50	11/7/2022	0 Fordham Dr	53600	4310		
10640	\$ -	11/7/2022	0 Millhopper Ave	53600	4310		
10645	\$ -	11/7/2022	0 Silvermoss Dr	53600	4310		
10650	Credit	11/7/2022	0 Kirkwood Cir	53600	4310	\$ 15.00	
10655	\$ -	11/7/2022	0 Rosehaven Dr	53600	4310		
10660	\$ 30.00	11/7/2022	0 Baybrook Loop	53600	4310		
10675	\$ 13.50	11/7/2022	0 Silvermoss Dr	53600	4310		
10690	\$ 72.00	11/7/2022	0 Water Ash Dr	53600	4310		
10695	\$ 217.50	11/7/2022	0 Arrowgrass Dr	53600	4310		
10705	\$ -	11/7/2022	0 Ancient Oaks Blvd	53600	4310		
10710	\$ 45.00	11/7/2022	0 Edenfield Dr	53600	4310		
10715	\$ 8.25	11/7/2022	0 Sisal Loop	53600	4310		
10720	\$ 6.00	11/7/2022	0 Firebush Dr	53600	4310		
10730	\$ -	11/7/2022	0 Pine Point Dr	53600	4310		
10740	\$ 37.50	11/7/2022	0 Cotton Key Ln	53600	4310		
10745	\$ 25.50	11/7/2022	0 Shoregrass Dr	53600	4310		
10755	\$ -	11/7/2022	0 Laurel Chase Ln	53600	4310		
10760	\$ -	11/7/2022	0 Pine Point Dr	53600	4310		
10765	Credit	11/7/2022	0 Big Cypress Way	53600	4310	\$ 26.02	
10770	Credit	11/7/2022	0 Cedar Park Ct	53600	4310	\$ 73.48	
10775	Credit	11/7/2022	0 Blue Springs Pl	53600	4310	\$ 90.92	
10780	Credit	11/7/2022	0 Lake Valley Pl	53600	4310	\$ 46.96	
10785	Credit	11/7/2022	0 Water Ash Dr	53600	4310	\$ 42.80	
10790	\$ -	11/7/2022	0 Stillbrook Dr	53600	4310		
10795	\$ -	11/7/2022	0 Edenfield Dr	53600	4310		
10800	\$ 26.25	11/7/2022	3247 Chapel Creek Cir	53600	4310		
10810	\$ 241.50	11/7/2022	0 Mystic Oaks Blvd	53600	4310		
10815	Credit	11/7/2022	0 Mystic Oaks Blvd	53600	4310	\$ 165.00	
10820	Credit	11/7/2022	0 Mystic Oaks Blvd	53600	4310	\$ 165.00	
10835	\$ -	11/7/2022	27403 Mistflower Dr	53600	4310		
10845	\$ -	11/7/2022	00000 Fawnmist Dr	53600	4310		
10855	Credit	11/7/2022	0 Fern Glade Ct	53600	4310	\$ 228.40	
10875	Credit	11/7/2022	3152 Grassglen Pl	53600	4310	\$ 125.10	
10880	\$ -	11/7/2022	0 Fiddlers Green Loop	53600	4310		
10885	\$ 229.50	11/7/2022	0 Ancient Oaks Blvd	53600	4310		
10890	\$ 123.75	11/7/2022	0 Eagleston Blvd	53600	4310		
10900	\$ 24.75	11/7/2022	0 Gentlewinds Pl	53600	4310		
10905	\$ 43.50	11/7/2022	0 Rustic Pine Pl	53600	4310		
10965	\$ 15.75	11/7/2022	10 Roseling Ct	53600	4310		
10970	\$ -	11/7/2022	10 Wildstar Cir- Park	53600	4310		
10990		11/7/2022	0 Wildstar Cir	53600	4310		Missing
10995	\$ -	11/7/2022	0 Kalanchoe Pl	53600	4310		
10996	\$ -	6/6/2022	0 Kalanchoe Pl	53600	4310		
11000	\$ -	11/7/2022	0 Rustic Pine Pl	53600	4310		
11010	\$ -	11/7/2022	0 Granite Glen Loop	53600	4310		
11015	\$ 6.75	11/7/2022	0 Stonecreek Way	53600	4310		
11020	Credit	11/7/2022	0 Winged Elm Dr	53600	4310	\$ 125.00	
11025	\$ 15.00	11/7/2022	0 Watermark Dr	53600	4310		
11030	\$ -	11/7/2022	0 Watermark Dr	53600	4310		
11035	\$ -	11/7/2022	0 Indigo Pond Ct	53600	4310		
11070	Credit	11/7/2022	3964 Windcrest Dr	53600	4310	\$ 116.67	
11075	\$ 18.75	11/7/2022	4261 Windcrest Dr	53600	4310		
469715	\$ 20.01	11/7/2022	0 Ancient Oaks Blvd & SR 56	53600	4674		
469720	\$ 20.01	11/7/2022	0 Ancient Oaks Blvd & SR 56	53600	4674		
469735	\$ 1,719.68	11/7/2022	2910 Sports Core Circle	53600	4301		
989675	Credit	11/7/2022	Vermillion Sky North Reclaim	53600	4310	\$ 103.05	
989680	\$ -	11/7/2022	Vermillion Sky South Reclaim	53600	4310		
989690	\$ -	11/7/2022	Autumn Breeze Reclaim	53600	4310	\$ 136.70	
Total	<u>\$ 3,999.20</u>						
Total by Code	4301 \$ 1,719.68	Recreational Facility					
	4310 \$ 2,239.50	Reclaimed Water (Acct # starts with 100)					
	4674 \$ 40.02	Decorative Entry Fountain					
Grand Total	<u>\$ 3,999.20</u>						

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11/22/2022



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DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

2756 1 1
37-93238

SEVEN OAKS CCD

Service Address: 0 SUMMERGATE BOULEVARD

Bill Number: 17559839

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010595	01228300
Please use the 15-digit number below when making a payment through your bank	
001059501228300	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	43765803	10/12/2022	71814	11/9/2022	72043	28	229

Usage History
Water

November 2022	229
October 2022	361
September 2022	1
August 2022	199
July 2022	672
June 2022	685
May 2022	1006
April 2022	517
March 2022	321
February 2022	291
January 2022	225
December 2021	163

Transactions

Previous Bill	270.75
Payment 11/04/22	-270.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	229 Thousand Gals X \$0.75 171.75
Total Current Transactions	171.75
TOTAL BALANCE DUE	\$171.75

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Account # 0010595
Customer # 01228300
Balance Forward 0.00
Current Transactions 171.75

Total Balance Due \$171.75
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.



SEVEN OAKS CCD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
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012283004001059501755983990000171757



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2757 1 1
37-93238

SEVEN OAKS CCD

Service Address: 0 ANCIENT OAKS BOULEVARD

Bill Number: 17559841

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010600	01228300
Please use the 16-digit number below when making a payment through your bank	
001060001228300	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	43765802	10/12/2022	45237	11/9/2022	45567	28	330

Usage History
Water

November 2022	330
October 2022	85
September 2022	13
August 2022	164
July 2022	1002
June 2022	950
May 2022	1330
April 2022	625
March 2022	393
February 2022	274
January 2022	254
December 2021	104

Transactions

Previous Bill	63.75
Payment 11/04/22	-63.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	330 Thousand Gals X \$0.75 247.50
Total Current Transactions	247.50
TOTAL BALANCE DUE	\$247.50

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Account # 0010600
Customer # 01228300
Balance Forward 0.00
Current Transactions 247.50

Total Balance Due \$247.50
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

SEVEN OAKS CCD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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012283004001060011755984160000247506



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SEVEN OAKS CDD

Service Address: 0 ANCIENT OAKS/BEECH G

Bill Number: 17559840

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010605	01228302
Please use the 15-digit number below when making a payment through your bank	
001060501228302	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08762403	10/12/2022	38368	11/9/2022	38618	28	250

Usage History
Water

November 2022	250
October 2022	64
September 2022	0
August 2022	207
July 2022	648
June 2022	538
May 2022	886
April 2022	681
March 2022	394
February 2022	291
January 2022	287
December 2021	140

Transactions

Previous Bill	48.00
Payment 11/04/22	-48.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	250 Thousand Gals X \$0.75 187.50
Total Current Transactions	187.50
TOTAL BALANCE DUE	\$187.50

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Account # 0010605
Customer # 01228302
Balance Forward 0.00
Current Transactions 187.50

Total Balance Due \$187.50
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.



SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

012283028001060561755984090000187505



PASCO COUNTY UTILITIES
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P.O. BOX 2139
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LAND O' LAKES
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(352) 521-4285

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Pay By Phone: 1-855-786-5344



2758 1 1
37-93238

SEVEN OAKS CCD

Service Address: 0 ANCIENT OAKS/SPORTS

Bill Number: 17559843

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010610	01228300
Please use the 15-digit number below when making a payment through your bank	
001061001228300	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404817	10/12/2022	12703	11/9/2022	13221	28	518

Usage History
Water

November 2022	518
October 2022	295
September 2022	0
August 2022	260
July 2022	918
June 2022	605
May 2022	397
April 2022	206
March 2022	218
February 2022	132
January 2022	173
December 2021	98

Transactions

Previous Bill	221.25
Payment 11/04/22	-221.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	518 Thousand Gals X \$0.75 388.50
Total Current Transactions	388.50
TOTAL BALANCE DUE	\$388.50

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Account # 0010610
Customer # 01228300
Balance Forward 0.00
Current Transactions 388.50

Total Balance Due \$388.50
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.



SEVEN OAKS CCD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

012283004001061001755984300000388502



PASCO COUNTY UTILITIES
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LAND O' LAKES
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Pay By Phone: 1-855-786-5344



2777 1 1
37-93238

SEVEN OAKS CDD

Service Address: 0 FORDHAM DR

Bill Number: 17559842

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010635	01228304
Please use the 15-digit number below when making a payment through your bank	
001063501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075228	10/12/2022	1011	11/9/2022	1069	28	58

Usage History
Water

November 2022	58
October 2022	50
September 2022	59
August 2022	49
July 2022	54
June 2022	52
May 2022	56
April 2022	53
March 2022	58
February 2022	13
January 2022	0
December 2021	0

Transactions

Previous Bill	37.50
Payment 11/04/22	-37.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	58 Thousand Gals X \$0.75 43.50
Total Current Transactions	43.50
TOTAL BALANCE DUE	\$43.50

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Account # 0010635
Customer # 01228304
Balance Forward 0.00
Current Transactions 43.50

Total Balance Due \$43.50
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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3434 COLWELL AVENUE STE 200
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NOV 11 2022



2778 1 1

37-93238

SEVEN OAKS CDD

Service Address: **0 MILLHOPPER AVENUE**

Bill Number: 17559844

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010640	01228304
Please use the 15-digit number below when making a payment through your bank	
001064001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399014	10/12/2022	151	11/9/2022	151	28	0

Usage History

Water

November 2022	0
October 2022	0
September 2022	0
August 2022	0
July 2022	0
June 2022	0
May 2022	0
April 2022	0
March 2022	0
February 2022	0
January 2022	0
December 2021	0

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0010640
Customer # 01228304

Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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2766 1 1
37-93238

SEVEN OAKS CDD

Service Address: 0 SILVERMOSS DR

Bill Number: 17559846

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010645	01228303
Please use the 15-digit number below when making a payment through your bank	
001064501228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010345	10/12/2022	18819	11/9/2022	18819	28	0

Usage History
Water

November 2022 0
October 2022 0
September 2022 32
August 2022 147
July 2022 131
June 2022 132
May 2022 124
April 2022 146
March 2022 126
February 2022 50
January 2022 0
December 2021 0

Transactions

TOTAL BALANCE DUE

0.00
\$0.00

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Account # 0010645
Customer # 01228303
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

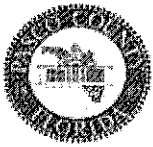
Amount Enclosed

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2762 1 1
37-93238

SEVEN OAKS CDD

Service Address: 0 KIRKWOOD CIR

Bill Number: 17559845

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010650	01228302
Please use the 15-digit number below when making a payment through your bank	
001065001228302	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010346	10/12/2022	2538	11/9/2022	2538	28	0

Usage History
Water

November 2022	0
October 2022	0
September 2022	0
August 2022	0
July 2022	0
June 2022	23
May 2022	37
April 2022	50
March 2022	55
February 2022	13
January 2022	0
December 2021	0

Transactions

Previous Bill	-15.00 CR
Balance Forward	-15.00 CR
TOTAL BALANCE DUE	-\$15.00 CR

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Account #	0010650
Customer #	01228302
Balance Forward	-15.00 CR
Current Transactions	-15.00 CR
Total Balance Due	-\$15.00 CR

CREDIT - DO NOT PAY

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2763 1 1
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SEVEN OAKS CDD

Service Address: 0 ROSEHAVEN DR

Bill Number: 17559847

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010655	01228302
Please use the 15-digit number below when making a payment through your bank	
001065501228302	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075213	10/12/2022	907	11/9/2022	907	28	0

Usage History
Water

November 2022
October 2022
September 2022
August 2022
July 2022
June 2022
May 2022
April 2022
March 2022
February 2022
January 2022
December 2021

0
0
0
1
0
0
0
0
2
1
0
0

Transactions

TOTAL BALANCE DUE

0.00
\$0.00

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Account # 0010655
Customer # 01228302
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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11/21/2022



2779 1 1
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SEVEN OAKS CDD

Service Address: 0 BAYBROOK LOOP

Bill Number: 17559848

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcrates for additional details.

