



Rizzetta & Company

# **Seven Oaks Community Development District**

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## **Board of Supervisors' Meeting February 8, 2023**

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

**[www.sevenoakscdd.com](http://www.sevenoakscdd.com)**

**SEVEN OAKS  
COMMUNITY DEVELOPMENT DISTRICT**

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

|                             |                   |                          |
|-----------------------------|-------------------|--------------------------|
| <b>Board of Supervisors</b> | Sean Grace        | Chairman                 |
|                             | Jack Christensen  | Vice Chairman            |
|                             | Tom Graff         | Assistant Secretary      |
|                             | Jon Tomsu         | Assistant Secretary      |
|                             | Andrew Mendenhall | Assistant Secretary      |
| <b>District Manager</b>     | Jayna Cooper      | Rizzetta & Company, Inc. |
| <b>District Counsel</b>     | Vivek Babbar      | Straley Robin & Vericker |
|                             | Mark Straley      |                          |
| <b>District Engineer</b>    | 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](http://WWW.SEVENOAKSCDD.COM)

February 1, 2023

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

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Seven Oaks Community Development District will be held on **Wednesday, February 8, 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. Docusign Proposal ..... Tab 3
    3. IT Security Proposal ..... Tab 4
    4. Update on Conference Phone
  - C. District Counsel
  - D. District Engineer
  - E. District Manager
    1. Review of District Manager Report..... Tab 5
    2. Review of Financial Statement..... Tab 6
- 4. BUSINESS ITEMS**
  - A. Discussion of CDD Website Capabilities and SOPOA
  - B. Review of 4<sup>th</sup> Quarter Website Audit ..... Tab 7
- 5. CONSENT AGENDA/BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on January 11, 2023 ..... Tab 8
  - B. Consideration of O&M, Enterprise Fund, December 2022 ..... Tab 9
  - C. Consideration of O&M, General Fund, December 2022.... Tab 10
- 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 02/08/23

### Tree Trimming:

- All oak trees in center medians on Eagleston Blvd have been lifted. This completes all the center medians within the community

### Clubhouse:

- Interior / Exterior column painting is complete
- Sidewalk trip hazards at clubhouse have been addressed

### New Park Benches:

- New style benches have been installed in the Villas of Edenfield



## **Pool Slide Tank Replacement:**

- Contracts complete, waiting on install date from contractor

## **Clearing of Conservation Areas:**

- Some homeowners are clearing CDD conservation areas behind their home
- Violation letters have been sent. What is the next step?

## **Roadway Repairs:**

- Pothole repairs have been completed on Summergate Blvd and Ancient Oaks

## **Pool Heaters:**

- Splash pad maximum temperature... Symbiont response:

*"I spoke with MJ about the issue you are having maintaining the rec pool temperature and the splash pad. When Patrick and I presented this to the board we gave them the option to heat the splash pad properly (would be on its own well) which would require twice the heaters. They chose just to heat the feature pool from the end of March through October. So, the system was not designed to handle the splash pad during the winter months. You can still run the feature pumps, but you need to turn the heaters off to the splash pad. I attached our proposal packet. Pages 7-8 discuss the splash pad (pages actually are number 4 and 5). Once you turn the heaters off to the splash pad the heaters on the family pool should have no problem keeping up."*

- Outstanding invoices

## **Tab 2**

**February 2023**

**Fitness Center**

**All equipment is repaired**

**Replacement of Awnings/Cleaning of Awnings**

**Invoices have been submitted and the cleaning of the awnings has been scheduled**

**Movie Theater**

**The Theater is operational and the receiver was installed**

**Tablecloths**

**The tablecloths have been returned**

**Café Fryer**

**Expected to arrive late January/early February**

**Competitor Racing Lines**

**Resident request**

**Rotunda Floor**

**Has been restored**

**Re-strapping Patio Furniture**

**Pending company pick up**

**Patio Pavers**

**Pending proposal**

**Clubhouse Furniture**

**Fabric is scheduled to be cleaned**

## **Gathering Room Floors**

**Is scheduled to be waxed**

## **Tab 3**

# Premier Support Plan

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- High priority response times to mitigate disruption
- Specialized support

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|  |   |
|--|---|
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| <b>Support Community</b>                         | Engage our community of DocuSign customers and experts to ask questions   |
| <b>System Availability Monitoring</b>            | Receive real-time system status updates and alerts for DocuSign's Agreement Cloud across regions  |
| <b>Online Case Management</b>                    | Submit and manage cases online  |
| <b>Target Initial Response Time</b>              | Receive <b>a 4-hour response time</b> for new cases   |
| <b>Global Emergency Support</b>                  | Experience <b>a 1-hour response time</b> for severity 1 technical issues; available for all products 24/7. (English-only in non-business hours) |
| <b>Technical Support</b>                         | Direct access to technical support teams for configuration-specific questions   |
| <b>DocuSign Integration Support (Connectors)</b> | Take advantage of support for DocuSign's 350+ pre-built integration connectors; e.g., Salesforce, Microsoft, SAP                                |
| <b>Phone Support (via call back)</b>             | Log a case and customer support will promptly call you back to address technical questions, billing inquiries and account management            |

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### Services at a Glance

#### Key benefits

Initial response time <4 hours

Global emergency support <1 hour

Integration support for standard DocuSign connectors/APIs

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Meets or exceeds stringent United States, European Union and global security and privacy standards

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All DocuSign Agreement Cloud Products

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#### DocuSign, Inc.

221 Main Street, Suite 1550 San Francisco, CA 94105

[docusign.com](https://docusign.com)

#### For more information

[sales@docusign.com](mailto:sales@docusign.com)  
+1-877-720-2040

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To generate the quote and final order form, I will need the contact information (name, phone, email) for the following roles:

|                          |   |
|--------------------------|---|
| End customer signer      | Name:<br>Title:<br>Direct Phone Number:<br>Email:                     |
| Bill to Contact          | Name:<br>Title:<br>Direct Phone Number:<br>Email:<br>Billing Address: |
| DocuSign Admin/Main User | Name:<br>Title:<br>Direct Phone Number:<br>Email:                     |

## Tab 4



YOUR IT SERVICES PARTNER

813-513-9849

[linwood.wright@mytampait.com](mailto:linwood.wright@mytampait.com)

[www.MyTampaIT.com](http://www.MyTampaIT.com)

**We have prepared a quote for you**

## **Seven Oaks 2023 Agreement**

Quote # 001331  
Version 1

Prepared for:

**Seven Oaks CDD**

Prepared by:

**My Tampa IT**

## Technical Support

| Description  | Qty |
|--|-----|
| Technical Support Included. Lengthy projects will be negotiated. | 3   |

## Computer Management and Security

| Description  | Recurring       | Price         | Qty      | Ext. Recurring  | Ext. Price    |
|--|-----------------|---------------|----------|-----------------|---------------|
| <b>Security 2023</b>   | <b>\$300.00</b> | <b>\$0.00</b> | <b>3</b> | <b>\$900.00</b> | <b>\$0.00</b> |
| Agent for each PC and Server – The primary application that allows us to monitor and maintain your hardware and software   |                 |               | 3        |                 |               |
| Windows Patching – Regularly perform updates released by Windows to correct errors, bugs, or security vulnerabilities.   |                 |               | 3        |                 |               |
| Application Patching – Install software updates to fix security vulnerabilities or bugs to improve its performance and protect the system against potential cyberattacks.  |                 |               | 3        |                 |               |
| Antivirus – Software used to prevent, scan, detect and delete viruses from a computer.   |                 |               | 3        |                 |               |
| Hardware Monitoring  |                 |               | 3        |                 |               |
| Software Monitoring  |                 |               | 3        |                 |               |
| Backups with Monitoring – Copies your data, encrypted, to an offsite backup data center. Monitored daily for success/failure.  |                 |               | 3        |                 |               |
| Comprehensive Network 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. |                 |               | 3        |                 |               |

## Computer Management and Security

| Description  | Recurring | Price | Qty | Ext. Recurring | Ext. Price |
|--|-----------|-------|-----|----------------|------------|
| <b>Encrypted Drives – Protects information by converting it into unreadable code that cannot be deciphered easily by unauthorized people.</b>  |           |       | 3   |                |            |
| <b>Helpdesk Button – Physical Helpdesk button allows end user to quickly get help with ease.</b>   |           |       | 3   |                |            |
| <b>Password Management App – Empower end-users to easily and securely reset passwords and unlock accounts from their smartphone. Includes password creation and rotation options.</b>  |           |       | 3   |                |            |
| <b>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.</b> |           |       | 3   |                |            |
| <b>Network Management – Including firewalls, switches and wireless.</b>  |           |       | 3   |                |            |
| <b>Remote Access – Remote control to your computer if needed for you, and for our technicians should you need assistance.</b>  |           |       | 3   |                |            |
| <b>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.</b>  |           |       | 3   |                |            |
| <b>Technical Documentation – Stores all data about your company's hardware, software and services in a portal that is available to you.</b>  |           |       | 3   |                |            |
| <b>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.</b>              |           |       | 3   |                |            |

## Computer Management and Security

| Description  | Recurring | Price | Qty | Ext. Recurring | Ext. Price |
|--|-----------|-------|-----|----------------|------------|
| Email Scanning – Blocks spam, phishing & malicious email   |           |       | 3   |                |            |
| Email Security Awareness Training  |           |       | 3   |                |            |
| Email Security Awareness Training  |           |       |     |                |            |
| Email Backup – Copies your Microsoft 365 or G-Suite data, encrypted, to an offsite backup data center. Monitored daily for success/failure.  |           |       | 3   |                |            |
| Firewall Security Services Updates (where applicable) – Updates to firmware, Anti-Virus/Spyware, Intrusion Prevention, WebContent Filter, GeoIP filter, Botnet blocker and VPNs                  |           |       | 3   |                |            |
| Next Generation Antivirus (NGAV)–NGAV solutions prevent all types of attacks, known and unknown, by monitoring, responding to attacker tactics, techniques and procedures (TTPs)                 |           |       | 3   |                |            |
| Multi-factor Authentication (MFA) for Windows PCs – An extra layer of security used to make sure that people trying to gain access to an online account are who they say they are.               |           |       | 3   |                |            |
| SOC (Security Operations Center) – A centralized location where an information security team monitors, detects, analyzes and responds to cybersecurity incidents.                                |           |       | 3   |                |            |
| SIEM – Security information and event management (SIEM) offers real-time monitoring and analysis of events as well as tracking and logging of security data for compliance or auditing purposes. |           |       | 3   |                |            |
| Penetration Testing – Security assesment to determine current security posture and vulnerabilities in order to provide a remediation plan.   |           |       | 3   |                |            |
| Application Whitelisting – Approves a list of software applications, while denying all others.   |           |       | 3   |                |            |

## Computer Management and Security

| Description  | Recurring | Price | Qty | Ext. Recurring | Ext. Price      |
|--|-----------|-------|-----|----------------|-----------------|
| <b>EDR/MDR/XDR – Endpoint security technologies built to provide greater visibility, threat detection and response across all corporate endpoints. MDR (Managed Detection &amp; Response), EDR (Endpoint Detection &amp; Response), XDR (Extended Detection &amp; Response).</b> |           |       | 3   |                |                 |
| Monthly Subtotal:  |           |       |     |                | <b>\$900.00</b> |
| Subtotal:  |           |       |     |                | <b>\$0.00</b>   |

## Onboarding

| Description   | Price    | Qty | Ext. Price      |
|---|----------|-----|-----------------|
| <b>Onboarding – Includes set up of all services on each computer, removal of unneeded software, performing patch updates and computer maintenance</b> | \$600.00 | 1   | \$600.00        |
| Subtotal:   |          |     | <b>\$600.00</b> |

## Agreement Length Options

| Description  | Qty |
|--|-----|
| <b>3 Year Agreement - The term of the attached Service Agreement will be 36 months. Annual increases due to inflation will not exceed 10%.</b> | 1   |

## Seven Oaks 2023 Agreement

### Quote Information:

**Quote #: 001331**

Version: 1

Delivery Date: 01/16/2023

Expiration Date: 02/15/2023

### Prepared for:

**Seven Oaks CDD**

Theresa DiMaggio

3434 Colwell Ave #200

Tampa, FL 33614

(813) 907-7987

clubhousemanager@sevenoakscdd.com

### Prepared by:

**My Tampa IT**

Linwood Wright

President

2816 Windguard Cir 101

Wesley Chapel, FL 33544

813-513-9849

linwood.wright@mytampait.com



## Quote Summary

| Description                      | Amount   |
|----------------------------------|----------|
| Computer Management and Security | \$0.00   |
| Onboarding                       | \$600.00 |
| Total:                           | \$600.00 |

## Monthly Expenses Summary

| Description                      | Amount   |
|----------------------------------|----------|
| Computer Management and Security | \$900.00 |
| Monthly Total:                   | \$900.00 |

By signing below, both parties agree to the terms and conditions set forth in the Service Agreement, attached. My Tampa IT reserves the right to cancel orders arising from pricing or other errors.

### My Tampa IT

Signature: 

Name: Linwood Wright

Title: President

Date: 01/16/2023

### Seven Oaks CDD

Signature: \_\_\_\_\_

Name: Theresa DiMaggio

Date: \_\_\_\_\_

## **Master Service Agreement**

**Between**

**My Tampa IT**

**And**

**Client named on the Agreement**

This Master Service Agreement (hereinafter referred to as "MSA" or "Agreement") is entered into and is made effective as of date the Agreement is signed. ("Effective Date"), by and between My Tampa IT ("Consultant"), of 2816 Windguard Cir 101 Wesley Chapel FL 33544 and Client named on the Agreement ("Company"), of address on the Agreement (collectively referred to as the "Parties," "Both Parties," or "Each Party").

### **RECITALS**

**WHEREAS**, Consultant is in the business technical services

**WHEREAS**, Company desires to have Consultant provide technical services ("Services") as purchased by Company from time to time by way of a daily, weekly or monthly schedule in exchange for the Compensation specified in this Agreement or any applicable Service Schedule, Service Order or Invoice prepared by Consultant; and

**WHEREAS**, Consultant is willing and qualified to provide such Services to Company as defined in this Agreement;

**NOW, THEREFORE**, Company agrees to hire Consultant and the Parties hereby agree as follows:

### **AGREEMENT**

#### **ARTICLE 1 – GENERAL**

**1.1 Term and Termination.** This Agreement shall commence on the Effective Date set forth above and shall remain in effect for the time specified in the Agreement and shall automatically renew unless and until it is terminated by either Party by providing the other Party with 30 days' notice in accordance with the notice provisions of this Agreement.

**1.2 Independent Contractor Status.** Notwithstanding any provision hereof, it is understood by both Parties that in providing the Services, Consultant is serving as an independent contractor, and is neither an employee nor a partner, joint venturer or agent of the Company. Neither party shall bind or attempt to bind the other to any contract, and any such contracts entered into in violation of this provision shall be void and unenforceable. Company will not provide fringe benefits of any kind to Consultant or its members, employees, agents and other affiliates, including health insurance, retirement, paid vacation, or any other employee benefits. As an independent contractor, Consultant is solely responsible for all taxes, withholdings, and other statutory or contractual obligations of any kind, including but not limited to workers' compensation insurance.

As an Independent Contractor, unless this Agreement or an applicable service schedule specifically states otherwise, the manner in which the Services are to be performed, including but not limited to the scheduling of individual tasks and the specific hours to be worked by Consultant or its employees, contractors and affiliates, shall be determined by Consultant.

It is further understood that as an independent contractor, Consultant may have other clients and may provide any services to any third party during the term of this Agreement.

## **ARTICLE 2 – SERVICES AND SERVICE ORDERS**

**2.1 Scope of Services.** Beginning on the Effective Date, Consultant agrees to undertake and provide the Services described in the Service Schedule attached to this Agreement as and any subsequent Schedules or Service Orders approved by Consultant (hereinafter collectively referred to as the “Services”).

**2.2 Service Orders.** Orders for specific services shall be placed by filing a Service Order. When placing an order for a specific service, Company acknowledges that it is solely responsible for the accuracy of all information provided to Consultant. Each Service Order shall be subject to and shall incorporate by reference the provisions of this Agreement, and shall clearly set forth the type of Services to be provided; the term; pricing; location(s); any monthly recurring charges (“MRC”); non-recurring charges (“NRC”); additional software, equipment and other costs or expenses payable by the Company; and any additional specific terms applicable to the performance of the Services. All Service Orders shall be subject to availability and acceptance by Consultant. A Service Order will be deemed accepted by Consultant once the Service has been scheduled with or delivered to Company.

**2.3 Service Order Term.** The term of each Service Order will commence on the service activation date for each new service, as specified by Consultant when accepting the Service Order (“Service Activation Date”), and shall continue for the period of time specified in that Service Order or until the Service Order has been renewed or terminated as specified herein. If the Service Order is for an ongoing or recurring Service and, upon expiry of the initial term the Service Order has not been renewed, the Service Order shall automatically renew (collectively, the “Service Term”) until Services are terminated by either Party at least 30 days’ written notice prior to the end of the Service Term. Company shall continue to be responsible for payment to Consultant for the Services to be terminated through the end of the notice period. Following the initial Service Term stated in any Service Order, Consultant reserves the right to increase rates for any Services provided thereunder upon at least 30 days’ written notice.

**2.4 Service Termination.** Unless otherwise specified in the Service Order, if the Company terminates a Service Order without good cause, or if Consultant terminates a Service Order or Service with cause after the Service Activation Date but prior to the expiration of the Service Term, the Company shall pay Consultant an amount equal to the MRC for the Service(s) for the balance of the Service Term, plus any additional NRC or other Charges incurred by Consultant pursuant to the Service Order including any and all software, equipment, subscription, installation and special construction costs, and any and all other costs and fees incurred by Consultant in connection with providing the Service.

Company acknowledges that the actual damages likely to result from an early termination are difficult to estimate on the Effective Date. Therefore, if Company cancels a Service or Service Order before the Service Activation Date, it will pay a cancellation fee equal to the aggregate of one month of MRC, any installation costs, special construction costs, and any and all other costs and fees incurred by Consultant, whether previously waived or not, and any third party charges incurred by Consultant with respect to such cancelled Service.

**2.5 Assignment and Outside Contractors.** Consultant may, with the prior consent of the Company, engage such persons, corporations or other entities as it reasonably deems necessary for the purpose of performing Services under this Agreement; provided, however, that Consultant shall remain responsible for the performance of all such Services and shall be considered to engage with any third party persons, corporations or other entities on its own behalf.

**2.6. Exclusions.** While Consultant will always make the best possible efforts to provide support and troubleshoot issues as requested, this agreement only applies to the systems and services listed in the Service Schedule and applicable Service Orders. In addition, this Agreement does not cover a) issues caused by using equipment, software or service(s) in a way that is not recommended; b) issues resulting from unauthorized changes made by Company to the configuration or setup of equipment, software or Services; c) issues caused by Company's actions that have prevented or hindered Consultant in performing required and recommended maintenance upgrades; d) issues resulting from work performed by Company or any of its contractors other than Consultant on the systems, software and equipment that falls under this Agreement.

**2.7 Company Responsibilities.** Company will use the software, equipment, systems, etc. covered under this Agreement or any Service Schedule or Service Orders as intended. Additionally, Company will a) notify Consultant of any issues or problems with said software, equipment, systems, etc. in a timely manner; b) provide Consultant with access to the software, equipment, systems, etc. for the purposes of maintenance, updates and fault prevention; c) keep Consultant informed about potential changes to its IT system; and d) maintain good communication with Consultant at all times.

### **ARTICLE 3 – BILLING AND PAYMENTS**

**3.1 Charges and Billing.** Company shall pay all monthly recurring charges ("MRC") in advance and all other Charges monthly in arrears. All Charges shall be payable in U.S. Dollars, no later than 30 days from the invoice date ("Due Date") and shall be exclusive of any applicable taxes.

"Charges" means the fees, rates and charges for the Services, as specified in the applicable Service Order or as otherwise invoiced by Consultant pursuant to the Agreement. Unless otherwise agreed to by the Parties in writing, Charges for each Service Order shall begin to accrue on the date the Service is provisioned by Consultant. Charges for the Services are subject to change at any time if third party charges in connection with a Service are increased or newly charged to Consultant.

**3.2 Late Payments.** If Company is late in making payment, it shall pay a late fee on any late payments at the higher of one and a half percent (1.5%) per month. If Consultant uses a collection agency or attorney to collect a late payment or returned payment, Company agrees to pay all reasonable costs of collection or other action. These remedies are in addition to and not in limitation of any other rights and remedies available to Consultant under the Agreement, at law or in equity.

**3.3 Taxes and Other Fees.** All Charges for the Services are exclusive of any taxes and other fees and surcharges. Company shall be responsible for payment of all applicable taxes that arise in any jurisdiction, including, without limitation, value added, consumption, sales, use, gross receipts, excise, access, and bypass ("Taxes").

**3.4 Invoice Disputes.** To the extent that Company disputes any portion of an invoice in good faith, it shall notify Consultant in writing and provide detailed documentation supporting its dispute within 30 days of the invoice date or the Company's right to any billing adjustment shall be waived. In the event of a billing dispute, Company shall timely pay all undisputed amounts. If the dispute is resolved against Company, Company shall pay such amounts due plus interest from the original Due Date. Company may not offset disputed amounts from one invoice against payments due on the same or another account.

**3.5 Changes and Fee Estimates.** Fees shall be subject to change by Consultant upon no less than 30 days' written notice to Client. Any fee estimates provided by Consultant at Company's request are for informational purposes only, and may differ from the rate(s) ultimately payable by Company pursuant to a subsequent invoice, Service Order or Service Schedule.

**3.6 Refunds and Cancellations.** The fees charged under this Agreement are non-refundable. No refunds will be given after Consultant has commenced work pursuant to this Agreement or any Service Order or Service Schedule. Partial refunds requested prior to commencement of Consultant's work may be given at Consultant's discretion.

#### **ARTICLE 4 – LIMITED WARRANTY**

**4.1 Limited Warranty.** Consultant warrants, for a period of thirty (30) days following delivery of any services hereunder (the "Warranty Period") that all Services will be performed in a professional manner and in accordance with generally applicable industry standards. Consultant's sole liability (and Client's exclusive remedy) for any breach of this Warranty shall be for Consultant to re-perform any deficient services, or, if Consultant is unable to remedy such deficiency within fifteen (15) days, to void the invoice for the deficient services. Consultant shall have no obligation with respect to any Warranty claim if (1) it is notified of such claim after the Warranty Period or (2) the claim is the result of third-party hardware or software, the actions of Client, or the actions or omissions of some other party or is otherwise caused by factors outside the reasonable control of Consultant.

THIS SECTION IS A LIMITED WARRANTY, AND SETS FORTH THE ONLY WARRANTIES MADE BY CONSULTANT. CONSULTANT MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, WHETHER WRITTEN OR ORAL, EITHER IN FACT OR BY OPERATION OF LAW, BY STATUTE OR OTHERWISE, WITH RESPECT TO ANY GOODS AND/OR SERVICES PROVIDED HEREUNDER, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY OF RELIABILITY, USEFULNESS, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, NONINFRINGEMENT, OR THOSE ARISING FROM THE COURSE OF PERFORMANCE, DEALING, USAGE OR TRADE, OR ANY WARRANTIES REGARDING THE PERFORMANCE OF ANY SOFTWARE OR HARDWARE PROVIDED OR INSTALLED BY CONSULTANT. COMPANY MAY HAVE OTHER STATUTORY RIGHTS; HOWEVER, TO THE FULL EXTENT PERMITTED BY LAW, THE DURATION OF STATUTORILY REQUIRED WARRANTIES, IF ANY, SHALL BE LIMITED TO THE WARRANTY PERIOD.

Consultant will pass along to the Company any third-party warranties relating to any goods purchased and/or installed by Consultant on Client's premises and/or equipment.

#### **ARTICLE 5 – LIMITATION OF LIABILITY**

**5.1 Aggregate Limit of Liability.** COMPANY UNDERSTANDS AND AGREES THAT CONSULTANT SHALL NOT BE LIABLE FOR ANY INDIRECT, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING, WITHOUT LIMITATION, DAMAGES FOR INTERRUPTION OF SERVICES, LOSS OF BUSINESS, LOSS OF PROFITS, LOSS OF REVENUE, LOSS OF DATA, OR LOSS OR INCREASED EXPENSE OF USE CLIENT OR ANY THIRD PARTY INCURS), WHETHER IN AN ACTION IN CONTRACT, WARRANTY, TORT (INCLUDING, WITHOUT LIMITATION, NEGLIGENCE), OR STRICT LIABILITY, EVEN IF CONSULTANT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LIABILITIES. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY PROBLEMS WHICH MAY OCCUR AS A RESULT OF THE USE OF ANY THIRD-PARTY SOFTWARE OR HARDWARE. IN NO EVENT SHALL THE AGGREGATE AMOUNT COMPANY MAY RECOVER FROM CONSULTANT UNDER THIS AGREEMENT FOR ANY AND ALL INJURIES, CLAIMS, LOSSES, EXPENSES OR DAMAGES, ARISING OUT OF OR IN ANY WAY RELATED TO THE SERVICES AND/OR THIS AGREEMENT, FROM ANY CAUSE OR CAUSES, INCLUDING BUT NOT LIMITED TO CONSULTANT'S NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT OR BREACH OF WARRANTY ("COMPANY'S CLAIMS") EXCEED THE TOTAL PAYMENTS MADE TO CONSULTANT BY COMPANY PURSUANT TO THIS AGREEMENT IN THE IMMEDIATELY PRECEDING TWELVE (12) MONTHS. THE FOREGOING SUM REPRESENTS CONSULTANT'S TOTAL LIABILITY FOR ALL OF COMPANY'S CLAIMS. THE LIMITATIONS SET FORTH IN THIS SECTION SHALL NOT APPLY TO PERSONAL INJURY OR DAMAGE TO TANGIBLE PROPERTY CAUSED BY THE WILLFUL MISCONDUCT OR GROSS NEGLIGENCE OF CONSULTANT.

## **ARTICLE 6 – INSURANCE**

**6.1 Insurance.** Each Party agrees to maintain, and Consultant shall cause its subcontractors to maintain, through a reputable carrier licensed to do business in the State of Florida, comprehensive liability insurance including general liability, contractual liability, property damage, and / data security / data breach liability / cyber liability coverage, in commercially reasonable amounts, calculated to protect itself and the other party to this Agreement from the consequences of a data security breach, and other claims for damage to property or personal injury, that may arise from activities performed or facilitated by this Agreement, whether these activities are performed by that Party, its employees, agents, or anyone directly or indirectly engaged or employed by that Party or its agents.

The parties agree to provide satisfactory proof of insurance upon execution of this Agreement, and to immediately notify the other in writing of any lapse, cancellation, or modification of the insurance coverage required herein.

**6.2 Cyber-Liability Insurance.** Consultant agrees to purchase and maintain throughout the term of this Agreement a technology/professional liability insurance policy, including coverage for network security/data protection liability insurance (also called “cyber liability”) covering liabilities for financial loss resulting or arising from acts, errors, or omissions, in rendering technology/professional services or in connection with the specific services described in this Agreement, including the following:

- Violation or infringement of any right of privacy, including breach of security and breach of security/privacy laws, rules or regulations globally, now or hereinafter constituted or amended;
- Data theft, damage, unauthorized disclosure, destruction, or corruption, including without limitation, unauthorized access, unauthorized use, identity theft, theft of personally identifiable information or confidential corporate information in whatever form, transmission of a computer virus or other type of malicious code; and participation in a denial of service attack on third party computer systems;
- Loss or denial of service; and other coverages reasonably necessary in connection with the type of Services being provided hereunder.

The policy shall have no cyber terrorism exclusion; and shall come with a minimum limit of \$1,000,000 each and every claim and in the aggregate. Such coverage must include technology/professional liability including breach of contract, privacy and security liability, privacy regulatory defense and payment of civil fines, payment of credit card provider penalties, and breach response costs (including without limitation, notification costs, forensics, credit protection services, call center services, identity theft protection services, and crisis management/public relations services).

Such insurance must explicitly address all of the foregoing without limitation if caused by a member, officer, director, shareholder, partner or employee of Consultant or an independent contractor working on behalf of Consultant in performing services under this Agreement. The policy must further provide coverage for wrongful acts, claims, and lawsuits anywhere in the world. Such insurance must also include affirmative contractual liability coverage for the data breach indemnity in this Agreement for all damages, defense costs, privacy regulatory civil fines and penalties, and reasonable and necessary data breach notification, forensics, credit protection services, public relations/crisis management, and other data breach mitigation services resulting from a breach of confidentiality or breach of security by or on behalf of Consultant.

