



Rizzetta & Company

Seven Oaks Community Development District

Board of Supervisors' Meeting November 8, 2023

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

www.sevenoakscdd.com

**SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Sean Grace	Chairman
	Jack Christensen	Vice Chairman
	Tom Graff	Assistant Secretary
	Jon Tomsu	Assistant Secretary
	Andrew Mendenhall	Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
	Mark Straley	
District Engineer	Greg Woodcock	Stantec Consulting

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

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

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

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

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO RD, SUITE 100 • WESLEY CHAPEL, FL 33544
MAILING ADDRESS • 3434 COLWELL AVE, STE 200 • TAMPA, FL 33614

WWW.SEVENOAKSCDD.COM

October 31, 2023

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

Dear Board Members:

The regular meeting of the Board of Supervisors of Seven Oaks Community Development District will be held on **Wednesday, November 8, 2023 at 6:00 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. District Engineer
 1. Consideration of Proposal for Road Resurfacing Tab 1
 2. Consideration of Proposal for Sign Repairs/
Replacement..... Tab 2
 - B. District Counsel
 1. Update Regarding Parcel S-12
 - C. Field Operations Manager Report Tab 3
 - D. Clubhouse Manager
 1. Presentation of Clubhouse Report Tab 4
 2. Neighborhood News Pricing..... Tab 5
 3. Teaching Lessons and Organized Group Update
 - E. District Manager
 1. Review of District Manager Report (USC)
 2. Review of Financial Statements Tab 6
 3. Presentation of Arbitrage Rebate Reports for Series
2016A1, A2 and B1 and B2..... Tab 7
 4. Presentation of 3rd Quarter Website Audit..... Tab 8
- 4. BUSINESS ITEMS**
 - A. Ratification of Proposal for Three Playground
Refurbishments Tab 9
 - B. Consideration of Resolution 2024-01, Amending Fiscal
Year 2022/2023 Budget (Budget USC) Tab 10
 - C. Consideration of Facility Use Agreement for Polling
Place Tab 11

5. **CONSENT AGENDA/BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Meeting held on October 11, 2023 Tab 12
October 2023 O&M for the Enterprise and General Funds (USC)
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Sincerely,
Scott Brizendine
Scott Brizendine
District Manager

Tab 1



Stantec Consulting Services Inc.
20215 Cortez Blvd.
Brooksville FL 34601

October 30, 2023

Scott Brizendine
District Manager
Seven Oaks CDD
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544

Reference: Seven Oaks FY 2024 Pavement Mill and Resurface Project Scope and Fee

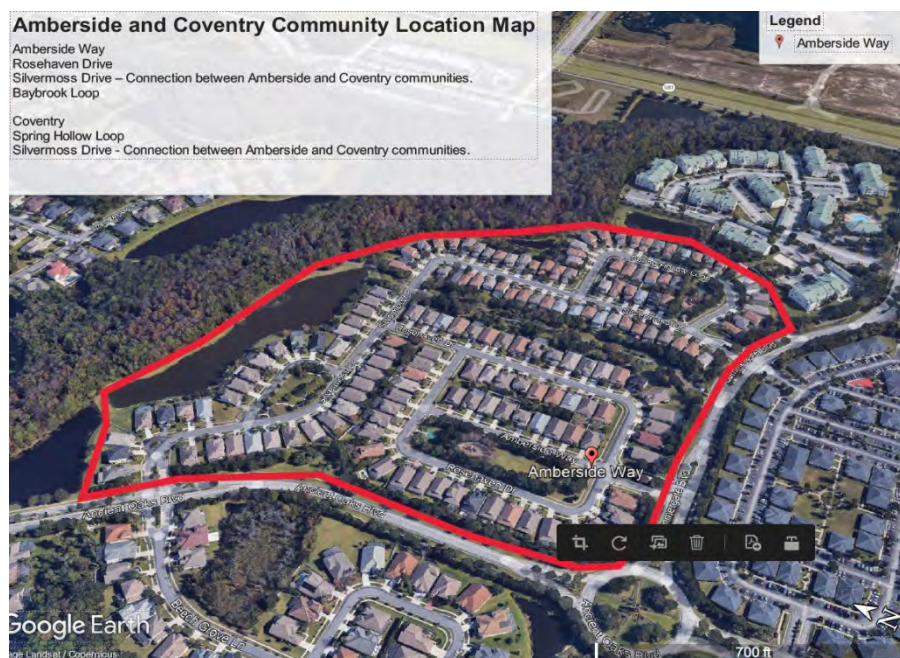
Dear Mr. Brizendine,

As requested, Stantec is pleased to provide the following scope and fee proposal for the preparation of the required roadway milling and resurfacing plans, bid documents, bid phase services and construction phase services. Roadways included in FY 2024 milling and resurfacing plan are as follows:

Amberside Way
Rosehaven Drive
Silvermoss Drive – Connection between Amberside and Coventry communities.
Baybrook Loop
Spring Hollow Loop
Ancient Oaks Northern Roundabout – Remove pavers and replace with asphalt.