Account #	Customer #
0010660	01228304
Please use the 15-digit number below when making a payment through your bank	
001066001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399018	10/12/2022	666	11/9/2022	706	28	40

Usage History Water

November 2022	40
October 2022	47
September 2022	46
August 2022	57
July 2022	44
June 2022	44
May 2022	42
April 2022	41
March 2022	47
February 2022	30
January 2022	44
December 2021	69

Transactions

Previous Bill	35.25
Payment 11/04/22	-35.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	40 Thousand Gals X \$0.75 30.00
Total Current Transactions	30.00
TOTAL BALANCE DUE	\$30.00

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Account # 0010660
Customer # 01228304
Balance Forward 0.00
Current Transactions 30.00

Total Balance Due \$30.00
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

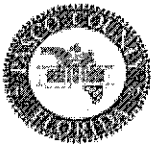
Amount Enclosed

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11/21/2022

2767 1 1
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SEVEN OAKS CDD

Service Address: 0 SILVERMOSS DR

Bill Number: 17559849

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010675	01228303
Please use the 16-digit number below when making a payment through your bank	
001067501228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399013	10/12/2022	188	11/9/2022	206	28	18

Usage History
Water

November 2022	18
October 2022	21
September 2022	20
August 2022	18
July 2022	19
June 2022	19
May 2022	21
April 2022	19
March 2022	21
February 2022	9
January 2022	15
December 2021	0

Transactions

Previous Bill	15.75
Payment 11/04/22	-15.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	18 Thousand Gals X \$0.75 13.50
Total Current Transactions	13.50
TOTAL BALANCE DUE	\$13.50

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Account # 0010675
Customer # 01228303
Balance Forward 0.00
Current Transactions 13.50

Total Balance Due \$13.50
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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2768 1 1
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SEVEN OAKS CDD

Service Address: 0 WATER ASH DR

Bill Number: 17559850

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
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Account #	Customer #
0010690	01228303
Please use the 15-digit number below when making a payment through your bank	
001069001228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399003	10/12/2022	1044	11/9/2022	1140	28	96

Usage History
Water

November 2022	96
October 2022	80
September 2022	60
August 2022	74
July 2022	86
June 2022	82
May 2022	36
April 2022	17
March 2022	37
February 2022	21
January 2022	30
December 2021	34

Transactions

Previous Bill	60.00
Payment 11/04/22	-60.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	96 Thousand Gals X \$0.75 72.00
Total Current Transactions	72.00
TOTAL BALANCE DUE	\$72.00

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Account #	0010690
Customer #	01228303
Balance Forward	0.00
Current Transactions	72.00

Total Balance Due	\$72.00
Due Date	12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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2780 1 1
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SEVEN OAKS CDD

Service Address: 0 ARROWGRASS DR

Bill Number: 17559851

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010695	01228304
Please use the 15-digit number below when making a payment through your bank	
001069501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010344	10/12/2022	5006	11/9/2022	5296	28	290

Usage History
Water

November 2022	290
October 2022	58
September 2022	52
August 2022	53
July 2022	55
June 2022	58
May 2022	27
April 2022	11
March 2022	13
February 2022	16
January 2022	21
December 2021	11

Transactions

Previous Bill	43.50
Payment 11/04/22	-43.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	290 Thousand Gals X \$0.75 217.50
Total Current Transactions	217.50
TOTAL BALANCE DUE	\$217.50

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Account #	0010695
Customer #	01228304
Balance Forward	0.00
Current Transactions	217.50

Total Balance Due	\$217.50
Due Date	12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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2781 1 1
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SEVEN OAKS CDD

Service Address: 0 ANCIENT OAKS BOULEVARD

Bill Number: 17559852

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct 1, 2022.

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Account #	Customer #
0010705	01228304
Please use the 15-digit number below when making a payment through your bank	
001070501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16555196	10/12/2022	12825	11/9/2022	12825	28	0

Usage History
Water

November 2022 0
October 2022 0
September 2022 0
August 2022 0
July 2022 0
June 2022 0
May 2022 0
April 2022 0
March 2022 0
February 2022 0
January 2022 0
December 2021 0

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0010705

Customer # 01228304

Balance Forward 0.00

Current Transactions 0.00

Total Balance Due \$0.00

Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: 0 EDENFIELD DR

Bill Number: 17559853

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010710	01228304
Please use the 16-digit number below when making a payment through your bank	
001071001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075214	10/12/2022	1712	11/9/2022	1772	28	60

Usage History Water

November 2022	60
October 2022	56
September 2022	54
August 2022	46
July 2022	47
June 2022	48
May 2022	51
April 2022	51
March 2022	59
February 2022	13
January 2022	34
December 2021	7

Transactions

Previous Bill	42.00
Payment 11/04/22	-42.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	60 Thousand Gals X \$0.75 45.00
Total Current Transactions	45.00
TOTAL BALANCE DUE	\$45.00

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Account # 0010710
Customer # 01228304
Balance Forward 0.00
Current Transactions 45.00

Total Balance Due \$45.00
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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2783 1 1
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SEVEN OAKS CDD

Service Address: 0 SISAL LOOP

Bill Number: 17559854

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010715	01228304
Please use the 15-digit number below when making a payment through your bank	
001071501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075223	10/12/2022	1427	11/9/2022	1438	28	11

Usage History Water

November 2022	11
October 2022	0
September 2022	1
August 2022	59
July 2022	60
June 2022	57
May 2022	58
April 2022	65
March 2022	39
February 2022	29
January 2022	43
December 2021	62

Transactions

Current Transactions

Reclaimed	11 Thousand Gals X \$0.75	8.25
-----------	---------------------------	------

Total Current Transactions 8.25

TOTAL BALANCE DUE \$8.25

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Account # 0010715
Customer # 01228304
Balance Forward 0.00
Current Transactions 8.25

Total Balance Due \$8.25
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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11/21/2022



2784 1 1
37-93238

SEVEN OAKS CDD

Service Address: 0 FIREBUSH DR

Bill Number: 17559855

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010720	01228304
Please use the 15-digit number below when making a payment through your bank	
001072001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075226	10/12/2022	786	11/9/2022	794	28	8

Usage History Water

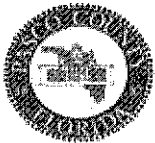
November 2022	8
October 2022	31
September 2022	28
August 2022	23
July 2022	26
June 2022	25
May 2022	27
April 2022	25
March 2022	29
February 2022	23
January 2022	0
December 2021	0

Transactions

Previous Bill	23.25
Payment 11/04/22	-23.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.75 6.00
Total Current Transactions	6.00
TOTAL BALANCE DUE	\$6.00

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Account # 0010720
Customer # 01228304
Balance Forward 0.00
Current Transactions 6.00

Total Balance Due \$6.00
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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10/11/2022



2785 1 1

37-93238

SEVEN OAKS CDD

Service Address: 0 PINE POINT DR

Bill Number: 17559856

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010730	01228304
Please use the 15-digit number below when making a payment through your bank	
001073001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	09016347	10/12/2022	320	11/9/2022	320	28	0

Usage History
Water

November 2022	0
October 2022	0
September 2022	0
August 2022	0
July 2022	0
June 2022	7
May 2022	20
April 2022	22
March 2022	23
February 2022	16
January 2022	11
December 2021	11

Transactions

TOTAL BALANCE DUE \$0.00

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Account # 0010730
Customer # 01228304

Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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2769 1 1
37-93237

SEVEN OAKS CDD

Service Address: 9 COTTON KEY LANE

Bill Number: 17559857

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/11/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010740	01228303
Please use the 15-digit number below when making a payment through your bank	
001074001228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075225	10/12/2022	1116	11/11/2022	1166	30	50

Usage History
Water

November 2022	50
October 2022	52
September 2022	56
August 2022	44
July 2022	42
June 2022	43
May 2022	47
April 2022	43
March 2022	49
February 2022	12
January 2022	0
December 2021	0

Transactions

Previous Bill	39.00
Payment 11/04/22	-39.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	50 Thousand Gals X \$0.75
	37.50
Total Current Transactions	37.50
TOTAL BALANCE DUE	\$37.50

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Account # 0010740
Customer # 01228303
Balance Forward 0.00
Current Transactions 37.50

Total Balance Due \$37.50
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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2770 1 1
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SEVEN OAKS CDD

Service Address: 0 SHOREGRASS DR

Bill Number: 17559858

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010745	01228303
Please use the 15-digit number below when making a payment through your bank	
001074501228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404824	10/12/2022	715	11/9/2022	749	28	34

Usage History Water

November 2022	34
October 2022	41
September 2022	39
August 2022	33
July 2022	35
June 2022	34
May 2022	36
April 2022	35
March 2022	39
February 2022	32
January 2022	0
December 2021	0

Transactions

Previous Bill	30.75
Payment 11/04/22	-30.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	34 Thousand Gals X \$0.75
	25.50
Total Current Transactions	25.50
TOTAL BALANCE DUE	\$25.50

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Account # 0010745
Customer # 01228303
Balance Forward 0.00
Current Transactions 25.50

Total Balance Due \$25.50
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD
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NOV 21 2022



2786 1 1

37-93238

SEVEN OAKS CDD

Service Address: 0 LAUREL CHASE LANE

Bill Number: 17559860

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
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Account #	Customer #
0010755	01228304
Please use the 15-digit number below when making a payment through your bank	
001075501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399015	10/12/2022	237	11/9/2022	237	28	0

Usage History
Water

November 2022 0
October 2022 0
September 2022 0
August 2022 7
July 2022 10
June 2022 9
May 2022 9
April 2022 15
March 2022 27
February 2022 31
January 2022 26
December 2021 0

Transactions

TOTAL BALANCE DUE

0.00
\$0.00

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Account # 0010755
Customer # 01228304

Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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NOV 21 2022

2787 1 1

37-93238

SEVEN OAKS CDD

Service Address: 0 PINE POINT DR

Bill Number: 17559861

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010760	01228304
Please use the 15-digit number below when making a payment through your bank	
001076001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399021	10/12/2022	336	11/9/2022	336	28	0

Usage History
Water

November 2022	0
October 2022	36
September 2022	76
August 2022	70
July 2022	63
June 2022	28
May 2022	21
April 2022	2
March 2022	2
February 2022	3
January 2022	5
December 2021	5

Transactions

Previous Bill	27.00
Payment 11/04/22	-27.00 CR
Balance Forward	0.00
TOTAL BALANCE DUE	\$0.00

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Account # 0010760
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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2788 1 1
37-93238

SEVEN OAKS CDD

Service Address: 0 BIG CYPRESS WAY

Bill Number: 17559862

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010765	01228304
Please use the 15-digit number below when making a payment through your bank	
001076501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703396	10/12/2022	197	11/9/2022	197	28	0

Usage History
Water

November 2022	0
October 2022	1
September 2022	1
August 2022	1
July 2022	1
June 2022	0
May 2022	0
April 2022	41
March 2022	1
February 2022	1
January 2022	2
December 2021	2

Transactions

Previous Bill	-26.02 CR
Balance Forward	-26.02 CR
TOTAL BALANCE DUE	-\$26.02 CR

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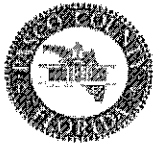
Account #	0010765
Customer #	01228304
Balance Forward	-26.02 CR
Current Transactions	-26.02 CR
Total Balance Due	-\$26.02 CR