## **ARTICLE 7 – INDEMNITY**

**7.1 Release and Indemnification.** Each Party agrees to release, indemnify, defend and hold harmless ("Indemnifying Party") the other Party, its directors, officers, employees, and agents, successors and assigns ("Indemnified Party"), from and against all claims, losses, expenses, fees, damages and liabilities, including reasonable attorney fees and disbursements, costs, and judgments, sustained in any action commenced by any third party in connection with the Indemnifying Party's performance of, or failure to perform, its obligations and duties under this Agreement, except for those damages, costs, expenses and liabilities arising from the negligence or willful misconduct of the Indemnified Party; provided, however, that Consultant is not obligated to indemnify Company, and Company shall defend and indemnify Consultant hereunder, for any claims by any third party, including any clients and/or customers of Company, arising from services provided by Company that incorporate any of the Services being provided by Consultant hereunder, including but not limited to (a) the violation of any applicable law by the Company or the Company's clients and/or customers; (b) damage to property or personal injury (including death) arising out of the acts or omissions of Company's clients and/or customers; (c) termination or suspension of Services of Company or Company's clients and/or customers due to a Company Default; or (d) claims by any third party, including without limitation Company's clients and/or customers, arising out of or related to the use or misuse of any Service. In all claims for Indemnity under this paragraph, the Indemnifying Party's obligation shall be calculated on a comparative basis of fault and responsibility. Neither party shall be obligated to indemnify the other in any manner whatsoever for claims, losses, expenses, or damages resulting from the other party's own negligence.

**7.2 Indemnification Procedures.** The Indemnified Party shall promptly notify the Indemnifying Party in writing of any such suit or claim, and shall take such action as may be necessary to avoid default or other adverse consequences in connection with such claim. The Indemnifying Party shall have the right to select counsel and to control the defense and settlement of such claim; provided, however, that the Indemnified Party shall be entitled to participate in the defense of such claim and to employ counsel at its own expense to assist in handling the claim, and provided further, that the Indemnifying Party shall not take any action in defense or settlement of the claim that would negatively impact the Indemnified Party. The Indemnified Party shall provide cooperation and participation of its personnel as required for the defense at the cost and expense of the Indemnifying Party.

## **ARTICLE 8 – CONFIDENTIALITY AND DATA PROTECTION**

**8.1 Confidentiality.** Each Party acknowledges that, in connection with this Agreement, it may be furnished with, or given access to, certain confidential and/or proprietary information of the other Party, and that, subject to the provisions of this section, such information shall not be disclosed by the Party receiving the information to any third party, and shall not be used by either Party for purposes other than those contemplated by this Agreement.

**8.2 Information Subject to Confidentiality.** Confidential Information may include, but is not limited to, the following:

- Any materials regardless of form furnished by either Party to the other for use;
- Any information furnished by any Party that is stamped "confidential," "proprietary," or with a similar legend, or any information that any Party makes similar reasonable efforts to maintain secret;
- Any business or marketing plans, strategies, customer lists, operating procedures, design formulas, know-how, processes, programs, software, inventories, discoveries, improvements of any kind, sales projections, strategies, pricing information; and other confidential trade secrets, data and knowledge of either Party;

- Any information belonging to employees, agents, members, shareholders, owners, customers, suppliers, vendors, contractors, business partners and affiliates of either Party;
- Any non-public inventions the rights to which have not been assigned to the Party receiving the information;
- Any non-public and proprietary technical information belonging to either Party, the rights to which have not been assigned to the party receiving the information.

and other proprietary information owned by either Party, (collectively "Confidential Information"), which are valuable, special and/or unique assets of that Party.

Any templates, schematics, processes or technical documentation provided by Consultant shall be deemed Confidential Information and proprietary information of Consultant without any marking or further designation. Company may use such information solely for its own internal business purposes.

Consultant shall maintain the confidentiality of information in its possession regarding individual protected health information in accordance with applicable law, and shall not release such information, to any other person or entity, except as required by law.

**8.3 Non-Disclosure.** Neither Company nor Consultant will disclose or use, either during or after the term of this Agreement, in any manner, directly or indirectly, any such Confidential Information of the other Party, for their own benefit or the benefit of any third party. Neither Party will use, share, divulge, disclose or communicate in any manner whatsoever any Confidential Information to any third party without the prior written consent of the other Party, except to the extent specifically permitted under this Agreement.

Both Parties will protect all Confidential Information of the other, and will treat it as strictly confidential, unless and until: a) said information becomes known to third parties not under any obligation of confidentiality to the party whose confidential information is at issue ("Disclosing Party"), or becomes publicly known through no fault of the other party (the "Receiving Party"); or b) said information was already in the Receiving Party's possession prior to its disclosure, except in cases where the information has been covered by a preexisting Confidentiality Agreement; or c) said information is subsequently disclosed by a third party not under any obligation of confidentiality to the Disclosing Party; or d) said information is approved for disclosure by prior written consent of the Disclosing Party; or e) said information is required to be disclosed by court order or governmental law or regulation, provided that the Receiving Party gives the Disclosing Party prompt notice of any such requirement and cooperates with the Disclosing Party in attempting to limit such disclosure; or f) said information is proven independently developed by the Receiving Party without recourse or access to the information; or g) disclosure is required in order for a party to comply with its obligations under this Agreement, provided that prior to disclosure, the Receiving Party gives the Disclosing Party prompt notice of any such requirement and cooperates with the Disclosing Party in attempting to limit such disclosure.

A violation of this paragraph shall be a material violation of this Agreement.

**8.4 Employees and Agents.** The Parties further agree to disclose the Confidential Information to their officers, directors, employees, contractors and agents (collectively, the "Agents") solely on a need-to-know basis and represent that such Agents have signed appropriate non-disclosure agreements and/or that the Party receiving Confidential Information has taken appropriate measures imposing on such Agents a duty to (1) hold any Confidential Information received by such Agents in the strictest confidence, (2) not to disclose such Confidential Information to any third party, and (3) not to use such Confidential Information for the benefit of anyone other than the party to whom it belongs, without the prior express written authorization of the party disclosing same.

**8.5 Unauthorized Disclosure of Confidential Information.** If either party to this Agreement discloses or threatens to disclose the other party's Confidential Information to another party or to the Disclosing Party's detriment or damage, in violation of this Agreement, the party whose information is at issue will suffer irreparable damage and shall be entitled to an award by any court of competent jurisdiction of a temporary restraining order and/or preliminary injunction to restrain the other party from such unauthorized use or disclosure, in whole or in part, of such Confidential Information, without the need to post a bond, and/or from providing services to any party to whom such information has been disclosed or may be disclosed.

The infringing party further agrees to reimburse the Disclosing Party for any loss or expense incurred as a result of the infringement, including but not limited to court costs and reasonable attorney fees incurred by the Disclosing Party in enforcing the provisions of this Agreement, in addition to any other damages which may be proven.

The parties shall not be prohibited by this provision from pursuing other remedies, including a claim for losses and damages.

**8.6 Data Protection.** The Parties acknowledge that Consultant may have access to certain of Company's computer and communications systems and networks for the purposes set forth in this Agreement. If any data is made available or accessible to Consultant, its employees, agents or contractors, pertaining to Company's business or financial affairs, or to Company's projects, transactions, clients, customers, partners, vendors or any other person or entity, Consultant will not store, copy, analyze, monitor or otherwise use that data except for the purposes set forth in this Agreement and any valid Service Schedule or Service Order. Consultant will comply fully with all applicable laws, regulations, and government orders relating to personally identifiable information ("PII") and data privacy with respect to any such data that Consultant receives or has access to under this Agreement or in connection with the performance of any Services for Company. Consultant will otherwise protect PII and will not use, disclose, or transfer such PII except as necessary to perform under this Agreement or as specifically authorized by the data subject or in accordance with applicable law. To the extent that Consultant receives PII related to the performance of this Agreement, Consultant will protect the privacy and legal rights of Company's personnel, clients, customers and contractors.

## **ARTICLE 9 – DEFAULT**

**9.1 Default by Company.** Company is in default of this MSA if it (a) fails to cure any monetary breach within 10 days of receiving notice of the breach from Consultant; (b) fails to cure any non-monetary breach of any terms of the agreement within 30 days of receiving notice of the breach from Consultant; or (c) files or initiates proceedings or has proceedings filed or initiated against it, seeking liquidation, reorganization or other relief (such as the appointment of a trustee, receiver, liquidator, custodian or such other official) under any bankruptcy, insolvency or other similar law (each such event shall be a "Company Default").

In the event of a Company Default, Consultant may suspend Services to Company until Company remedies the Company Default, or Consultant may terminate this Agreement and/or any or all of the Services being provided hereunder. Consultant may at its sole option, but without any obligation, cure a non-monetary breach at Company's expense at any point and invoice Company for the same. These remedies are in addition to and not a substitute for all other remedies contained in this MSA or available to Consultant at law or in equity.

**9.2 Default by Consultant.** Consultant is in default of this MSA if it fails to cure any non-monetary breach of any material term of this MSA within thirty (30) days of receiving written notice of the breach from Company ("Consultant Default"); provided, however, that Company expressly acknowledges that Service related failure or degradation in performance is not subject to a claim

of a Consultant Default. Company's sole and exclusive remedy for any failure of Service is limited to the remedies set forth in under the Limited Warranty and Limitation of Liability sections of this Agreement. In the event of a Consultant Default, Company may terminate the Services and this Agreement upon written notice to Consultant. Any termination shall not relieve Company of its obligations to pay all charges incurred hereunder prior to such termination.

#### **ARTICLE 10 – MISCELLANEOUS**

**10.1 Notices.** All notices and other communications required or permitted under this Agreement shall be in writing, and shall be deemed delivered when personally delivered, sent by e-mail, or forty-eight hours after being deposited in the United States mail as certified or registered U.S. mail with postage prepaid, addressed to the address of the Party to be noticed as set forth on the signature page of this Agreement, or to such other address or e-mail address as such party last provided to the other by written notice conforming to the requirements of this paragraph.

**10.2 Entire Agreement.** This Agreement, together with all attachments, schedules, exhibits and other documents that are incorporated by reference herein, constitute the entire agreement between the Parties, represent the final expression of the Parties' intent and agreement relating to the subject matter hereof, contain all the terms and conditions that the Parties agreed to relating to the subject matter, and replaces and supersedes all prior discussions, understandings, agreements, negotiations, e-mail exchanges, and any and all prior written agreements between the Parties. Any subsequent changes to the terms of this Agreement may be amended or waived only with the written consent of both Parties, and shall be effective upon being signed by both Parties.

**10.3 Severability.** If any provision of this Agreement is declared by any court of competent jurisdiction to be illegal, void, unenforceable or invalid for any reason under applicable law, the remaining parts of this Agreement shall remain in full force and effect, and shall continue to be valid and enforceable. If a court finds that an unenforceable portion of this Agreement may be made enforceable by limiting such provision, then such provision shall be deemed written, construed and enforced as so limited.

**10.4 Successors and Assigns.** Company shall not transfer or assign, voluntarily or by operation of law, its obligations under this Agreement without the prior written consent of Consultant. This Agreement may be assigned by Consultant (i) pursuant to a merger or change of control of Consultant, or (ii) to an assignee of all or substantially all of Consultant's assets. Any purported assignment in violation of this section shall be void.

**10.5 Survival.** All provisions that logically ought to survive termination of this Agreement, including but not limited to applicable Warranties, Limitation of Liability, Indemnity, Choice of Law, Forum Selection, and Confidentiality provisions, shall survive the expiration or termination of this Agreement.

**10.6. No Waiver.** The failure of any Party to insist upon strict compliance with any of the terms, covenants, duties, agreements or conditions set forth in this Agreement, or to exercise any right or remedy arising from a breach thereof, shall not be deemed to constitute waiver of any such terms, covenants, duties, agreements or conditions, or any breach thereof.

**10.7. Force Majeure.** Either Party who fails to timely perform their obligations under this Agreement ("Nonperforming Party") shall be excused from any delay or failure of performance required hereunder if caused by reason of a Force Majeure Event as defined herein, as long as the Nonperforming Party complies with its obligations as set forth below.

For purposes of this Agreement, "Force Majeure Event" means any event, circumstance, occurrence or contingency, regardless of whether it was foreseeable, which is a) not caused by, and is not within the reasonable control of, the nonperforming Party, and b) prevents the Nonperforming Party from its obligations under this Agreement. Such events may include, but are not limited to: acts of war; insurrections; fire; laws, proclamations, edicts, ordinances or regulations; strikes, lock-outs or other labor disputes; riots; explosions; and hurricanes, earthquakes, floods, and other acts of nature.

The obligations and rights of the Nonperforming Party so excused shall be extended on a day-to-day basis for the time period equal to the period of such excusable interruption. When such events have abated, the Parties' respective obligations under this Agreement shall resume. In the event that the interruption of the Nonperforming Party's obligations continues for a period in excess of thirty (30) days, either Party shall have the right to terminate this agreement upon ten (10) days' prior written notice to the other Party.

Upon occurrence of a Force Majeure Event, the Nonperforming Party shall do all of the following: a) immediately make all reasonable efforts to comply with its obligations under this Agreement; b) promptly notify the other Party of the Force Majeure Event; c) advise the other Party of the effect on its performance; d) advise the other Party of the estimated duration of the delay; e) provide the other Party with reasonable updates; and f) use reasonable efforts to limit damages to the other Party and to resume its performance under this Agreement.

**10.8 Mediation and Arbitration.** If a dispute arises under this Agreement, the Parties hereby agree to first attempt to resolve said dispute by submitting the matter to a mutually agreed-upon mediator in the State of Florida. The Parties agree to share any mediation costs and fees, other than their respective attorney fees, equally.

If the dispute is not resolved through mediation, the Parties agree to submit the dispute to binding arbitration in accordance with the rules of the American Arbitration Association, and each Party hereby consents to any such disputes being so resolved. Judgment on the award so rendered in any such arbitration may be entered in any court having jurisdiction thereof.

**10.9 Choice of Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Florida, excluding that State's choice-of-law principles, and all claims relating to or arising out of this Agreement, or the breach thereof, whether sounding in contract, tort or otherwise, shall likewise be governed by the laws of the State of Florida, excluding that State's choice-of-law principles.

**10.10 Choice of Forum.** The Parties hereby agree that all demands, claims, actions, causes of action, suits, proceedings, including any arbitration, mediation and/or litigation between the parties, to the extent permitted under this Agreement and arising out of same, shall be filed, initiated, and conducted in the State of Florida. Unless the provisions of this Agreement exclude litigation as a remedy in a dispute by the Parties, it is hereby agreed that any litigation arising out of this Agreement must be filed and litigated in a state or federal court located in the State of Florida. In connection with the foregoing, to the extent that litigation is a permissible method of dispute resolution under this Agreement, each Party hereby consents and submits to the exclusive jurisdiction of those courts for purposes of any such proceeding, and waive any claims or defenses of lack of jurisdiction of, or proper venue by, such court.

**10.11 Attorney Fees.** In the event that any arbitration, suit or action is instituted to resolve a dispute pertaining to matters covered under this Agreement, or enforce any provision thereof, the prevailing Party in any such dispute or proceeding shall be entitled to recover from the losing Party all fees, costs and expenses of enforcing any right of such prevailing Party under or with respect to this Agreement, including without limitation, all reasonable fees and expenses of attorneys and accountants, court costs, and expenses of any appeals.

**10.12 Headings Not Controlling.** Headings used in this Agreement are for reference purposes only and shall not be used to modify the meaning of the terms and conditions of this Agreement.

**10.13. Counterparts.** The Parties agree that this Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall be deemed one and the same Agreement. The Parties further agree that e-signatures carry the same weight and effect as traditional paper documents and handwritten signatures; therefore this Agreement may be electronically signed via any e-signature service compliant with the Electronic Signatures in Global and National Commerce (ESIGN) Act and the Uniform Electronic Transactions Act (UETA) as of the Effective Date of this Agreement.

**Electronic Signature of the Agreement applies to this Master Services Agreement.**

## APPENDIX 1

### SERVICE SCHEDULE

Consultant agrees to undertake and perform the following Services (hereinafter collectively referred to as the "Services") to Company:

| SERVICE                        | FREQUENCY / DEADLINE                 | NOTES   |
|--------------------------------|--------------------------------------|---|
| Software and hardware patching | As produced, after a testing period. | When problems occur on the machines with the available patches, there may be a delay in installation until the problem is resolved. |
|                                |                                      |   |

## **Tab 5**



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 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

#### FINANCIAL SUMMARY

12/31/2022

General Fund Cash &  
Investment Balance:

\$5,460,581

Reserve Fund Cash & Investment Balance:

\$2,727,362

Debt Service Fund Investment  
Balance:

\$640,992

**Total Cash and Investment  
Balances:**

**\$8,828,935**

**General Fund Expense Variance: \$939,215**

**Under Budget**



**Misc. Items:**

1. Coordinated return of District tablecloths with clubhouse management and former employee.
2. Completed initial request for information for Reserve Advisors. Inspection estimated to be completed in March, report estimated to be received in April.
3. January O&M Board package sent under separate cover.
4. Sent Sorrell Vine Drive easement agreement for signature.
5. Sent letter to resident regarding vegetation clearing on District property.

## **Tab 6**



Rizzetta & Company

# **Seven Oaks Community Development District**

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**Financial Statements  
(Unaudited)**

**December 31, 2022**

**Prepared by: Rizzetta & Company, Inc.**

[sevenoakscdd.com](http://sevenoakscdd.com)

[rizzetta.com](http://rizzetta.com)

**Seven Oaks Community Development District**

Balance Sheet

As of 12/31/2022

(In Whole Numbers)

|  | General Fund     | Reserve Fund     | Debt Service Fund | Enterprise Fund | Total Gvmnt Fund  | Fixed Assets Group | Long-Term Debt    |
|--|------------------|------------------|-------------------|-----------------|-------------------|--------------------|-------------------|
| <b>Assets</b>                                |                  |                  |                   |                 |                   |                    |                   |
| Cash In Bank                                 | 3,758,986        | 176,836          | 1,353,225         | 149,267         | 5,438,314         | 0                  | 0                 |
| Investments                                  | 1,701,595        | 2,550,526        | 640,992           | 0               | 4,893,112         | 0                  | 0                 |
| Accounts Receivable                          | 376,946          | 0                | 141,531           | 0               | 518,477           | 0                  | 0                 |
| Refundable Deposits                          | 44,445           | 0                | 0                 | 0               | 44,446            | 0                  | 0                 |
| Due From Other                               | 729,035          | 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                  | 2,101,140         |
| Amount To Be Provided Debt Service           | 0                | 0                | 0                 | 0               | 0                 | 0                  | 12,565,860        |
| <b>Total Assets</b>                          | <b>6,611,007</b> | <b>2,727,362</b> | <b>2,135,748</b>  | <b>149,267</b>  | <b>11,623,384</b> | <b>62,243,517</b>  | <b>14,667,000</b> |
| <b>Liabilities</b>                           |                  |                  |                   |                 |                   |                    |                   |
| Accounts Payable                             | 231,207          | 0                | 0                 | 892             | 232,099           | 0                  | 0                 |
| Accrued Expenses                             | 25,479           | 0                | 0                 | 0               | 25,479            | 0                  | 0                 |
| Other Current Liabilities                    | 0                | 0                | 0                 | 459             | 459               | 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                  | 14,667,000        |
| <b>Total Liabilities</b>                     | <b>256,686</b>   | <b>582,618</b>   | <b>34,608</b>     | <b>113,160</b>  | <b>987,072</b>    | <b>0</b>           | <b>14,667,000</b> |
| <b>Fund Equity &amp; Other Credits</b>       |                  |                  |                   |                 |                   |                    |                   |
| Beginning Fund Balance                       | 3,641,026        | 1,942,348        | 824,908           | 31,819          | 6,440,102         | 0                  | 0                 |
| Investment In General Fixed Assets           | 0                | 0                | 0                 | 0               | 0                 | 62,243,517         | 0                 |
| Net Change in Fund Balance                   | 2,713,294        | 202,396          | 1,276,232         | 4,287           | 4,196,209         | 0                  | 0                 |
| <b>Total Fund Equity &amp; Other Credits</b> | <b>6,354,320</b> | <b>2,144,744</b> | <b>2,101,140</b>  | <b>36,106</b>   | <b>10,636,311</b> | <b>62,243,517</b>  | <b>0</b>          |
| <b>Total Liabilities &amp; Fund Equity</b>   | <b>6,611,007</b> | <b>2,727,362</b> | <b>2,135,748</b>  | <b>149,267</b>  | <b>11,623,384</b> | <b>62,243,517</b>  | <b>14,667,000</b> |

See Notes to Unaudited Financial Statements

**Seven Oaks Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

|  | Year Ending<br>09/30/2023 | Through<br>12/31/2022 | Year To Date<br>12/31/2022 |                 |
|--|---------------------------|-----------------------|----------------------------|-----------------|
|  | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance    |
| <b>Revenues</b>                              |                           |                       |                            |                 |
| Interest Earnings                            |                           |                       |                            |                 |
| Interest Earnings                            | 0                         | 0                     | 19,737                     | (19,737)        |
| Special Assessments                          |                           |                       |                            |                 |
| Tax Roll                                     | 3,583,529                 | 3,583,529             | 3,598,988                  | (15,459)        |
| Other Misc. Revenues                         |                           |                       |                            |                 |
| Miscellaneous Revenue                        | 0                         | 0                     | 13,591                     | (13,591)        |
| Event Rental                                 | 0                         | 0                     | 20,193                     | (20,193)        |
| Total Revenues                               | <u>3,583,529</u>          | <u>3,583,529</u>      | <u>3,652,509</u>           | <u>(68,980)</u> |
| <b>Expenditures</b>                          |                           |                       |                            |                 |
| Legislative                                  |                           |                       |                            |                 |
| Supervisor Fees                              | <u>15,000</u>             | <u>3,750</u>          | <u>3,600</u>               | <u>150</u>      |
| Total Legislative                            | <u>15,000</u>             | <u>3,750</u>          | <u>3,600</u>               | <u>150</u>      |
| Financial & Administrative                   |                           |                       |                            |                 |
| Administrative Services                      | 9,700                     | 2,425                 | 2,425                      | 0               |
| District Management                          | 44,025                    | 11,006                | 11,007                     | 0               |
| District Engineer                            | 32,000                    | 8,000                 | 9,502                      | (1,502)         |
| Disclosure Report                            | 2,000                     | 0                     | 0                          | 0               |
| Trustees Fees                                | 10,000                    | 5,600                 | 5,589                      | 11              |
| Assessment Roll                              | 5,250                     | 5,250                 | 5,250                      | 0               |
| Financial & Revenue Collections              | 5,250                     | 1,313                 | 1,313                      | 0               |
| Tax Collector/Property Appraiser Fees        | 150                       | 0                     | 0                          | 0               |
| Accounting Services                          | 28,500                    | 7,125                 | 7,125                      | 0               |
| Auditing Services                            | 4,950                     | 0                     | 0                          | 0               |
| Arbitrage Rebate Calculation                 | 1,000                     | 250                   | 1,000                      | (750)           |
| Public Officials Liability Insurance         | 4,408                     | 4,408                 | 3,948                      | 460             |
| Legal Advertising                            | 3,000                     | 750                   | 0                          | 750             |
| Dues, Licenses & Fees                        | 2,000                     | 500                   | 752                        | (253)           |
| Website Hosting, Maintenance, Backup & Email | 3,158                     | 405                   | 914                        | (508)           |
| Total Financial & Administrative             | <u>155,391</u>            | <u>47,032</u>         | <u>48,825</u>              | <u>(1,792)</u>  |
| Legal Counsel                                |                           |                       |                            |                 |
| District Counsel                             | 50,000                    | 12,500                | 16,759                     | (4,259)         |
| Litigation / Mediation                       | <u>50,000</u>             | <u>12,500</u>         | <u>8,670</u>               | <u>3,830</u>    |
| Total Legal Counsel                          | <u>100,000</u>            | <u>25,000</u>         | <u>25,429</u>              | <u>(429)</u>    |
| Law Enforcement                              |                           |                       |                            |                 |
| Off Duty Deputy                              | 4,664                     | 1,166                 | 765                        | 401             |

See Notes to Unaudited Financial Statements

**Seven Oaks Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

|  | Year Ending<br>09/30/2023 | Through<br>12/31/2022 | Year To Date<br>12/31/2022 |              |
|--|---------------------------|-----------------------|----------------------------|--------------|
|  | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance |
| Total Law Enforcement                      | 4,664                     | 1,166                 | 765                        | 401          |
| Security Operations                        |                           |                       |                            |              |
| Security Monitoring Services               | 4,000                     | 1,000                 | 846                        | 154          |
| Total Security Operations                  | 4,000                     | 1,000                 | 846                        | 154          |
| Electric Utility Services                  |                           |                       |                            |              |
| Utility - Recreation Facilities            | 70,000                    | 17,500                | 12,992                     | 4,507        |
| Utility - Street Lights                    | 250,000                   | 62,500                | 64,597                     | (2,097)      |
| Utility - Irrigation & Landscape Lighting  | 40,000                    | 10,000                | 12,791                     | (2,790)      |
| Total Electric Utility Services            | 360,000                   | 90,000                | 90,380                     | (380)        |
| Gas Utility Service                        |                           |                       |                            |              |
| Utility Services                           | 600                       | 150                   | 142                        | 7            |
| Total Gas Utility Service                  | 600                       | 150                   | 142                        | 7            |
| Garbage/Solid Waste Control Services       |                           |                       |                            |              |
| Solid Waste Assessment                     | 9,000                     | 9,000                 | 8,502                      | 499          |
| Garbage - Recreation Facility              | 5,000                     | 1,250                 | 1,280                      | (30)         |
| Total Garbage/Solid Waste Control Services | 14,000                    | 10,250                | 9,782                      | 469          |
| Water-Sewer Combination Services           |                           |                       |                            |              |
| Utility Services                           | 37,000                    | 9,250                 | 4,991                      | 4,259        |
| Utility - Reclaimed                        | 30,000                    | 7,500                 | 6,484                      | 1,016        |
| Utility - Fountains                        | 1,000                     | 250                   | 152                        | 98           |
| Total Water-Sewer Combination Services     | 68,000                    | 17,000                | 11,627                     | 5,373        |
| Stormwater Control                         |                           |                       |                            |              |
| Aquatic Maintenance                        | 53,400                    | 13,350                | 17,800                     | (4,450)      |
| Lake/Pond Bank Maintenance & Repair        | 50,000                    | 12,500                | 5,000                      | 7,500        |
| Stormwater Assessments                     | 6,000                     | 6,000                 | 0                          | 6,000        |
| Stormwater System Maintenance              | 10,000                    | 2,500                 | 0                          | 2,500        |
| Total Stormwater Control                   | 119,400                   | 34,350                | 22,800                     | 11,550       |
| Other Physical Environment                 |                           |                       |                            |              |
| Employee - Salaries                        | 274,494                   | 68,623                | 47,254                     | 21,369       |
| Employee - Payroll Taxes                   | 20,000                    | 5,000                 | 3,615                      | 1,385        |
| Employee - Workers Comp                    | 26,000                    | 26,000                | 10,601                     | 15,399       |
| General Liability & Property Insurance     | 30,481                    | 30,481                | 29,046                     | 1,435        |
| Entry & Walls Maintenance & Repair         | 4,000                     | 1,000                 | 0                          | 1,000        |
| Landscape Maintenance                      | 838,803                   | 209,701               | 241,680                    | (31,979)     |
| Irrigation Maintenance & Repair            | 15,000                    | 3,750                 | 14,068                     | (10,318)     |
| Ornamental Lighting & Maintenance          | 4,000                     | 1,000                 | 0                          | 1,000        |
| Pressure Washing                           | 53,000                    | 13,250                | 26,000                     | (12,750)     |
| Tree Trimming Services                     | 200,000                   | 50,000                | 95,575                     | (45,575)     |