1.0 PROJECT OBJECTIVE

Seven Oaks CDD (“DISTRICT”) has requested Stantec provide bid drawings showing sufficient information to competitively bid the milling and resurfacing project to obtain competitive bids from contractors. Refer to Figure 1 below for location map and area included in FY 2024 mill and resurface project.



**Figure 1: Location Map FY 2024
Mill and Resurface Area**

2.0 PROJECT SCOPE OF WORK

2.1 Plan Preparation

This scope of work includes preparation of milling and resurfacing plans. Anticipated construction plan sheets are as follows:

- a. Cover Sheet
- b. Summary of Pay Items
- c. Typical Sections
- d. Project Layout
- e. General Notes
- f. Roadway Plans
- g. Round a Bout Paver Removal and Details – Ancient Oaks Northern Roundabout.
- h. Signing and Pavement Markings.

Maintenance of traffic plans will be provided by the contractor as part of the project delivery.

2.2 Bid Document Preparation

- a. Stantec will assist in preparation of the advertisement to solicit for competitive bids for the milling and resurfacing project.
- b. Stantec will hold a pre-proposal meeting with contractors to review the plans and answer any questions the prospective bidders have.
- c. Stantec will prepare meeting minutes from the pre-bid meeting and circulate to all prospective bidders.
- d. Stantec will answer contractor questions during the bid phase and log all questions and provide responses to all prospective bidders.
- e. Stantec will attend the bid opening meeting.
- f. Stantec will review the bids in conjunction with district council for completeness.

2.3 Construction Phase Services

- a. Stantec will provide construction coordination and oversight during the FY 2024 construction project. Fee is based on 16 hours of onsite and coordination time during the estimated construction period of 3 weeks. Refer to the fee schedule for additional information. Stantec will provide a weekly summary of construction activities during the construction period. Additional site visits will be invoiced on a time and material basis according to the rates on the fee schedule.

3.0 EXPENSES

Expenses are estimated at 2 percent of the engineering fee. Expenses will be invoiced as incurred for mileage and meals during onsite reviews or construction observation..

4.0 SERVICES NOT PROVIDED

The following services are not anticipated or included in this scope of work.

- Survey
- Road cross slope correction.
- Material Testing.
- Maintenance of traffic plans.
- Curb ramp adjustments.
- Project Specifications
- Base remediation.

- County permit or application fees. If County Right of Way Use permit is required, it will be invoiced on a time and material basis according to the rates on the fee schedule.

5.0 ADDITIONAL SERVICES

Stantec will provide additional services as requested in writing by the DISTRICT based on a negotiated lump sum or not-to-exceed allowance.

6.0 DISTRICT RESPONSIBILITIES

The DISTRICT shall pay for County application and permit fees. The district shall provide the front end bid documents for attachment to the construction plans and general conditions to be provided by Stantec.

7.0 DELIVERABLES

Road mill and resurface plans and updated engineers estimate. Bid documents will be sufficient to competitively bid the project. Stantec will also provide the general conditions to accompany the bid documents outlining project specific directions related to staging, site clean up, daily operation schedule and notifying residents of work schedule.

8.0 COMPENSATION

For the above-described Scope of Services, the DISTRICT agrees to compensate Stantec a fee not to exceed an amount of \$35,695.

Please let us know if you have any questions or require additional information.

Sincerely,

STANTEC CONSULTING SERVICES INC.