CREDIT - DO NOT PAY

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11/21/2022



2790 1 1
37-93238

SEVEN OAKS CDD

Service Address: 0 CEDAR PARK CT

Bill Number: 17559864

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
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Account #	Customer #
0010770	01228304
Please use the 16-digit number below when making a payment through your bank	
001077001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241283	10/12/2022	91	11/9/2022	91	28	0

Usage History Water

November 2022	0
October 2022	3
September 2022	3
August 2022	3
July 2022	2
June 2022	1
May 2022	2
April 2022	0
March 2022	1
February 2022	1
January 2022	2
December 2021	2

Transactions

Previous Bill	-73.48 CR
Balance Forward	-73.48 CR
TOTAL BALANCE DUE	-\$73.48 CR

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Account #	0010770
Customer #	01228304
Balance Forward	-73.48 CR
Current Transactions	-73.48 CR
Total Balance Due	-\$73.48 CR

CREDIT - DO NOT PAY

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2789 1 1
37-93238

SEVEN OAKS CDD

Service Address: **0 BLUE SPRINGS PLACE**

Bill Number: 17559863

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct 1, 2022.
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Account #	Customer #
0010775	01228304
Please use the 15-digit number below when making a payment through your bank	
001077501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241326	10/12/2022	68	11/9/2022	70	28	2

Usage History
Water

November 2022	2
October 2022	3
September 2022	3
August 2022	3
July 2022	3
June 2022	1
May 2022	1
April 2022	0
March 2022	0
February 2022	2
January 2022	2
December 2021	2

Transactions

Previous Bill	-92.42 CR
Balance Forward	-92.42 CR
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$0.75 1.50
Total Current Transactions	1.50
TOTAL BALANCE DUE	-\$90.92 CR

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Account #	0010775
Customer #	01228304
Balance Forward	-92.42 CR
Current Transactions	1.50
Total Balance Due	-\$90.92 CR

CREDIT - DO NOT PAY

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2791 1 1
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SEVEN OAKS CDD

Service Address: 0 LAKE VALLEY PLACE

Bill Number: 17559865

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
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Account #	Customer #
0010780	01228304
Please use the 15-digit number below when making a payment through your bank	
001078001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241327	10/12/2022	125	11/9/2022	126	28	1

Usage History
Water

November 2022	1
October 2022	3
September 2022	3
August 2022	3
July 2022	3
June 2022	1
May 2022	1
April 2022	1
March 2022	1
February 2022	1
January 2022	3
December 2021	2

Transactions

Previous Bill	-47.71 CR
Balance Forward	-47.71 CR
Current Transactions	
Reclaimed	
Reclaimed	1 Thousand Gals X \$0.75 0.75
Total Current Transactions	0.75
TOTAL BALANCE DUE	-\$46.96 CR

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Account #	0010780
Customer #	01228304
Balance Forward	-47.71 CR
Current Transactions	0.75
Total Balance Due	-\$46.96 CR

CREDIT - DO NOT PAY

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2792 1 1
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SEVEN OAKS CDD

Service Address: 0 WATER ASH DR

Bill Number: 17559866

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010785	01228304
Please use the 15-digit number below when making a payment through your bank	
001078501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	07235215	10/12/2022	113	11/9/2022	116	28	3

Usage History
Water

November 2022	3
October 2022	3
September 2022	3
August 2022	3
July 2022	4
June 2022	2
May 2022	3
April 2022	1
March 2022	1
February 2022	1
January 2022	3
December 2021	2

Transactions

Previous Bill	-45.05 CR
Balance Forward	-45.05 CR
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$0.75 2.25
Total Current Transactions	2.25
TOTAL BALANCE DUE	-\$42.80 CR

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Account #	0010785
Customer #	01228304
Balance Forward	-45.05 CR
Current Transactions	2.25
Total Balance Due	-\$42.80 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD
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2793 1 1
37-93238

SEVEN OAKS CDD

Service Address: 0 STILLBROOK DR

Bill Number: 17559867

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
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Account #	Customer #
0010790	01228304
Please use the 15-digit number below when making a payment through your bank	
001079001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241565	10/12/2022	344	11/9/2022	344	28	0

Usage History
Water

November 2022
October 2022
September 2022
August 2022
July 2022
June 2022
May 2022
April 2022
March 2022
February 2022
January 2022
December 2021

0
0
0
2
3
3
3
3
3
4
3
3

Transactions

TOTAL BALANCE DUE

0.00
\$0.00

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Account # 0010790
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

SEVEN OAKS CDD
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2794 1 1
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SEVEN OAKS CDD

Service Address: 0 EDENFIELD DR

Bill Number: 17559868

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010795	01228304
Please use the 15-digit number below when making a payment through your bank	
001079501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399005	10/12/2022	1585	11/9/2022	1585	28	0

Usage History
Water

November 2022
October 2022
September 2022
August 2022
July 2022
June 2022
May 2022
April 2022
March 2022
February 2022
January 2022
December 2021

0
0
0
0
3
32
0
0
18
16
0
0

Transactions

TOTAL BALANCE DUE

0.00
\$0.00

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Account # 0010795
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD
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SEVEN OAKS CDD

Service Address: **3247 CHAPEL CREEK CIR**

Bill Number: 17559869

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/11/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010800	01228303
Please use the 15-digit number below when making a payment through your bank	
001080001228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13915301	10/12/2022	7552	11/11/2022	7587	30	35

Usage History
Water

November 2022	35
October 2022	44
September 2022	43
August 2022	37
July 2022	40
June 2022	21
May 2022	22
April 2022	24
March 2022	20
February 2022	24
January 2022	30
December 2021	21

Transactions

Previous Bill	33.00
Payment 11/04/22	-33.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	35 Thousand Gals X \$0.75
	26.25
Total Current Transactions	26.25
TOTAL BALANCE DUE	\$26.25

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Account # 0010800
Customer # 01228303
Balance Forward 0.00
Current Transactions 26.25

Total Balance Due \$26.25
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

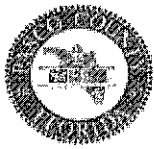
Amount Enclosed

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SEVEN OAKS CDD

Service Address: 0 MYSTIC OAKS BOULEVARD

Bill Number: 17559870

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010810	01228301
Please use the 15-digit number below when making a payment through your bank	
001081001228301	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13113816	10/12/2022	23622	11/9/2022	23944	28	322

Usage History
Water

November 2022	322
October 2022	222
September 2022	167
August 2022	214
July 2022	676
June 2022	392
May 2022	582
April 2022	425
March 2022	267
February 2022	233
January 2022	302
December 2021	105

Transactions

Previous Bill	166.50
Payment 11/04/22	-166.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	322 Thousand Gals X \$0.75 241.50
Total Current Transactions	241.50
TOTAL BALANCE DUE	\$241.50

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Account # 0010810
Customer # 01228301
Balance Forward 0.00
Current Transactions 241.50

Total Balance Due \$241.50
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD
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SEVEN OAKS CDD

Service Address: 0 MYSTIC OAKS BOULEVARD

Bill Number: 17559871

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/11/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
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Account #	Customer #
0010815	01228304
Please use the 15-digit number below when making a payment through your bank	
001081501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15556918	10/12/2022	14406	11/11/2022	14406	30	0

Usage History
Water

November 2022	0
October 2022	0
September 2022	0
August 2022	0
July 2022	0
June 2022	0
May 2022	0
April 2022	0
March 2022	0
February 2022	0
January 2022	0
December 2021	0

Transactions

Previous Bill	-165.00 CR
Balance Forward	-165.00 CR
TOTAL BALANCE DUE	-\$165.00 CR

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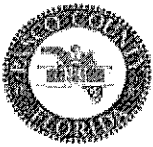
Account #	0010815
Customer #	01228304
Balance Forward	-165.00 CR
Current Transactions	-165.00 CR
Total Balance Due	-\$165.00 CR

CREDIT - DO NOT PAY

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0010820



2760 1 1

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SEVEN OAKS CDD

Service Address: 0 MYSTIC OAKS BOULEVARD

Bill Number: 17559872

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/11/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
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Account #	Customer #
0010820	01228301
Please use the 15-digit number below when making a payment through your bank	
001082001228301	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15556917	10/12/2022	6941	11/11/2022	6941	30	0

Usage History
Water

November 2022
October 2022
September 2022
August 2022
July 2022
June 2022
May 2022
April 2022
March 2022
February 2022
January 2022
December 2021

0
0
0
0
0
0
0
0
0
0
0
0

Transactions

Previous Bill -165.00 CR
Balance Forward -165.00 CR
TOTAL BALANCE DUE -165.00 CR

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Account # 0010820
Customer # 01228301
Balance Forward -165.00 CR
Current Transactions -165.00 CR
Total Balance Due -165.00 CR

CREDIT - DO NOT PAY

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2752 1 1
37-93238

SEVEN OAKS COMM DEV DISTRICT II

Service Address: 27403 MISTFLOWER DR

Bill Number: 17559874

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
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Account #	Customer #
0010835	01060349
Please use the 15-digit number below when making a payment through your bank	
001083501060349	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994342	10/12/2022	1720	11/9/2022	1720	28	0

Usage History
Water

November 2022
October 2022
September 2022
August 2022
July 2022
June 2022
May 2022
April 2022
March 2022
February 2022
January 2022
December 2021

0
0
0
0
3
12
11
14
12
15
14
13

Transactions

TOTAL BALANCE DUE

0.00
\$0.00

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Account # 0010835
Customer # 01060349
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS COMM DEV DISTRICT II
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SEVEN OAKS CDD

Service Address: 0 FAWN Mist DR

Bill Number: 17559876

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/11/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
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Account #	Customer #
0010845	01228304
Please use the 15-digit number below when making a payment through your bank	
001084501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	06707280	10/12/2022	2582	11/11/2022	2582	30	0

Usage History
Water

November 2022
October 2022
September 2022
August 2022
July 2022
June 2022
May 2022
April 2022
March 2022
February 2022
January 2022
December 2021

0
0
0
0
19
17
26
0
8
0
0
0

Transactions

TOTAL BALANCE DUE

0.00
\$0.00

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Account # 0010845
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: 0 FERN GLADE CT

Bill Number: 17559877

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/11/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010855	01228304
Please use the 15-digit number below when making a payment through your bank	
001085501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	06707284	10/12/2022	2402	11/11/2022	2402	30	0

Usage History
Water

November 2022	0
October 2022	0
September 2022	0
August 2022	0
July 2022	0
June 2022	0
May 2022	0
April 2022	0
March 2022	0
February 2022	0
January 2022	0
December 2021	0

Transactions

Previous Bill	-228.40 CR
Balance Forward	-228.40 CR
TOTAL BALANCE DUE	-\$228.40 CR

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Account #	0010855
Customer #	01228304
Balance Forward	-228.40 CR
Current Transactions	-228.40 CR
Total Balance Due	-\$228.40 CR

CREDIT - DO NOT PAY

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SEVEN OAKS CDD

Service Address: 3152 GRASSGLEN PLACE

Bill Number: 17559878

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
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Account #	Customer #
0010875	01228303
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001087501228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190811999	10/12/2022	19	11/9/2022	21	28	2

Usage History
Water

November 2022	2
October 2022	2
September 2022	3
August 2022	2
July 2022	2
June 2022	2
May 2022	3
April 2022	2
March 2022	3
February 2022	0
January 2022	0
December 2021	0

Transactions

Previous Bill	-126.60 CR
Balance Forward	-126.60 CR
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$0.75 1.50
Total Current Transactions	1.50
TOTAL BALANCE DUE	-\$125.10 CR

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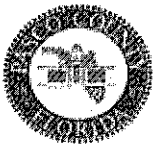
Account #	0010875
Customer #	01228303
Balance Forward	-126.60 CR
Current Transactions	1.50
Total Balance Due	-\$125.10 CR

CREDIT - DO NOT PAY

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37-93237

SEVEN OAKS CDD

Service Address: 0 FIDDLERS GREEN LOOP

Bill Number: 17559879

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010880	01228303
Please use the 15-digit number below when making a payment through your bank	
001088001228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994345	10/12/2022	3419	11/9/2022	3419	28	0