See Notes to Unaudited Financial Statements

**Seven Oaks Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

|   | Year Ending<br>09/30/2023 | Through<br>12/31/2022 | Year To Date<br>12/31/2022 |              |
|---|---------------------------|-----------------------|----------------------------|--------------|
|   | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance |
| Landscape Replacement Plants, Shrubs,<br>Trees            | 150,000                   | 37,500                | 24,336                     | 13,164       |
| Landscape - Annuals/Flowers                               | 220,000                   | 55,000                | 16,737                     | 38,263       |
| Community Park Equipment                                  | 25,000                    | 6,250                 | 15,599                     | (9,349)      |
| Holiday Decorations                                       | 30,000                    | 7,500                 | 31,057                     | (23,557)     |
| Clock Tower Maintenance                                   | 30,000                    | 7,500                 | 4,047                      | 3,453        |
| Miscellaneous Expense                                     | 10,000                    | 2,500                 | 955                        | 1,545        |
| Total Other Physical Environment                          | 1,930,778                 | 525,055               | 560,570                    | (35,515)     |
| Road & Street Facilities                                  |                           |                       |                            |              |
| Sidewalk Maintenance & Repair                             | 50,000                    | 12,500                | 0                          | 12,500       |
| Street Sign Repair & Replacement                          | 10,000                    | 2,500                 | 1,533                      | 967          |
| Roadway Repair & Maintenance                              | 50,000                    | 12,500                | 0                          | 12,500       |
| Total Road & Street Facilities                            | 110,000                   | 27,500                | 1,533                      | 25,967       |
| Parks & Recreation  |                           |                       |                            |              |
| Employee - Salaries                                       | 323,247                   | 80,812                | 67,116                     | 13,696       |
| Employee - Payroll Taxes                                  | 20,000                    | 5,000                 | 5,152                      | (152)        |
| Telephone, Internet, Cable                                | 7,000                     | 1,750                 | 1,661                      | 89           |
| Pest Control  | 750                       | 187                   | 150                        | 38           |
| Furniture Repair & Replacement                            | 15,000                    | 3,750                 | 4,995                      | (1,245)      |
| Slide Maintenance Contract                                | 9,800                     | 2,450                 | 0                          | 2,450        |
| Facility Supplies   | 6,000                     | 1,500                 | 1,505                      | (5)          |
| Pool Service Contract                                     | 89,829                    | 22,458                | 17,648                     | 4,809        |
| Fountain Service Repair & Maintenance                     | 10,000                    | 2,500                 | 4,264                      | (1,765)      |
| Maintenance & Repairs                                     | 40,000                    | 10,000                | 17,232                     | (7,231)      |
| Vehicle Maintenance                                       | 10,000                    | 2,500                 | 809                        | 1,691        |
| Clubhouse Janitorial Services                             | 45,000                    | 11,250                | 10,729                     | 520          |
| Pool Repair & Maintenance                                 | 15,000                    | 3,750                 | 770                        | 2,980        |
| Access Control Maintenance, Repair, Sup-<br>plies         | 1,806                     | 451                   | 4,076                      | (3,624)      |
| Storage Shed  | 3,264                     | 816                   | 272                        | 544          |
| Tennis Court Maintenance & Supplies                       | 45,000                    | 11,250                | 89                         | 11,161       |
| Athletic Court/Field/Playground Mainte-<br>nance & Repair | 14,000                    | 3,500                 | 4,056                      | (556)        |
| Miscellaneous Expense                                     | 12,000                    | 3,000                 | 5,743                      | (2,743)      |
| Fitness Equipment Maintenance & Repair                    | 3,000                     | 750                   | 145                        | 605          |
| Office Supplies   | 6,000                     | 1,500                 | 195                        | 1,305        |
| Total Parks & Recreation                                  | 676,696                   | 169,174               | 146,607                    | 22,567       |
| Special Events  |                           |                       |                            |              |
| Special Events  | 25,000                    | 6,250                 | 16,309                     | (10,059)     |
| Total Special Events                                      | 25,000                    | 6,250                 | 16,309                     | (10,059)     |
| Total Expenditures  | 3,583,529                 | 957,677               | 939,215                    | 18,463       |

See Notes to Unaudited Financial Statements

**Seven Oaks Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

|   | Year Ending<br>09/30/2023 | Through<br>12/31/2022 | Year To Date<br>12/31/2022 |                    |
|---|---------------------------|-----------------------|----------------------------|--------------------|
|   | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance       |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u>                  | <u>2,625,852</u>      | <u>2,713,294</u>           | <u>(87,442)</u>    |
| Fund Balance, Beginning of Period                 | <u>0</u>                  | <u>0</u>              | <u>3,641,026</u>           | <u>(3,641,027)</u> |
| Total Fund Balance, End of Period                 | <u>0</u>                  | <u>2,625,852</u>      | <u>6,354,320</u>           | <u>(3,728,469)</u> |

**Seven Oaks Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

|   | Year Ending<br>09/30/2023 | Through<br>12/31/2022 | Year To Date<br>12/31/2022 |                    |
|---|---------------------------|-----------------------|----------------------------|--------------------|
|   | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance       |
| <b>Revenues</b>                                   |                           |                       |                            |                    |
| Interest Earnings                                 |                           |                       |                            |                    |
| Interest Earnings                                 | 0                         | 0                     | 22,777                     | (22,777)           |
| Special Assessments                               |                           |                       |                            |                    |
| Tax Roll  | 350,942                   | 350,942               | 350,942                    | 0                  |
| Total Revenues                                    | <u>350,942</u>            | <u>350,942</u>        | <u>373,719</u>             | <u>(22,777)</u>    |
| <b>Expenditures</b>                               |                           |                       |                            |                    |
| Contingency                                       |                           |                       |                            |                    |
| Capital Reserve                                   | 350,942                   | 350,942               | 173,356                    | 177,586            |
| Total Contingency                                 | <u>350,942</u>            | <u>350,942</u>        | <u>173,356</u>             | <u>177,586</u>     |
| Total Expenditures                                | <u>350,942</u>            | <u>350,942</u>        | <u>173,356</u>             | <u>177,586</u>     |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u>                  | <u>0</u>              | <u>200,363</u>             | <u>(200,363)</u>   |
| <b>Total Other Financing Sources(Uses)</b>        |                           |                       |                            |                    |
| Other Costs                                       |                           |                       |                            |                    |
| Unrealized Gain/Loss on Investments               | 0                         | 0                     | 2,033                      | (2,033)            |
| Total Other Financing Sources(Uses)               | <u>0</u>                  | <u>0</u>              | <u>2,033</u>               | <u>(2,033)</u>     |
| Fund Balance, Beginning of Period                 | <u>0</u>                  | <u>0</u>              | <u>1,942,348</u>           | <u>(1,942,348)</u> |
| Total Fund Balance, End of Period                 | <u>0</u>                  | <u>0</u>              | <u>2,144,744</u>           | <u>(2,144,744)</u> |

**Seven Oaks Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

|   | Year Ending<br>09/30/2023 | Through<br>12/31/2022 | Year To Date<br>12/31/2022 |                  |
|---|---------------------------|-----------------------|----------------------------|------------------|
|   | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance     |
| <b>Revenues</b>                                   |                           |                       |                            |                  |
| Interest Earnings                                 |                           |                       |                            |                  |
| Interest Earnings                                 | 0                         | 0                     | 1,014                      | (1,014)          |
| Special Assessments                               |                           |                       |                            |                  |
| Tax Roll  | 564,087                   | 564,087               | 565,714                    | (1,628)          |
| Total Revenues                                    | <u>564,087</u>            | <u>564,087</u>        | <u>566,728</u>             | <u>(2,642)</u>   |
| <b>Expenditures</b>                               |                           |                       |                            |                  |
| Debt Service                                      |                           |                       |                            |                  |
| Interest  | 116,087                   | 116,087               | 59,514                     | 56,573           |
| Principal   | 448,000                   | 448,000               | 5,000                      | 443,000          |
| Total Debt Service                                | <u>564,087</u>            | <u>564,087</u>        | <u>64,514</u>              | <u>499,573</u>   |
| Total Expenditures                                | <u>564,087</u>            | <u>564,087</u>        | <u>64,514</u>              | <u>499,573</u>   |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u>                  | <u>0</u>              | <u>502,214</u>             | <u>(502,214)</u> |
| Fund Balance, Beginning of Period                 | <u>0</u>                  | <u>0</u>              | <u>167,443</u>             | <u>(167,443)</u> |
| Total Fund Balance, End of Period                 | <u>0</u>                  | <u>0</u>              | <u>669,657</u>             | <u>(669,657)</u> |

**Seven Oaks Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

|   | Year Ending<br>09/30/2023 | Through<br>12/31/2022 | Year To Date<br>12/31/2022 |                    |
|---|---------------------------|-----------------------|----------------------------|--------------------|
|   | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance       |
| <b>Revenues</b>                                   |                           |                       |                            |                    |
| Interest Earnings                                 |                           |                       |                            |                    |
| Interest Earnings                                 | 0                         | 0                     | 3,970                      | (3,970)            |
| Special Assessments                               |                           |                       |                            |                    |
| Tax Roll  | 925,434                   | 925,434               | 929,042                    | (3,608)            |
| Total Revenues                                    | <u>925,434</u>            | <u>925,434</u>        | <u>933,012</u>             | <u>(7,578)</u>     |
| <b>Expenditures</b>                               |                           |                       |                            |                    |
| Debt Service                                      |                           |                       |                            |                    |
| Interest  | 325,434                   | 325,434               | 158,993                    | 166,440            |
| Principal   | 600,000                   | 600,000               | 0                          | 600,000            |
| Total Debt Service                                | <u>925,434</u>            | <u>925,434</u>        | <u>158,993</u>             | <u>766,440</u>     |
| Total Expenditures                                | <u>925,434</u>            | <u>925,434</u>        | <u>158,993</u>             | <u>766,440</u>     |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u>                  | <u>0</u>              | <u>774,019</u>             | <u>(774,019)</u>   |
| Fund Balance, Beginning of Period                 | <u>0</u>                  | <u>0</u>              | <u>657,465</u>             | <u>(657,465)</u>   |
| Total Fund Balance, End of Period                 | <u>0</u>                  | <u>0</u>              | <u>1,431,484</u>           | <u>(1,431,484)</u> |

**Seven Oaks Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

|   | Year Ending<br>09/30/2023 | Through<br>12/31/2022 | Year To Date<br>12/31/2022 |                |
|---|---------------------------|-----------------------|----------------------------|----------------|
|   | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance   |
| <b>Revenues</b>                                       |                           |                       |                            |                |
| Special Assessments                                   |                           |                       |                            |                |
| Tax Roll  | 31,100                    | 31,100                | 31,100                     | 0              |
| Club Revenues   |                           |                       |                            |                |
| Cafe Revenue  | 60,000                    | 60,000                | 3,104                      | 56,896         |
| <b>Total Revenues</b>                                 | <b>91,100</b>             | <b>91,100</b>         | <b>34,204</b>              | <b>56,896</b>  |
| <b>Expenditures</b>                                   |                           |                       |                            |                |
| Parks & Recreation                                    |                           |                       |                            |                |
| Supplies  | 3,300                     | 825                   | 575                        | 250            |
| Employee - Salaries                                   | 40,000                    | 10,000                | 10,314                     | (314)          |
| Employee - Payroll Taxes                              | 3,750                     | 937                   | 789                        | 149            |
| Employee - Workers Comp                               | 3,750                     | 3,750                 | 0                          | 3,750          |
| Cafe Miscellaneous Expense                            | 1,600                     | 400                   | 68                         | 332            |
| Maintenance & Repairs                                 | 1,700                     | 425                   | 412                        | 13             |
| Food  | 23,000                    | 5,751                 | 2,774                      | 2,975          |
| Beverages   | 11,000                    | 2,750                 | 1,525                      | 1,225          |
| Equipment   | 3,000                     | 750                   | 13,460                     | (12,709)       |
| <b>Total Parks &amp; Recreation</b>                   | <b>91,100</b>             | <b>25,588</b>         | <b>29,917</b>              | <b>(4,329)</b> |
| <b>Total Expenditures</b>                             | <b>91,100</b>             | <b>25,588</b>         | <b>29,917</b>              | <b>(4,329)</b> |
| <br>Total Excess of Revenues Over(Under) Expenditures | <br>0                     | <br>65,512            | <br>4,287                  | <br>61,225     |
| <br>Fund Balance, Beginning of Period                 | <br>0                     | <br>0                 | <br>31,819                 | <br>(31,819)   |
| <br>Total Fund Balance, End of Period                 | <br>0                     | <br>65,512            | <br>36,106                 | <br>29,406     |

**Seven Oaks CDD**  
**Investment Summary**  
**December 31, 2022**

| <u>Account</u>                             | <u>Investment</u>                                 | <u>Balance as of</u><br><u>December 31, 2022</u> |
|--|---|--|
| FLCLASS                                    | Average Monthly Yield 0.2670%                     | \$ 1,701,595                                     |
| <b>Total General Fund Investments</b>      |   | <b>\$ 1,701,595</b>                              |
| FLCLASS                                    | Average Monthly Yield 0.2670%                     | \$ 1,534,816                                     |
| FLCLASS Enhanced Cash                      | Average Monthly Yield 0.3755%                     | 1,015,710  |
| <b>Total Reserve Fund Investments</b>      |   | <b>\$ 2,550,526</b>                              |
| US Bank Series 2016A Revenue               | First American Government Obligation Fund Class Y | \$ 569   |
| 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 | 34,039   |
| US Bank Series 2016B Revenue               | First American Government Obligation Fund Class Y | 824  |
| 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 | 27,424   |
| US Bank Series 2021 Revenue                | First American Government Obligation Fund Class Y | 5,946  |
| 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 | 464  |
| <b>Total Debt Service Fund Investments</b> |   | <b>\$ 640,992</b>                                |

**Seven Oaks Community Development District  
Summary A/R Ledger  
From 12/1/2022 to 12/31/2022**

|                          | Fund ID | Fund Name                           | Customer name              | Document num-ber | Date created | Balance Due       | AR Account |
|--------------------------|---------|-------------------------------------|----------------------------|------------------|--------------|-------------------|------------|
| <b>730, 2677</b>         |         |                                     |                            |                  |              |                   |            |
|                          | 730-001 | 730 General Fund                    | Pasco County Tax Collector | AR00000310       | 10/01/2022   | 376,945.88        | 12110      |
| <b>Sum for 730, 2677</b> |         |                                     |                            |                  |              | <b>376,945.88</b> |            |
| <b>730, 2679</b>         |         |                                     |                            |                  |              |                   |            |
|                          | 730-200 | 730 Debt Service Fund S2011 & S2021 | Pasco County Tax Collector | AR00000310       | 10/01/2022   | 25,083.15         | 12110      |
|                          | 730-200 | 730 Debt Service Fund S2011 & S2021 | Pasco County Tax Collector | AR00000310       | 10/01/2022   | 28,481.80         | 12110      |
| <b>Sum for 730, 2679</b> |         |                                     |                            |                  |              | <b>53,564.95</b>  |            |
| <b>730, 2680</b>         |         |                                     |                            |                  |              |                   |            |
|                          | 730-202 | 730 Debt Service Fund S2016         | Pasco County Tax Collector | AR00000310       | 10/01/2022   | 34,273.87         | 12110      |
|                          | 730-202 | 730 Debt Service Fund S2016         | Pasco County Tax Collector | AR00000310       | 10/01/2022   | 53,693.01         | 12110      |
| <b>Sum for 730, 2680</b> |         |                                     |                            |                  |              | <b>87,966.88</b>  |            |
| <b>Sum for 730</b>       |         |                                     |                            |                  |              | <b>518,477.71</b> |            |
| <b>Sum Total</b>         |         |                                     |                            |                  |              | <b>518,477.71</b> |            |

See Notes to Unaudited Financial Statements

**Seven Oaks Community Development District  
Summary A/P Ledger  
From 12/1/2022 to 12/31/2022**

| <b>Fund Name</b> | <b>GL posting date</b> | <b>Vendor name</b>                              | <b>Document number</b> | <b>Description</b>                               | <b>Balance Due</b> |
|------------------|------------------------|---|------------------------|--|--------------------|
| <b>730, 2677</b> |                        |   |                        |  |                    |
| 730 General Fund | 12/14/2022             | Andrew P Mendenhall                             | AM121422               | Board of Supervisors<br>12/14/2022               | 200.00             |
| 730 General Fund | 12/31/2022             | Cintas Corporation                              | 4141847743             | Cleaning Supplies<br>12/22                       | 329.45             |
| 730 General Fund | 12/15/2022             | Cintas Corporation                              | 4140551025             | Cleaning Supplies<br>12/22                       | 329.45             |
| 730 General Fund | 11/12/2022             | Cooper Pools Inc.                               | 6531                   | Monthly Commercial<br>Pool Service 11/22         | 5,182.00           |
| 730 General Fund | 11/23/2022             | Cooper Pools Inc.                               | 6109                   | Fountain Service - Mo-<br>tor & Seals 11/22      | 2,693.80           |
| 730 General Fund | 11/12/2022             | Cooper Pools Inc.                               | 6531                   | Monthly Commercial<br>Pool Service 11/22         | 20.00              |
| 730 General Fund | 12/01/2022             | Cooper Pools Inc.                               | 6532                   | Fountain Service<br>12/22                        | 350.00             |
| 730 General Fund | 11/23/2022             | Cooper Pools Inc.                               | 6109                   | Fountain Service - Mo-<br>tor & Seals 11/22      | 2,693.80           |
| 730 General Fund | 12/31/2022             | Cory N Carter                                   | 016                    | Monthly Commercial<br>Cleaning Services<br>12/22 | 2,200.00           |
| 730 General Fund | 12/31/2022             | Dymond Heating &<br>Cooling, Inc.               | 100000748              | A/C Service Call 12/22                           | 90.00              |
| 730 General Fund | 12/31/2022             | Ewing Irrigation Prod-<br>ucts Inc.             | 18483793               | Irrigation Supplies<br>12/22                     | 803.33             |
| 730 General Fund | 12/23/2022             | Ewing Irrigation Prod-<br>ucts Inc.             | 1846422                | Irrigation Maintenance<br>& Repair 12/22         | 1,366.13           |
| 730 General Fund | 11/23/2022             | First Team, Inc.                                | First Team 112822      | Park Equipment 11/22                             | 2,174.78           |
| 730 General Fund | 12/28/2022             | Florida Patio Furniture,70385<br>Inc.           |                        | Restrap Chairs - 50%<br>Deposit - 12/22          | 2,317.50           |
| 730 General Fund | 12/28/2022             | Florida Patio Furniture,70388<br>Inc.           |                        | Restrap Chairs - 50%<br>Deposit - 12/22          | 2,317.50           |
| 730 General Fund | 11/30/2022             | Fountain Design<br>Group, Inc.                  | 28502A                 | Quarterly Fountain<br>Service 11/22              | 200.00             |
| 730 General Fund | 12/31/2022             | Haskell Termite & Pest50460243<br>Control, Inc. |                        | Pest Control Club-<br>house EOM 12/22            | 75.00              |
| 730 General Fund | 12/19/2022             | Home Theater Con-<br>nection                    | INV1240                | Installation 12/22                               | 4,400.00           |
| 730 General Fund | 12/20/2022             | ID Wholesaler, LLC                              | INV6979166             | Ribbons for Access<br>Cards 12/22                | 129.98             |
| 730 General Fund | 12/31/2022             | Illuminations Holiday<br>Lighting, LLC          | 715122                 | Install & Remove Holi-<br>day Lights FY 22/23    | 14,712.50          |
| 730 General Fund | 12/31/2022             | Integrated Irrigation<br>Services               | 1035                   | Irrigation Parts and<br>Delivery 12/22           | 1,500.00           |
| 730 General Fund | 12/31/2022             | Integrated Irrigation<br>Services               | 1043                   | Irrigation Repair 12/22                          | 2,000.00           |
| 730 General Fund | 12/01/2022             | Joes Tree Service &<br>Landscaping, Inc.        | 112822                 | Tree Removal 11/22                               | 3,900.00           |
| 730 General Fund | 12/29/2022             | Joes Tree Service &<br>Landscaping, Inc.        | 122922                 | Tree Removal 12/22                               | 17,850.00          |
| 730 General Fund | 12/30/2022             | Joes Tree Service &<br>Landscaping, Inc.        | 123022                 | Tree Removal 12/22                               | 9,000.00           |
| 730 General Fund | 12/21/2022             | Joes Tree Service &<br>Landscaping, Inc.        | 12/21/2022             | Tree Removal 12/22                               | 3,000.00           |
| 730 General Fund | 12/14/2022             | John Christensen                                | JC121422               | Board of Supervisors<br>12/14/2022               | 200.00             |
| 730 General Fund | 12/14/2022             | Jon Tomsu                                       | JT121422               | Board of Supervisors<br>12/14/2022               | 200.00             |
| 730 General Fund | 12/20/2022             | Juniper Landscaping<br>of Florida, LLC          | 191925                 | Plant Install - 12/22                            | 1,177.91           |
| 730 General Fund | 12/20/2022             | Juniper Landscaping<br>of Florida, LLC          | 191924                 | Plant Install - 12/22                            | 310.85             |
| 730 General Fund | 11/30/2022             | Juniper Landscaping<br>of Florida, LLC          | 188634                 | Fertilizer Application<br>11/22                  | 11,006.63          |
| 730 General Fund | 12/07/2022             | Juniper Landscaping<br>of Florida, LLC          | 190543                 | Pest Control 12/22                               | 857.99             |
| 730 General Fund | 11/30/2022             | Juniper Landscaping<br>of Florida, LLC          | 188641                 | Pest Control 11/22                               | 857.99             |
| 730 General Fund | 11/30/2022             | Juniper Landscaping<br>of Florida, LLC          | 188631                 | Fertilizer Application<br>11/22                  | 4,635.00           |

**Seven Oaks Community Development District  
Summary A/P Ledger  
From 12/1/2022 to 12/31/2022**

| <b>Fund Name</b>                         | <b>GL posting date</b> | <b>Vendor name</b>                             | <b>Document number</b>        | <b>Description</b>   | <b>Balance Due</b>           |
|--|------------------------|--|-------------------------------|--|------------------------------|
| 730 General Fund                         | 12/20/2022             | Juniper Landscaping of Florida, LLC            | 191926                        | Plant Install - 12/22                                      | 16,737.50                    |
| 730 General Fund                         | 12/01/2022             | Juniper Landscaping of Florida, LLC            | 189209                        | Monthly Grounds Maintenance 12/22                          | 61,491.00                    |
| 730 General Fund                         | 11/30/2022             | Juniper Landscaping of Florida, LLC            | 188633                        | Plant Material 11/22                                       | 813.70                       |
| 730 General Fund                         | 11/30/2022             | Juniper Landscaping of Florida, LLC            | 188632                        | Plant Material 11/22                                       | 1,295.70                     |
| 730 General Fund                         | 12/22/2022             | Lee Electric, Inc.                             | 220783                        | Commercial Service 12/22                                   | 439.00                       |
| 730 General Fund                         | 12/19/2022             | Lee Electric, Inc.                             | 220769                        | Commercial Service 12/22                                   | 180.00                       |
| 730 General Fund                         | 12/21/2022             | Pasco County Utilities                         | Pasco Water Summary 12/22 730 | Pasco Water Summary 12/22                                  | 1,110.08                     |
| 730 General Fund                         | 12/21/2022             | Pasco County Utilities                         | Pasco Water Summary 12/22 730 | Pasco Water Summary 12/22                                  | 2,715.75                     |
| 730 General Fund                         | 12/21/2022             | Pasco County Utilities                         | Pasco Water Summary 12/22 730 | Pasco Water Summary 12/22                                  | 43.26                        |
| 730 General Fund                         | 12/31/2022             | Professional Green Cleaners, LLC               | 25480                         | Restroom & Fitness Center Floor Scrub 12/22                | 470.00                       |
| 730 General Fund                         | 12/14/2022             | Sean Grace                                     | SG121422                      | Board of Supervisors 12/14/2022                            | 200.00                       |
| 730 General Fund                         | 12/01/2022             | Skyway Supply, Inc.                            | 56746                         | Disinfecting Wipes 12/22                                   | 344.85                       |
| 730 General Fund                         | 12/08/2022             | Solitude Lake Management, LLC                  | PSI-35990                     | Monthly Aquatic Service 12/22                              | 4,450.00                     |
| 730 General Fund                         | 12/07/2022             | Spectrum                                       | 167115201120722               | Monthly Internet Bill 12/22                                | 507.41                       |
| 730 General Fund                         | 12/19/2022             | Stantec Consulting Services, Inc.              | 2021934                       | Engineer Services 11/22                                    | 9,502.00                     |
| 730 General Fund                         | 12/20/2022             | TECO Peoples Gas                               | 211003718858                  | 12/22 2910 Sports Core Circle 12/22                        | 48.03                        |
| 730 General Fund                         | 12/18/2022             | Verizon Wireless                               | 9923213008                    | Account # 242034931-00001 Monthly Charge for John G. 12/22 | 48.60                        |
| 730 General Fund                         | 12/15/2022             | Welch Tennis Courts, Inc.                      | 69680                         | Tennie Two Step 12/22                                      | 474.60                       |
| 730 General Fund                         | 12/28/2022             | Withlacoochee River Electric Cooperative, Inc. | 10203732 01.23                | Electric Summary 11/18/22-12/21/22                         | 3,770.12                     |
| 730 General Fund                         | 12/28/2022             | Withlacoochee River Electric Cooperative, Inc. | 10203732 01.23                | Electric Summary 11/18/22-12/21/22                         | 21,440.27                    |
| 730 General Fund                         | 12/28/2022             | Withlacoochee River Electric Cooperative, Inc. | 10203732 01.23                | Electric Summary 11/18/22-12/21/22                         | 6,043.82                     |
| <b>Sum for 730, 2677<br/>730, 2682</b>   |                        |  |                               |  | <b>231,207.28</b>            |
| 730 Enterprise Fund                      | 12/31/2022             | Sysco Food Services West Coast Florida, Inc.   | 537074398                     | Food/ Beverages/ Supplies 12/22                            | 8.30                         |
| 730 Enterprise Fund                      | 12/31/2022             | Sysco Food Services West Coast Florida, Inc.   | 537074398                     | Food/ Beverages/ Supplies 12/22                            | 61.65                        |
| 730 Enterprise Fund                      | 12/31/2022             | Sysco Food Services West Coast Florida, Inc.   | 537074398                     | Food/ Beverages/ Supplies 12/22                            | 66.75                        |
| 730 Enterprise Fund                      | 12/31/2022             | Sysco Food Services West Coast Florida, Inc.   | 537074398                     | Food/ Beverages/ Supplies 12/22                            | 367.71                       |
| 730 Enterprise Fund                      | 12/31/2022             | Sysco Food Services West Coast Florida, Inc.   | 537074398                     | Food/ Beverages/ Supplies 12/22                            | 51.59                        |
| 730 Enterprise Fund                      | 12/31/2022             | Sysco Food Services West Coast Florida, Inc.   | 537074398                     | Food/ Beverages/ Supplies 12/22                            | 335.93                       |
| <b>Sum for 730, 2682<br/>Sum for 730</b> |                        |  |                               |  | <b>891.93<br/>232,099.21</b> |

**Seven Oaks Community Development District  
Summary A/P Ledger  
From 12/1/2022 to 12/31/2022**

| <b>Fund Name</b> | <b>GL posting date</b> | <b>Vendor name</b> | <b>Document number</b> | <b>Description</b> | <b>Balance Due</b> |
|------------------|------------------------|--------------------|------------------------|--------------------|--------------------|
| <b>Sum Total</b> |                        |                    |                        |                    | <b>232,099.21</b>  |

**Seven Oaks Community Development District  
Notes to Unaudited Financial Statements  
December 31, 2022**

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/22.
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.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## **Tab 7**



# Quarterly Compliance Audit Report

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## Seven Oaks

**Date:** January 2023 - 4th Quarter

**Prepared for:** Scott Brizendine

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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## **Audit results**

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

| Passed | Description   |
|--------|---|
| Passed | <b>Website errors*</b><br>0 WCAG 2.1 errors appear on website pages causing issues**                        |
| Passed | <b>Keyboard navigation</b><br>The ability to navigate website without using a mouse                         |
| Passed | <b>Website accessibility policy</b><br>A published policy and a vehicle to submit issues and resolve issues |
| Passed | <b>Color contrast</b><br>Colors provide enough contrast between elements                                    |
| Passed | <b>Video captioning</b><br>Closed-captioning and detailed descriptions                                      |
| Passed | <b>PDF accessibility</b><br>Formatting PDFs including embedded images and non-text elements                 |
| Passed | <b>Site map</b><br>Alternate methods of navigating the website  |

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

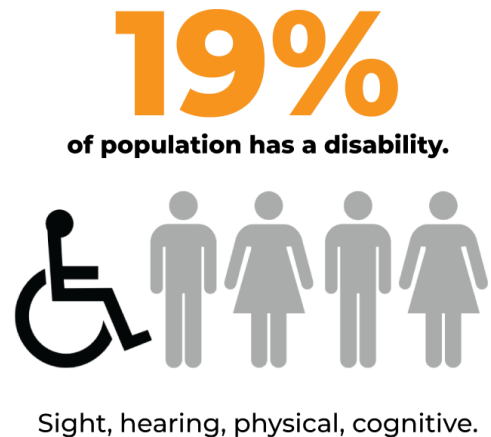
## Compliance Criteria

| Passed | Description   |
|--------|---|
| Passed | Full Name and primary contact specified                     |
| Passed | Public Purpose  |
| Passed | Governing body Information                                  |
| Passed | Fiscal Year   |
| Passed | Full Charter (Ordinance and Establishment) Information      |
| Passed | CDD Complete Contact Information                            |
| Passed | District Boundary map                                       |
| Passed | Listing of taxes, fees, assessments imposed by CDD          |
| Passed | Link to Florida Commission on Ethics                        |
| Passed | District Budgets (Last two years)                           |
| Passed | Complete Financial Audit Report                             |
| Passed | Listing of Board Meetings                                   |
| Passed | Public Facilities Report, if applicable                     |
| Passed | Link to Financial Services                                  |
| Passed | Meeting Agendas for the past year, and 1 week prior to next |

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

|                       |   |
|-----------------------|---|
| Assistive technology  | Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader) |
| WCAG 2.0              | Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled                               |
| 504                   | Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people                        |
| 508                   | An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled                                      |
| ADA                   | American with Disabilities Act (1990)   |
| Screen reader         | Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.                |
| Website accessibility | Making your website fully accessible for people of all abilities  |
| W3C                   | World Wide Web Consortium – the international body that develops standards for using the web  |

## Tab 8

**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, January 11, 2023 at 6:32 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

|                  |  |
|------------------|--|
| Sean Grace       | <b>Board Supervisor, Chairman</b>            |
| Jack Christensen | <b>Board Supervisor, Vice Chairman</b>       |
| Jon Tomsu        | <b>Board Supervisor, Assistant Secretary</b> |
| Tom Graff        | <b>Board Supervisor, Assistant Secretary</b> |

Also present were:

|                   |   |
|-------------------|---|
| Jayna Cooper      | <b>District Manager, Rizzetta &amp; Co., Inc.</b> |
| Theresa DiMaggio  | <b>Clubhouse Manager</b>                          |
| John Gentilella   | <b>Maintenance Manager</b>                        |
| Greg Woodcock     | <b>District Engineer, Stantec</b>                 |
| Vanessa Steinerts | <b>Attorney, Straley, Robin &amp; Vericker</b>    |
| Stephen Bagge     | <b>Carey O'Malley (via phone)</b>                 |
| Michael Rodriguez | <b>Rizzetta &amp; Company</b>                     |
| Gregg Gruhl       | <b>Rizzetta &amp; Company</b>                     |
| Pradnaya Kilkarni | <b>WSI, (via phone)</b>                           |
| Charlie Hemelgarn | <b>Juniper Landscaping</b>                        |

|          |                |
|----------|----------------|
| Audience | <b>Present</b> |
|----------|----------------|

**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 Laurels fencing, motorized vehicles on the Nature Trail, cost to replace all awnings at once, and an update on S-19 and handouts from Mr. Mullen.