Greg Woodcock
Project Manager
Phone: (352) 777-0183
greg.woodcock@stantec.com

Attachments: NA

**SEVEN OAKS FY 2024 MILL AND RESURFACE PROJECT
ESTIMATED MANHOURLY FEE MATRIX (DATE 10/30/2023)**

		Director	Project Manager	Project Engineer	Assistant Project Manager	Field Technician	Administrative Assistant		
TASK	DESCRIPTION	\$235.00	\$180.00	\$185.00	\$155.00	\$110.00	\$95.00		
		Hrs.	Hrs.	Hrs.	Hrs.	Hrs.	Hrs.	Total Hours	Total Cost (\$)
2.1	Construction Plan Preparation								
1	ROADWAY ANALYSIS AND DESIGN		4	8				12	\$2,200
2	COVER SHEET			2	6			8	\$1,300
3	SUMMARY OF PAY ITEMS		2		12			14	\$2,220
4	TYPICAL SECTIONS				6			6	\$930
5	PROJECT LAYOUT				8			8	\$1,240
6	GENERAL NOTES				4			4	\$620
7	ROADWAY PLANS				36			36	\$5,580
8	ROUNDBOUT - PAVER REMOVAL PLANS				16			16	\$2,480
9	SIGNING AND PAVEMENT MARKING				16			16	\$2,480
	SUB TOTAL TASK 1								\$19,050
2.2	BID SERVICES								
1	ASSIST IN PREPARATION OF ADVERTISEMENT		1					1	\$180
2	PRE-PROPOSAL MEETING PREPARATION AND ATTENDANCE		6		4				\$1,700
3	PRE-PROPOSAL MEETING MINUTES				3				\$465
4	RESPOND TO CONTRACTORS QUESTIONS OR REQUEST FOR INFORMATION		2	2	4				\$1,350
5	ATTEND BID OPENING		4						\$720
6	BID REVIEW		8		8			16	\$2,680
	SUBTOTAL TASK 2								\$7,095
	SUBTOTAL TASKS 1-2							SUB-TOTAL	\$26,145
2.3	CONSTRUCTION SERVICES		8	2		64		74	\$8,850
	Based on 16 hours per week for 4 weeks (64 HOURS OF OVERSIGHT)								
3	Expenses Based on 2% of Fee (Estimated)								\$700
	Total Hours	0	35	14	123	64	0	236	
	Total Fee								\$35,695

U:\215612049\Seven Oaks\Projects\Mill and Resurface\Design_Engineering Plans_Bid Documents-Scope and Fee\Seven Oak FY 2024 Mill and Resurface Fee Schedule.xlsx\Manhours-Base

Tab 2



6422 Harney Rd., Suite F
Tampa FL 33610

accounting@creativemailboxdesigns.com

PROPOSAL

Proposal #: 31712

Proposal Date: 10/31/23
Customer #: CRM023878
Page: 1 of 6

SOLD TO:	JOB LOCATION:
Seven Oaks Community Development District Stantec 5844 Old Pasco Road Suite 100 Wesley Chapel FL 33544	Seven Oaks Community Development District Stantec 5844 Old Pasco Road Suite 100 Wesley Chapel FL 33544

SCOPE OF WORK

CREATIVE BUILDER SERVICES, INC. d/b/a CREATIVE MAILBOX DESIGNS (HEREINAFTER CALLED "CREATIVE") PROPOSES TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	* QUOTE #167242 Stantec / Seven Oaks Community Development District SIGNS / Contact 352 741 7699; greg.woodcock@stantec.com	\$0.00	\$0.00
1	* QUOTE #167242C Seven Oaks Community Development District SIGNS : Price includes material and installation of (129) signs as described below. REMOVAL IS NOT INCLUDED IN PRICE. : All signs will be comprised of 4" MBLK Fluted Sign posts of the necessary length and be adorned with A-4 Finials and SB-64 Decorative Bases. Subsequent sign faces will have Decorative Square Frames surrounding the sign faces. : Full sign count listed below : 30x30 Yield 12x36 One Way 1 24x30 Keep Right 18x18 Yellow Marker 33 24x30 Speed Limit 30MPH 4 36x36 Yel Ped Walking 12x18 Left Arrow 13 30" Stop 6x36 Oval Street 43 36x12 One Way Right Arrow 6 30" Stop 24x30 Right Turn Only 1 30"x30" Right lane must turn right 3 24x30 30MPH Speed 24x24 No Parking 1 18x24 No Thru traffic 2 30"x30" Yield 3 24x30 Speed Limit 20MPH 11 30"x30" Yield 36x6 oval street 2 24x30 Speed Limit 15 18x18 no parking 18x18 any street 1 36x36 School Speed Limit with up arrow 1 24x30 End School Zone 1 30x30 Triangle Top 2 Ped Walking 18x30 Ahead 1 36x36 No Outlet 1 30x30 Yield 12x36 one way 36x6 oval street 1	\$145,980.49	\$145,980.49