Usage History Water

November 2022	0
October 2022	99
September 2022	112
August 2022	113
July 2022	83
June 2022	93
May 2022	64
April 2022	56
March 2022	60
February 2022	14
January 2022	0
December 2021	0

Transactions

Previous Bill	74.25
Payment 11/04/22	-74.25 CR
Balance Forward	0.00
TOTAL BALANCE DUE	\$0.00

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Account # 0010880
Customer # 01228303
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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2798 1 1
37-93237

SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS BOULEVARD**

Bill Number: 17559880

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010885	01228304
Please use the 15-digit number below when making a payment through your bank	
001088501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404810	10/12/2022	14126	11/9/2022	14432	28	306

Usage History
Water

November 2022	306
October 2022	135
September 2022	362
August 2022	231
July 2022	694
June 2022	469
May 2022	817
April 2022	865
March 2022	460
February 2022	568
January 2022	687
December 2021	277

Transactions

Previous Bill	101.25
Payment 11/04/22	-101.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	306 Thousand Gals X \$0.75 229.50
Total Current Transactions	229.50
TOTAL BALANCE DUE	\$229.50

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Account # 0010885
Customer # 01228304
Balance Forward 0.00
Current Transactions 229.50

Total Balance Due \$229.50
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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SEVEN OAKS CDD

Service Address: 0 EAGLESTON BOULEVARD

Bill Number: 17559881
Billing Date: 11/18/2022
Billing Period: 10/12/2022 to 11/11/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010890	01228304
Please use the 15-digit number below when making a payment through your bank	
001089001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	0604845	10/12/2022	74174	11/11/2022	74339	30	165

Usage History
Water

November 2022	165
October 2022	25
September 2022	332
August 2022	412
July 2022	321
June 2022	301
May 2022	354
April 2022	363
March 2022	271
February 2022	203
January 2022	291
December 2021	52

Transactions

Previous Bill	18.75
Payment 11/04/22	-18.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	165 Thousand Gals X \$0.75 123.75
Total Current Transactions	123.75
TOTAL BALANCE DUE	\$123.75

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Account # 0010890
Customer # 01228304
Balance Forward 0.00
Current Transactions 123.75

Total Balance Due \$123.75
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

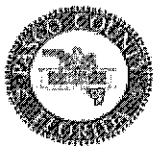
Amount Enclosed

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SEVEN OAKS CDD

Service Address: 0 GENTLEWINDS PLACE

Bill Number: 17559882

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010900	01228304
Please use the 15-digit number below when making a payment through your bank	
001090001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994343	10/12/2022	3454	11/9/2022	3487	28	33

Usage History Water

November 2022	33
October 2022	37
September 2022	38
August 2022	31
July 2022	40
June 2022	40
May 2022	79
April 2022	50
March 2022	42
February 2022	11
January 2022	37
December 2021	61

Transactions

Previous Bill	27.75
Payment 11/04/22	-27.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	33 Thousand Gals X \$0.75 24.75
Total Current Transactions	24.75
TOTAL BALANCE DUE	\$24.75

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Account # 0010900
Customer # 01228304
Balance Forward 0.00
Current Transactions 24.75

Total Balance Due \$24.75
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: 0 RUSTIC PINE PLACE

Bill Number: 17559883

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/11/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

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Account #	Customer #
0010905	01228304
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001090501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	0602074	10/12/2022	6341	11/11/2022	6399	30	58

Usage History
Water

November 2022	58
October 2022	63
September 2022	50
August 2022	50
July 2022	47
June 2022	46
May 2022	32
April 2022	18
March 2022	41
February 2022	12
January 2022	44
December 2021	61

Transactions

Previous Bill	47.25
Payment 11/04/22	-47.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	58 Thousand Gals X \$0.75 43.50
Total Current Transactions	43.50
TOTAL BALANCE DUE	\$43.50

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Account # 0010905
Customer # 01228304
Balance Forward 0.00
Current Transactions 43.50

Total Balance Due \$43.50
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAK CDD

Service Address: 10 ROSELING CT

Bill Number: 17559884

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010965	01228298
Please use the 15-digit number below when making a payment through your bank	
001096501228298	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241566	10/12/2022	1568	11/9/2022	1589	28	21

Usage History Water

November 2022	21
October 2022	26
September 2022	25
August 2022	21
July 2022	21
June 2022	19
May 2022	24
April 2022	24
March 2022	28
February 2022	19
January 2022	0
December 2021	0

Transactions

Previous Bill	19.50
Payment 11/04/22	-19.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	21 Thousand Gals X \$0.75 15.75
Total Current Transactions	15.75
TOTAL BALANCE DUE	\$15.75

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Account # 0010965
Customer # 01228298
Balance Forward 0.00
Current Transactions 15.75

Total Balance Due \$15.75
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAK CDD

Service Address: 10 WILDSTAR CIR - PARK

Bill Number: 17559885

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcrates for additional details.

Account #	Customer #
0010970	01228298
Please use the 15-digit number below when making a payment through your bank	
001097001228298	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580270	10/12/2022	1206	11/9/2022	1206	28	0

Usage History
Water

November 2022
October 2022
September 2022
August 2022
July 2022
June 2022
May 2022
April 2022
March 2022
February 2022
January 2022
December 2021

0
37
30
25
25
24
26
28
12
12
0
0

Transactions

Previous Bill 27.75
Payment 11/04/22 -27.75 CR
Balance Forward 0.00
TOTAL BALANCE DUE \$0.00

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Account # 0010970
Customer # 01228298
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAK CDD
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SEVEN OAKS

Service Address: 0 KALANCHOE PLACE

Bill Number: 17559886

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/11/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010995	01228299
Please use the 15-digit number below when making a payment through your bank	
001099501228299	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	67234047	10/12/2022	1088	11/11/2022	1088	30	0

Usage History

November 2022
October 2022
September 2022
August 2022
July 2022
June 2022
May 2022
April 2022
March 2022
February 2022
January 2022
December 2021

0
0
17
69
0
0
0
0
0
0
0
0

Transactions

TOTAL BALANCE DUE

0.00
\$0.00

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Account # 0010995
Customer # 01228299
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: 0 RUSTIC PINE PLACE

Bill Number: 17559887

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011000	01228304
Please use the 15-digit number below when making a payment through your bank	
001100001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15104610	10/12/2022	559	11/9/2022	559	28	0

Usage History
Water

November 2022 0
October 2022 0
September 2022 0
August 2022 0
July 2022 0
June 2022 0
May 2022 0
April 2022 0
March 2022 0
February 2022 0
January 2022 0
December 2021 0

Transactions

TOTAL BALANCE DUE

0.00
\$0.00

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Account # 0011000
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: 0 GRANITE GLEN LOOP

Bill Number: 17559888

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

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Account #	Customer #
0011010	01228304
Please use the 15-digit number below when making a payment through your bank	
001101001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12705483	10/12/2022	1952	11/9/2022	1952	28	0

Usage History
Water

November 2022	0
October 2022	0
September 2022	31
August 2022	37
July 2022	33
June 2022	44
May 2022	14
April 2022	0
March 2022	17
February 2022	0
January 2022	4
December 2021	14

Transactions

TOTAL BALANCE DUE \$0.00

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Account # 0011010
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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37-93238

SEVEN OAKS CDD

Service Address: **3247 CHAPEL CREEK CIR**

Bill Number: 17559869

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/11/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010800	01228303
Please use the 15-digit number below when making a payment through your bank	
001080001228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13915301	10/12/2022	7552	11/11/2022	7587	30	35

Usage History
Water

November 2022	35
October 2022	44
September 2022	43
August 2022	37
July 2022	40
June 2022	21
May 2022	22
April 2022	24
March 2022	20
February 2022	24
January 2022	30
December 2021	21

Transactions

Previous Bill	33.00
Payment 11/04/22	-33.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	35 Thousand Gals X \$0.75
	26.25
Total Current Transactions	26.25
TOTAL BALANCE DUE	\$26.25

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Account # 0010800
Customer # 01228303
Balance Forward 0.00
Current Transactions 26.25

Total Balance Due \$26.25
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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2774 1 1

37-93237

SEVEN OAKS CDD

Service Address: 0 STONECREEK WAY

Bill Number: 17559889

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011015	01228303
Please use the 15-digit number below when making a payment through your bank	
001101501228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15104614	10/12/2022	314	11/9/2022	323	28	9

Usage History Water

November 2022	9
October 2022	9
September 2022	12
August 2022	9
July 2022	11
June 2022	9
May 2022	9
April 2022	12
March 2022	9
February 2022	8
January 2022	11
December 2021	8

Transactions

Previous Bill	6.75
Payment 11/04/22	-6.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	9 Thousand Gals X \$0.75 6.75
Total Current Transactions	6.75
TOTAL BALANCE DUE	\$6.75

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Account # 0011015
Customer # 01228303
Balance Forward 0.00
Current Transactions 6.75

Total Balance Due \$6.75
Due Date 12/15/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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2808 1 1
37-93238

SEVEN OAKS COMM DEV DIST #2

Service Address: 0 WINGED ELM DR

Bill Number: 17559890

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011020	01060339
Please use the 15-digit number below when making a payment through your bank	
001102001060339	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241568	10/12/2022	0	11/9/2022	0	28	0

Usage History
Water

November 2022 0
October 2022 0
September 2022 0
August 2022 0
July 2022 0
June 2022 0
May 2022 0
April 2022 0
March 2022 0
February 2022 0
January 2022 0
December 2021 0

Transactions

Previous Bill -125.00 CR
Balance Forward -125.00 CR
TOTAL BALANCE DUE -125.00 CR

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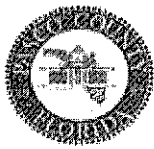
Account # 0011020
Customer # 01060339
Balance Forward -125.00 CR
Current Transactions -125.00 CR
Total Balance Due -125.00 CR

CREDIT - DO NOT PAY

SEVEN OAKS COMM DEV DIST #2
3434 COLWELL AVENUE STE #200
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SEVEN OAKS CDD

Service Address: 0 WATERMARK DR

Bill Number: 17559891

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/11/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011025	01228303
Please use the 15-digit number below when making a payment through your bank	
001102501228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17656793	10/12/2022	8027	11/11/2022	8047	30	20

Usage History
Water

November 2022	20
October 2022	42
September 2022	0
August 2022	73
July 2022	81
June 2022	84
May 2022	1
April 2022	0
March 2022	0
February 2022	0
January 2022	0
December 2021	0

Transactions

Previous Bill	31.50
Payment 11/04/22	-31.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	20 Thousand Gals X \$0.75 15.00
Total Current Transactions	15.00
TOTAL BALANCE DUE	\$15.00

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Account # 0011025
Customer # 01228303
Balance Forward 0.00
Current Transactions 15.00

Total Balance Due \$15.00
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

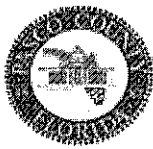
Amount Enclosed

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SEVEN OAKS CDD

Service Address: 0 WATERMARK DR

Bill Number: 17559892

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011030	01228304
Please use the 15-digit number below when making a payment through your bank	
001103001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	09558342	10/12/2022	1661	11/9/2022	1661	28	0

Usage History
Water

November 2022
October 2022
September 2022
August 2022
July 2022
June 2022
May 2022
April 2022
March 2022
February 2022
January 2022
December 2021

0
0
0
0
0
0
0
0
0
0
0
0

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0011030

Customer # 01228304

Balance Forward 0.00

Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: 0 INDIGO POND CT

Bill Number: 17559893

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
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Account #	Customer #
0011035	01228304
Please use the 15-digit number below when making a payment through your bank	
001103501228304	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	201377801	10/12/2022	76	11/9/2022	76	28	0

Usage History
Water

November 2022	0
October 2022	0
September 2022	5
August 2022	4
July 2022	4
June 2022	3
May 2022	4
April 2022	5
March 2022	4
February 2022	3
January 2022	4
December 2021	4

Transactions

TOTAL BALANCE DUE \$0.00

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Account # 0011035
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: **3964 WINDCREST DR**

Bill Number: 17559894

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
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Account #	Customer #
0011070	01228305
Please use the 15-digit number below when making a payment through your bank	
001107001228305	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399017	10/12/2022	0	11/9/2022	0	28	0

Usage History
Water

November 2022
October 2022
September 2022
August 2022
July 2022
June 2022
May 2022
April 2022
March 2022
February 2022
January 2022
December 2021