**THIRD ORDER OF BUSINESS**

**Staff & Landscape Reports**

**A. Field Operations Update**

Mr. Gentilella reviewed his report with the Board.

The Board authorized Mr. Gentilella to proceed with realignment of flower beds.

The Board authorized Mr. Gentilella to remove the bat houses, if there are no signs of bats in them.

The Board directed Mr. Gentilella to do an assessment of the Nature Trail pavement repairs and provide an update at the February meeting.

On a Motion by Mr. Tomsu, seconded by Mr. Graff, with three in favor, and Mr. Grace opposed, the Board approved for 10 large signs to be installed in the middle crosswalk medians, with a not to exceed amount of \$2,000.00, for the Seven Oaks Community Development District.

**B. Clubhouse Manager**

Ms. DiMaggio reviewed her report with the Board. A discussion ensued regarding a new conference phone. The Board directed Ms. DiMaggio to gather proposal for a new conference phone for the February meeting.

The Board directed Ms. Cooper to provide an update on the tablecloths at the February meeting.

Ms. DiMaggio opened a discussion regarding the Awnings.

On a Motion by Mr. Graff, seconded by Mr. Grace, with all in, the Board approved to purchase 2 awnings from Boulevard Awning Company, with a not to exceed amount of \$6,500.00. Ms. DiMaggio will send the proposal to Ms. Cooper to execute, for the Seven Oaks Community Development District.

The Board directed Ms. DiMaggio to hire for the vacant position and for Board Supervisor Graff to work as a Board liaison to revise the job description.

**C. District Counsel**

Ms. Steinerts announced she will be leaving Straley, Robin & Vericker and Mr. Vivek and Mr. Straley will be stepping in and have been updated on the District.

D. District Engineer

Mr. Woodcock reviewed his report with the Board. He stated that the SWFWMD pond inspection is scheduled for Thursday and he is waiting on street sign proposals.

He will share updates on the Winged Elm Road depression with Ms. Cooper to circulate to the Board.

E. District Manager

Ms. Cooper informed the Board the next regular meeting will be held on Wednesday, February 8, 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 Financials to the Board. The Board inquired when the Financial Statements will be up to date.

**FOURTH ORDER OF BUSINESS**

**Discussion on Phoenix Pool Claim**

Mr. Bagge provided a status update with the Board. The Board asked questions and a lengthy discussion ensued. Mr. Bagge recommended obtaining performance bonds from now on to provide protection if a contractor is not performing according to the contract.

Mr. Bagge advised he will draft a complaint and share with Ms. Cooper and Board Supervisor Graff for review.

|   |
|---|
| On a Motion by Mr. Graff, seconded by Mr. Tomsu, with all in, the Board approved to file a lawsuit up to \$2,000.00, and appointed Board Supervisor Graff to act as liaison, for the Seven Oaks Community Development District. |
|---|

Ms. Steinerts advised that an executive session will need to be planned at a later date to discuss legal strategy.

**FIFTH ORDER OF BUSINESS**

**Discussion on WSI Scheduling Tool & Website**

Dr. Kilkarni reviewed her presentation with the Board. She presented two options and advised a rough estimate of \$7,800.00 to start up and \$500-\$600 a year. A discussion ensued.

**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT**

**January 11, 2023 – Meeting Minutes**

**Page 4**

The Board directed Dr. Kilkarni to work with Ms. DiMaggio and Mr. McBride on a proposal to be presented at the February meeting.

**SIXTH ORDER OF BUSINESS**                      **Discussion on Rizzetta Amenity Services**

Mr. Rodriguez and Mr. Gruhl opened a discussion regarding the Rizzetta Amenity Services with the Board and answered any questions. Board Supervisor Grace reviewed prior HR related issues with the Board. A discussion ensued.

The Board directed Board Supervisor Graff to work as Board liaison to develop a succession plan with Mr. Gentilella and Ms. DiMaggio.

**SEVENTH ORDER OF BUSINESS**                      **Consideration of Reserve Study Proposals**

Ms. Cooper presented the Reserve Study Proposals to the Board. The Board reviewed 3 proposals and a discussion ensued.

On a Motion by Mr. Tomsu, seconded by Mr. Grace, with all in, the Board approved the Reserve Advisors proposal, in the amount of \$6,650.00, for the Seven Oaks Community Development District.

Ms. Cooper will contact Reserve Advisors to confirm site components and Clubhouse elements listed in proposal is not comprehensive of what will be included in the Reserve Study and to get an estimated timeline for completion.

**EIGHTH ORDER OF BUSINESS**                      **Consideration of Minutes of the Board Supervisors' Meeting held on December 14, 2022 and O&M Enterprise Fund for November 2022 & O&M General Fund for November 2022**

Ms. Cooper presented the Minutes of the Board of Supervisors' Meeting held December 14, 2022 and the O&M Enterprise Fund for November 2022 and the O&M General Fund for November 2022 to the Board to the Board.

The Board directed Ms. Cooper to send out a revised agenda each month to include the most recent O&M Expenditures.

On a Motion by Mr. Christensen, seconded by Mr. Grace, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held December 14, 2022 and the O&M Enterprise Fund for November 2022 (\$15,341.19) and the O&M General Fund for October 2022 (\$251,460.09), for the Seven Oaks Community Development District.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Board Supervisor Graff inquired about status on the pool lights and Mr. Gentilella responded that this is on hold until the Reserve Study is completed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Grace, seconded by Mr. Christensen, with all in favor, the Board of Supervisors adjourned the meeting at 9:53 p.m. for Seven Oaks Community Development District.

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## Tab 9

# SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

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

## **Operations and Maintenance Expenditures**

**December 2022**

**For Board Approval**

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

The total items being presented: **\$635.36**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

Seven Oaks Enterprise Fund Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

| Vendor Name                   | Check Number | Invoice Number        | Invoice Description | Invoice Amount          |
|-------------------------------|--------------|-----------------------|---------------------|-------------------------|
| Florida Department of Revenue | 100210       | 61-8012757892-0 11/22 | Sales Tax 11/22     | \$ 635.36               |
| Report Total                  |              |                       |                     | <u><u>\$ 635.36</u></u> |

Florida Sales and Use Tax Return  
Reporting Period

DR-15EZ  
R. 01/20

Certificate Number: 61-8012757892-0

NOV 2022

T

HD/PM DATE:

/   /

Surtax Rate: .0100

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

Location/Mailing Address Changes:

New Location Address: \_\_\_\_\_

Telephone Number: ( ) \_\_\_\_\_

New Mailing Address: \_\_\_\_\_



FLORIDA DEPARTMENT OF REVENUE

5050 W TENNESSEE ST

TALLAHASSEE FL 32399-0120

Amount Due From Line 9  
On Reverse Side

6 3 5 . 3 6

Due: DEC 01 2022

Late After: DEC 20 2022

0500 0 20221130 0001003043 9 4000001275 7892 1

RECEIVED  
12/08/2022

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

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

Signature of Taxpayer

Date

Telephone #

Signature of Preparer

Date

Telephone #

**Discretionary Sales Surtax Information**

A. Taxable Sales and  
Purchases NOT Subject  
to **DISCRETIONARY  
SALES SURTAX**

|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|

B. Total Discretionary  
Sales Surtax Due

|  |  |  |  |  |  |   |   |  |   |
|--|--|--|--|--|--|---|---|--|---|
|  |  |  |  |  |  | 9 | 0 |  | 7 |
|--|--|--|--|--|--|---|---|--|---|

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

## **Tab 10**

# SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

---

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

## **Operations and Maintenance Expenditures December 2022 For Board Approval**

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

The total items being presented:   **\$179,708.32**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

## Seven Oaks Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

| Vendor Name                    | Check Number | Invoice Number | Invoice Description                           | Invoice Amount |
|--------------------------------|--------------|----------------|---|----------------|
| Cintas Corporation             | 100204       | 4137647507     | Logo Items 11/22                              | \$ 329.45      |
| Cintas Corporation             | 100204       | 4139177165     | Logo Items 12/22                              | \$ 329.45      |
| Complete IT Corp               | 100205       | 9932           | Brivo Tier Monthly Reader and Data Plan 12/22 | \$ 175.50      |
| Cooper Pools Inc.              | 100206       | 6110           | Replace Splash Pad - Motor & Seals 11/22      | \$ 750.00      |
| Cory N Carter                  | 100207       | 15             | Commercial Cleaning 11/22                     | \$ 2,200.00    |
| Ewing Irrigation Products Inc. | 100208       | 18270184       | Irrigation Supplies 11/22                     | \$ 460.59      |
| Farm to You Revue, LLC         | 100192       | 5145           | Petting Zoo 04/23                             | \$ 475.00      |
| FitRev, Inc.                   | 100209       | 26997          | Quarterly Prevention Maintenance 12/22        | \$ 145.00      |
| Foliage Design Systems         | 100211       | 12CF5912       | Clubhouse Plant Maintenance 12/22             | \$ 125.00      |
| Hill Ward & Henderson, P.A.    | 100193       | 10621009       | General Employment Legal Matters 08/22        | \$ 105.00      |
| Hill Ward & Henderson, P.A.    | 100193       | 10623802       | General Employment Legal Matters 09/21        | \$ 735.00      |
| Hill Ward & Henderson, P.A.    | 100193       | 10649432       | General Employment Matters 08/22              | \$ 1,820.00    |
| Howard Anthony Frostman        | 100194       | 20230408a      | Balloon Artist & Face Painter 04/23           | \$ 337.50      |
| Integrated Irrigation Services | 100212       | 1006           | Irrigation Repairs 11/22                      | \$ 2,500.00    |
| Integrated Irrigation Services | 100212       | 1013           | Irrigation Repairs 11/22                      | \$ 2,500.00    |

## Seven Oaks Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 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 | 100213              | 182918                     | Hurricane Cleanup 10/22                                 | \$ 20,401.75          |
| Juniper Landscaping of Florida, LLC | 100213              | 185203                     | Monthly Grounds Maintenance 11/22                       | \$ 61,491.00          |
| Juniper Landscaping of Florida, LLC | 100213              | 187646                     | Fertilizer Application 11/22                            | \$ 5,172.66           |
| Lee Electric, Inc.                  | 100214              | 220173-4                   | Commercial Service 11/22                                | \$ 8,142.00           |
| Lee Electric, Inc.                  | 100214              | 220663                     | Commercial Service 11/22                                | \$ 2,411.00           |
| Lee Electric, Inc.                  | 100214              | 220705                     | Commercial Service 11/22                                | \$ 274.00             |
| My Tampa IT                         | 100215              | 17-4914                    | Monthly Computer Maintenace & Repairs 12/22             | \$ 300.00             |
| Pasco County Tax Collector          | 100195              | Vehicle Registration 12/22 | Plate #BQDS30, VIN 1FTRF12226KB29896 FY 2022            | \$ 105.30             |
| Pasco Sheriff's Office              | 100196              | I-10/31/2022-07962         | Clubhouse Security 10/22                                | \$ 540.00             |
| PH Bell and Clock Company           | 100216              | 2020082                    | New Tempora Clock Install 11/22                         | \$ 3,946.00           |
| Priyanka Kolluru                    | 100217              | Kolluru 120822             | Movie Theater Repair 12/22                              | \$ 25.00              |
| Professional Green Cleaners, LLC    | 100218              | 25380                      | Restroom & Cafe Floor Scrub, Odor Control Service 11/22 | \$ 470.00             |
| Rizzetta & Company, Inc.            | 100203              | INV0000073287              | District Management Fees 12/22                          | \$ 7,424.58           |
| Robert R. Elkin                     | 100197              | 121722630LB                | Santa Meet & Greet 11/22                                | \$ 350.00             |
| Solitude Lake Management, LLC       | 100219              | PSI-11157                  | Monthly Aquatic Service 09/22                           | \$ 4,450.00           |

## Seven Oaks Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

| Vendor Name                                    | Check Number | Invoice Number             | Invoice Description  | Invoice Amount              |
|--|--------------|----------------------------|--|-----------------------------|
| Solitude Lake Management, LLC                  | 100219       | PSI-22089                  | Pond Repair 10/22  | \$ 5,000.00                 |
| Solitude Lake Management, LLC                  | 100219       | PSI-24633                  | Monthly Aquatic Service 11/22                              | \$ 4,450.00                 |
| Storage Center in Wesley Chapel                | 100198       | 15454                      | Storage Unit 1112 12/22                                    | \$ 272.00                   |
| Straley Robin Vericker                         | 100220       | 22427                      | General Legal Services 10/22                               | \$ 6,264.50                 |
| Tampa Fence                                    | 100221       | INV22-00771                | Project S022-00436 11/22                                   | \$ 866.00                   |
| TECO Peoples Gas                               | 100199       | 211003718858 1/2           | 2910 Sports Core Circle 11/22                              | \$ 43.33                    |
| Treetop Products, Inc.                         | 100222       | SOTRE103713                | Champion Bench Premium Wood & Liftgate Fees 11/22          | \$ 3,157.66                 |
| Verizon Wireless                               | 100200       | 9920830861                 | Account # 242034931-00001 Monthly Charge for John G. 11/22 | \$ 48.72                    |
| Waste Connections of Florida                   | 100201       | 1291373W426                | 2910 Sports Core Circle 12/22                              | \$ 645.12                   |
| Withlacoochee River Electric Cooperative, Inc. | 100202       | Electric Summary 11/22 732 | Electric Summary 11/22                                     | \$ 30,470.21                |
| <b>Report Total</b>                            |              |                            |  | <b><u>\$ 179,708.32</u></b> |



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 # 4137647507  
INVOICE DATE 11/16/2022  
SOLD TO # 13471172  
PAYER # 13496923  
PAYMENT TERMS NET 10 EOM  
SORT # 00740070271  
CINTAS ROUTE 79 / DAY 4 / STOP 02

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

| 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 MOP BL- | 02   | F    | 30  | 1.741      | 52.23      | N   |
|            | X84301   | 3X5 LOGO MAT          | 02   | F    | 1   | 15.339     | 15.34      | N   |
|            |          | D0740 3X5 7 OAKS 'A'  |      |      |     |            |            |     |
|            | X84301   | 3X5 LOGO MAT          | 02   | F    | 1   | 15.339     | 15.34      | N   |
|            |          | D0741 3X5 7 OAKS 'A'  |      |      |     |            |            |     |
|            | X84301   | 3X5 LOGO MAT          | 02   | F    | 1   | 15.339     | 15.34      | N   |
|            |          | D0742 3X5 7 OAKS 'A'  |      |      |     |            |            |     |
|            | X84301   | 3X5 LOGO MAT          | 02   | F    | 1   | 15.339     | 15.34      | N   |
|            |          | D0743 3X5 7 OAKS 'B'  |      |      |     |            |            |     |
|            | X84301   | 3X5 LOGO MAT          | 02   | F    | 1   | 15.339     | 15.34      | N   |
|            |          | D0744 3X5 7 OAKS 'B'  |      |      |     |            |            |     |
|            | X84301   | 3X5 LOGO MAT          | 02   | F    | 1   | 15.339     | 15.34      | N   |
|            |          | D0745 3X5 7 OAKS 'B'  |      |      |     |            |            |     |
|            | X84401   | 4X6 LOGO MAT          | 02   | F    | 1   | 17.609     | 17.61      | N   |
|            |          | D0746 4X6 7 OAKS      |      |      |     |            |            |     |

SUBTOTAL

SERVICE CHARGE

SUBTOTAL

TAX

TOTAL USD

319.98

9.47 N

329.45

(0.00)

329.45

*Theresa Simagi*  
57200-4704

RECEIVED  
11/22/2022

TOTAL ADJUST.

TAX ADJUST.

NET TOTAL

CUSTOMER TOTAL CURRENT: 329.45 PAST DUE: 479.45 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



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 # 4139177165  
INVOICE DATE 12/01/2022  
SOLD TO # 13471172  
PAYER # 13496923  
PAYMENT TERMS NET 10 EOM  
SORT # 00740070271  
CINTAS ROUTE 79 / DAY 4 / STOP 020

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

| 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 MOP BL-                | 02   | F    | 30  | 1.741      | 52.23      | N   |
|                | X84301   | 3X5 LOGO MAT<br>D0740 3X5 7 OAKS 'A' | 02   | F    | 1   | 15.339     | 15.34      | N   |
|                | X84301   | 3X5 LOGO MAT<br>D0741 3X5 7 OAKS 'A' | 02   | F    | 1   | 15.339     | 15.34      | N   |
|                | X84301   | 3X5 LOGO MAT<br>D0742 3X5 7 OAKS 'A' | 02   | F    | 1   | 15.339     | 15.34      | N   |
|                | X84301   | 3X5 LOGO MAT<br>D0743 3X5 7 OAKS 'B' | 02   | F    | 1   | 15.339     | 15.34      | N   |
|                | X84301   | 3X5 LOGO MAT<br>D0744 3X5 7 OAKS 'B' | 02   | F    | 1   | 15.339     | 15.34      | N   |
|                | X84301   | 3X5 LOGO MAT<br>D0745 3X5 7 OAKS 'B' | 02   | F    | 1   | 15.339     | 15.34      | N   |
|                | X84401   | 4X6 LOGO MAT<br>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 is  
57200-4704

RECEIVED  
12/07/2022

TOTAL ADJUST. \_\_\_\_\_  
TAX ADJUST. \_\_\_\_\_  
NET TOTAL \_\_\_\_\_

CUSTOMER TOTAL CURRENT: 658.90 PAST DUE: 479.45 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

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 # 9932  
Invoice Date 12-11-22  
**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<br>- 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    |

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

**RECEIVED**  
12/10/2022





**Cooper Pools Inc CPC1459240**

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

**INVOICE**

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

INVOICE 6110  
DATE 11/20/2022  
TERMS Net 30  
DUE DATE 12/20/2022

P.O. NUMBER  
splash pad filter motor

| DATE       | DESCRIPTION  | QTY | RATE   | AMOUNT |
|------------|--|-----|--------|--------|
| 11/19/2022 | motor and seals<br>replace splash pad motor<br>and seals | 1   | 750.00 | 750.00 |

Contact Cooper Pools Inc CPC1459240 to pay

BALANCE DUE

**\$750.00**

Theresa D Maggion  
57200-4717

**RECEIVED**  
11/22/2022

# Contractors Invoice

WORK PERFORMED AT:

Seven Oaks CDD

3434 Colwell Ave #200

Tampa, FL

33614

TO:

Cony Carter

3591 GERRADS CROSS CT

LAND O LAKES, FL 34638

DATE

11/13/2022

YOUR WORK ORDER NO.

015

OUR BID NO.

## DESCRIPTION OF WORK PERFORMED

Commercial Cleaning  
Services For The Month  
Of November 2022

Theresa Dimaggio  
57200-4704

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the

above work and was completed in a substantial workmanlike manner for the agreed sum of

Hundred Dollars (\$2200.00)

This is a ☐ Partial ☐ Full invoice due and payable by:

11  
Month

30  
Day

2022  
Year

in accordance with our ☐ Agreement ☒ Proposal

No. 015

Dated

11  
Month

13  
Day

2022  
Year



3441 E. HARBOUR DR., PHOENIX, AZ 85034  
PHONE (602) 437-9530 FAX (602) 437-2598  
WWW.EWINGIRRIGATION.COM

RECEIVED  
DEC 01 2022

# INVOICE

ORDER # 14601197  
INVOICE # 18270184  
PAGE 1 OF 1  
ORDERED 11/17/2022  
TERMS: 10th Prox Net 30  
\*230269\*

SOLD TO:  
# 230269

168 1 MB 0.515 E0167X I0330 D9938791537 S2 P9378081 0001:0001



SEVEN OAKS COMM DEVELOPMENT DI  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

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

SHIP TO: SEVEN OAKS COMM DEVELOPMENT DI  
2910 SPORTS CORE CIRCLE  
WESLEY CHAPEL, FL 33544  
US

DELIVERY INSTRUCTIONS: \_\_\_\_\_

PO#: \_\_\_\_\_ BUYER: John Gentilella PH: \_\_\_\_\_  
P21 JOB: \_\_\_\_\_ EIP#: \_\_\_\_\_ BY: CODY Y QUOTE#: \_\_\_\_\_  
EWING JOB: \_\_\_\_\_ JOB REF: stock

| QTY<br>ORDER  | QTY<br>SHIP | QTY<br>B/O | ITEM DESCRIPTION                        | NET    | EXTENSION | LINE# |
|---------------|-------------|------------|---|--------|-----------|-------|
| Invoice Note: |             |            |   |        |           |       |
| 50.00         | 50.00       | 0.00       | 44010720 PRO-12H HUNTER HALF NOZZLE     | 0.81   | 40.46     | 1     |
| 50.00         | 50.00       | 0.00       | 44010620 PRO-10H HUNTER HALF NOZZLE     | 0.81   | 40.46     | 2     |
| 2.00          | 2.00        | 0.00       | 44006926 PC-400 HUNTER PRO-C 4STA OUTDR | 120.70 | 241.40    | 3     |
| 1.00          | 1.00        | 0.00       | 26009010 L/P PLASTIC VALVE BOX PUMP 6FT | 58.67  | 58.67     | 4     |
| 4.00          | 4.00        | 0.00       | 03100220 2 TELESCOPE REPAIR COUP        | 19.90  | 79.60     | 5     |



SUB-TOTAL: 460.59  
TOTAL FREIGHT: 0.00  
TAX: 0.00  
AMOUNT PAID: 0.00  
AMOUNT DUE: 460.59

|           |
|-----------|
| # CARTONS |
|           |

U.S Dollars

SIGNATURE \_\_\_\_\_

Acknowledgement of receipt of goods listed above.

PRINT NAME \_\_\_\_\_

FILLED BY \_\_\_\_\_

DATE \_\_\_\_\_

DELIVERED BY \_\_\_\_\_

DATE \_\_\_\_\_

NO CASH REFUNDS. Sale subject to terms and conditions on reverse

No recommendation has 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>.

### **TERMS AND CONDITIONS OF SALE**

1. **Purchase of Equipment; Handling.** Ewing Irrigation Products, Inc. ("Ewing") has sold to Purchaser the irrigation materials and equipment listed on the face of this document (collectively, the "Equipment"). Purchaser acknowledges delivery of the Equipment, and further acknowledges acceptance of the Equipment. Accordingly, title to the Equipment has passed to Purchaser. Purchaser may request, orally or in writing, that Ewing assist in the handling, loading, or securing of the Equipment for shipment. In the event that Ewing renders such assistance, Purchaser shall assume all liability, and Ewing shall assume no liability or obligation for (i) damage to the Equipment, (ii) damage to other property, or (iii) any personal injury, arising out of or related to such assistance.
2. **Purchase Price; Payment.** Purchaser agrees to pay to Ewing, at its office in Phoenix, Arizona, the purchase price for the Equipment noted on the face of this document. Unless otherwise agreed at the time of order, purchase prices are subject to change at any time. If Equipment is to be shipped, the invoice will reflect purchase prices prevailing at the time of shipment. Purchaser shall be responsible for, and agrees to pay all taxes, shipping charges, and other charges or fees, such as fees for special packaging and labeling of the Equipment. Unless otherwise noted, payment in full is due on the 10<sup>th</sup> day of the month following purchase. On any past due amount, Ewing may charge interest from the payment due date to the date of payment at the lesser of (i) 18% per annum or (ii) the maximum amount allowable under applicable law. In the event that the purchase price is collected in whole or in part through suit or other legal proceeding of any nature, then Ewing shall be entitled to collect all reasonable costs and expenses of collection, including reasonable attorneys' fees.
3. **Security Agreement and Financing Statement.** Purchaser grants to Ewing a security interest in the Equipment, and consents to the filing by Ewing of documentation reflecting such security interest. In the event that Purchaser fails to pay the purchase price in full, Ewing shall be entitled to all remedies available to a secured party under Article 9 of the Uniform Commercial Code.
4. **Risk of Loss; Other Risks Assumed by Purchaser.** Purchaser assumes and agrees to be solely responsible for all care, maintenance, storage, installation and operation of the Equipment. Purchaser shall bear the entire risk of loss, theft, destruction of or damage to the Equipment. Purchaser further assumes and agrees to be solely responsible for determining the following: (i) whether the water supplied to the Equipment is of acceptable quality to irrigate and/or protect a particular crop or crops; (ii) whether the water supplied to the Equipment is adequate to irrigate and/or protect a particular crop or crops; (iii) the method by which the Equipment is to be used to apply water to a particular crop or crops; (iv) the rate at which water should be applied to a particular crop or crops, and the frequency and duration of any such application; and (v) the volume of water to be applied to a particular crop or crops for each irrigation and/or crop protection setting.
5. **Returns.** No Equipment purchased by Purchaser may be returned without prior written authorization from the Principal Office of Ewing. Ewing is entitled to inspect any Equipment for which a return authorization is requested. To be eligible for return, Equipment must be in good and saleable condition, determined in the sole discretion of Ewing. Equipment approved for return will entitle Purchaser to either (i) store credit, to be applied in payment of future purchases of irrigation materials and equipment, or (ii) a credit to be applied to amounts due under Purchaser's account with Ewing. A restocking charge will be assessed for any Equipment approved for return. Equipment which has been special ordered for Purchaser is typically not eligible for return, unless the vendor has agreed to a return. All Equipment must be returned freight prepaid.
6. **Warranty.** The sale of the Equipment is made without warranties of any kind, express or implied. **EWING MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EQUIPMENT (INCLUDING WITHOUT LIMITATION IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE).** Accordingly, Ewing shall not be liable for defects in materials or workmanship, or for damages incurred by Purchaser arising out of relating to defective installation or use of the Equipment. If the original equipment manufacturer offers a warranty, Ewing will pass through to Purchaser any transferable product warranties, indemnities, and remedies provided to Ewing by the manufacturer.
7. **Limitation of Liability.** In no event shall Ewing be liable to Purchaser for any incidental, indirect or consequential damages.
8. **Authority.** The agent of Purchaser who has signed this document or verbally ordered the Equipment, has full authority to conclude such purchase on behalf of Purchaser and to bind Purchaser to the provisions of this document.
9. **Force Majeure; Cancellation.** In no event shall Ewing be liable for its failure to perform or delay in performance due to events beyond its reasonable control, including strikes, riots, wars, fire, acts of God, and acts in compliance with any law, regulation or order of governmental authority. No order may be cancelled by Purchaser without prior written authorization from the Principal Office of Ewing, and such authorization may be conditioned upon the payment by Purchaser of all costs associated with such cancellation.
10. **Venue.** Purchaser agrees that all courts of record sitting in Orange County, California, or in Maricopa County Arizona, both state and federal, are the exclusive forums where any action, suit or proceeding in respect of or arising out of the purchase of the Equipment shall be prosecuted, and Purchaser consents to the jurisdiction and venue of such courts.
11. **Entire Agreement.** No employee or agent of Ewing has been authorized to make any promises, representations or warranties binding Ewing, other than those contained in this document or those which have been reduced to writing and signed by the general manager or an officer of Ewing. Any verbal or written statements made by an employee or agent of Ewing which are contrary to the provisions of this paragraph shall be deemed mere expressions of opinion, not binding on Ewing. This Agreement constitutes the entire agreement between Ewing and the Purchaser with respect to the purchase of the Equipment, and supersedes all prior and contemporaneous agreements, purchase orders, statements, negotiations and discussions, whether oral or written, between Ewing and Purchaser with respect to the Equipment.