COMPANY INITIALS _____

CUSTOMER INITIALS _____



6422 Harney Rd., Suite F
Tampa FL 33610

accounting@creativemailboxdesigns.com

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Proposal #: 31712

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Page: 2 of 6

SUB TOTAL: \$145,980.49

ESTIMATED SALES TAXES: \$0.00

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF:

TOTAL PROPOSAL AMOUNT: \$145,980.49

The labor, material and equipment required for this job will be furnished by **Creative** for the Total Proposal Amount listed above.

Payment to be made as follows: 50.0% Due Upon Receipt

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price. Our workers are fully covered by Workmen's Compensation insurance. Unless otherwise specified, Contractor's work carries a one (1) year limited workmanship warranty. The Contract Documents consist of this proposal, the terms and conditions and all documents referenced therein are incorporated herein by reference.

This proposal will be subject to withdrawal if not accepted within 30 days.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Respectfully submitted,

**CREATIVE BUILDER SERVICES, INC.
d/b/a CREATIVE MAILBOX DESIGNS**

Signature: _____

By: _____

Date: _____

Date: _____

TERMS AND CONDITIONS

- General.** This proposal is subject to change without notice and is automatically withdrawn on the 30th day following its date of issue if not accepted in writing and a copy of this proposal returned to **Creative Builder Services, Inc. d/b/a Creative Mailbox Designs** ("Contractor"). If Customer cancels the Agreement prior to the start of work, Customer is liable for 25% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. Customer and Contractor agree that this amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or cancel this Agreement prior to work start to be performed in the event the cost to complete the work varies from the initial standard pricing due to a typographical, mathematical or tax calculation error, or the proposal is marked "budget". As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days and (c) singular words include plural and vice versa.
- Insurance.** Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance required by law.
- Access.** Customer agrees to provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure.
- Consent to Use of Images.** Customer agrees to allow Contractor to use images of work product provided to customer in promotional materials.