0
0
0
0
0
0
0
0
0
0
0
0

Transactions

Previous Bill -116.67 CR
Balance Forward -116.67 CR
TOTAL BALANCE DUE - \$116.67 CR

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Account # 0011070
Customer # 01228305
Balance Forward -116.67 CR
Current Transactions -116.67 CR
Total Balance Due - \$116.67 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD
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SEVEN OAKS CDD

Service Address: 4261 WINDCREST DR

Bill Number: 17559895

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011075	01228305
Please use the 15-digit number below when making a payment through your bank	
001107501228305	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404831	10/12/2022	1258	11/9/2022	1283	28	25

Usage History
Water

November 2022	25
October 2022	22
September 2022	10
August 2022	0
July 2022	18
June 2022	0
May 2022	14
April 2022	17
March 2022	51
February 2022	12
January 2022	72
December 2021	87

Transactions

Previous Bill	16.50
Payment 11/04/22	-16.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	25 Thousand Gals X \$0.75 18.75
Total Current Transactions	18.75
TOTAL BALANCE DUE	\$18.75

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Account # 0011075
Customer # 01228305
Balance Forward 0.00
Current Transactions 18.75

Total Balance Due \$18.75
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD
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SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS & SR 56**

Bill Number: 17561585

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0469715	01228302
Please use the 15-digit number below when making a payment through your bank	
046971501228302	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	08741652	10/12/2022	760	11/9/2022	763	28	3

Usage History

Irrigation

November 2022
October 2022
September 2022
August 2022
July 2022
June 2022
May 2022
April 2022
March 2022
February 2022
January 2022
December 2021

3
9
2
1
2
5
4
11
20
3
2
2

Transactions

Previous Bill	39.45
Payment 11/04/22	-39.45 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Water Charges	3.0 Thousand Gals X \$3.24
	9.72
Total Current Transactions	20.01
TOTAL BALANCE DUE	\$20.01

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Account # 0469715
Customer # 01228302
Balance Forward 0.00
Current Transactions 20.01

Total Balance Due \$20.01
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

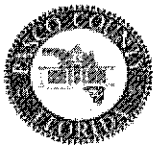
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SEVEN OAKS CDD

Service Address: 0 ANCIENT OAKS & SR 56

Bill Number: 17561584

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0469720	01228302
Please use the 15-digit number below when making a payment through your bank	
046972001228302	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	08741650	10/12/2022	1011	11/9/2022	1014	28	3

Usage History			Transactions	
Water	Irrigation			
November 2022	3	Previous Bill		29.73
October 2022	6	Payment 11/04/22		-29.73 CR
September 2022	0	Balance Forward		0.00
August 2022	1	Current Transactions		
July 2022	0	Water		
June 2022	0	Water Base Charge		10.29
May 2022	1	Water Charges	3.0 Thousand Gals X \$3.24	9.72
April 2022	6	Total Current Transactions		20.01
March 2022	4	TOTAL BALANCE DUE		\$20.01
February 2022	3			
January 2022	3			
December 2021	3			

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Account # 0469720
Customer # 01228302
Balance Forward 0.00
Current Transactions 20.01

Total Balance Due \$20.01
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: **2910 SPORTS CORE CIR**

Bill Number: 17561588

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0469735	01228303
Please use the 16-digit number below when making a payment through your bank	
046973501228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	12272488	10/12/2022	20234	11/9/2022	20362	28	128

Usage History

November 2022	128
October 2022	157
September 2022	107
August 2022	150
July 2022	207
June 2022	182
May 2022	192
April 2022	146
March 2022	341
February 2022	73
January 2022	138
December 2021	311

Transactions

Previous Bill	2,161.64
Payment 11/04/22	-2,161.64 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	25.0 Thousand Gals X \$2.04 51.00
Water Tier 2	25.0 Thousand Gals X \$3.24 81.00
Water Tier 3	25.0 Thousand Gals X \$6.49 162.25
Water Tier 4	53.0 Thousand Gals X \$8.76 464.28
Sewer	
Sewer Base Charge	93.08
Sewer Charges	128.0 Thousand Gals X \$6.48 829.44
Total Current Transactions	1,719.68
TOTAL BALANCE DUE	\$1,719.68

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Account # 0469735
Customer # 01228303
Balance Forward 0.00
Current Transactions 1,719.68

Total Balance Due \$1,719.68
Due Date 12/5/2022

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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37-93239

SEVEN OAKS CDD

Service Address: VERMILLION SKY NORTH RECLAIM DR

Bill Number: 17562511

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0989675	01369272
Please use the 15-digit number below when making a payment through your bank	
098967501369272	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580272	10/12/2022	507	11/9/2022	526	28	19

Usage History
Water

November 2022	19
October 2022	24
September 2022	7
August 2022	0
July 2022	0
June 2022	2
May 2022	2
April 2022	0
March 2022	0
February 2022	10
January 2022	0
December 2021	0

Transactions

Previous Bill	-117.30 CR
Balance Forward	-117.30 CR
Current Transactions	
Reclaimed	
Reclaimed	19 Thousand Gals X \$0.75 14.25
Total Current Transactions	14.25
TOTAL BALANCE DUE	-\$103.05 CR

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0989675
Customer #	01369272
Balance Forward	-117.30 CR
Current Transactions	14.25
Total Balance Due	-\$103.05 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD
3434 COLWELL AVENUE SUITE 200
Tampa FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

013692728098967521756251140000000000



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



2750 1 1
37-93239

SEVEN OAKS CDD

Service Address: VERMILLION SKY SOUTH RECLAIM DR

Bill Number: 17562512

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0989680	01369272
Please use the 15-digit number below when making a payment through your bank	
098968001369272	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18044940	10/12/2022	956	11/9/2022	956	28	0

Usage History
Water

November 2022
October 2022
September 2022
August 2022
July 2022
June 2022
May 2022
April 2022
March 2022
February 2022
January 2022
December 2021

0
0
10
26
31
27
27
27
25
28
31
27

Transactions

TOTAL BALANCE DUE

0.00
\$0.00

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0989680
Customer # 01369272
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 12/5/2022

Round-Up Donations to Charity

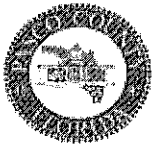
Amount Enclosed

☐ Check this box to participate in Round-Up.

SEVEN OAKS CDD
3434 COLWELL AVENUE SUITE 200
Tampa FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

013692728098968061756251210000000000



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



2751 1 1
37-93239

SEVEN OAKS CDD

Service Address: **AUTUMN BREEZE RECLAIM CIR**

Bill Number: 17562514

Billing Date: 11/18/2022

Billing Period: 10/12/2022 to 11/9/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0989690	01369272
Please use the 15-digit number below when making a payment through your bank	
098969001369272	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18044941	10/12/2022	646	11/9/2022	646	28	0

Usage History
Water

November 2022	0
October 2022	0
September 2022	0
August 2022	0
July 2022	0
June 2022	0
May 2022	0
April 2022	0
March 2022	8
February 2022	4
January 2022	7
December 2021	4

Transactions

Previous Bill	-136.70 CR
Balance Forward	-136.70 CR
TOTAL BALANCE DUE	-\$136.70 CR

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0989690
Customer #	01369272
Balance Forward	-136.70 CR
Current Transactions	-136.70 CR
Total Balance Due	-\$136.70 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD
3434 COLWELL AVENUE SUITE 200
Tampa FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

013692728098969051756251450000000000

Final Invoice for Seven Oaks CDD

INCLUDE WITH PAYMENT INV#
I-9/30/2022-07829
INVOICE CREATED#
9/30/2022 9:19:00 AM
PRINTED DATE#
Monday, October 31, 2022

Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
Address: 8700 Citizen Drive
City/State/Zip: New Port Richey, FL 34654

Jayna Cooper Seven Oaks CDD
3434 Colwell Avenue # 200
Tampa, Florida 33614

Preliminary Invoice Totals Details

Preliminary Invoice Totals Details	Amount(\$)
Invoice Employee Total:	\$1,350.00
Invoice Equipment Total:	\$0.00
Invoice Total:	\$1,350.00

Payments Received as of this Date If REFUND, the Payment Date reflects date refund initiated.

Check Number	Payment Date	Payment Amount(\$)
NO Payments Received as of this Date		

Final Invoice Total Based on Actual Services Rendered:

Final Invoice totals for:	Amount(\$)
Employee Total:	\$225.00
Equipment Total:	\$0.00
Invoice Total:	\$225.00

Services Rendered Detail, when NC exists in the employee hours,
that employee has **NOT CLOSED** their assignment; once closed may result in Invoice Adjustment later.
An Employee Name showing as | Placeholder - Unfilled, Block Shift - A | indicates assignment went unfilled.

RECEIVED
10/28/2022

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	EMP Fees
10/24/2022	BUZZETTO, RON - 1845	Seven Oaks CDD	14:00	5	\$45.00	\$225.00
Invoice Employee Total:						\$225.00
Equipment Total:						\$0.00
Invoice Total:						\$225.00

Questions regarding Invoice charges please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: PascoCountySheriffsOffice@ServiceRequests.us

Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: PascoCountySheriffsOfficeFiscal@ServiceRequests.us

Make Checks Payable TO:

Pasco Sheriff's Office

INV. #: I-9/30/2022-07829
(Please include Inv.# in check comment)
Monday, October 31, 2022
Invoice Total: \$225.00
Invoice For: Seven Oaks CDD
Payment Terms: Due on Receipt

MAIL Checks TO:

Pasco Sheriff's Office
ATTN: EXTRA-DUTY PROGRAM
Address: 8700 Citizen Drive
City/State/Zip: New Port Richey, FL 34654

Amount of Payment:_____

Professional Green Cleaners
2041 Brigadier Dr
Spring Hill, FL 34608
(813) 862-9595

Invoice

25380

Customer

DATE

PAGE

849

11/20/2022

1

SOLD TO:

Seven Oaks Cdd
3434 Colwell Ave #200
Tampa, FL 33614

SHIP TO:

PO NO.	TERMS	SALESPERSON	SHIP VIA	SHIP DATE	FOB
	Net 30 days			11/20/2022	

ITEM	QUANTITY	UNIT	DESCRIPTION	TX	UNIT PRICE	AMOUNT
	1.00		Restrooms floor scrub done on November 19 2022		\$150.00	\$150.00
	1.00		Deep scrub at Fitness Center		\$280.00	\$280.00
	1.00		Odor Control Service		\$40.00	\$40.00

Theresa D. Maggion

57200-4704

RECEIVED
11/22/2022

COMMENTS

Thank you for your business!

Subtotal \$470.00

Freight \$0.00

Tax \$0.00

Total Amount \$470.00

Amount Received \$0.00

Balance Due \$470.00

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
10/1/2022	INV0000071952

Bill To:

SEVEN OAKS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00730

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
11/1/2022	INV0000072641

Bill To:

SEVEN OAKS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
November	Upon Receipt	00730

[illegible]

Santa Bob Elkin, Real Bearded Santas

P.O. Box 272852, Tampa, FL 33688

Toyshoppe: 800-497-6097*msg Sleigh: 813-230-9254*call

Thanks for inviting Santa to your Christmas event this year!

Date Sept 12th, 2022 Confirmation/Invoice #121022930LB

Client SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

Client Address Seven Oaks CDD, 3434 Colwell Ave. #200, Tampa, FL 33614

Event Address 2910 SPORTS CORE CIRCLE, WESLEY CHAPEL, 33544

Confirm By THERESA DIMAGGIO Phone 813-907-7987 ext 104

Event Date Saturday, Dec 10th Time 9:30-12:30 pm Fee \$425.00*

*Please pay Santa Larry Beeman on or before arrival.

COAI will be forwarded on the 2022 renewal in October

Special Instructions Santa to meet and greet all children and families as may be directed by the client. Children will visit with Santa and pose for photos as may be requested by the client. Photos and any gifts to be provide by the client. Santa to contact client prior to the event to fine-tune the details.

Additional Notes:

Cancellation less than 4 weeks prior to the event may result in Client being held

responsible for 50% of the total fee. Santa is expected to arrive on site a minimum

of 15 minutes prior to the event. Santa is not responsible for a late start due to

unforeseen traffic delays, extreme weather or any other circumstances beyond his

control. Notify Santa regarding any special parking, rear entrance, special needs, etc.