# FARM TO YOU REVUE

[www.FarmToYouRevue.com](http://www.FarmToYouRevue.com)

Date: 10/14/22  
Invoice #: 5145

Attention: Theresa DiMaggio  
Title: Seven Oaks Clubhouse  
Event Address: Seven Oaks CDD  
Address: 2910 Sports Core Circle  
City, State Zip Code: Wesley Chapel, FL 33544  
Phone: 813-907-7987 ext 104

|  |              |
|--|--------------|
| Project Title:   | Easter Event |
| Project Description:   |              |
| P.O. Number:   |              |
| Invoice Number:  | 5145         |
| Term:  | 4/8/23       |
| <a href="mailto:clubhousemanager@sevenoa.com">clubhousemanager@sevenoa.com</a> |              |
| <a href="http://kscdd.com">kscdd.com</a>                                       |              |

|                      |       |          |
|----------------------|-------|----------|
| Payment Information: | Total | \$950.00 |
|----------------------|-------|----------|

Please make payments to Farm To You Revue. a 50% deposit is due at time of booking. Balances are due before the day of service. Payments can be made by check, paypal, credit card.

Thank you very much for your business!

Candice & Scott Miller.

Theresa Dimaggio

\* Please mail out payment  
By Dec 7th \$475.00 to  
Farm to you Reuse  
OK  
\$475.00 mailed  
to the clubhouse  
Thank you

RECEIVED  
11/24/2022



4424 N. Lois Avenue  
Tampa, FL 33614  
Ofc: 813-870-2966  
Fax: 813-870-2896

## Invoice

| Date      | Invoice # |
|-----------|-----------|
| 12/6/2022 | 26997     |

|  |
|--|
| Bill To  |
| Seven Oaks CDD<br>3434 Colwell Ave #200<br>Tampa, FL 33614 |

|  |
|--|
| Ship To  |
| Seven Oaks Clubhouse<br>2910 Sports Core Circle<br>Wesley Chapel, FL 33544 |

| P.O. No. | Terms          | Rep |
|----------|----------------|-----|
| so 25100 | Due on receipt | KM  |

| Item         | Description   | Qty | Rate   | Amount |
|--------------|---|-----|--------|--------|
| PM Quarterly | Quarterly Preventative Maintenance - Inspected - Tested<br>-Tightened & Lubricated Fitness Equipment<br><br><i>Theresa Dimaggio</i><br><b>57200-4914</b><br><br><b>RECEIVED</b><br>12/07/2022 |     | 145.00 | 145.00 |

|                         |  |                 |
|-------------------------|--|-----------------|
| <b>Subtotal</b>         |  | \$145.00        |
| <b>Sales Tax (0.0%)</b> |  | \$0.00          |
| <b>Total</b>            |  | \$145.00        |
| <b>Payments/Credits</b> |  | \$0.00          |
| <b>Balance Due</b>      |  | <b>\$145.00</b> |

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.



"Nature Indoors Nationwide"  
**FOLIAGE DESIGN**  
**SYSTEMS**

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

# INVOICE

Invoice Number: 12CF5912

Invoice Date: Dec 1, 2022

**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           |               | 12/11/22 |

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

**RECEIVED**  
12/07/2022

Check/Credit Memo No:

|                        |               |
|------------------------|---------------|
| Subtotal               | 125.00        |
| Sales Tax              |               |
| Total Invoice Amount   | 125.00        |
| Payment/Credit Applied |               |
| <b>TOTAL</b>           | <b>125.00</b> |

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

**HILL WARD HENDERSON**

ATTORNEYS AT LAW

Invoice# 10621009  
September 15, 2021  
019849.000001-SGHSeven Oaks CDD  
5844 Old Pasco Rd., #100  
Wesley Chapel, FL 33544

clubhouse@sevenoakslife.com

Re: General Employment Matters

For professional services rendered through August 31, 2021

**Attorney Time Detail**

| Date                      | Tkpr | Narrative  | Rate   | Hours | Amount          |
|---------------------------|------|--|--------|-------|-----------------|
| 08/23/21                  | SGH  | Review and analyze email from client re: employment issue; Telephone conference with T. Flores re: same. | 350.00 | 0.30  | 105.00          |
| <b>Total Fees Billed:</b> |      |  |        |       | <b>\$105.00</b> |

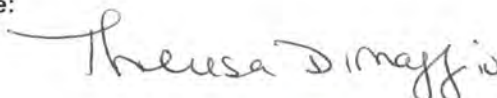

**Attorney Time Summary**

| Timekeeper                | Hours       | Amount          |
|---------------------------|-------------|-----------------|
| S Hill                    | 0.30        | \$105.00        |
| <b>Total Fees Billed:</b> | <b>0.30</b> | <b>\$105.00</b> |

**BILL SUMMARY:**

|                               |                 |
|-------------------------------|-----------------|
| <b>Total Fees Billed:</b>     | <b>\$105.00</b> |
| <b>Total Bill Amount:</b>     | <b>\$105.00</b> |
| <b>Total Bill Amount Due:</b> | <b>\$105.00</b> |

Payment due within 30 days of invoice date

**HILL WARD HENDERSON**

ATTORNEYS AT LAW

Invoice# 10623802  
October 15, 2021  
019849.000001-SGHSeven Oaks CDD  
5844 Old Pasco Rd., #100  
Wesley Chapel, FL 33544

clubhouse@sevenoakslife.com

Re: General Employment Matters

For professional services rendered through September 30, 2021

**Attorney Time Detail**

| Date                      | Tkpr | Narrative  | Rate   | Hours | Amount          |
|---------------------------|------|--|--------|-------|-----------------|
| 09/08/21                  | SGH  | Conference call with client re: COVID and leave-related issues.  | 350.00 | 0.50  | 175.00          |
| 09/23/21                  | SGH  | Review and analyze draft proposed COVID policy; Legal research issues with COVID policy – quarantine issues, vaccinations, and social distancing; Emails with T. Flores re: revisions to COVID policy. | 350.00 | 0.80  | 280.00          |
| 09/29/21                  | SGH  | Revise COVID policy; Legal research issues with COVID policy – quarantine issues, vaccinations, and social distancing; Emails with T. Flores re: revisions to COVID policy.                            | 350.00 | 0.80  | 280.00          |
| <b>Total Fees Billed:</b> |      |  |        |       | <b>\$735.00</b> |

**Attorney Time Summary**

| Timekeeper                | Hours       | Amount          |
|---------------------------|-------------|-----------------|
| S Hill                    | 2.10        | \$735.00        |
| <b>Total Fees Billed:</b> | <b>2.10</b> | <b>\$735.00</b> |

**BILL SUMMARY:**

|                               |                         |          |
|-------------------------------|-------------------------|----------|
| <b>Total Fees Billed:</b>     |                         | \$735.00 |
| <b>Total Bill Amount:</b>     | <i>Theresa Dimaggio</i> | \$735.00 |
| <b>Total Bill Amount Due:</b> | <i>57200-4785</i>       | \$735.00 |

Payment due within 30 days of invoice date

**HILL WARD HENDERSON**

ATTORNEYS AT LAW

Invoice# 10649432  
September 15, 2022  
019849.000001-SGHSeven Oaks CDD  
3434 Colwell Ave #200  
Tampa, FL 33614

clubhousemanager@sevenoakscdd.com

Re: General Employment Matters

For professional services rendered through August 31, 2022

**Attorney Time Detail**

| Date                      | Tkpr | Narrative  | Rate   | Hours | Amount            |
|---------------------------|------|--|--------|-------|-------------------|
| 08/08/22                  | SGH  | Multiple telephone conferences with client regarding employment issue; Telephone conference with Pasco Sheriff Office regarding same.  | 350.00 | 2.30  | 805.00            |
| 08/09/22                  | SGH  | Telephone conference with T. DiMaggio regarding employment issues; Prepare for and attend conference call with client and CDD counsel regarding employment and club access issues; Legal research potential defamation issues. | 350.00 | 2.60  | 910.00            |
| 08/12/22                  | SGH  | Emails with T. DiMaggio re: employment issue.  | 350.00 | 0.30  | 105.00            |
| <b>Total Fees Billed:</b> |      |  |        |       | <b>\$1,820.00</b> |

**Attorney Time Summary**

| Timekeeper                | Hours       | Amount            |
|---------------------------|-------------|-------------------|
| S Hill                    | 5.20        | \$1,820.00        |
| <b>Total Fees Billed:</b> | <b>5.20</b> | <b>\$1,820.00</b> |

**BILL SUMMARY:**

|                               |                   |
|-------------------------------|-------------------|
| <b>Total Fees Billed:</b>     | <b>\$1,820.00</b> |
| <b>Total Bill Amount:</b>     | <b>\$1,820.00</b> |
| <b>Total Bill Amount Due:</b> | <b>\$1,820.00</b> |

Payment due within 30 days of invoice date

**RECEIVED**  
09/22/2022

# INVOICE



**INTEGRATED  
IRRIGATION  
SERVICES**

Integrated Irrigation Services  
4208 N. Suwanee Ave.  
Tampa FL 33603  
United States

Alexander Long  
(813) 392-9235  
integrated.irrigation.services@gmail.com

## BILL TO

Seven Oaks CDD  
5844 Old Pasco Road Suite 100  
Wesley Chapel 33544  
United States

Invoice No.: **1006**  
Issue date: **Nov 6, 2022**  
Due date: **Nov 20, 2022**  
Payment method: **Credit card**

| DESCRIPTION   | QUANTITY | UNIT PRICE (\$) | AMOUNT (\$) |
|---|----------|-----------------|-------------|
| October 2022<br>Invoice for 5 visits this month.<br><br>5 x \$500.00 =<br><br>October total = \$2500.00 | 1        | 2,500.00        | 2,500.00    |

**TOTAL (USD):** \$2,500.00

**TOTAL DUE (USD)** \$2,500.00

Pay now

☒ **APPROVED**

*[Signature]*  
11-15-22

CODE: 4609

**RECEIVED**  
11/15/2022

# INVOICE



**INTEGRATED  
IRRIGATION  
SERVICES**

Integrated Irrigation Services  
4208 N. Suwanee Ave.  
Tampa FL 33603  
United States

Alexander Long  
(813) 392-9235  
integrated.irrigation.services@gmail.com

## BILL TO

Seven Oaks CDD  
5844 Old Pasco Road Suite 100  
Wesley Chapel 33544  
United States

Invoice No.: **1013**  
Issue date: **Nov 23, 2022**  
Due date: **Dec 7, 2022**  
Payment method: **Credit card**

| DESCRIPTION                      | QUANTITY | UNIT PRICE (\$) | AMOUNT (\$) |
|----------------------------------|----------|-----------------|-------------|
| November 2022                    | 1        | 2,500.00        | 2,500.00    |
| Invoice for 5 visits this month. |          |                 |             |
| 5 x \$500.00 =                   |          |                 |             |
| November total = \$2500.00       |          |                 |             |

**TOTAL (USD):** \$2,500.00

**TOTAL DUE (USD)** \$2,500.00

Pay now

☒ **APPROVED**

*[Handwritten Signature]*

11-23-22

CODE: 4609

**RECEIVED**  
11/23/2022

**Please Remit Payment to:**

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



Invoice 182918

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

| Date              | Due Date  |
|-------------------|-----------|
| 10/17/22          | 11/1/2022 |
| Account Owner     | PO#       |
| Charlie Hemelgarn |           |

| Item                            | Amount      |
|---------------------------------|-------------|
| #181426 - Hurricane Clean Up    | \$29,138.50 |
| Hurricane Clean Up - 10/05/2022 |             |

|                       |              |
|-----------------------|--------------|
| Subtotal              | \$29,138.50  |
| Less Payments/Credits | (\$8,736.75) |
| Balance Due           | \$20,401.75  |

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

**RECEIVED**  
12/14/2022

☒ **APPROVED**

*John H.*  
12-14-22

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 182918

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

| Date              | Due Date  |
|-------------------|-----------|
| 10/17/22          | 11/1/2022 |
| Account Owner     | PO#       |
| Charlie Hemelgarn |           |

| Item                         | Amount      |
|------------------------------|-------------|
| #181426 - Hurricane Clean Up | \$29,138.50 |

*Hurricane Clean Up - 10/05/2022*

**Grand Total** \$29,138.50

| 1-30 Days   | 31-60 Days<br>(Past Due) | 61-90 Days<br>(Past Due) | 91-120 Days<br>(Past Due) | 121+ Days<br>(Past Due) |
|-------------|--------------------------|--------------------------|---------------------------|-------------------------|
| \$80,958.01 | \$66,663.66              | \$20,401.75              | \$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.

*\* REPLACED BY UPDATED INVOICE  
TOTALING \$ 20,401.75*

Thank you for allowing us to serve you.

JuniperLandscaping.com

**From:** [Amy Ramirez](#)  
**To:** [Seven Oaks Maintenance](#)  
**Cc:** [Teresa Morris](#); [AR](#)  
**Subject:** RE: Juniper Invoice 182918 Revised  
**Date:** Wednesday, December 14, 2022 11:46:32 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

That is correct

---

**From:** Seven Oaks Maintenance <maintenance@sevenoakscdd.com>  
**Sent:** Wednesday, December 14, 2022 11:35 AM  
**To:** Amy Ramirez <amy@juniperlandscaping.com>  
**Cc:** Teresa Morris <teresa.morris@juniperlandscaping.com>; AR <AR@juniperlandscaping.com>  
**Subject:** RE: Juniper Invoice 182918 Revised

Amy,

So this is actually a revised invoice now showing that the correct amount due should only be \$20,401.75 not \$29,138.50.... is that correct?

Respectfully,

John Gentilella  
Field Operations Manager

Seven Oaks CDD  
2910 Sports Core Circle  
Wesley Chapel, FL 33544  
(813)230-7987  
email: [maintenance@sevenoakscdd.com](mailto:maintenance@sevenoakscdd.com)

Legal Notice: Seven Oaks Community Development District (SOCDD) is a "Special Purpose Unit of Local Government" as defined in Florida State Statutes. Email messages sent to the Seven Oaks CDD Board, Clubhouse Staff, and other CDD staff are considered to be public record according to Florida Statutes Section 119. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office/entity by phone or in writing.

For more information on the Florida Government In The Sunshine Law, visit <http://myflsunshine.com>

---

**From:** Amy Ramirez <[amy@juniperlandscaping.com](mailto:amy@juniperlandscaping.com)>

**Sent:** Wednesday, December 14, 2022 11:27 AM  
**To:** Seven Oaks Maintenance <[maintenance@sevenoakscdd.com](mailto:maintenance@sevenoakscdd.com)>  
**Cc:** Teresa Morris <[teresa.morris@juniperlandscaping.com](mailto:teresa.morris@juniperlandscaping.com)>; AR <[AR@juniperlandscaping.com](mailto:AR@juniperlandscaping.com)>  
**Subject:** RE: Juniper Invoice 182918 Revised

We processed a credit for \$8,736.75 on 11/30/22 for work we did not do on this order.

---

**From:** Seven Oaks Maintenance <[maintenance@sevenoakscdd.com](mailto:maintenance@sevenoakscdd.com)>  
**Sent:** Wednesday, December 14, 2022 11:18 AM  
**To:** Amy Ramirez <[amy@juniperlandscaping.com](mailto:amy@juniperlandscaping.com)>  
**Cc:** Teresa Morris <[teresa.morris@juniperlandscaping.com](mailto:teresa.morris@juniperlandscaping.com)>; AR <[AR@juniperlandscaping.com](mailto:AR@juniperlandscaping.com)>  
**Subject:** RE: Juniper Invoice 182918 Revised

Amy,  
Th attached copy of Invoice #182198... the \$8,736.75 in Payments/Credits.... From what invoices was this number generated?

Respectfully,

John Gentilella  
Field Operations Manager

Seven Oaks CDD  
2910 Sports Core Circle  
Wesley Chapel, FL 33544  
(813)230-7987  
email: [maintenance@sevenoakscdd.com](mailto:maintenance@sevenoakscdd.com)

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For more information on the Florida Government In The Sunshine Law, visit <http://myflsunshine.com>

---

**From:** Amy Ramirez <[amy@juniperlandscaping.com](mailto:amy@juniperlandscaping.com)>  
**Sent:** Tuesday, December 06, 2022 7:08 AM  
**To:** Seven Oaks Maintenance <[maintenance@sevenoakscdd.com](mailto:maintenance@sevenoakscdd.com)>  
**Cc:** Teresa Morris <[teresa.morris@juniperlandscaping.com](mailto:teresa.morris@juniperlandscaping.com)>; AR <[AR@juniperlandscaping.com](mailto:AR@juniperlandscaping.com)>  
**Subject:** Juniper Invoice 182918 Revised

Good morning – please find attached your revised invoice.

**Amy Ramirez**  
**A/R & Collection Specialist**  
Corporate – Fort Myers

O | (239) 561-5980 ext 1008

D | (239) 268-6853

E | [amy@juniperlandscaping.com](mailto:amy@juniperlandscaping.com)

Visit us at [www.junipercares.com](http://www.junipercares.com)

**Please Remit Payment to:**

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



Invoice 185203

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

| Date              | Due Date   |
|-------------------|------------|
| 11/02/22          | 11/17/2022 |
| Account Owner     | PO#        |
| Charlie Hemelgarn |            |

| Item  | Amount      |
|---|-------------|
| #138160 - Landscape Maintenance Agreement - Monthly November 2022 | \$59,700.00 |
| Fuel Surcharge  | \$1,791.00  |

**Grand Total** \$61,491.00

| 1-30 Days   | 31-60 Days<br>(Past Due) | 61-90 Days<br>(Past Due) | 91-120 Days<br>(Past Due) | 121+ Days<br>(Past Due) |
|-------------|--------------------------|--------------------------|---------------------------|-------------------------|
| \$80,958.01 | \$66,663.66              | \$20,401.75              | \$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*  
12-14-22  
CODE: 4604

**RECEIVED**  
12/14/2022

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 187646

**Bill To**

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

| Date              | Due Date  |
|-------------------|-----------|
| 11/18/22          | 12/3/2022 |
| Account Owner     | PO#       |
| Charlie Hemelgarn |           |

| Item   | Amount          |
|--|-----------------|
| <b>#138160 - Landscape Maintenance Agreement - Monthly</b> |                 |
| Fertilize Turf: Paspalum - November - 11/14/2022           | \$2,180.00      |
| Fertilize Palms: November - 11/15/2022                     | \$2,842.00      |
| <b>Fuel Surcharge</b>                                      | <b>\$150.66</b> |

**Grand Total** \$5,172.66

| 1-30 Days  | 31-60 Days<br>(Past Due) | 61-90 Days<br>(Past Due) | 91-120 Days<br>(Past Due) | 121+ Days<br>(Past Due) |
|------------|--------------------------|--------------------------|---------------------------|-------------------------|
| \$5,778.30 | \$105,554.49             | \$16,737.50              | \$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 M.*  
11-18-22  
CODE: 4604

**RECEIVED**  
11/18/2022

Thank you for allowing us to serve you.

JuniperLandscaping.com



## Lee Electric

SEVEN OAKS CDD  
3434 Colwell Ave, #200  
Tampa, FL 33614

(813) 230-7987

ClubhouseManager@sevenoakscdd.com

|              |                   |
|--------------|-------------------|
| INVOICE      | #220173-4         |
| INVOICE DATE | Nov 03, 2022      |
| DUE          | Upon receipt      |
| AMOUNT DUE   | <b>\$8,142.00</b> |

### SERVICE ADDRESS

SEVEN OAKS CDD, 2910 SPORTS CORE CIR

### CONTACT US

P.O. Box 270184

Tampa, FL 33688

(813) 908-0035

Luis@LeeElectricOnline.com

## INVOICE

| Services   | qty | unit price | amount            |
|--|-----|------------|-------------------|
| Commercial Service   | 1.0 | \$8,142.00 | \$8,142.00        |
| Location: CROSSWINDS entrance  |     |            |                   |
| Run a new conduit underground from the panel crossing the road to the middle island, to re-feed the gates and abandon the old conduit. the crossing of the road will be done with directional drilling at a distance of about 60 ft. we will install a junction box on the south side and connect the conduit to the south gate to the new junction box. |     |            |                   |
| <b>Total</b>   |     |            | <b>\$8,142.00</b> |

Thank you for the opportunity to service your electrical needs!

☒ **APPROVED**

*Handwritten signature*  
11-3-22  
CODE: RESERVE

**RECEIVED**  
11/03/2022



## Lee Electric

SEVEN OAKS CDD  
3434 Colwell Ave, #200  
Tampa, FL 33614

(813) 230-7987  
ClubhouseManager@sevenoakscdd.com

|               |              |
|---------------|--------------|
| ESTIMATE      | #210407      |
| ESTIMATE DATE | Dec 14, 2021 |
| TOTAL         | \$8,142.00   |

### SERVICE ADDRESS

SEVEN OAKS CDD, 2910 SPORTS CORE CIR

### CONTACT US

P.O. Box 270184  
Tampa, FL 33688

(813) 908-0035  
Luis@LeeElectricOnline.com

## ESTIMATE

| Services           | qty | unit price | amount     |
|--------------------|-----|------------|------------|
| Commercial Service | 1.0 | \$8,142.00 | \$8,142.00 |

Location: CROSSWINDS entrance

Run a new conduit underground from the panel crossing the road to the middle island, to re-feed the gates and abandon the old conduit, the crossing of the road will be done with directional drilling at a distance of about 60 ft. we will install a junction box on the south side and connect the conduit to the south gate to the new junction box.

**Total** **\$8,142.00**

Thank you for the opportunity to service your electrical needs!

OK  
J.H.  
2-15-22



## Lee Electric

SEVEN OAKS CDD  
3434 Colwell Ave, #200  
Tampa, FL 33614

(813) 230-7987

ClubhouseManager@sevenoakscdd.com

|              |                   |
|--------------|-------------------|
| INVOICE      | #220663           |
| SERVICE DATE | Nov 04, 2022      |
| INVOICE DATE | Nov 04, 2022      |
| DUE          | Upon receipt      |
| AMOUNT DUE   | <b>\$2,411.00</b> |

### SERVICE ADDRESS

SEVEN OAKS CDD, 2910 SPORTS CORE CIR

### CONTACT US

P.O. Box 270184

Tampa, FL 33688

(813) 908-0035

Luis@LeeElectricOnline.com

## INVOICE

| Services   | qty | unit price | amount            |
|--|-----|------------|-------------------|
| Commercial Service<br>replace bulbs and ballast for court 1,3,4 and basket ball  | 4.0 | \$418.00   | \$1,672.00        |
| Commercial Service<br>Lift rental  | 1.0 | \$425.00   | \$425.00          |
| Commercial Service<br>Troubleshoot receptacle between court 2 and 3. replaced corroded junction box, also replaced GFCI receptacle and cover | 1.0 | \$314.00   | \$314.00          |
| <b>Total</b>   |     |            | <b>\$2,411.00</b> |

Thank you for the opportunity to service your electrical needs!

**RECEIVED**  
11/18/2022

☒ **APPROVED**

John. 11-18-22

CODE: 4790



## Lee Electric

SEVEN OAKS CDD  
3434 Colwell Ave, #200  
Tampa, FL 33614

(813) 230-7987

ClubhouseManager@sevenoakscdd.com

|              |              |
|--------------|--------------|
| INVOICE      | #220705      |
| SERVICE DATE | Nov 18, 2022 |
| INVOICE DATE | Nov 18, 2022 |
| DUE          | Upon receipt |

|            |                 |
|------------|-----------------|
| AMOUNT DUE | <b>\$274.00</b> |
|------------|-----------------|

### SERVICE ADDRESS

SEVEN OAKS CDD, 2910 SPORTS CORE CIR

### CONTACT US

P.O. Box 270184

Tampa, FL 33688

(813) 908-0035

Luis@LeeElectricOnline.com

## INVOICE

| Services  | qty | unit price | amount   |
|---|-----|------------|----------|
| Commercial Service  | 1.0 | \$274.00   | \$274.00 |
| Troubleshoot no power to one of the fountains by main entrance. After troubleshooting, found display timer malfunctioning. Swap lights timer with display timer and left lights switch in the off position as per customer requested. |     |            |          |

### Total

**\$274.00**

Thank you for the opportunity to service your electrical needs!