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Page: 3 of 6

5. **Site Conditions.** Should concealed or unknown conditions in an existing structure or installation site be at variance with conditions indicated in the description of the work to be performed from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement, the Agreement price shall be equitably adjusted upon notice thereof from the Contractor to the Customer.
6. **Payment Terms.** Creative requires a deposit (as outlined above) to begin work. Payment of the balance is due upon completion of the scope of work, unless payment terms have been previously established. By signing this Agreement, Customer gives Contractor the right to obtain a credit check on the signatory. Contractor reserves the right to require a deposit of 50%, and Customer hereby agrees to waive the requirements of Florida Statute 489.126. Customer agrees to pay interest of 1 1/2 % per month (ANNUAL PERCENTAGE RATE OF 18%), unless otherwise required by law, on the balance of any unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. At Contractor's sole discretion, Contractor may accept payments over time. If payments are accepted over time, Customer agrees that Contractor may lien the property for the amounts unpaid as of the date the lien is recorded, and Customer is liable for all costs associated with the creation and filing of the lien. Once all amounts are paid in full, the lien shall be released. Customer shall not withhold any part of the Agreement amount for which payment is due under the Agreement. The total Agreement price, including the charges for changes/extras, shall be payable to Contractor in accordance with the agreed upon terms. If there is an increase in the price of the products charged to the Contractor in excess of 5% subsequent to making this proposal/contract, the price set forth in this proposal/contract shall be increased without the need for a written change order or amendment to the contract to reflect the price increase and additional direct cost to the Contractor. Contractor will submit written documentation of the increased charges to the Customer. The failure of Customer to make proper payment to Contractor when due shall entitle Contractor, at its discretion, to suspend all work, shipments and/or warranties until full payment is made or terminate this contract. The contract sum shall be increased by the amount of contractor's reasonable costs of shut-down delay and start-up.
7. **Restrictions and Requirements.** In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or differ materially from that generally recognized as inherent in work of the character provided for in this Agreement, all extra cost for Contractor's labor and materials shall be the sole obligation of the Customer. It shall be the sole obligation of the Customer to determine the existence of restrictions contained in deeds, subdivision or neighborhood regulations which might relate to or restrict the improvements under this Agreement. Contractor shall have no liability or responsibility for any such non-conformity with such restrictions/requirements. Contractor shall be entitled to payment from Customer of all sums due hereunder notwithstanding any injunction/prohibition against the work as a result of any violation of such restriction/requirement.
8. **Customer Protection of Property.** Due to the nature of the construction to be done at Customer's request, the Customer takes sole responsibility for any damage done to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, landscaping, appurtenances, person(s) or real or personal property at the job location. Contractor is not liable for damage to person or property caused by nails, and Customer agrees that it will take the appropriate precautions to avoid said damage. Unless otherwise specified, there is no specific completion date. However, Contractor will perform the work hereunder within a reasonable time and in a workmanlike manner. The cost for testing/abatement for asbestos is the sole responsibility of the Customer.
9. **Indemnification.** For and in consideration of \$10 given by Contractor to Customer and already reflected in the Agreement price, the Customer shall defend, indemnify, and hold the Contractor, its officers, directors, agents, and employees (individually "indemnitee," collectively, the "indemnitees") harmless from and against any and all claims, demands, losses, damages, liabilities, expenses, or costs, including reasonable attorney's fees, costs and expenses of investigation, penalties, interest and amounts paid in settlement (collectively "Losses") incurred or to be incurred by Contractor, arising out of, relating to, or resulting from (1) personal injury, (2) wrongful death, or (3) property damages; including claims for those damages caused partly or wholly as a result of the negligence or wrongful acts of any of the indemnitees if the damages claimed relate to or arise out of, or are connected with the Agreement or the actions necessary to perform same. The Customer's duty under this provision is limited to a total of ONE MILLION AND NO/100 (\$1,000,000) DOLLARS for all damages, including costs and attorney's fees per occurrence for any single claim or suit. The parties also agree that this provision satisfies the requirements of Florida Statute §725.06 so that the indemnification provisions are valid and binding upon Customer.
10. **Choice of Law, Venue and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be **Hillsborough County, Florida**, unless the parties agree otherwise. Should Contractor employ an attorney to institute litigation or arbitration to enforce any of the provisions hereof, to protect its interest in any matter arising out of or related to this Agreement, Contractor shall be entitled to recover from the Customer all of its attorney's fees and costs/expenses incurred therein, including attorney's fees, and costs/expenses incurred at mediation, administrative, appellate or bankruptcy proceedings.
11. **Waiver of Jury Trial.** **THE PARTIES KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.**
12. **Damage Limitation.** In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.
13. **Warranties.** Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees if any, provided under the Agreement are solely for the original Customer and are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory.
14. **Claims.** It is Customer's duty to notify Contractor in writing within 3 days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.
15. **Acts of God.** Contractor shall not be liable for any damage, whether actual or consequential, or claim arising out of or relating to Acts of God, accidents, civil disturbances, delays in obtaining materials, delays in transportation, fires, weather conditions, strikes, war or other causes beyond Contractor's reasonable control, including delays caused

COMPANY INITIALS _____

CUSTOMER INITIALS _____



6422 Harney Rd., Suite F
Tampa FL 33610

accounting@creativemailboxdesigns.com

PROPOSAL

Proposal #: 31712

Proposal Date: 10/31/23
Customer #: CRM023878
Page: 4 of 6

by any act or neglect of Customer, by any separate contractor employed by the Customer, or by changes ordered by the Customer in the work. Customer shall obtain prior to construction fire, tornado, flood, builder's risk and other necessary insurance for this project.

16. **Disclaimer.** Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies ("Claims") pertaining to Mold, including Claims arising out or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties.
17. **Working Hours.** The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours if required by Customer.
18. **Materials.** All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Contractor is not responsible for the actual verification of technical specifications of product manufacturers, i.e., R value, ASTM or UL compliance, but rather the materials used are represented as such by the manufacturer.
19. **Construction and Interpretation.** Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. Customer acknowledges that it has read/agreed to all incorporated documents and exhibits.