Please confirm booking by email to Santa Bob

Elkin santa@santatb.com THANK YOU

* Please mail Check to Clubhouse
Before November 21st. Thank you
Theresa Dimaggio
Holiday Event
57400-4775

RECEIVED
11/01/2022

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

SEVEN OAKS CDD
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

November 01, 2022
Client: 001315
Matter: 000001
Invoice #: 22287

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
8/16/2022	VTS	REVIEW MULTIPLE CORRESPONDENCE FROM AND TELEPHONE CONFERENCE WITH T. NIELSEN; REVIEW CORRESPONDENCE FROM AND TELEPHONE CONFERENCE WITH SUPERVISOR S. GRACE; REVIEW CORRESPONDENCE RE: GOLF CARTS.	1.0	\$285.00
8/17/2022	VTS	FURTHER REVIEW AND ANALYSIS OF BOND DOCUMENTS, TELEPHONE CONFERENCES WITH AND REVIEW CORRESPONDENCE FROM ATTY. M. TAYLOR RE: DISTRICT ROADS.	2.0	\$570.00
8/18/2022	VTS	REVIEW CORRESPONDENCE FROM T. DIMAGGIO, REVIEW FACILITY USE AGREEMENT WITH SUPERVISOR OF ELECTIONS AND REPLY TO T. DIMAGGIO RE: ELECTIONS.	0.4	\$114.00
8/23/2022	VTS	REVIEW CORRESPONDENCE FROM T. NIELSEN RE: USE OF COVENTRY PARK; REVIEW CORRESPONDENCE FROM T. NIELSEN, REVIEW CURRENT AGREEMENT AND PROPOSED ADDENDUM TO AGREEMENT WITH INNERSYNC STUDIO LLC D/B/A CAMPUS SUITE; TELEPHONE CONFERENCE WITH T. NIELSEN; REVIEW FURTHER CORRESPONDENCE FROM T. NIELSEN RE: PHOENIX POOLS CLAIM.	0.9	\$256.50
8/24/2022	VTS	REVIEW CORRESPONDENCE FROM J. GENTILELLA RE: USE OF COVENTRY PARK; PREPARE AMENDMENT TO AGREEMENT WITH INNERSYNC STUDIO LLC D/B/A CAMPUS SUITE.	0.8	\$228.00
8/25/2022	VTS	TELEPHONE CONFERENCE WITH DISTRICT STAFF RE: VENDOR INSURANCE.	0.2	\$57.00

SERVICES

Date	Person	Description of Services	Hours	Amount
8/31/2022	VTs	REVIEW CORRESPONDENCE FROM T. NIELSEN AND SUPERVISOR S. GRACE RE: CLUBHOUSE; REVIEW CORRESPONDENCE FROM T. NIELSEN RE: PHOENIX POOLS CLAIM; RECEIPT AND REVIEW OF SEPTEMBER MEETING AGENDA; REVIEW FURTHER CORRESPONDENCE FROM T. NIELSEN RE: USE OF COVENTRY PARK.	0.7	\$199.50
9/1/2022	VTs	SEND CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT RE: AMENDMENT TO AGREEMENT WITH CAMPUS SUITE; EXCHANGE CORRESPONDENCE WITH DISTRICT MANAGER RE: USE OF COVENTRY PARK.	0.4	\$114.00
9/2/2022	VTs	EXCHANGE CORRESPONDENCE WITH DISTRICT STAFF RE: NCR CORPORATION STATEMENT.	0.4	\$114.00
9/6/2022	VTs	REVIEW CORRESPONDENCE FROM T. NIELSEN RE: PHOENIX POOLS CLAIM; INITIAL PREPARATION OF ENTRANCE GATES AND SECURITY CAMERAS MAINTENANCE AGREEMENT.	0.8	\$228.00
9/7/2022	VTs	REVIEW CORRESPONDENCE FROM ATTY. S. BAGGE AND T. NIELSEN RE: PHOENIX POOLS CLAIM; RECEIPT AND REVIEW OF SEPTEMBER BOARD MEETING AGENDA BOOK; SEND CORRESPONDENCE TO T. NIELSEN RE: GATE MAINTENANCE.	0.6	\$171.00
9/8/2022	VTs	REVIEW MULTIPLE CORRESPONDENCE FROM T. NIELSEN AND A. HERRICK RE: GATE MAINTENANCE; REVIEW CORRESPONDENCE FROM T. DIMAGGIO WITH ATTACHMENT RE: GOODWILL DONATION TRUCK.	0.5	\$142.50
9/9/2022	VTs	REVIEW USE OF FACILITIES AGREEMENT PROVIDED BY GOODWILL AND SEND CORRESPONDENCE TO T. DIMAGGIO; REVIEW AND REPLY TO MULTIPLE CORRESPONDENCE FROM T. NIELSEN RE: DISTRICT TREES; FINALIZE DRAFT VERSION OF GATE MAINTENANCE AGREEMENT AND TRANSMITTAL TO DISTRICT MANAGER AND CHAIR J. CHRISTENSEN; REVIEW FURTHER CORRESPONDENCE FROM T. NIELSEN AND A. HERRICK RE: GATES; REVIEW REQUEST FOR DRAINAGE CAPACITY FOR SWFWMD APPROVAL AND EXCHANGE CORRESPONDENCE WITH T. NIELSEN AND G. WOODCOCK RE: JAMMIN CAR WASH PARCEL.	2.2	\$627.00
9/12/2022	VTs	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER, REVIEW OF FILES AND SEND CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT RE: COUNTY REQUEST FOR CURRENT LEGAL DESCRIPTION OF DISTRICT BOUNDARIES; EXCHANGE OF MULTIPLE CORRESPONDENCE WITH T. NIELSEN RE: DISTRICT GATES.	0.8	\$228.00

SERVICES

Date	Person	Description of Services	Hours	Amount
9/13/2022	VTs	REVIEW CORRESPONDENCE FROM T. NIELSEN WITH ATTACHMENTS RE: JAMMIN CAR WASH; REVIEW FURTHER CORRESPONDENCE FROM T. NIELSEN RE: DISTRICT TREES.	0.4	\$114.00
9/14/2022	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	4.8	\$1,368.00
9/15/2022	VTs	RECEIPT AND REVIEW OF SEPTEMBER BOARD MEETING SUMMARY; RECEIPT OF PROPOSAL FOR NEW TABLE AND EXCHANGE CORRESPONDENCE WITH T. NIELSEN AND T. DIMAGGIO RE: CAFE TABLE DAMAGE; REVIEW CORRESPONDENCE FROM T. NIELSEN WITH ATTACHMENTS RE: FINN OUTDOOR PROPOSALS.	0.7	\$199.50
9/16/2022	VTs	REVIEW CORRESPONDENCE FROM T. NIELSEN RE: CAFE TABLE DAMAGE.	0.1	\$28.50
9/19/2022	VTs	EXCHANGE MULTIPLE CORRESPONDENCE WITH T. DIMAGGIO, T. NIELSEN AND CHAIR J. CHRISTENSEN, AND TELEPHONE CONFERENCE WITH T. NIELSEN RE: DAMAGE TO CAFE TABLE.	0.9	\$256.50
9/20/2022	VTs	REVIEW CORRESPONDENCE FROM G. WOODCOCK WITH ATTACHMENTS RE: DISTRICT ROAD SIGNAGE; REVIEW CORRESPONDENCE FROM F. NOLTE RE: JAMMIN CAR WASH DRAINAGE ACCESS REQUEST; EXCHANGE MULTIPLE CORRESPONDENCE AND REVIEW DOCUMENTS RE: AMENITIES ACCESS REQUEST (SING).	1.3	\$370.50
9/21/2022	VTs	PREPARATION OF AGREEMENT WITH FINN OUTDOOR FOR STORMWATER SYSTEM REPAIRS AND TRANSMITTAL TO DISTRICT MANAGER AND DISTRICT ENGINEER.	1.0	\$285.00
9/22/2022	VTs	REVIEW AND REPLY TO CORRESPONDENCE FROM T. NIELSEN RE: JAMMIN CAR WASH DRAINAGE REQUEST; TELEPHONE CONFERENCE WITH T. DIMAGGIO RE: CLUBHOUSE RENTAL AGREEMENT; REVIEW CORRESPONDENCE FROM T. NIELSEN WITH ATTACHMENT RE: LIFE SKILLS IN ACTION CERTIFICATE OF INSURANCE; REVIEW CORRESPONDENCE FROM G. WOODCOCK RE: AGREEMENT WITH FINN OUTDOOR.	0.8	\$228.00
9/23/2022	VTs	REVIEW CERTIFICATE OF INSURANCE AND SEND CORRESPONDENCE TO DISTRICT MANAGER RE: LIFE SKILLS IN ACTION USE OF COVENTRY PARK; REVIEW CORRESPONDENCE FROM T. NIELSEN AND G. WOODCOCK, REVIEW AND REPLY TO FURTHER CORRESPONDENCE FROM T. NIELSEN RE: JAMMIN CAR WASH DRAINAGE REQUEST.	0.6	\$171.00

SERVICES

Date	Person	Description of Services	Hours	Amount
9/26/2022	VTs	REVIEW CORRESPONDENCE FROM T. NIELSEN AND F. NOLTE RE: JAMMIN CAR WASH DRAINAGE REQUEST; REVIEW CORRESPONDENCE FROM DISTRICT STAFF WITH ATTACHMENT RE: CLUBHOUSE RENTAL AGREEMENT; RECEIPT AND REVIEW OF CORRESPONDENCE FROM T. NIELSEN WITH HURRICANE CLEANUP PROPOSAL FROM JUNIPER AND SEND REPLY TO T. NIELSEN; RECEIPT AND REVIEW OF 2022 HURRICANE PRICING PLAN, PREPARATION OF ADDITIONAL SERVICES ORDER AND TRANSMITTAL TO DISTRICT MANAGER RE: LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH JUNIPER; REVIEW FURTHER CORRESPONDENCE FROM T. NIELSEN RE: LOW SPEED VEHICLE REGULATION.	1.7	\$484.50
9/27/2022	VTs	REVIEW CORRESPONDENCE FROM T. NIELSEN AND G. WOODCOCK RE: FINN OUTDOOR AGREEMENT; REVIEW CORRESPONDENCE FROM CHAIR J. CHRISTENSEN RE: JUNIPER LANDSCAPING 2022 HURRICANE SEASON PRICING; REVIEW CORRESPONDENCE FROM T. DIMAGGIO WITH ATTACHMENT RE: PETTING ZOO AGREEMENT; RECEIPT AND REVIEW OF TENTATIVE OCTOBER BOARD MEETING AGENDA.	0.8	\$228.00
9/30/2022	VTs	SEND CORRESPONDENCE TO T. NIELSEN RE: LOW SPEED VEHICLE REGULATION; REVIEW CORRESPONDENCE FROM J. GENTILELLA RE: HURRICANE DEBRIS CLEANUP.	0.3	\$85.50
10/3/2022	VTs	REVIEW AND REPLY TO MULTIPLE CORRESPONDENCE FROM T. DIMAGGIO RE: HURRICANE RELIEF DRIVE; REVIEW CORRESPONDENCE FROM T. NIELSEN RE: REGULATION OF LOW SPEED VEHICLES; SEND CORRESPONDENCE TO DISTRICT MANAGER AND DISTRICT ENGINEER RE: FINN OUTDOOR AGREEMENT; REVIEW AGREEMENT WITH FARM TO YOU, LLC FOR PETTING ZOO EVENT AND SEND CORRESPONDENCE TO T. DIMAGGIO.	1.1	\$313.50
10/4/2022	VTs	RECEIPT AND REVIEW OF OCTOBER BOARD MEETING AGENDA; EXCHANGE CORRESPONDENCE WITH G. WOODCOCK AND REVIEW CORRESPONDENCE FROM T. NIELSEN RE: DISTRICT STREET SIGNAGE.	0.7	\$199.50
10/5/2022	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2016A REFUNDING BONDS AND SERIES 2016B REFUNDING BONDS.	0.2	\$32.00
10/6/2022	VTs	REVIEW CORRESPONDENCE FROM T. DIMAGGIO AND T. NIELSEN, REVIEW RESIDENT'S COUNCIL FLYER AND SEND CORRESPONDENCE TO DISTRICT STAFF RE: S-19 PARCEL; REVIEW CLUBHOUSE RENTAL AGREEMENT FORM AND EXCHANGE CORRESPONDENCE WITH T. DIMAGGIO.	1.0	\$285.00