**RECEIVED**  
11/18/2022

☒ **APPROVED**

*[Signature]*

11-18-22

CODE: 4643

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



RECEIVED  
12/07/2022

## INVOICE

### BILL TO

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

INVOICE # 17-4914  
DATE 12/01/2022  
DUE DATE 12/16/2022  
TERMS Net 15

| ACTIVITY  | QTY | RATE | AMOUNT |
|---|-----|------|--------|
| <b>Comprehensive Network Monitoring</b><br>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   |
| <b>Backups with Monitoring</b><br>Copies your data, encrypted, to an offsite backup data center. Monitored daily for success/failure. (0.00 USD/EACH)   | 1   |      | 0.00   |
| <b>Helpdesk Button</b><br>Physical Helpdesk button allows end user to quickly get help with ease (0.00 USD/EACH)  | 1   |      | 0.00   |
| <b>Intranet Portal</b><br>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   |
| <b>Network Management</b><br>Network Management Including firewalls, switches and wireless. (0.00 USD/EACH)   | 1   |      | 0.00   |
| <b>Remote Access</b><br>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   |
| <b>Reporting</b><br>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   |
| <b>Antivirus</b><br>Security Including managed anti-virus, software updates and firewall management. (0.00 USD/EACH)  | 1   |      | 0.00   |
| <b>Technical Documentation</b><br>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)   |     |      |        |
| <b>Quick Password Reset</b><br>Quick Password Reset Allows end users to reset their passwords quickly and securely from their smartphone (0.00 USD/EACH)  | 1   |      | 0.00   |
| <b>Virtual CIO Consulting</b><br>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   |
| <b>Firewall Security Services Updates</b><br>Firewall Security Services Updates (where applicable) Updates to firmware, Anti-Virus/Spyware, Intrusion Prevention, Web Content Filter, GeoIP filter, Botnet blocker and VPNs (0.00 USD/EACH)                           | 1   |      | 0.00   |
| <b>RMM Agent - PC</b><br>Includes monitoring and maintenance of your hardware and software. (100.00 USD/EACH)   | 3   |      | 300.00 |

Reference: Monthly Billing for December

BALANCE DUE

**\$300.00**

Theresa Dimaggio  
CPU maintenance X 3  
57200-4785

Final Invoice for Seven Oaks CDD

INCLUDE WITH PAYMENT INV#  
I-10/31/2022-07962  
INVOICE CREATED#  
10/31/2022 9:08:00 AM  
PRINTED DATE#  
Tuesday, November 29, 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:            | \$1,080.00 |
| Invoice Equipment Total:           | \$0.00     |
| Invoice Total:                     | \$1,080.00 |

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:           | \$540.00   |
| Equipment Total:          | \$0.00     |
| Invoice Total:            | \$540.00   |

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.

| Service Date            | Employee             | Job Name       | Start Time | Hrs Wrkd | Billed Rate | EMP Fees |
|-------------------------|----------------------|----------------|------------|----------|-------------|----------|
| 11/10/2022              | GARCIA, EMIN - 6403  | Seven Oaks CDD | 14:00      | 4        | \$45.00     | \$180.00 |
| 11/21/2022              | BUZZETTO, RON - 1845 | Seven Oaks CDD | 06:00      | 4        | \$45.00     | \$180.00 |
| 11/28/2022              | BUZZETTO, RON - 1845 | Seven Oaks CDD | 06:00      | 4        | \$45.00     | \$180.00 |
| Invoice Employee Total: |                      |                |            |          |             | \$540.00 |
| Equipment Total:        |                      |                |            |          |             | \$0.00   |
| Invoice Total:          |                      |                |            |          |             | \$540.00 |

Questions regarding Invoice charges please contact:

Contact: Pasco Sheriff's Office  
Telephone: 727-844-7795  
Email: [PascoCountySheriffsOffice@ServiceRequests.us](mailto:PascoCountySheriffsOffice@ServiceRequests.us)

Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office  
Telephone: 727-844-7795  
Email: [PascoCountySheriffsOfficeFiscal@ServiceRequests.us](mailto:PascoCountySheriffsOfficeFiscal@ServiceRequests.us)

RECEIVED  
11/29/2022

Make Checks Payable TO:  
Pasco Sheriff's Office

INV. #: I-10/31/2022-07962  
(Please include Inv.# in check comment)  
Tuesday, November 29, 2022  
Invoice Total: \$540.00  
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:**\_\_\_\_\_

**P H Bell and Clock, LLC.**  
842 Chatham Walk Drive  
Ruskin, FL 33570  
954-559-5378  
phbellman@aol.com

## Invoice

**BILL TO**

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

| INVOICE # | DATE       | TOTAL DUE  | DUE DATE   | TERMS    | ENCLOSED |
|-----------|------------|------------|------------|----------|----------|
| 2020082   | 11/29/2022 | \$3,946.00 | 12/31/2022 | Net / 15 |          |

| DISCRIPTION  | ITEM                           | QTY | RATE     | AMOUNT   |
|--|--------------------------------|-----|----------|----------|
| Remove old Alpha II Carillon and MCC3 Clock Controller. Install New Tempora Clock and Carillon unit in one. this will keep the carillon and the clocks Synchronized to the same time and DST time. Will Clean and Re-Oil clock Movements and Change 12 - T12 - 20 Watt light bulbs that customer provides. | Install New Tempora Controller | 1   | 3,946.00 | 3,946.00 |

Send Payments to:  
P H Bell and Clock, LLC.  
842 Chatham Walk Drive  
Ruskin, Fl. 33570  
954-559-5378  
954-923-8342 Fax

**BALANCE DUE**

**\$3,946.00**

**RECEIVED**  
12/14/2022

☒ **APPROVED**

*[Signature]*  
12-14-22

CODE: 4695

# P. H. Bell & Clock, LLC.

842 Chatham Walk Drive, Ruskin, FL. 33570

954-559-5378 Cell - 954-923-8342 Fax Email phbellman@aol.com

## Service Report

Service Order Number

Call Complete ☒

Call Incomplete ☐

### Customer Data

Customer Name

SEVEN OAKS CLOCK TOWER (CDD)

Contact Name

JOHN GENTILELLA

Phone

813-230-7987

Address

ANCIENT OAKS & SUMMER GATE BLVD.

City/State/Zip

WESLEY CHAPEL

### Call Data

PID

FLW5014

Service Technician

PAUL HEIMBROCK

Arrival Time

9:00AM

Departure Time

11:38AM 11-29-22

Email Address

Install ☒

Service Call ☐

PMA ☐

Survey ☐

### Service Performed

#### Bells

- ☐ Performed Complete Bell PM
- ☐ Inspected Bells / Mounting
- ☐ Tested Auto / Manual Functions
- ☐ Lubricated Clapper / Bearing
- ☐ Tested Resistance on Coil(s)
- ☐ Tested Backup Batteries

#### Carillon

- ☒ Performed Complete Carillon PM
- ☒ Inspected Speakers and Drivers
- ☒ Tested Auto / Manual Functions
- ☒ Tested Backup Batteries
- ☒ Checked All Programming

#### Clocks

- ☒ Performed Complete Clock PM
- ☒ Lubricated Timepiece(s)
- ☒ Inspected Gears and Pawls
- ☒ Synchronized Clock(s)
- ☒ Tested Fast Run Mode
- ☒ Tested Reg Action Run Mode

#### Office Action

- ☐ Mfg
  - ☐ Sales
  - ☒ Service
  - ☐ Tech Support
- See notes below for actions required

#### Notes

REMOVE OLD ALPHA II CARILLON AND MCC3 CLOCK CONTROLLER. INSTALL NEW TEMPORAL CARILLON, CLOCK CONTROLLER. CLEAN & RE-OIL 2 CLOCK MOVEMENTS. CHANGE 12-T12-20WATT LIGHT BULBS (CUSTOMER PROVIDED BULBS) TESTED ALL FUNCTIONS. SET DATE & TIME, SYNCHRONIZED CLOCKS AND CONTROLLER. ALL WORKING GOOD AT THIS TIME

Part Number

Description

Price

Qty

Amount

N/A

### Service Rates

Rate

Amount

Trip charge (includes First Hour of Labor)

@ \$

\$

Additional Hours

@ \$

\$

Equipment Condition

Device(s)

Device(s)

Subtotal Labor

\$

Head bolts

Good Fair Poor Broken

Good Fair Poor Broken

Subtotal Parts

\$

Clapper & Springs

Good Fair Poor Broken

Good Fair Poor Broken

Other Charges

\$

"A" Stands & Bearings

Good Fair Poor Broken

Good Fair Poor Broken

Striker / Solenoid

Good Fair Poor Broken

Good Fair Poor Broken

Timepiece / Hands

Good Fair Poor Broken

Good Fair Poor Broken

Estimated Charge

\$

Speakers / Amp / Drivers

Good Fair Poor Broken

Good Fair Poor Broken

### Customer Invoice to Follow

Customer Signature

X NO ONE ON SITE TO SIGN

Date

11-29-22

WE APPRECIATE OUR RELATIONSHIP - THANK YOU FOR YOUR BUSINESS

To: Business Office

Date:

12/8/22

SEVEN OAKS CDD  
REQUEST FOR CHECK

\$ 25.00

Amount

Please Issue Check

Payable To: Priyanka Kolluru

Address: 1910 Nadine Rd. # 101  
Wesley Chapel, FL. 33544

EXPLAIN AND ITEMIZE BELOW

INVOICE DATE:

INVOICE NUMBER:

DESCRIPTION: movie theater is not working

TOTAL:

PLEASE MAKE CHECK TO: Same as above

ADDRESS:

PLEASE MAKE NOTES HERE IF ANY SPECIAL INSTRUCTIONS, OR IF MAILING TO AN ADDRESS OTHER THAN THE ADDRESS ABOVE:

APPROVED BY CLUBHOUSE MANAGER, THERESA DiMaggio

: Theresa DiMaggio

RECEIVED  
12/08/2022

Professional Green Cleaners  
2041 Brigadier Dr  
Spring Hill, FL 34608  
(813) 862-9595

| Invoice |
|---------|
| 25300   |

| Customer | DATE       | PAGE |
|----------|------------|------|
| 849      | 10/24/2022 | 1    |

| SOLD TO:   |
|--|
| Seven Oaks Cdd<br>3434 Colwell Ave #200<br>Tampa, FL 33614 |

| SHIP TO: |
|----------|
|          |

| PO NO. | TERMS       | SALESPERSON | SHIP VIA | SHIP DATE  | FOB |
|--------|-------------|-------------|----------|------------|-----|
|        | Net 30 days |             |          | 10/24/2022 |     |

| ITEM | QUANTITY | UNIT | DESCRIPTION                                   | TX | UNIT PRICE | AMOUNT   |
|------|----------|------|---|----|------------|----------|
|      | 1.00     |      | Restrooms floor scrub done on October 22 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 DiMaggio  
57200-4704

| 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 #     |
|-----------|---------------|
| 12/1/2022 | INV0000073287 |

**Bill To:**

SEVEN OAKS CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

|                                  |              |                      |
|----------------------------------|--------------|----------------------|
| <b>Services for the month of</b> | <b>Terms</b> | <b>Client Number</b> |
| December                         | Upon Receipt | 00730                |

[illegible]

***Santa Bob Elkin, Real Bearded Santas***

P.O. Box 272852, Tampa, FL 33688

Toyshoppe/Sleigh: 813-230-9254

Thanks for inviting Santa to your Christmas event this year!

Date Nov 28th, 2022 Confirmation/Invoice #121722630LB

Client **SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT**

Event Address **2910 SPORTS CORE CIRCLE, WESLEY CHAPEL, 33544**

Confirm By **THERESA DIMAGGIO** Phone **813-907-7987 ext 104**

Event Date **Saturday, Dec 17th** Time **6:30-8:30 pm** Fee **\$350.00\***

*\*Please pay Santa Larry Beeman on or before arrival.*

*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 provided by the client.*

*Santa Larry to contact client prior to the event to fine-tune the details.*

**Additional Notes:**

Cancellation less than 2 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 receipt of invoice** Santa Bob Elkin [santa@santatb.com](mailto:santa@santatb.com) **THANK YOU**

\* Please mail check to  
Clubhouse By Dec 12th  
Theresa Dimaggio  
57400-4775

**RECEIVED**  
11/29/2022



# INVOICE

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI-11157  
Invoice Date: 9/27/2022

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

Ship  
To: Seven Oaks CDD  
c/o Rizzetta & Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship Via  
Ship Date 9/27/2022  
Due Date 10/27/2022  
Terms Net 30

Customer ID S2303  
P.O. Number  
P.O. Date 9/27/2022  
Our Order No.

| Item/Description  | Unit | Order Qty | Quantity | Unit Price | Total Price |
|---|------|-----------|----------|------------|-------------|
| Annual Maintenance<br>Every 7 Days from 1/1/2022 to 12/31/2022<br>Seven Oaks Cdd LAKE ALL |      | 1         | 1        | 4,450.00   | 4,450.00    |

Annual Maintenance  
September Billing  
9/1/2022 - 9/30/2022  
Seven Oaks CDD - LAKE ALL

**RECEIVED**  
12/09/2022

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 4,450.00

**Subtotal: 4,450.00**  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total: 4,450.00**



## INVOICE

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI-22089  
Invoice Date: 10/31/2022

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

Ship  
To: Seven Oaks CDD  
c/o Rizzetta & Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship Via  
Ship Date 10/31/2022  
Due Date 11/30/2022  
Terms Net 30

Customer ID S2303  
P.O. Number  
P.O. Date 10/31/2022  
Our Order No.

| Item/Description                       | Unit | Order Qty | Quantity | Unit Price | Total Price |
|--|------|-----------|----------|------------|-------------|
| Seven Oaks Cdd LAKE ALL<br>POND REPAIR |      | 1         | 1        | 5,000.00   | 5,000.00    |

**RECEIVED**  
12/09/2022

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 5,000.00

**Subtotal: 5,000.00**  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total: 5,000.00**



# INVOICE

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI-24633  
Invoice Date: 11/3/2022

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

Ship  
To: Seven Oaks CDD  
c/o Rizzetta & Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship Via  
Ship Date 11/3/2022  
Due Date 12/3/2022  
Terms Net 30

Customer ID S2303  
P.O. Number  
P.O. Date 11/3/2022  
Our Order No.

| Item/Description        | Unit | Order Qty | Quantity | Unit Price | Total Price |
|-------------------------|------|-----------|----------|------------|-------------|
| Annual Maintenance      |      | 1         | 1        | 4,450.00   | 4,450.00    |
| November Billing        |      |           |          |            |             |
| 11/1/2022 - 11/30/2022  |      |           |          |            |             |
| Seven Oaks Cdd LAKE ALL |      |           |          |            |             |

**RECEIVED**  
12/09/2022

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 4,450.00

**Subtotal: 4,450.00**  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total: 4,450.00**

## INVOICE

**MAKE CHECK PAYABLE TO:**

Storage Center in Wesley Chapel  
1891 Trout Creek Road  
Wesley Chapel, FL 33544

Unit(s) 1112  
Tenant 199081  
Invoice 15454  
Invoice Date November 7, 2022  
Due Date December 7, 2022

Amount Due **\$272.00**

c/o: THERESA DiMaggio  
Seven oaks cdd  
3434 Colwell Ave Suit 200  
Tampa, FL 33614

- ☐ Please check box if address is incorrect and indicate change. Signature is required to authorize address changes.

Signature \_\_\_\_\_

AMOUNT ENCLOSED \$ \_\_\_\_\_

-----  
**DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT**

| UNIT        | DATE      | ITEM/SERVICE  | AMOUNT | TAX  | DUE       |
|-------------|-----------|---------------|--------|------|-----------|
| 1112        | 12/7/2022 | Rent 12/7-1/6 | 272.00 | 0.00 | 272.00    |
| Subtotal    |           |               |        |      | \$ 272.00 |
| Taxes       |           |               |        |      | \$ 0.00   |
| Balance Due |           |               |        |      | \$ 272.00 |

Please remit the total due amount of \$272.00 to the above address.

**PAY ONLINE AT [www.storagecenterinwesleychapel.com](http://www.storagecenterinwesleychapel.com)**

**REFER A FRIEND AND RECEIVE \$25 OFF  
YOUR NEXT MONTH'S RENT**

**IMPORTANT NOTICE**

Future correspondence including lien notices may be sent via electronic mail. By providing your email address you are consenting to these terms and conditions.

In compliance to changes in the Florida Self Storage Act we will be modifying our late fees as follows:

Late Fee 1 10% of Unit Rent Amount if rent is not paid within 5 days after rent is due

Late Fee 2 An Additional 10% of Unit Rent Amount if rent is not paid within 15 days after rent is due

Pre-Lien Notice \$20.00 Additional Fee if rent is not paid within 25 days after rent is due

*Theresa DiMaggio*  
*Storage*

**RECEIVED**  
11/22/2022

*57200 - 4753*

# 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

December 05, 2022  
Client: 001315  
Matter: 000001  
Invoice #: 22427

Page: 1

For Professional Services Rendered Through November 15, 2022

## SERVICES

| Date       | Person | Description of Services   | Hours | Amount     |
|------------|--------|---|-------|------------|
| 10/17/2022 | VTs    | EXCHANGE CORRESPONDENCE WITH J. COOPER.   | 0.4   | \$114.00   |
| 10/18/2022 | VKB    | PREPARE FOR AND ATTEND TELECONFERENCE TO DISCUSS S-19 AND CDD'S STANDING FOR POTENTIAL APPEAL.  | 0.7   | \$199.50   |
| 10/18/2022 | VTs    | REVIEW AND ANALYSIS OF APPEAL PROVISIONS AND ATTEND TELEPHONE CONFERENCES RE: S-19.   | 0.8   | \$228.00   |
| 10/19/2022 | VTs    | ATTEND TELEPHONE CONFERENCES AND EXCHANGE CORRESPONDENCE WITH DISTRICT MANAGER RE: S-19; INITIAL PREPARATION OF ACCESS AND EASEMENT AGREEMENT AND EXCHANGE CORRESPONDENCE WITH J. COOPER RE: 3840 SORREL VINE DRIVE; PREPARE FOR AND ATTEND RECONVENED BOARD MEETING. | 5.5   | \$1,567.50 |
| 10/21/2022 | VTs    | REVIEW AND REPLY TO CORRESPONDENCE FROM T. NIELSEN; REVIEW CORRESPONDENCE FROM F. NOLTE RE: ACCESS & EASEMENT AGREEMENT (3840 SORREL VINE DRIVE).   | 0.4   | \$114.00   |
| 10/24/2022 | VTs    | REVIEW SKETCH AND LEGAL DESCRIPTION AND SEND CORRESPONDENCE TO F. NOLTE RE: ACCESS & MAINTENANCE AGREEMENT (3840 SORREL VINE DRIVE).  | 0.3   | \$85.50    |
| 10/25/2022 | VTs    | RECEIPT AND REVIEW OF TENTATIVE NOVEMBER AGENDA; REVIEW CORRESPONDENCE FROM F. NOLTE RE: ACCESS AND MAINTENANCE AGREEMENT (3840 SORREL VINE DRIVE).   | 0.4   | \$114.00   |

## SERVICES

| Date       | Person | Description of Services  | Hours | Amount   |
|------------|--------|--|-------|----------|
| 10/26/2022 | VTs    | REVIEW CORRESPONDENCE FROM G. WOODCOCK, REVIEW PROPERTY ACCESS SKETCH, SEND CORRESPONDENCE TO F. NOLTE AND J. GENTILELLA AND REVIEW REPLY RE: ACCESS AND EASEMENT AGREEMENT (3840 SORREL VINE DRIVE); REVIEW CORRESPONDENCE FROM J. COOPER RE: BUDGET AMENDMENT; RECEIPT AND REVIEW OF FULLY EXECUTED AGREEMENT WITH FINN OUTDOOR.   | 0.9   | \$256.50 |
| 10/27/2022 | VTs    | REVIEW CORRESPONDENCE FROM F. NOLTE, REVIEW ESTIMATE FOR SKETCH AND LEGAL DESCRIPTION, REVIEW PHOTOGRAPHS AND DIAGRAMS FOR ACCESS AND EXCHANGE MULTIPLE CORRESPONDENCE WITH J. GENTILELLA RE: ACCESS AND MAINTENANCE AGREEMENT (3840 SORREL VINE DRIVE); SEND CORRESPONDENCE TO J. COOPER RE: AGREEMENT WITH FINN OUTDOORS.  | 1.0   | \$285.00 |
| 10/31/2022 | VTs    | EXCHANGE MULTIPLE CORRESPONDENCE WITH T. DIMAGGIO AND J. COOPER, REVIEW CDC GUIDELINES RE: COVID POLICY AND PROCEDURES; EXCHANGE MULTIPLE CORRESPONDENCE WITH T. DIMAGGIO, REVIEW MULTIPLE CORRESPONDENCE FROM J. COOPER, REVIEW MULTIPLE DRAFTS OF CORRESPONDENCE TO MINOR'S PARENT AND PROVIDE SUGGESTED REVISIONS; REVIEW CORRESPONDENCE FROM T. NIELSEN RE: COUNTY REQUEST FOR INFORMATION; REVIEW AND REPLY TO CORRESPONDENCE FROM J. COOPER, PREPARATION OF BUDGET AMENDMENT RESOLUTION FOR FY 2021-2022 AND TRANSMITTAL TO DISTRICT MANAGER; RECEIPT OF APPROVED PROPOSAL FOR SKETCH AND LEGAL RE: ACCESS AND EASEMENT AGREEMENT (3840 SORREL VINE DRIVE); RECEIPT AND REVIEW OF FULLY EXECUTED AGREEMENT WITH FINN OUTDOORS. | 2.9   | \$826.50 |
| 11/1/2022  | VTs    | RECEIPT AND REVIEW OF NOVEMBER BOARD MEETING AGENDA PACKET.  | 0.3   | \$85.50  |
| 11/3/2022  | VTs    | REVIEW CORRESPONDENCE FROM F. NOLTE WITH ATTACHED SKETCH AND LEGAL DESCRIPTION RE: ACCESS EASEMENT (3840 SORREL VINE DRIVE); REVIEW AND REPLY TO CORRESPONDENCE FROM J. COOPER RE: S-19 PARCEL ASSESSMENTS.  | 0.5   | \$142.50 |
| 11/4/2022  | VTs    | SEND CORRESPONDENCE TO DISTRICT MANAGER RE: BOARD MEETING AGENDA.  | 0.1   | \$28.50  |

## SERVICES

| Date                        | Person | Description of Services   | Hours | Amount     |
|-----------------------------|--------|---|-------|------------|
| 11/7/2022                   | VTs    | REVIEW CORRESPONDENCE FROM T. DIMAGGIO AND J. COOPER, REVIEW DRAFT VIOLATION LETTER AND SEND COMMENTS TO T. DIMAGGIO RE: THEATER MISCONDUCT; REVIEW CORRESPONDENCE FROM N. KUSTES RE: NOVEMBER BOARD MEETING AGENDA; FINALIZE ACCESS AND EASEMENT AGREEMENT AND TRANSMITTAL TO DISTRICT MANAGER RE: 3840 SORREL VINE DRIVE; TELEPHONE CONFERENCE WITH DISTRICT MANAGER, REVIEW CORRESPONDENCE FROM K. CONNELL RE: PARCEL S-19 ASSESSMENTS; TELEPHONE CONFERENCE WITH DISTRICT MANAGER RE: EMPLOYEE MATTERS. | 2.1   | \$598.50   |
| 11/8/2022                   | VTs    | REVIEW AND ANALYSIS OF ASSESSMENT METHODOLOGY REPORTS FROM SERIES 2001, 2011 AND 2021 BONDS, AND INITIAL REVIEW OF PROPOSED REVISIONS TO ASSESSMENT TABLE RE: PARCEL S-19 ASSESSMENTS.  | 1.2   | \$342.00   |
| 11/9/2022                   | VTs    | PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.   | 2.4   | \$684.00   |
| 11/10/2022                  | VTs    | REVIEW CORRESPONDENCE FROM J. GENTILELLA AND J. COOPER RE: SLIDE MAINTENANCE AGREEMENT.   | 0.2   | \$57.00    |
| 11/11/2022                  | LB     | RESEARCH ELECTION RESULTS; PREPARE CORRESPONDENCE AND MEMOS TO J. TOMSU, NEWLY ELECTED BOARD MEMBER RE FLORIDA'S SUNSHINE LAWS, PUBLIC RECORDS AND CODE OF ETHICS.  | 0.5   | \$80.00    |
| 11/14/2022                  | VTs    | REVIEW PROPOSED AGREEMENT FROM STEADFAST FOR AQUATIC MANAGEMENT SERVICES AND EXCHANGE CORRESPONDENCE WITH DISTRICT MANAGER.   | 0.7   | \$199.50   |
| 11/14/2022                  | VTs    | RECEIPT AND REVIEW OF NOVEMBER BOARD MEETING SUMMARY.   | 0.2   | \$57.00    |
| 11/15/2022                  | VTs    | TELEPHONE CONFERENCE WITH J. GENTILELLA; REVIEW AND REPLY TO CORRESPONDENCE FROM J. COOPER; REVIEW FURTHER CORRESPONDENCE FROM J. GENTILELLA AND J. COOPER.   | 0.7   | \$199.50   |
| Total Professional Services |        |   | 22.2  | \$6,264.50 |

December 05, 2022  
Client: 001315  
Matter: 000001  
Invoice #: 22427

Page: 4

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|                        |            |                    |
|------------------------|------------|--------------------|
| Total Services         | \$6,264.50 |                    |
| Total Disbursements    | \$0.00     |                    |
| Total Current Charges  |            | \$6,264.50         |
| Previous Balance       |            | \$10,495.00        |
| <b>PAY THIS AMOUNT</b> |            | <b>\$16,759.50</b> |

**RECEIVED**  
12/05/2022

*Please Include Invoice Number on all Correspondence*

Outstanding Invoices

| Invoice Number              | Invoice Date      | Services    | Disbursements | Interest | Tax    | Total       |
|-----------------------------|-------------------|-------------|---------------|----------|--------|-------------|
| 22287                       | November 01, 2022 | \$10,495.00 | \$0.00        | \$0.00   | \$0.00 | \$16,759.50 |
| Total Remaining Balance Due |                   |             |               |          |        | \$16,759.50 |

AGED ACCOUNTS RECEIVABLE

| 0-30 Days  | 31-60 Days  | 61-90 Days | Over 90 Days |
|------------|-------------|------------|--------------|
| \$6,264.50 | \$10,495.00 | \$0.00     | \$0.00       |



Tampa Fence  
P.O. Box 4806  
Tampa, FL 33677  
P (813) 960-4300  
toddy@tampafence.com  
tampafence.com

# Invoice

11/28/2022  
ID: INV22-00771  
Project: SO22-00436

Seven Oaks CDD  
3434 Colwell Ave Ste 200, Tampa, FL 33614  
(813) 230-7987  
maintenance@sevenoakscdd.com

## Payment Terms

| Balance | Due Date   |
|---------|------------|
| 866.00  | 11/28/2022 |

## Shipping / Location

2910 Sports Cir  
Wesley Chapel, FL 33544

## Sales Person

Dow Forrest, dow@tampafence.com

## Description

Basketball Court. Install 56' of 10'h commercial grade, black chain link mesh wire. Removal, haul & dump included. Close 10'w gap in 6'h Black Chain Link. 40% deposit required for scheduling.

| # | Product / Service | Total  |
|---|-------------------|--------|
| 1 | 40% Deposit       | 866.00 |

## Notes & Instructions

## Summary

|                 |        |
|-----------------|--------|
| Subtotal        | 866.00 |
| Credit Card Fee | 0.00   |
| Paid            | 0.00   |
| Amount Due      | 866.00 |

RECEIVED  
11/28/2022

## Terms & Conditions

**Warranty:** Tampa Fence agrees to a one-year workmanship warranty, covering all installation and construction of the fence. Manufacturer agrees to guarantee their product for the duration of the term for such said products (see manufacturer limited lifetime warranty for details) Vinyl, chain link and aluminum products covered by manufacturer limited lifetime warranty (wood products not included)

**Zoning and Permitting:** Tampa Fence shall advise of customer of local zoning regulations, but responsibility for complying with regulations, HOA approvals and required permits shall rest with the customer.

**Fence Location:** Tampa Fence, upon request, will assist customer in determining where fence is to be erected. If property pins cannot be located, the customer shall provide a copy of the property survey to determine property boundaries. Ultimate location of fence is the responsibility of the Homeowner. Tampa Fence will assume the responsibility for having public utilities marked and located. However, Tampa Fence assumes no responsibility for unmarked utilities or sprinkler lines or any other unmarked objects or lines. Tampa Fence will make every effort to avoid sprinkler heads and lines. However, if they are damaged it is the responsibility of the customer to repair or replace such items. The customer is responsible for providing marked location of the sprinkler lines.

**Payment Agreement:** Customer agrees to make a 40% down payment on the total contracted amount at the time of acceptance and agreement of contract. 50% Deposit will be required for all special-order products. The remaining amount will be due on day of completion of all work(tune-ups will not delay final balance being paid). A late fee of \$25/day shall be applied to accounts not paid on day of completion. + 3% Card on Transactions. Paying a deposit & scheduling is agreeing to this contract.

**Change Orders:** If any changes at all are made to an existing job, a delay in installation could occur. In certain instances, it could be delayed by weeks.

RECEIVED

NOV 28 2022


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

Statement Date: 11/18/2022  
Account: 211003718858

|                          |            |
|--------------------------|------------|
| Current month's charges: | \$43.33    |
| Total amount due:        | \$43.33    |
| Payment Due By:          | 12/09/2022 |

**Your Account Summary**

|  |                |
|--|----------------|
| Previous Amount Due                      | \$50.67        |
| Payment(s) Received Since Last Statement | -\$50.67       |
| <b>Current Month's Charges</b>           | <b>\$43.33</b> |
| <b>Total Amount Due</b>                  | <b>\$43.33</b> |



**Sometimes being safe stinks**

If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Get to a safe location, call 911 then call us at 877-832-6747.