SERVICES

Date	Person	Description of Services	Hours	Amount
10/10/2022	VTs	REVIEW CORRESPONDENCE FROM SUPERVISOR S. GRACE AND T. DIMAGGIO, REVIEW MULTIPLE CORRESPONDENCE FROM AND TELEPHONE CONFERENCE WITH T. NIELSEN RE: REGULATION OF LOW SPEED VEHICLES AND GOLF CARTS; MAKE REVISIONS TO AGREEMENT WITH FINN OUTDOORS, TRANSMITTAL OF AGREEMENT TO AND REVIEW CORRESPONDENCE FROM T. NIELSEN AND G. WOODCOCK.	1.4	\$399.00
10/11/2022	VTs	RESEARCH OF LAW, SEND CORRESPONDENCE TO BOARD OF SUPERVISORS, AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER RE: REGULATION OF GOLF CARTS AND LOW SPEED VEHICLES; REVIEW CORRESPONDENCE FROM T. DIMAGGIO RE: MINOR VOLUNTEERS.	0.8	\$228.00
10/12/2022	VTs	REVIEW MULTIPLE CORRESPONDENCE FROM J. GENTILELLA AND T. NIELSEN RE: EASEMENT ENCROACHMENTS (SORRELL VINE DRIVE); REVIEW VOLUNTEER POLICIES AND EXCHANGE CORRESPONDENCE WITH T. DIMAGGIO RE: MINOR VOLUNTEERS; EXCHANGE CORRESPONDENCE WITH DISTRICT MANAGER RE: BOARD MEETING; PREPARE FOR AND ATTEND BOARD MEETING.	5.3	\$1,510.50
10/13/2022	VKB	REVIEW EMAILS RE: COUNTY'S DECISION TO APPROVE APARTMENTS FOR S-19; CONFERENCE WITH V. STEINERTS RE: SAME AND CDD'S STANDING FOR APPEAL AND RELATED ISSUES.	0.4	\$114.00
10/13/2022	VTs	REVIEW CORRESPONDENCE FROM J. COOPER WITH OCTOBER MEETING SUMMARY; SEND CORRESPONDENCE TO ATTY. C. WALLER RE: S-19 PARCEL; REVIEW QUARTERLY REPORT FOR SERIES 2016A REFUNDING BONDS AND SERIES 2016B REFUNDING BONDS; REVIEW AND REPLY TO CORRESPONDENCE FROM T. DIMAGGIO RE: COVID POLICY.	0.8	\$228.00
10/13/2022	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2022; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	\$32.00
Total Professional Services			37.0	\$10,495.00

November 01, 2022
Client: 001315
Matter: 000001
Invoice #: 22287

Page: 6

Total Services	\$10,495.00
Total Disbursements	\$0.00
Total Current Charges	\$10,495.00
Previous Balance	\$5,817.50
Less Payments	(\$5,817.50)
PAY THIS AMOUNT	\$10,495.00

RECEIVED
11/01/2022

Please Include Invoice Number on all Correspondence



**SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT**

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 - 813-994-1001

www.sevenoakslife.com

Check Request

Amount: \$200.00

Date: 11/8/22

Payable to: Theresa Dimaggio

Address: 2910 Sports Core Circle

Wesley Chapel FL 33544

Description: Reimburse for clubhouse cash register

Requestor: Theresa DiMaggio

Special Instructions:

Send to Theresa at amenity center

Code 57200-4785

verizonPO BOX 489
NEWARK, NJ 07101-0489

RECEIVED

OCT 31 2022

SEVEN OAKS COMMUNITY DEVELOPME
LESLIE SPOCK
3434 COLWELL AVE STE 200
TAMPA, FL 33614-839000165679
N210

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	242034931-00001	11/10/22
Change your address at http://sso.verizonenterprise.com	Invoice Number	9918445295

Quick Bill Summary

Sep 19 - Oct 18

Previous Balance (see back for details)	\$48.78
Payment - Thank You	-\$48.78
Balance Forward	\$0.00
Monthly Charges	\$42.90
Usage and Purchase Charges	
Voice	\$0.00
Messaging	\$0.00
Data	\$0.00
Surcharges and Other Charges & Credits	\$4.68
Taxes, Governmental Surcharges & Fees	\$1.14
Total Current Charges	\$48.72

Total Charges Due by November 10, 2022 \$48.72

Pay from phone	Pay on the Web	Questions:
#PMT (#768)	At b2b.verizonwireless.com	1.800.922.0204 or *611 from your phone

verizonSEVEN OAKS COMMUNITY DEVELOPME
LESLIE SPOCK
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390Bill Date October 18, 2022
Account Number 242034931-00001
Invoice Number 9918445295**Total Amount Due by November 10, 2022**Make check payable to Verizon Wireless.
Please return this remit slip with payment.**\$48.72**\$. PO BOX 660108
DALLAS, TX 75266-0108

99184452950102420349310000100000004872000000048727

NOTICE: Bank account and routing numbers will be retained to enable future payments by phone or online. To opt out, call 1-866-544-0401.



Invoice Number Account Number Date Due Page

9918445295 242034931-00001 11/10/22 2 of 5

Get Minutes Used

Get Data Used

Get Balance

#MIN + SEND

#DATA + SEND

#BAL + SEND

Payments

Payments, continued

Previous Balance

\$48.78

Payment - Thank You

Payment Received 10/12/22

-48.78

Total Payments

-\$48.78

Balance Forward

\$.00

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 242034931-00001 SEVEN OAKS COMMUNITY DEVELOPME

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.
2. Sign name in box below, as shown on the bill and date.
3. Return this slip with your payment. Do not send a voided check.





Invoice Number Account Number Date Due Page
9918/445295 242034931-00001 11/10/22 3 of 5

Overview of Shared Usage

	Participating Lines as of 10/10/22	Lines Exceeding Allowance after Share	Shared Allowance	Shared Usage	Shared Billable	Cost
Data - Flexible Business Share	1	0	1.000GB	.502GB	0GB	---

Overview of Lines

Lines Charges	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges and Other Credits	Taxes, Governmental and Fees (includes Tax)	Third-Party Charges	Total Charges	Voice Plan Usage	Messaging Usage	Data Usage	Voice Roaming	Messaging Roaming	Data Roaming
813-230-7987 John G	4	\$42.90	---	---	\$4.68	\$1.14	---	\$48.72	86	172	.502GB	---	---	---
Total Current Charges		\$42.90	\$.00	\$.00	\$4.68	\$1.14	\$.00	\$48.72						





Summary for John G: 813-230-7987

Your Plan

Flexible Business Smartphn 1GB

\$55.00 monthly charge

Unlimited monthly minutes

M2M National Unlimited

Unlimited Mobile to Mobile

UNL Night & Weekend Min

Unlimited OFFPEAK

UNL Text Messaging

Unlimited M2M Text

Unlimited Text Message

Email & Web MHS 1GB SHR

1 monthly gigabyte allowance

\$10.00 per GB after allowance

Beginning on 08/19/20:

22% Access Discount

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Have more questions about your charges?
Get details for usage charges at
b2b.verizonwireless.com.

Monthly Charges

Flexible Business Smartphn 1GB

10/19 - 11/18

55.00

22% Access Discount

10/19 - 11/18

-12.10

\$42.90

Usage and Purchase Charges

Voice		Allowance	Used	Billable	Cost
Calling Plan	minutes	unlimited	86	--	--
Mobile to Mobile	minutes	unlimited	56	--	--
Total Voice					\$0.00

Messaging		Allowance	Used	Billable	Cost
Text	messages	unlimited	26	--	--
Unlimited M2M Text	messages	unlimited	116	--	--
Picture & Video - Sent	messages	unlimited	14	--	--
Picture & Video - Rcv'd	messages	unlimited	16	--	--
Total Messaging					\$0.00

Data		Allowance	Used	Billable	Cost
Gigabyte Usage	gigabytes	1,000 (shared)	502	--	--
Total Data					\$0.00

Total Usage and Purchase Charges

\$0.00

Surcharges

Fed Universal Service Charge	.44
Regulatory Charge	.09
Administrative Charge	1.95

Other Charges and Credits

Economic Adjustment Charge	2.20
----------------------------	------

\$4.68

Taxes, Governmental Surcharges and Fees

FL State 911 Fee	.40
FL Communications Service Tax	.45
Hillsborough Cnty Comm Svc Ta	.29

\$1.14

Total Current Charges for 813-230-7987

\$48.72

Need-to-Know Information

Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

Economic Adjustment Charge

Our number one priority is to provide exceptional service to your business and consistently deliver the quality and reliability that you expect from Verizon Business.

Just as you are seeing in your business, Verizon Business is seeing a wide range of increases in its costs to provide service. As these challenges have continued to mount, we have made the decision to add an Economic Adjustment Charge.

On June 16, 2022, Verizon Business began adding the charge to newly activated and upgraded lines, existing lines that have completed a contract-based line term, and lines that have twelve (12) months or fewer remaining on a Device Payment Plan Agreement. The amount of the charge is \$2.20 per month/line for each smartphone and data device, and \$0.98 per month/line for each basic phone and tablet device. As lines meet these criteria, the charge will be automatically added to your bill. You can find the Economic Adjustment Charge in the Other Charges & Credits section of your bill.

Thank you for trusting in us and choosing Verizon Business as your partner. We remain committed to delivering outstanding network performance, service excellence and value for your business.

FUSC Change

The Federal Universal Service Charge (FUSC) is a Verizon Wireless charge that is subject to change each calendar quarter based on contribution rates prescribed by the FCC. On October 1, the FUSC decreased to 8.86% of assessable wireless charges, other than separately billed interstate and international telecom charges. The FUSC on separately billed interstate and international telecom charges decreased to 28.9%. For more details, please call 1-888-684-1888.

Customer Proprietary Network Information (CPNI)

CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services, such as television, telematics, high-speed Internet, video, and local and long distance services. Visit Verizon.com for more information on our services and companies.

If you don't want your CPNI used for the marketing purposes described above, please notify us by phone any time at 800.333.9956 or online at vzw.com/myprivacy.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.

Note: This CPNI notice does not apply to residents of the state of Arizona.

More On Wireless Taxes And Surcharges

Your total charges for this month's bill cycle are \$48.72.

This includes charges for one or more bundled Verizon service plans that include voice, messaging, data, or other services for which you pay a monthly plan charge.

This bill cycle, your fixed monthly plan charges were \$55.00 (before applying any discounts or credits, and excluding other charges such as overage, late payment, taxes, Verizon surcharges, and equipment).

To accurately bill taxes and Verizon surcharges, we regularly look at past network usage by you and other customers with similar plans to allocate this fixed monthly plan charge among the services included in the bundle.

In this bill cycle, we have allocated this amount as follows: \$3.53 for voice, \$0.71 for messaging, \$50.76 for data, and \$0.00 for other services.

For more information, please go to vzw.com/taxesandsurcharges.

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.



Waller Law
Post Office Box 1668
Dade City, Florida 33526
United States
352-567-4690



SEVEN OAKS CDD
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL, FL 33544

Balance \$6,850.00
Invoice # 1147485584
Invoice Date November 1, 2022
Payment Terms Net 30
Due Date December 01, 2022

SEVEN OAKS CDD (Parcel S19 Rezoning)

Time Entries

Date	EE	Activity	Description	Rate	Hours	Line Total
04/25/2022	CW	Attendance at	Mediation on S-19 (FL Statute 70.51 Proceeding)	\$250.00	3.00	\$750.00
04/27/2022	CW	Email	correspondence from Sean Grace and Jon Tomsu RE: Correspondence to Applicant's Attorney on CDD's position; Email to Applicant's Attorney RE: CDD's position	\$250.00	0.30	\$75.00
08/30/2022	CW	Attendance at	Meeting with Applicant and Attorney Tew at Seven Oaks Clubhouse and travel time	\$250.00	1.50	\$375.00
08/31/2022	CW	Receipt and Review	Email from Attorney Goldstein RE: Status of Mediation/Request to Terminate Mediation/Applicant bringing revisions to BCC Hearing	\$250.00	0.10	\$25.00
08/31/2022	CW	Email	correspondence with Taylor Nielson RE: Maintenance Issues with S19	\$250.00	0.10	\$25.00
09/13/2022	CW	Receipt and Review	Joint Stipulation and Order of Special Magistrate	\$250.00	0.10	\$25.00
09/14/2022	CW	Receipt and Review	email correspondence from Attorney Goldstein RE: BCC Hearing on S19 to be held on October 11; Calendaring BCC Hearing	\$250.00	0.10	\$25.00
09/22/2022	CW	Receipt and Review	Deed from Walmart to SD Wesley Chapel LLC with unredacted restrictions	\$250.00	0.30	\$75.00
09/26/2022	CW	Receipt and Review	BCC Agenda Memorandum / PDD23-0001 Seven Oaks MPUD Resolution with Exhibits; Time spent analyzing differences in initial MPUD Resolution with revised MPUD Resolution; Note to the File	\$250.00	2.20	\$550.00
09/28/2022	CW	Meeting	with Commissioner Oakley RE: Revisions to Applicant's plans for S19/Arguments for denial	\$250.00	0.40	\$100.00
10/06/2022	CW	Attendance at	Zoom Meeting with Sean Grace, Patrick Mullen, and Jon Tomsu to determine CDD Strategy at BCC Meeting; and Notes to the File	\$250.00	1.00	\$250.00
10/09/2022	CW	Time Spent	reviewing initial BCC Hearing recorded video; and notes to the file	\$250.00	3.60	\$900.00

10/10/2022	CW	Email	to Commissioner Starkey RE: Request for additional time to speak at BCC Hearing	\$250.00	0.20	\$50.00
10/10/2022	CW	Time Spent	Preparing arguments for BCC Hearing	\$250.00	2.70	\$675.00
10/11/2022	CW	Attendance at	BCC Hearing	\$250.00	5.20	\$1,300.00
10/11/2022	CW	Time Spent	finalizing and timing arguments for BCC Hearing	\$250.00	1.40	\$350.00
10/12/2022	CW	Telephone Call	with Attorney Goldstein RE: Appeal Process	\$250.00	0.80	\$200.00
10/12/2022	CW	Attendance at	CDD Board Meeting via telephone RE: Explanation of Appeal Process	\$250.00	0.50	\$125.00
10/12/2022	CW	Email	correspondence with Taylor Nielson RE: Outcome of BCC Hearing/Options for an appeal; T/C with Sean Grace RE: Outcome of BCC Hearing/Options for an appeal	\$250.00	0.70	\$175.00
10/19/2022	CW	Attendance at	CDD Board Meeting (Special Set) and travel time	\$250.00	3.00	\$750.00
10/19/2022	CW	Telephone Call	with Attorneys Vivek K. Babbar and Vanessa Steinerts RE: Opinions on BCC Appeal/CDD Board Meeting	\$250.00	0.20	\$50.00

Totals: **27.40** **\$6,850.00**

Terms & Conditions:

All past due balances will be subject to interest, late fees and collection cost.

Time Entry Sub-Total:	\$6,850.00
Sub-Total:	\$6,850.00
Total:	\$6,850.00
Amount Paid:	\$0.00
Balance Due:	\$6,850.00

RECEIVED
11/01/2022

SEVEN OAKS COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614

FOR ASSISTANCE
Customer Service
One Time Payments

(352) 583-4204
(855) 589-2719

000843 1/1

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 16005-1	
	Service Location	
	Acct #016005-0001	
	SEVEN OAKS COMM DEV DIST	
	2910 SPORTS CORE CIRCLE WESLEY C	
10/20/22	FUEL SURCHARGE	1.00 SC70262915 \$ 147.43
10/20/22	ENVIRONMENTAL SURCHARGE	1.00 SC70262914 \$ 44.29
10/20/22	BASIC SERVICE CHARGE	1.00 8.00YD \$ 442.86
	11/1/2022-11/30/2022	
	Invoice Total	\$ 634.58
	Account Balance	\$ 634.58

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****

Bank returned checks will be electronically re-presented to your bank
and you may be responsible for a resulting processing fee.

Given the ongoing challenges resulting from the COVID-19 pandemic and widespread related staffing issues, many of our suppliers are experiencing supply shortages, delays in production, delays in service and delays in delivery. To ensure your timely receipt of bills, consider enrolling on our website, <https://wcicustomer.com> to view and pay your invoices. You can continue to get paper bills or you can also choose to go paperless (receive an email that a new bill is available to view). You can also choose to set up recurring payments so you don't have to worry about paying your bills on time.

Please remit to the address below and return your remit stub with your payment.



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY FL 33523-6665

AB 01 000843 15456 H 6 A



SEVEN OAKS COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

ACCOUNT NO. 6426-016005
INVOICE NO. 1272480W426
STATEMENT DATE 10/20/22
DUE DATE Upon Receipt
PAY THIS AMOUNT \$834.58

WRITE IN
AMOUNT
PAID

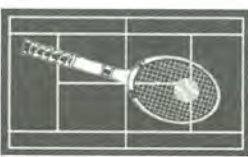
\$



TO CHANGE ADDRESS

Check here and complete the information on the reverse side.

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH PA 15253-5233



Invoice

Welch Tennis Courts, Inc.
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787
Fax: 813-641-7795

Date	Invoice #
10/3/2022	68629

Bill To
Seven Oaks CDD 5844 Old Pasco Rd Suite 100 Wesley Chapel FL 33544

Ship To
Seven Oaks 2910 Sports Core Cir Wesley Chapel FL 33544 United States

Terms	PO #	Due Date
Net 30	John G.	11/2/2022
Sales Rep	Ship Via	Ship Date
Kimberly Valencia	FedEx Ground	10/3/2022

Notes

Quantity	Units	Description	Options	Unit Price	Amount
2	ea	Tyraps	Size: 8" Color: Black Quantity: 1,000 Strength: 50lb	39.49	78.98

Thank you for your business.	Subtotal	78.98
	Shipping Cost (FedEx Ground)	10.27
	Total	\$89.25

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

☒ APPROVED

Handwritten signature

10-12-22

CODE: 4763

SUMMARY BILLING

Customer Name
SEVEN OAKS CDD

Customer Number
10203732

Bill Date
10/26/2022

RECEIVED

OCT 31 2022

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1338799		09/22	10/21	GS	183		0.00	55.15	55.15
1338800		09/22	10/21	GS	226		0.00	59.88	59.88
1338801		09/22	10/21	GS	126		0.00	48.88	48.88
1338802		09/22	10/21	GS	1		0.00	35.15	35.15
1338803		09/22	10/21	GS	126		0.00	48.88	48.88
1338804		09/22	10/21	GS	108		0.00	46.91	46.91
1338817		09/22	10/21	GS	11		0.00	36.25	36.25
1338818				PL			0.00	15,423.93	15,423.93
1338819		09/22	10/21	GS	9		0.00	36.02	36.02
1338820		09/22	10/21	GS	0		0.00	35.04	35.04
1338821		09/22	10/21	GS	7		0.00	35.80	35.80
1338822		09/22	10/21	GS	184		0.00	55.26	55.26
1338823		09/22	10/21	GS	127		0.00	48.99	48.99
1338824		09/22	10/21	GS	136		0.00	49.98	49.98
1338825		09/22	10/21	GS	47		0.00	40.20	40.20
1338826		09/22	10/21	GS	75		0.00	43.28	43.28
1338827		09/22	10/21	GS	154		0.00	51.97	51.97
1338828		09/22	10/21	GS	4		0.00	35.48	35.48
1338829		09/22	10/21	GS	3		0.00	35.36	35.36
1338830		09/22	10/21	GS	3		0.00	35.36	35.36
1338831		09/22	10/21	GS	4		0.00	35.48	35.48
1338832		09/22	10/21	GS	4		0.00	35.48	35.48
1338833		09/22	10/21	GS	1		0.00	35.15	35.15
1338834		09/22	10/21	GS	4		0.00	35.48	35.48
1338835		09/22	10/21	GS	24		0.00	37.67	37.67
1338836		09/22	10/21	GS	12		0.00	36.35	36.35
1338837		09/22	10/21	GS	4		0.00	35.48	35.48
1338838		09/22	10/21	GS	128		0.00	49.11	49.11
1338839		09/22	10/21	GS	3		0.00	35.36	35.36
1338840		09/22	10/21	GS	213		0.00	58.45	58.45

*** Continued on Next Page ***

District: OP17

10203732
SEVEN OAKS CDD
PETE WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

OP17

** Summary Bill **



SUMMARY BILLING

Customer Name
SEVEN OAKS CDD

**Customer
Number**
10203732

Bill Date
10/26/2022

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1338842		09/22	10/21	GS	117		0.00	47.90	47.90
1338805	ANC-PUMP	09/22	10/21	GS	204		0.00	57.46	57.46
1338813	ANCI-WELL	09/22	10/21	GS	0		0.00	35.04	35.04
1338787	BAYBROOK	09/22	10/21	GS	0		0.00	35.04	35.04
1338783	BEECHGROV	09/22	10/21	GS	86		0.00	44.48	44.48
1338778	BRIARGLAD	09/22	10/21	GS	4		0.00	35.48	35.48
1338785	BROOKFRST	09/22	10/21	GS	122		0.00	48.44	48.44
1338812	CHAPELCRE	09/22	10/21	GS	120		0.00	48.23	48.23
1338788	CLOCK	09/22	10/21	GS	321		0.00	70.32	70.32
1338789	CLUBHOUSE	09/22	10/21	GS	9440	41	0.00	1,072.64	1,072.64
1338816	COTTONKEY	09/22	10/21	GS	4		0.00	35.48	35.48
1338786	ENTRANCE	09/22	10/21	GS	66		0.00	42.29	42.29
1338790	ENTRANCE	09/22	10/21	GS	96		0.00	45.59	45.59
1338794	ENTRANCE	09/22	10/21	GS	130		0.00	49.32	49.32
1338806	FIRE-PUMP	09/22	10/21	GS	3		0.00	35.36	35.36
1338775	FNTN/AOAK	09/22	10/21	GS	5744	17	0.00	666.40	666.40
1338797	GATE-ARRO	09/22	10/21	GS	12		0.00	36.35	36.35
1338792	IRRIGATN	09/22	10/21	GS	5		0.00	35.59	35.59
1338782	KIRKWOOD	09/22	10/21	GS	4		0.00	35.48	35.48
1338795	LANDSCAPE	09/22	10/21	GS	44		0.00	39.88	39.88
1338777	LAUREL	09/22	10/21	GS	179		0.00	54.71	54.71
1338772	LIGHTS			PL			0.00	6,147.52	6,147.52
1338780	MILLHOPPR	09/22	10/21	GS	5		0.00	35.59	35.59
1338809	MIST-GATE	09/22	10/21	GS	76		0.00	43.38	43.38
1338791	POOL	09/22	10/21	LP	24760	78	0.00	2,640.61	2,640.61
1338779	ROSEHAVEN	09/22	10/21	GS	2		0.00	35.25	35.25
1338811	SHOREGRAS	09/22	10/21	GS	185		0.00	55.37	55.37
1338815	SHOREGRAS	09/22	10/21	GS	4		0.00	35.48	35.48
1338796	SIGN	09/22	10/21	GS	9		0.00	36.02	36.02
1338781	SILVERMOS	09/22	10/21	GS	2		0.00	35.25	35.25

*** Continued on Next Page ***

District: OP17

10203732
SEVEN OAKS CDD
PETE WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

OP17

** Summary Bill **

SUMMARY BILLING

Customer Name
SEVEN OAKS CDD

**Customer
Number**
10203732

Bill Date
10/26/2022

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1338784	SILVERMOS	09/22	10/21	GS	116		0.00	47.78	47.78
1338808	SISAL-PUM	09/22	10/21	GS	0		0.00	35.04	35.04
1338793	STORAGE	09/22	10/21	GS	33		0.00	38.67	38.67
1338807	WEKIVA-PU	09/22	10/21	GS	3		0.00	35.36	35.36
1338814	WELL-3017	09/22	10/21	GS	207		0.00	57.79	57.79
1338773	WELL/AOAK	09/22	10/21	GS	11		0.00	36.25	36.25
1338774	WELL/SUMM	09/22	10/21	GS	307		0.00	68.78	68.78
1338810	WINGED EL	09/22	10/21	GS	123		0.00	48.55	48.55
Subtotal:					44471	136	0.00	28,655.95	28,655.95

Bill Date: 10/26/2022
Becomes Past Due On: 11/16/2022
Please Pay: 28,655.95

District: OP17

OP17

10203732
SEVEN OAKS CDD
PETE WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

** Summary Bill **

000133877200286559500293602207