We're here 24/7 to answer your call about natural gas emergencies.

people's gas safety

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**SCAMMERS ARE CALLING**  
*Don't be a victim.*

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to buy a prepaid card or download a payment app.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call 800-873-TIPS.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211003718858

|                          |            |
|--------------------------|------------|
| Current month's charges: | \$43.33    |
| Total amount due:        | \$43.33    |
| Payment Due By:          | 12/09/2022 |

Amount Enclosed \$ \_\_\_\_\_  
619285143333

00001737 01 AB 0.49 33614 FTECO111182222302210 00000 06 01000000 006 05 24931 002



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

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6192851433332110037188580000000043337

## Contact Information

### Residential Customer Care

813-223-0800 (Tampa)  
863-299-0800 (Lakeland)  
352-622-0111 (Ocala)  
954-453-0777 (Broward)  
305-940-0139 (Miami)  
727-826-3333 (St. Petersburg)  
407-425-4662 (Orlando)  
904-739-1211 (Jacksonville)  
877-832-6747 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outage

877-832-6747

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Natural Gas Charges

**BTU** – British thermal unit – a unit of heat measurement.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Buried Piping Notification** – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

**Conversion Factor** – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

**Customer Charge** – A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless if any gas is used.

**Distribution Charge** – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

**Estimated** – If Peoples Gas was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing gas service. Like taxes, the fee is collected by Peoples Gas and is paid to the municipality.

**Late Payment Charge** – The late payment charge is 1.5% of the past due amount.

**Main Extension Charge** – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

**Measured Volume** – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

**Municipal Public Service Tax** – In addition to the Franchise Fee, many municipalities levy a tax on the gas you use. It is collected by Peoples Gas and paid to the municipality.

**PGA Charge** – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A Peoples Gas program administered by the Salvation Army and Catholic Charities that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Peoples Gas.

**Swing Charge** – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

**Therm** – A unit of heat equal to one hundred thousand (100,000) BTUs.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

For more information about your bill, please visit [peoplesgas.com](http://peoplesgas.com).

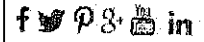
### Your payment options are:

- Schedule free one-time or recurring payments at [peoplesgas.com](http://peoplesgas.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit [peoplesgas.com](http://peoplesgas.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [peoplesgas.com](http://peoplesgas.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

# ACCOUNT INVOICE



Account: 211003718858  
 Statement Date: 11/18/2022  
 Current month's charges due 12/09/2022

## Details of Current Month's Charges – Service from - 10/19/2022 to 11/17/2022

Service for: 2910 SPORTS CORE CIR, WESLEY CHAPEL, FL 33544-8764

Rate Schedule: Small General Service (SGS)

| Meter Number | Read Date  | Current Reading | - Previous Reading | = Measured Volume | x BTU | x Conversion = | Total Used | Billing Period |
|--------------|------------|-----------------|--------------------|-------------------|-------|----------------|------------|----------------|
| AHI63698     | 11/17/2022 | 1,940           | 1,932              | 8 CCF             | 1.045 | 1.0000         | 8.4 Therms | 30 Days        |

Customer Charge

\$30.60

Distribution Charge

8.4 THMS @ \$0.48718

\$4.09

PGA

8.4 THMS @ \$1.00000

\$8.40

Florida Gross Receipts Tax

\$0.24

**Natural Gas Service Cost**

**\$43.33**

**Total Current Month's Charges**

**\$43.33**

### Peoples Gas Usage History

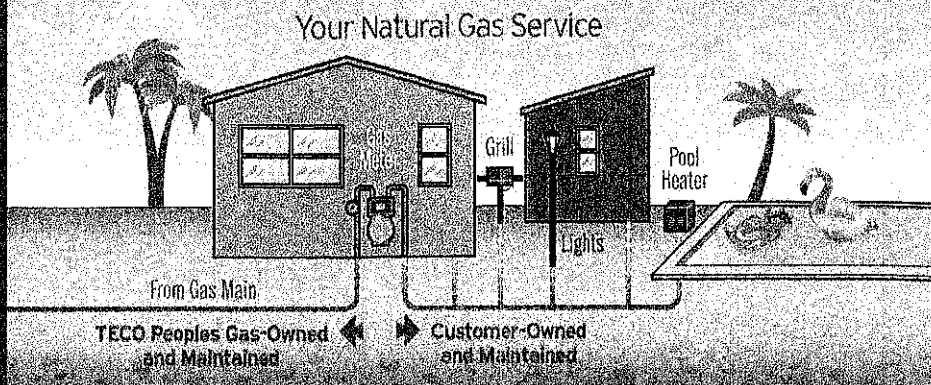
Therms Per Day  
(Average)

|          |     |
|----------|-----|
| NOV 2022 | 0.3 |
| OCT      | 0.3 |
| SEP      | 0.3 |
| AUG      | 0.3 |
| JUL      | 0.3 |
| JUN      | 0.3 |
| MAY      | 0.4 |
| APR      | 0.4 |
| MAR      | 0.3 |
| FEB      | 0.4 |
| JAN      | 0.3 |
| DEC      | 0.3 |
| NOV 2021 | 0.3 |

00001737-00015164-Page 3 of 4



# Let's work together to keep our system safe.



Everyone at Peoples Gas makes safety a No. 1 priority. We work hard every day to ensure our system is operating properly to safely deliver natural gas to your home or business. Did you know that while most of the system is owned and maintained by us, there are a few lines and piping on your property that you are responsible for?

We handle all the pipelines that bring natural gas down your street, into your property and into your meter. Any piping that leads from your meter to your appliances or other points of use are yours.

Sometimes these pipes are above ground and sometimes they are buried. This helpful illustration shows which lines we maintain and which ones are your responsibility.

We regularly inspect our pipelines, meters and other equipment. If we happen to see an issue with your natural gas pipes and equipment, we'll let you know, but it's a good idea to have your gas pipes inspected periodically as well. You may not realize that your pipes may be deteriorating, especially if they are buried underground.

A licensed plumbing or heating contractor can perform an inspection and any necessary repairs. For a list of service providers in your area, visit [peoplesgas.com](http://peoplesgas.com) and choose *Appliance Sales and Service*.

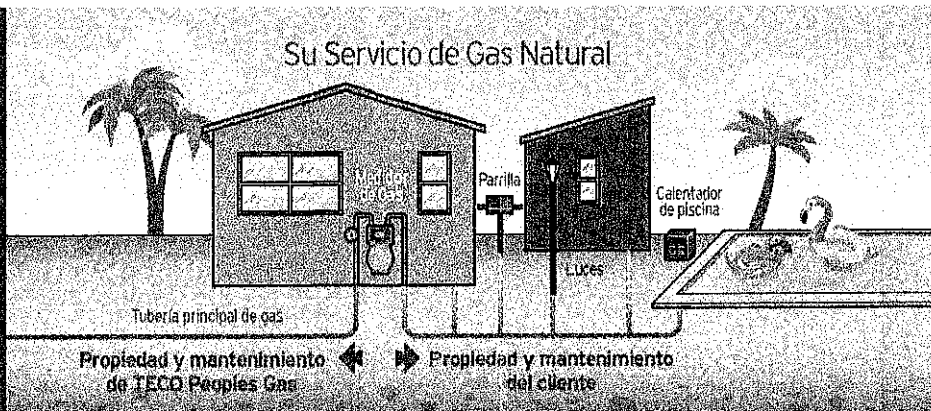
We're here for you. If you have any questions about your natural gas service, call us at **877-TECO-PGS (877-832-6747)** and we'll be happy to help.

Visit [peoplesgas.com/yournaturalgasservice](http://peoplesgas.com/yournaturalgasservice) to learn more.



PGS042517

# Trabajemos juntos para mantener seguro nuestro sistema



Todos en Peoples Gas entendemos que la seguridad es nuestra prioridad número uno. Trabajamos arduamente todos los días con el fin de garantizar que nuestro sistema funcione correctamente para entregar gas natural a su hogares o negocios de manera segura. ¿Sabías que, aunque la mayor parte del sistema es de nuestra propiedad y lo mantenemos, usted es responsable de algunas líneas y tuberías en su propiedad?

Manejamos todas las líneas que llevan el gas natural a su calle, en su propiedad y a su medidor. Cualquier tubería que conduzca desde su medidor a sus electrodomésticos u otros puntos de su propiedad es su responsabilidad.

En ocasiones, estas líneas de gas están por encima del suelo, y en otras, están enterradas. Esta útil ilustración muestra qué líneas de gas mantenemos y cuáles son su responsabilidad.

Inspeccionamos regularmente nuestras líneas de gas, medidores y otros equipos. Si vemos un problema con sus líneas de gas y equipos de gas natural, se lo haremos saber; sin embargo, también es buena idea que se inspeccionen sus líneas de gas periódicamente. Es posible que no se dé cuenta de que sus líneas de gas pueden deteriorarse, especialmente si están bajo tierra.

Un contratista autorizado de plomería o calefacción puede efectuar una inspección y las reparaciones necesarias. Para obtener una lista de los proveedores de servicios en su área, visite [peoplesgas.com](http://peoplesgas.com) y elija *Appliance Sales and Service*.

Estamos aquí para usted. Si tiene alguna pregunta sobre su servicio de gas natural, llámenos al **877-TECO-PGS (877-832-6747)**. Le agradecemos la oportunidad de servirle.

Visite [peoplesgas.com/yournaturalgasservice](http://peoplesgas.com/yournaturalgasservice) para más información.



PGS042517



**TreeTopProducts.com**  
Lowest Prices Guaranteed

# Invoice

Account Number - 318929

Treetop Products Inc.  
222 State Street  
Batavia IL 60510  
(866) 511-5642  
keyaccounts@treetopproducts.com

Invoice # SOTRE103713

11/18/2022

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

**Ship To**  
John Gentilella  
Seven Oaks CDD  
2910 Sports Core Cir  
Wesley Chapel FL 33544

| Payment Method | Terms              | PO # |
|----------------|--------------------|------|
|                | Check - Prepayment |      |

| Item  | Quantity | Rate     | Amount     |
|---|----------|----------|------------|
| <b>2ZK2608-TK</b><br>Champion Bench Premium Wood Grain/ 6' Bench/ Inground Mount/Teak | 4        | \$858.85 | \$3,435.40 |
| <b>LIFTGATE</b><br>Liftgate Fees  | 1        | \$80.00  | \$80.00    |

|                      |            |
|----------------------|------------|
| <b>Subtotal</b>      | \$3,515.40 |
| <b>Tax Total (%)</b> | \$0.00     |
| <b>Shipping</b>      | \$592.11   |
| <b>Total</b>         | \$4,107.51 |

☒ **APPROVED**

*[Signature]*  
11-18-22

CODE: 4670



PO BOX 489  
NEWARK, NJ 07101-0489

# KEYLINE



SEVEN OAKS COMMUNITY DEVELOPME  
LESLIE SPOCK  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

|  |                 |            |
|--|-----------------|------------|
| Manage Your Account  | Account Number  | Date Due   |
| b2b.verizonwireless.com                                    | 242034931-00001 | 12/10/22   |
| Change your address at<br>http://sso.verizonenterprise.com | Invoice Number  | 9920830861 |

## Quick Bill Summary

Oct 19 – Nov 18

|  |                |
|--|----------------|
| Previous Balance <i>(see back for details)</i> | \$48.72        |
| Payment – Thank You                            | –\$48.72       |
| <b>Balance Forward</b>                         | <b>\$0.00</b>  |
| Monthly Charges                                | \$42.90        |
| Usage and Purchase Charges                     |                |
| Voice  | \$0.00         |
| Messaging                                      | \$0.00         |
| Data   | \$0.00         |
| Surcharges<br>and Other Charges & Credits      | \$4.68         |
| Taxes, Governmental Surcharges & Fees          | \$1.14         |
| <b>Total Current Charges</b>                   | <b>\$48.72</b> |

**Total Charges Due by December 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 |



SEVEN OAKS COMMUNITY DEVELOPME  
LESLIE SPOCK  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

Bill Date November 18, 2022  
Account Number 242034931-00001  
Invoice Number 9920830861

## Total Amount Due by December 10, 2022

Make check payable to Verizon Wireless.  
Please return this remit slip with payment.

**\$48.72**

\$    .

PO BOX 660108  
DALLAS, TX 75266-0108



99208308610102420349310000100000004872000000048727

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

9920830861 242034931-00001 12/10/22 2 of 11

Get Minutes Used

Get Data Used

Get Balance

#MIN + SEND

#DATA + SEND

#BAL + SEND

## Payments

## Payments, continued

**Previous Balance****\$48.72****Payment – Thank You**

Payment Received 11/17/22

–48.72

**Total Payments****–\$48.72****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    |
| 9920830861     | 242034931-00001 | 12/10/22 | 3 of 11 |

Overview of Shared Usage

|                                | Participating Lines<br>as of 11/18/22 | Lines Exceeding<br>Allowance after Share | Shared<br>Allowance | Shared<br>Usage | Shared<br>Billable | Cost |
|--------------------------------|---------------------------------------|--|---------------------|-----------------|--------------------|------|
| Data – Flexible Business Share | 1                                     | 0  | 1.000GB             | .589GB          | 0GB                | --   |

Overview of Lines

| Lines Charges         | Page<br>Number | Monthly<br>Charges | Usage<br>and<br>Purchase<br>Charges | Equipment<br>Charges | Surcharges<br>and Other<br>Charges and<br>Credits | Taxes,<br>Governmental<br>Surcharges<br>and Fees | Third-Party<br>Charges<br>(includes Tax) | Total<br>Charges | Voice<br>Plan<br>Usage | Messaging<br>Usage | Data<br>Usage | Voice<br>Roaming | Messaging<br>Roaming | Data<br>Roaming |
|-----------------------|----------------|--------------------|-------------------------------------|----------------------|---|--|--|------------------|------------------------|--------------------|---------------|------------------|----------------------|-----------------|
| 813-230-7987 John G   | 4              | \$42.90            | --                                  | --                   | \$4.68  | \$1.14   | --                                       | \$48.72          | 227                    | 294                | .589GB        | --               | --                   | --              |
| Total Current Charges |                | \$42.90            | \$0.00                              | \$0.00               | \$4.68  | \$1.14   | \$0.00                                   | \$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 &amp; Video

Have more questions about your charges?  
Get details for usage charges at  
[b2b.verizonwireless.com](http://b2b.verizonwireless.com).

**Monthly Charges**

|                                |               |                |
|--------------------------------|---------------|----------------|
| Flexible Business Smartphn 1GB | 11/19 – 12/18 | 55.00          |
| 22% Access Discount            | 11/19 – 12/18 | -12.10         |
|                                |               | <b>\$42.90</b> |

**Usage and Purchase Charges**

| Voice            |         | Allowance | Used | Billable | Cost   |
|------------------|---------|-----------|------|----------|--------|
| Calling Plan     | minutes | unlimited | 227  | --       | --     |
| Mobile to Mobile | minutes | unlimited | 220  | --       | --     |
| Night/Weekend    | minutes | unlimited | 1    | --       | --     |
| Total Voice      |         |           |      |          | \$ .00 |

| Messaging               |          | Allowance | Used | Billable | Cost   |
|-------------------------|----------|-----------|------|----------|--------|
| Text                    | messages | unlimited | 67   | --       | --     |
| Unlimited M2M Text      | messages | unlimited | 176  | --       | --     |
| Picture & Video – Sent  | messages | unlimited | 20   | --       | --     |
| Picture & Video – Rcv'd | messages | unlimited | 31   | --       | --     |
| Total Messaging         |          |           |      |          | \$ .00 |

| Data           |           | Allowance         | Used | Billable | Cost   |
|----------------|-----------|-------------------|------|----------|--------|
| Gigabyte Usage | gigabytes | 1.000<br>(shared) | .589 | --       | --     |
| Total Data     |           |                   |      |          | \$ .00 |

**Total Usage and Purchase Charges** **\$ .00****Surcharges**

|                              |      |
|------------------------------|------|
| Fed Universal Service Charge | .44  |
| Regulatory Charge            | .09  |
| Administrative Charge        | 1.95 |

**Other Charges and Credits**

|                            |      |
|----------------------------|------|
| Economic Adjustment Charge | 2.20 |
| <b>\$4.68</b>              |      |

**Taxes, Governmental Surcharges and Fees**

|                                |     |
|--------------------------------|-----|
| FL State 911 Fee               | .40 |
| FL Communications Service Tax  | .45 |
| Hillsborough Cnty Comm Srvc Ta | .29 |
| <b>\$1.14</b>                  |     |

**Total Current Charges for 813-230-7987** **\$48.72**



## Detail for John G: 813-230-7987

## Voice

| Date  | Time   | Number       | Rate | Usage Type | Origination   | Destination   | Min. | Airtime Chrgs | LD/Other Chrgs | Total |
|-------|--------|--------------|------|------------|---------------|---------------|------|---------------|----------------|-------|
| 10/19 | 9:20A  | 813-498-7647 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 10/19 | 10:30A | 813-498-7647 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 10/19 | 11:38A | 954-592-3663 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 10/19 | 1:23P  | 863-209-5406 | Peak | M2Mallow   | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 10/19 | 1:56P  | 863-209-5406 | Peak | M2Mallow   | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 10/19 | 4:03P  | 201-452-0821 | Peak | PlanAllow  | Wesley Cha FL | Caldwell NJ   | 10   | --            | --             | --    |
| 10/19 | 4:27P  | 813-365-0084 | Peak | M2Mallow   | Wesley Cha FL | Plant City FL | 5    | --            | --             | --    |
| 10/20 | 10:46A | 813-956-7442 | Peak | M2Mallow   | Clearwater FL | Tampacen FL   | 2    | --            | --             | --    |
| 10/20 | 11:21A | 239-464-9083 | Peak | PlanAllow  | Clearwater FL | Fort Myers FL | 2    | --            | --             | --    |
| 10/24 | 4:10P  | 813-347-6562 | Peak | M2Mallow   | Asheville NC  | Incoming CL   | 3    | --            | --             | --    |
| 10/25 | 11:34A | 813-956-7442 | Peak | M2Mallow   | Asheville NC  | Tampacen FL   | 3    | --            | --             | --    |
| 10/26 | 2:24P  | 813-803-4777 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL   | 6    | --            | --             | --    |
| 10/26 | 4:34P  | 813-558-1800 | Peak | PlanAllow  | Wesley Cha FL | Tampacen FL   | 5    | --            | --             | --    |
| 10/26 | 5:09P  | 813-597-7935 | Peak | M2Mallow   | Wesley Cha FL | Tampa FL      | 7    | --            | --             | --    |
| 10/27 | 8:44A  | 863-209-5406 | Peak | M2Mallow   | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 10/27 | 9:03A  | 813-334-4827 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL   | 6    | --            | --             | --    |
| 10/27 | 10:43A | 954-592-3663 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 10/27 | 11:46A | 352-834-6060 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 10/27 | 12:32P | 727-946-0987 | Peak | PlanAllow  | Wesley Cha FL | Tarpon Spg FL | 1    | --            | --             | --    |
| 10/27 | 12:54P | 612-819-4112 | Peak | M2Mallow   | Wesley Cha FL | Incoming CL   | 8    | --            | --             | --    |
| 10/27 | 3:37P  | 813-263-4432 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 10/27 | 4:07P  | 800-430-3376 | Peak | PlanAllow  | Wesley Cha FL | Toll-Free CL  | 9    | --            | --             | --    |
| 10/27 | 5:52P  | 727-946-0987 | Peak | PlanAllow  | Lutz FL       | Incoming CL   | 5    | --            | --             | --    |
| 10/27 | 6:39P  | 689-666-3992 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 10/28 | 9:37A  | 404-658-4615 | Peak | PlanAllow  | South Poin OH | Incoming CL   | 1    | --            | --             | --    |
| 11/01 | 8:41A  | 813-507-0147 | Peak | M2Mallow   | Wesley Cha FL | Tampa FL      | 1    | --            | --             | --    |
| 11/01 | 9:53A  | 813-323-7855 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/01 | 9:57A  | 813-392-9235 | Peak | M2Mallow   | Wesley Cha FL | Incoming CL   | 3    | --            | --             | --    |
| 11/01 | 10:02A | 863-308-8119 | Peak | M2Mallow   | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 11/01 | 10:07A | 863-308-8119 | Peak | M2Mallow   | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/01 | 10:35A | 813-392-9235 | Peak | M2Mallow   | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/01 | 10:45A | 863-308-8119 | Peak | M2Mallow   | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 11/01 | 10:49A | 727-484-4934 | Peak | M2Mallow   | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/01 | 11:23A | 813-392-9235 | Peak | M2Mallow   | Wesley Cha FL | Tampacen FL   | 5    | --            | --             | --    |
| 11/01 | 11:42A | 813-392-9235 | Peak | M2Mallow   | Wesley Cha FL | Tampacen FL   | 8    | --            | --             | --    |
| 11/01 | 12:09P | 813-392-9235 | Peak | M2Mallow   | Wesley Cha FL | Tampacen FL   | 12   | --            | --             | --    |
| 11/01 | 12:25P | 813-392-9235 | Peak | M2Mallow   | Wesley Cha FL | Tampacen FL   | 4    | --            | --             | --    |
| 11/01 | 12:29P | 813-392-9235 | Peak | M2Mallow   | Wesley Cha FL | Tampacen FL   | 1    | --            | --             | --    |
| 11/01 | 12:29P | 813-392-9235 | Peak | M2Mallow   | Wesley Cha FL | Tampacen FL   | 1    | --            | --             | --    |
| 11/01 | 12:31P | 813-392-9235 | Peak | M2Mallow   | Wesley Cha FL | Incoming CL   | 16   | --            | --             | --    |
| 11/01 | 1:04P  | 813-392-9235 | Peak | M2Mallow   | Wesley Cha FL | Tampacen FL   | 6    | --            | --             | --    |
| 11/01 | 1:14P  | 813-392-9235 | Peak | M2Mallow   | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/01 | 1:33P  | 863-308-8119 | Peak | M2Mallow   | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/01 | 1:35P  | 727-992-8014 | Peak | M2Mallow   | Wesley Cha FL | Nwptrichey FL | 2    | --            | --             | --    |
| 11/01 | 1:59P  | 941-716-8221 | Peak | M2Mallow   | Wesley Cha FL | Venice FL     | 2    | --            | --             | --    |
| 11/01 | 2:33P  | 941-716-8221 | Peak | M2Mallow   | Wesley Cha FL | Incoming CL   | 4    | --            | --             | --    |



## Detail for John G: 813-230-7987

## Voice, continued

| Date  | Time   | Number       | Rate | Usage Type         | Origination   | Destination   | Min. | Airtime Chrgs | LD/Other Chrgs | Total |
|-------|--------|--------------|------|--------------------|---------------|---------------|------|---------------|----------------|-------|
| 11/01 | 3:42P  | 813-812-2262 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL   | 4    | --            | --             | --    |
| 11/01 | 3:49P  | 813-392-9235 | Peak | M2MAllow           | Wesley Cha FL | Tampacen FL   | 3    | --            | --             | --    |
| 11/02 | 8:19A  | 813-393-6539 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/02 | 9:07A  | 813-956-7442 | Peak | M2MAllow           | Wesley Cha FL | Tampacen FL   | 1    | --            | --             | --    |
| 11/02 | 9:17A  | 813-484-5257 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/02 | 9:42A  | 813-323-7855 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/02 | 10:18A | 813-323-7855 | Peak | PlanAllow          | Wesley Cha FL | Tampacen FL   | 2    | --            | --             | --    |
| 11/02 | 10:20A | 813-493-5415 | Peak | M2MAllow           | Wesley Cha FL | Tampa FL      | 1    | --            | --             | --    |
| 11/02 | 10:30A | 863-209-5406 | Peak | M2MAllow           | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 11/02 | 11:17A | 813-493-5415 | Peak | M2MAllow           | Wesley Cha FL | Tampa FL      | 1    | --            | --             | --    |
| 11/02 | 11:23A | 863-209-5406 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/02 | 11:36A | 813-340-8575 | Peak | PlanAllow          | Wesley Cha FL | Tampa FL      | 2    | --            | --             | --    |
| 11/02 | 11:44A | 954-592-3663 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/02 | 11:53A | 813-493-5415 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL   | 3    | --            | --             | --    |
| 11/02 | 11:56A | 352-467-4999 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/02 | 12:23P | 813-802-1320 | Peak | PlanAllow          | Wesley Cha FL | Tampa FL      | 1    | --            | --             | --    |
| 11/02 | 12:24P | 813-802-1320 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/02 | 12:37P | 954-592-3663 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/02 | 3:44P  | 800-985-7659 | Peak | PlanAllow          | Wesley Cha FL | Toll-Free CL  | 4    | --            | --             | --    |
| 11/02 | 5:10P  | 727-667-9469 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/03 | 8:04A  | 813-393-6539 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/03 | 8:44A  | 863-308-8119 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/03 | 8:50A  | 863-308-8119 | Peak | M2MAllow           | Wesley Cha FL | Lakeland FL   | 2    | --            | --             | --    |
| 11/03 | 9:12A  | 863-209-5406 | Peak | M2MAllow           | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 11/03 | 9:14A  | 863-209-5406 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/03 | 9:21A  | 863-209-5406 | Peak | M2MAllow           | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 11/03 | 9:35A  | 813-956-7442 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/03 | 9:39A  | 813-239-7107 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/03 | 11:34A | 813-323-7855 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/03 | 12:30P | 813-956-7442 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/03 | 2:06P  | 813-392-9235 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/04 | 8:26A  | 813-422-1648 | Peak | M2MAllow           | Tampa FL      | Incoming CL   | 2    | --            | --             | --    |
| 11/04 | 9:11A  | 727-484-4934 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/04 | 9:12A  | 813-422-1648 | Peak | M2MAllow, CallWait | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/04 | 10:21A | 813-956-7442 | Peak | M2MAllow           | Wesley Cha FL | Tampacen FL   | 1    | --            | --             | --    |
| 11/04 | 11:57A | 813-263-4432 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/04 | 12:04P | 813-493-5415 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/04 | 12:49P | 586-321-6977 | Peak | PlanAllow          | Wesley Cha FL | MT Clemens MI | 1    | --            | --             | --    |
| 11/04 | 12:52P | 813-924-7790 | Peak | PlanAllow          | Wesley Cha FL | Tampa FL      | 2    | --            | --             | --    |
| 11/04 | 2:05P  | 863-944-8985 | Peak | M2MAllow           | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 11/04 | 2:05P  | 863-812-3280 | Peak | M2MAllow           | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 11/04 | 2:12P  | 813-470-0222 | Peak | PlanAllow          | Wesley Cha FL | VM Deposit CL | 1    | --            | --             | --    |
| 11/04 | 2:17P  | 813-753-5045 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL   | 3    | --            | --             | --    |
| 11/04 | 2:37P  | 813-907-7987 | Peak | PlanAllow          | Wesley Cha FL | Tampanth FL   | 1    | --            | --             | --    |
| 11/04 | 2:45P  | 516-388-9302 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/07 | 9:08A  | 813-994-1001 | Peak | PlanAllow          | Wesley Cha FL | Tampanth FL   | 5    | --            | --             | --    |



## Detail for John G: 813-230-7987

## Voice, continued

| Date  | Time   | Number       | Rate     | Usage Type | Origination   | Destination   | Min. | Airtime Chrgs | LD/Other Chrgs | Total |
|-------|--------|--------------|----------|------------|---------------|---------------|------|---------------|----------------|-------|
| 11/07 | 9:19A  | 813-493-5415 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/07 | 10:21A | 813-323-7855 | Peak     | PlanAllow  | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/07 | 10:59A | 813-951-1108 | Peak     | M2MAllow   | Wesley Cha FL | Tampa FL      | 5    | --            | --             | --    |
| 11/07 | 11:04A | 863-209-5406 | Peak     | M2MAllow   | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 11/07 | 11:05A | 863-308-8119 | Peak     | M2MAllow   | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 11/07 | 11:45A | 720-624-9106 | Peak     | M2MAllow   | Wesley Cha FL | Denver CO     | 2    | --            | --             | --    |
| 11/07 | 12:36P | 863-308-8119 | Peak     | M2MAllow   | Tampa FL      | Incoming CL   | 1    | --            | --             | --    |
| 11/07 | 1:03P  | 813-247-5163 | Peak     | PlanAllow  | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/07 | 1:30P  | 863-308-8119 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/07 | 2:20P  | 305-510-7978 | Peak     | PlanAllow  | Wesley Cha FL | Miami FL      | 2    | --            | --             | --    |
| 11/07 | 2:23P  | 863-308-8119 | Peak     | M2MAllow   | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 11/07 | 2:36P  | 863-308-8119 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/07 | 4:52P  | 954-592-3663 | Peak     | PlanAllow  | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/08 | 5:08A  | 813-323-7855 | Off-Peak | N&W        | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/08 | 7:10A  | 813-956-7442 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/08 | 9:31A  | 863-209-5406 | Peak     | M2MAllow   | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 11/08 | 9:46A  | 813-956-7442 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/08 | 10:07A | 863-209-5406 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/08 | 10:12A | 954-592-3663 | Peak     | PlanAllow  | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/08 | 12:42P | 954-592-3663 | Peak     | PlanAllow  | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/08 | 1:37P  | 813-753-5045 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/08 | 1:50P  | 863-308-8119 | Peak     | M2MAllow   | Wesley Cha FL | Lakeland FL   | 2    | --            | --             | --    |
| 11/08 | 2:06P  | 813-753-5045 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/08 | 2:09P  | 813-956-7442 | Peak     | M2MAllow   | Wesley Cha FL | Tampacen FL   | 1    | --            | --             | --    |
| 11/09 | 7:57A  | 813-323-7855 | Peak     | PlanAllow  | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/09 | 8:09A  | 954-592-3663 | Peak     | PlanAllow  | Wesley Cha FL | Incoming CL   | 4    | --            | --             | --    |
| 11/09 | 8:48A  | 813-956-7442 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/09 | 11:19A | 813-392-9235 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/09 | 11:27A | 813-956-7442 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/09 | 11:36A | 727-834-3611 | Peak     | PlanAllow  | Wesley Cha FL | Nwptrichey FL | 1    | --            | --             | --    |
| 11/09 | 12:58P | 352-523-2411 | Peak     | PlanAllow  | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/09 | 1:34P  | 863-308-8119 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/10 | 8:43A  | 813-558-1800 | Peak     | PlanAllow  | Wesley Cha FL | Tampacen FL   | 3    | --            | --             | --    |
| 11/10 | 9:51A  | 813-558-1800 | Peak     | PlanAllow  | Wesley Cha FL | Tampacen FL   | 1    | --            | --             | --    |
| 11/10 | 10:37A | 813-252-1692 | Peak     | PlanAllow  | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/10 | 10:38A | 646-645-6494 | Peak     | PlanAllow  | Wesley Cha FL | Nwyrzyn01 NY  | 2    | --            | --             | --    |
| 11/10 | 11:13A | 866-941-2116 | Peak     | PlanAllow  | Wesley Cha FL | Toll-Free CL  | 11   | --            | --             | --    |
| 11/10 | 1:18P  | 630-845-5422 | Peak     | PlanAllow  | Wesley Cha FL | Incoming CL   | 4    | --            | --             | --    |
| 11/11 | 6:53A  | 813-393-6539 | Peak     | PlanAllow  | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/11 | 7:15A  | 727-992-8014 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 3    | --            | --             | --    |
| 11/11 | 8:19A  | 863-209-5406 | Peak     | M2MAllow   | Wesley Cha FL | Lakeland FL   | 2    | --            | --             | --    |
| 11/11 | 8:30A  | 813-956-7442 | Peak     | M2MAllow   | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |
| 11/11 | 9:21A  | 813-956-7442 | Peak     | M2MAllow   | Land O Lak FL | Incoming CL   | 2    | --            | --             | --    |
| 11/11 | 12:01P | 630-845-5422 | Peak     | PlanAllow  | Wesley Cha FL | Incoming CL   | 1    | --            | --             | --    |
| 11/11 | 2:51P  | 863-209-5406 | Peak     | M2MAllow   | Wesley Cha FL | Lakeland FL   | 1    | --            | --             | --    |
| 11/11 | 2:55P  | 352-504-1188 | Peak     | PlanAllow  | Wesley Cha FL | Incoming CL   | 2    | --            | --             | --    |



## Detail for John G: 813-230-7987

## Voice, continued

| Date  | Time   | Number       | Rate | Usage Type | Origination   | Destination     | Min. | Airtime Chrgs | LD/Other Chrgs | Total |
|-------|--------|--------------|------|------------|---------------|-----------------|------|---------------|----------------|-------|
| 11/11 | 3:29P  | 813-274-5439 | Peak | PlanAllow  | Tampa FL      | Incoming CL     | 1    | --            | --             | --    |
| 11/14 | 9:05A  | 813-498-7647 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 1    | --            | --             | --    |
| 11/14 | 9:17A  | 813-334-4827 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 4    | --            | --             | --    |
| 11/14 | 11:57A | 813-929-2755 | Peak | PlanAllow  | Wesley Cha FL | Tampanth FL     | 2    | --            | --             | --    |
| 11/14 | 1:41P  | 586-321-6977 | Peak | PlanAllow  | Wesley Cha FL | VM Deposit CL   | 1    | --            | --             | --    |
| 11/14 | 3:03P  | 813-956-7442 | Peak | M2MAllow   | Wesley Cha FL | Tampacen FL     | 1    | --            | --             | --    |
| 11/14 | 4:00P  | 863-308-8119 | Peak | M2MAllow   | Wesley Cha FL | Lakeland FL     | 2    | --            | --             | --    |
| 11/15 | 7:50A  | 954-592-3663 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 3    | --            | --             | --    |
| 11/15 | 7:55A  | 813-956-7442 | Peak | M2MAllow   | Wesley Cha FL | Tampacen FL     | 2    | --            | --             | --    |
| 11/15 | 10:02A | 813-392-9235 | Peak | M2MAllow   | Wesley Cha FL | Incoming CL     | 1    | --            | --             | --    |
| 11/15 | 10:55A | 813-223-9400 | Peak | PlanAllow  | Wesley Cha FL | Tampacen FL     | 1    | --            | --             | --    |
| 11/15 | 10:56A | 813-419-1415 | Peak | PlanAllow  | Wesley Cha FL | Tampasth FL     | 1    | --            | --             | --    |
| 11/15 | 10:59A | 954-559-5378 | Peak | PlanAllow  | Wesley Cha FL | Hollywood FL    | 4    | --            | --             | --    |
| 11/15 | 11:26A | 954-803-7826 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 6    | --            | --             | --    |
| 11/15 | 11:33A | 813-392-9235 | Peak | M2MAllow   | Wesley Cha FL | Tampacen FL     | 10   | --            | --             | --    |
| 11/15 | 11:43A | 813-392-9235 | Peak | M2MAllow   | Wesley Cha FL | Incoming CL     | 1    | --            | --             | --    |
| 11/15 | 12:06P | 586-321-6977 | Peak | PlanAllow  | Wesley Cha FL | MT Clemens MI   | 3    | --            | --             | --    |
| 11/15 | 1:19P  | 813-392-9235 | Peak | M2MAllow   | Wesley Cha FL | Tampacen FL     | 2    | --            | --             | --    |
| 11/15 | 1:50P  | 586-321-6977 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 2    | --            | --             | --    |
| 11/15 | 2:38P  | 813-392-9235 | Peak | M2MAllow   | Wesley Cha FL | Tampacen FL     | 1    | --            | --             | --    |
| 11/15 | 3:12P  | 813-956-7442 | Peak | M2MAllow   | Wesley Cha FL | Tampacen FL     | 1    | --            | --             | --    |
| 11/15 | 3:45P  | 813-956-7135 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 5    | --            | --             | --    |
| 11/15 | 5:26P  | 661-878-0419 | Peak | M2MAllow   | Wesley Cha FL | Palmdale CA     | 3    | --            | --             | --    |
| 11/15 | 5:28P  | 813-812-2262 | Peak | PlanAllow  | Wesley Cha FL | Tampasth FL     | 2    | --            | --             | --    |
| 11/15 | 5:37P  | 317-437-2217 | Peak | PlanAllow  | Wesley Cha FL | Indianapolis IN | 3    | --            | --             | --    |
| 11/16 | 6:55A  | 813-812-2262 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 1    | --            | --             | --    |
| 11/16 | 9:41A  | 813-956-7442 | Peak | M2MAllow   | Wesley Cha FL | Tampacen FL     | 2    | --            | --             | --    |
| 11/16 | 9:46A  | 813-956-7442 | Peak | M2MAllow   | Wesley Cha FL | Tampacen FL     | 1    | --            | --             | --    |
| 11/16 | 9:50A  | 813-812-2262 | Peak | PlanAllow  | Wesley Cha FL | Tampasth FL     | 1    | --            | --             | --    |
| 11/16 | 10:33A | 813-498-7647 | Peak | PlanAllow  | Wesley Cha FL | Tampacen FL     | 1    | --            | --             | --    |
| 11/16 | 11:07A | 813-812-2262 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 1    | --            | --             | --    |
| 11/16 | 11:46A | 813-393-6539 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 1    | --            | --             | --    |
| 11/16 | 12:44P | 352-504-1188 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 1    | --            | --             | --    |
| 11/16 | 1:05P  | 813-996-9866 | Peak | PlanAllow  | Wesley Cha FL | Tampanth FL     | 2    | --            | --             | --    |
| 11/16 | 1:30P  | 813-426-5961 | Peak | PlanAllow  | Wesley Cha FL | VM Deposit CL   | 1    | --            | --             | --    |
| 11/16 | 1:33P  | 813-426-5961 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 8    | --            | --             | --    |
| 11/16 | 1:40P  | 352-504-1188 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 1    | --            | --             | --    |
| 11/16 | 1:52P  | 352-504-1188 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 1    | --            | --             | --    |
| 11/16 | 3:23P  | 813-753-5045 | Peak | M2MAllow   | Wesley Cha FL | Tampa FL        | 3    | --            | --             | --    |
| 11/16 | 3:26P  | 813-753-5045 | Peak | M2MAllow   | Wesley Cha FL | Tampa FL        | 1    | --            | --             | --    |
| 11/16 | 3:26P  | 813-753-5045 | Peak | M2MAllow   | Wesley Cha FL | Incoming CL     | 3    | --            | --             | --    |
| 11/17 | 1:07P  | 813-334-4827 | Peak | PlanAllow  | Wesley Cha FL | VM Deposit CL   | 1    | --            | --             | --    |
| 11/17 | 1:30P  | 813-334-4827 | Peak | PlanAllow  | Wesley Cha FL | Incoming CL     | 6    | --            | --             | --    |
| 11/17 | 2:17P  | 813-469-4717 | Peak | PlanAllow  | Wesley Cha FL | Zephyrhills FL  | 1    | --            | --             | --    |
| 11/17 | 2:41P  | 630-845-5422 | Peak | PlanAllow  | Wesley Cha FL | Geneva IL       | 3    | --            | --             | --    |
| 11/17 | 2:44P  | 630-845-5422 | Peak | PlanAllow  | Wesley Cha FL | Geneva IL       | 1    | --            | --             | --    |



## Detail for John G: 813-230-7987

## Voice, continued

| Date  | Time   | Number       | Rate | Usage Type         | Origination   | Destination | Min. | Airtime Chrgs | LD/Other Chrgs | Total |
|-------|--------|--------------|------|--------------------|---------------|-------------|------|---------------|----------------|-------|
| 11/17 | 2:49P  | 813-956-7442 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL | 1    | --            | --             | --    |
| 11/17 | 3:01P  | 352-504-1188 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL | 1    | --            | --             | --    |
| 11/18 | 8:28A  | 813-973-1888 | Peak | PlanAllow          | Tampa FL      | Tampanth FL | 1    | --            | --             | --    |
| 11/18 | 8:29A  | 813-973-1888 | Peak | PlanAllow          | Tampa FL      | Tampanth FL | 1    | --            | --             | --    |
| 11/18 | 9:35A  | 813-973-1888 | Peak | PlanAllow          | Wesley Cha FL | Tampanth FL | 3    | --            | --             | --    |
| 11/18 | 9:43A  | 407-883-8619 | Peak | PlanAllow          | Wesley Cha FL | Orlando FL  | 7    | --            | --             | --    |
| 11/18 | 10:17A | 813-802-8204 | Peak | M2MAllow           | Wesley Cha FL | Incoming CL | 4    | --            | --             | --    |
| 11/18 | 11:32A | 813-498-7647 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL | 1    | --            | --             | --    |
| 11/18 | 11:33A | 586-321-6977 | Peak | PlanAllow,CallWait | Wesley Cha FL | Incoming CL | 3    | --            | --             | --    |
| 11/18 | 11:36A | 407-883-8619 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL | 1    | --            | --             | --    |
| 11/18 | 2:17P  | 586-321-6977 | Peak | PlanAllow          | Wesley Cha FL | Incoming CL | 2    | --            | --             | --    |

## 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.

### 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](http://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](http://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.

### Important Information Regarding Your Customer Agreement

Verizon has updated parts of your Customer Agreement. In the "My Privacy" section, we specified where California residents can view our California privacy notice. In the "Can I have someone else manage my Postpay account" section, we clarified age restrictions for Account Managers. In the "Can Verizon change this Agreement or my Service" section, we clarified which changes Verizon will provide advance notice of, and that you may choose to have dispute resolution provisions that were updated after a dispute arose apply to that pending dispute. In the "What Charges are set by Verizon?" and "Government Taxes, Fees and Other Charges" sections we clarified the fees, surcharges, and charges that are set by Verizon or federal, state and local governments and when we can provide notice, if any, of changes to them. In the "What if my wireless device gets lost or stolen?" section, we described policies applicable to the activation of devices that are reported lost or stolen. In the "What are Verizon's rights to limit or end Service or end this Agreement?" section, we clarified policies regarding statistically abnormal data use on smartphones. In the "WAIVERS AND LIMITATIONS OF LIABILITY" section, we clarified our mutual limitations on claiming damages in a dispute. In the "HOW DO I RESOLVE DISPUTES WITH VERIZON?" section, we clarified the policies and procedures regarding arbitration. In the "About this Agreement" section, we clarified the rules governing the severability and scope of the Agreement.

### 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](http://vzw.com/taxesandsurcharges).



| Invoice Number | Account Number  | Date Due | Page     |
|----------------|-----------------|----------|----------|
| 9920830861     | 242034931-00001 | 12/10/22 | 11 of 11 |

## Need-to-Know Information continued ...

### **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.



WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING EAST  
20719 US HIGHWAY 301  
DADE CITY FL 33523-6665  
DISTRICT NO. 6426

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE

6426-016005  
1310328W426  
12/20/22  
Upon Receipt

RECEIVED

DEC 27 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) 569-2719

## 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        |           |
| 12/20/22 | FUEL SURCHARGE 1.00 SC70268972          | \$ 185.93 |
| 12/20/22 | ENVIRONMENTAL SURCHARGE 1.00 SC70268971 | \$ 52.26  |
| 12/20/22 | BASIC SERVICE CHARGE 1.00 8.00YD        | \$ 522.57 |
|          | 1/1/2023-1/31/2023                      |           |
|          | Invoice Total                           | \$ 760.76 |
|          | Account Balance                         | \$ 760.76 |

\*\*\*\*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.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

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 001072 00222 H 6 A



SEVEN OAKS COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE  
PAY THIS AMOUNT

6426-016005  
1310328W426  
12/20/22  
Upon Receipt  
\$760.76

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

RECEIVED  
12/27/22



6426 00000000000000000000X0160051 0000007607600000000000001310328 6

WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING EAST  
20719 US HIGHWAY 301  
DADE CITY FL 33523-6665  
DISTRICT NO. 6426

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE

6426-016005  
1310328W426  
12/20/22  
Upon Receipt

SEVEN OAKS COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614

**VIEW/PAY YOUR BILL ONLINE!**

\* Make payments \* Set up recurring payments \*

\* Access your account 24/7 \* Go paperless \* View Statements \*

\* It's FREE! There is no charge to view or pay your bill on our website \*

Go to <https://www.wcicustomer.com> and follow the online bill pay prompts to enroll today or  
call 1-855-569-2719 to make a payment through our interactive voice service with no extra fee.

**Change of Billing Address**

Visit: <http://www.wcicustomer.com/changeBillAddress>

OR fill this out and return with your payment

Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (      ) \_\_\_\_\_

# SUMMARY BILLING

Customer Name  
SEVEN OAKS CDD

**RECEIVED**  
**DEC 01 2022**

Customer  
Number  
10203732

Bill Date  
11/23/2022

| Account | Account Description | Reading |       | Rate | kWh | DMD | Balance<br>Forward | Current<br>Charges | Total<br>Charges |
|---------|---------------------|---------|-------|------|-----|-----|--------------------|--------------------|------------------|
|         |                     | From    | To    |      |     |     |                    |                    |                  |
| 1338799 |                     | 10/21   | 11/18 | GS   | 188 |     | 0.00               | 55.70              | 55.70            |
| 1338800 |                     | 10/21   | 11/18 | GS   | 204 |     | 0.00               | 57.46              | 57.46            |
| 1338801 |                     | 10/21   | 11/18 | GS   | 124 |     | 0.00               | 48.67              | 48.67            |
| 1338802 |                     | 10/21   | 11/18 | GS   | 3   |     | 0.00               | 35.36              | 35.36            |
| 1338803 |                     | 10/21   | 11/18 | GS   | 126 |     | 0.00               | 48.88              | 48.88            |
| 1338804 |                     | 10/21   | 11/18 | GS   | 102 |     | 0.00               | 46.25              | 46.25            |
| 1338817 |                     | 10/21   | 11/18 | GS   | 10  |     | 0.00               | 36.13              | 36.13            |
| 1338818 |                     |         |       | PL   |     |     | 0.00               | 15,418.28          | 15,418.28        |
| 1338819 |                     | 10/21   | 11/18 | GS   | 10  |     | 0.00               | 36.13              | 36.13            |
| 1338820 |                     | 10/21   | 11/18 | GS   | 0   |     | 0.00               | 35.04              | 35.04            |
| 1338821 |                     | 10/21   | 11/18 | GS   | 7   |     | 0.00               | 35.80              | 35.80            |
| 1338822 |                     | 10/21   | 11/18 | GS   | 184 |     | 0.00               | 55.26              | 55.26            |
| 1338823 |                     | 10/21   | 11/18 | GS   | 136 |     | 0.00               | 49.98              | 49.98            |
| 1338824 |                     | 10/21   | 11/18 | GS   | 126 |     | 0.00               | 48.88              | 48.88            |
| 1338825 |                     | 10/21   | 11/18 | GS   | 80  |     | 0.00               | 43.83              | 43.83            |
| 1338826 |                     | 10/21   | 11/18 | GS   | 92  |     | 0.00               | 45.15              | 45.15            |
| 1338827 |                     | 10/21   | 11/18 | GS   | 182 |     | 0.00               | 55.04              | 55.04            |
| 1338828 |                     | 10/21   | 11/18 | GS   | 4   |     | 0.00               | 35.48              | 35.48            |
| 1338829 |                     | 10/21   | 11/18 | GS   | 4   |     | 0.00               | 35.48              | 35.48            |
| 1338830 |                     | 10/21   | 11/18 | GS   | 4   |     | 0.00               | 35.48              | 35.48            |
| 1338831 |                     | 10/21   | 11/18 | GS   | 4   |     | 0.00               | 35.48              | 35.48            |
| 1338832 |                     | 10/21   | 11/18 | GS   | 4   |     | 0.00               | 35.48              | 35.48            |
| 1338833 |                     | 10/21   | 11/18 | GS   | 0   |     | 0.00               | 35.04              | 35.04            |
| 1338834 |                     | 10/21   | 11/18 | GS   | 4   |     | 0.00               | 35.48              | 35.48            |
| 1338835 |                     | 10/21   | 11/18 | GS   | 131 |     | 0.00               | 49.44              | 49.44            |
| 1338836 |                     | 10/21   | 11/18 | GS   | 12  |     | 0.00               | 36.35              | 36.35            |
| 1338837 |                     | 10/21   | 11/18 | GS   | 4   |     | 0.00               | 35.48              | 35.48            |
| 1338838 |                     | 10/21   | 11/18 | GS   | 127 |     | 0.00               | 48.99              | 48.99            |
| 1338839 |                     | 10/21   | 11/18 | GS   | 4   |     | 0.00               | 35.48              | 35.48            |
| 1338840 |                     | 10/21   | 11/18 | GS   | 218 |     | 0.00               | 59.00              | 59.00            |

\*\*\* Continued on Next Page \*\*\*

District: OP17



10203732  
SEVEN OAKS CDD  
PETE WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

OP17

\*\* Summary Bill \*\*



# WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

## Contact Information

### CORPORATE OFFICE

#### ONE PASCO CENTER

30461 Commerce Dr.  
San Antonio  
(352) 588-5115

14651 21st Street  
Dade City  
(352) 567-5133

#### BAYONET POINT

12013 Hays Road  
Shady Hills  
(727) 868-9465

#### WEST HERNANDO

10005 Cortez Blvd.  
Weeki Wachee  
(352) 596-4000

#### CRYSTAL RIVER

5330 W. Gulf to Lake Hwy.  
Lecanto  
(352) 795-4382

### TELEPHONE ACCESS IF CALLING FROM:

|                      |                        |
|----------------------|------------------------|
| Sumter County        | (352) 793-7813         |
| Dunnellon            | (352) 489-6818         |
| Tampa                | (813) 979-9732         |
| Polk County          | (863) 687-4396         |
| East Hernando County | (352) 596-3360         |
| Central Pasco County | Verizon (813) 972-9233 |

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Wrec Net



Street Light  
Repair

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Customer Name  
SEVEN OAKS CDD

Customer  
Number  
10203732

Bill Date  
11/23/2022

| Account | Account Description | Reading |       | Rate | kWh   | DMD | Balance<br>Forward | Current<br>Charges | Total<br>Charges |
|---------|---------------------|---------|-------|------|-------|-----|--------------------|--------------------|------------------|
|         |                     | From    | To    |      |       |     |                    |                    |                  |
| 1338842 |                     | 10/21   | 11/18 | GS   | 118   |     | 0.00               | 48.01              | 48.01            |
| 1338805 | ANC-PUMP            | 10/21   | 11/18 | GS   | 192   |     | 0.00               | 56.13              | 56.13            |
| 1338813 | ANCI-WELL           | 10/21   | 11/18 | GS   | 0     |     | 0.00               | 35.04              | 35.04            |
| 1338787 | BAYBROOK            | 10/21   | 11/18 | GS   | 0     |     | 0.00               | 35.04              | 35.04            |
| 1338783 | BEECHGROV           | 10/21   | 11/18 | GS   | 87    |     | 0.00               | 44.59              | 44.59            |
| 1338778 | BRIARGLAD           | 10/21   | 11/18 | GS   | 4     |     | 0.00               | 35.48              | 35.48            |
| 1338785 | BROOKFRST           | 10/21   | 11/18 | GS   | 140   |     | 0.00               | 50.42              | 50.42            |
| 1338812 | CHAPELCRE           | 10/21   | 11/18 | GS   | 124   |     | 0.00               | 48.67              | 48.67            |
| 1338788 | CLOCK               | 10/21   | 11/18 | GS   | 330   |     | 0.00               | 71.31              | 71.31            |
| 1338789 | CLUBHOUSE           | 10/21   | 11/18 | GS   | 8400  | 35  | 0.00               | 958.34             | 958.34           |
| 1338816 | COTTONKEY           | 10/21   | 11/18 | GS   | 4     |     | 0.00               | 35.48              | 35.48            |
| 1338786 | ENTRANCE            | 10/21   | 11/18 | GS   | 68    |     | 0.00               | 42.51              | 42.51            |
| 1338790 | ENTRANCE            | 10/21   | 11/18 | GS   | 75    |     | 0.00               | 43.28              | 43.28            |
| 1338794 | ENTRANCE            | 10/21   | 11/18 | GS   | 161   |     | 0.00               | 52.74              | 52.74            |
| 1338806 | FIRE-PUMP           | 10/21   | 11/18 | GS   | 4     |     | 0.00               | 35.48              | 35.48            |
| 1338775 | FNTN/AOAK           | 10/21   | 11/18 | GS   | 7694  | 33  | 0.00               | 880.74             | 880.74           |
| 1338797 | GATE-ARRO           | 10/21   | 11/18 | GS   | 13    |     | 0.00               | 36.46              | 36.46            |
| 1338792 | IRRIGATN            | 10/21   | 11/18 | GS   | 4     |     | 0.00               | 35.48              | 35.48            |
| 1338782 | KIRKWOOD            | 10/21   | 11/18 | GS   | 4     |     | 0.00               | 35.48              | 35.48            |
| 1338795 | LANDSCAPE           | 10/21   | 11/18 | GS   | 44    |     | 0.00               | 39.88              | 39.88            |
| 1338777 | LAUREL              | 10/21   | 11/18 | GS   | 155   |     | 0.00               | 52.08              | 52.08            |
| 1338772 | LIGHTS              |         |       | PL   |       |     | 0.00               | 6,156.96           | 6,156.96         |
| 1338780 | MILLHOPPR           | 10/21   | 11/18 | GS   | 5     |     | 0.00               | 35.59              | 35.59            |
| 1338809 | MIST-GATE           | 10/21   | 11/18 | GS   | 75    |     | 0.00               | 43.28              | 43.28            |
| 1338791 | POOL                | 10/21   | 11/18 | LP   | 39920 | 138 | 0.00               | 4,308.14           | 4,308.14         |
| 1338779 | ROSEHAVEN           | 10/21   | 11/18 | GS   | 2     |     | 0.00               | 35.25              | 35.25            |
| 1338811 | SHOREGRAS           | 10/21   | 11/18 | GS   | 197   |     | 0.00               | 56.69              | 56.69            |
| 1338815 | SHOREGRAS           | 10/21   | 11/18 | GS   | 3     |     | 0.00               | 35.36              | 35.36            |
| 1338796 | SIGN                | 10/21   | 11/18 | GS   | 9     |     | 0.00               | 36.02              | 36.02            |
| 1338781 | SILVERMOS           | 10/21   | 11/18 | GS   | 3     |     | 0.00               | 35.36              | 35.36            |

\*\*\* Continued on Next Page \*\*\*



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| Central Pasco County      Verizon | (813) 972-9233 |

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Street Light  
Repair

# SUMMARY BILLING

**Customer Name**  
SEVEN OAKS CDD

**Customer  
Number**  
10203732

**Bill Date**  
11/23/2022

| Account   | Account Description | Reading |       | Rate | kWh   | DMD | Balance<br>Forward | Current<br>Charges | Total<br>Charges |
|-----------|---------------------|---------|-------|------|-------|-----|--------------------|--------------------|------------------|
|           |                     | From    | To    |      |       |     |                    |                    |                  |
| 1338784   | SILVERMOS           | 10/21   | 11/18 | GS   | 93    |     | 0.00               | 45.26              | 45.26            |
| 1338808   | SISAL-PUM           | 10/21   | 11/18 | GS   | 0     |     | 0.00               | 35.04              | 35.04            |
| 1338793   | STORAGE             | 10/21   | 11/18 | GS   | 27    |     | 0.00               | 38.00              | 38.00            |
| 1338807   | WEKIVA-PU           | 10/21   | 11/18 | GS   | 2     |     | 0.00               | 35.25              | 35.25            |
| 1338814   | WELL-3017           | 10/21   | 11/18 | GS   | 206   |     | 0.00               | 57.68              | 57.68            |
| 1338773   | WELL/AOAK           | 10/21   | 11/18 | GS   | 12    |     | 0.00               | 36.35              | 36.35            |
| 1338774   | WELL/SUMM           | 10/21   | 11/18 | GS   | 537   |     | 0.00               | 94.06              | 94.06            |
| 1338810   | WINGED EL           | 10/21   | 11/18 | GS   | 125   |     | 0.00               | 48.78              | 48.78            |
| Subtotal: |                     |         |       |      | 60931 | 206 | 0.00               | 30,470.21          | 30,470.21        |

Bill Date: 11/23/2022

Becomes Past Due On: 12/16/2022

Please Pay: 30,470.21

District: OP17

10203732  
SEVEN OAKS CDD  
PETE WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

OP17

\*\* Summary Bill \*\*

000133877200304702100312010408

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