ACCEPTED BY: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

SALESPERSON: Corey Tappan

DATE: _____

Creative Mailbox Designs
6422 Harney Rd, Suite F
Tampa, Florida 33610
Phone - 813.818.7100
Fax - 813.330.3309

COMPANY INITIALS _____

CUSTOMER INITIALS _____



6422 Harney Rd., Suite F
Tampa FL 33610

accounting@creativemailboxdesigns.com

DEPOSIT INVOICE

Invoice #: DP31712

Inv Date: 10/31/23
Customer #: CRM023878
Page: 5 of 6

SOLD TO:	JOB LOCATION:
Seven Oaks Community Development District Stantec 5844 Old Pasco Road Suite 100 Wesley Chapel FL 33544	Seven Oaks Community Development District Stantec 5844 Old Pasco Road Suite 100 Wesley Chapel FL 33544

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		Corey Tappan	10/31/23	50.0% Due Upon Receipt	02/01/24

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	* QUOTE #167242 Stantec / Seven Oaks Community Development District SIGNS / Contact 352 741 7699; greg.woodcock@stantec.com	\$0.00	\$0.00
1	* QUOTE #167242C Seven Oaks Community Development District SIGNS : Price includes material and installation of (129) signs as described below. REMOVAL IS NOT INCLUDED IN PRICE. : All signs will be comprised of 4" MBLK Fluted Sign posts of the necessary length and be adorned with A-4 Finials and SB-64 Decorative Bases. Subsequent sign faces will have Decorative Square Frames surrounding the sign faces. : Full sign count listed below : 30x30 Yield 12x36 One Way 1 24x30 Keep Right 18x18 Yellow Marker 33 24x30 Speed Limit 30MPH 4 36x36 Yel Ped Walking 12x18 Left Arrow 13 30" Stop 6x36 Oval Street 43 36x12 One Way Right Arrow 6 30" Stop 24x30 Right Turn Only 1 30"x30" Right lane must turn right 3 24x30 30MPH Speed 24x24 No Parking 1 18x24 No Thru traffic 2 30"x30" Yield 3 24x30 Speed Limit 20MPH 11 30"x30" Yield 36x6 oval street 2 24x30 Speed Limit 15 18x18 no parking 18x18 any street 1 36x36 School Speed Limit with up arrow 1 24x30 End School Zone 1 30x30 Triangle Top 2 Ped Walking 18x30 Ahead 1 36x36 No Outlet 1 30x30 Yield 12x36 one way 36x6 oval street 1	\$145,980.49	\$145,980.49
		PLEASE PAY THIS DEPOSIT AMOUNT:	Continued



6422 Harney Rd., Suite F
Tampa FL 33610

accounting@creativemailboxdesigns.com

DEPOSIT INVOICE

Invoice #: DP31712

Inv Date: 10/31/23
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Seven Oaks Community Development District Stantec 5844 Old Pasco Road Suite 100 Wesley Chapel FL 33544	Seven Oaks Community Development District Stantec 5844 Old Pasco Road Suite 100 Wesley Chapel FL 33544

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		Corey Tappan	10/31/23	50.0% Due Upon Receipt	02/01/24

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
		SUB TOTAL	\$145,980.49
	* INDICATES TAXABLE ITEM	ESTIMATED SALES TAXES	\$0.00
	TOTAL PROPOSAL AMOUNT		\$145,980.49
	*** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***		
		PLEASE PAY THIS DEPOSIT AMOUNT:	\$72,990.25

Tab 3

Seven Oaks Field Operations Update

CDD Meeting 11/08/23

Landscape:

- New annuals have been planted. Next rotations will be in February and June.
- Median landscape upgrades currently underway from clock tower to clubhouse.

Sidewalks / Nature Trail:

- Should CDD install sidewalk drains?
- Sidewalk trip hazard repairs are scheduled for numerous locations.
- Nature Trail trip hazard repairs are currently underway.

Clubhouse:

- Painting of the interior and front exterior columns.
- Repairs and painting of café and office ceilings.
- Painting of clubhouse manager's office and restroom doors

Playgrounds:

- New playgrounds for Willowstone, Lakeside, and Stonecreek have been ordered from manufacturer. 6-8 week lead time for delivery. As before, will start demolition of old playgrounds a couple of weeks before delivery.
- New ADA compliant mulch has been ordered for all other playgrounds.
- New playground proposals for clubhouse.
- Lighting the new playground at the clubhouse?

Tab 4

November 2023

Upcoming Community Events and Planning

Thanksgiving Bingo, Game Day, Holiday Movie on the Lawn, Teddy Bear Picnic, Dinner with Santa Holiday Party, Storytime, Mystery Dinner Show, World Culture Day and Café Specials

Replacement of Awnings

All Cabana awnings should be replaced by mid-November

Re-Strap Patio Furniture

Pending a pick-up date

Pool and Café Inspections

Both inspections met standards

New Patio Furniture

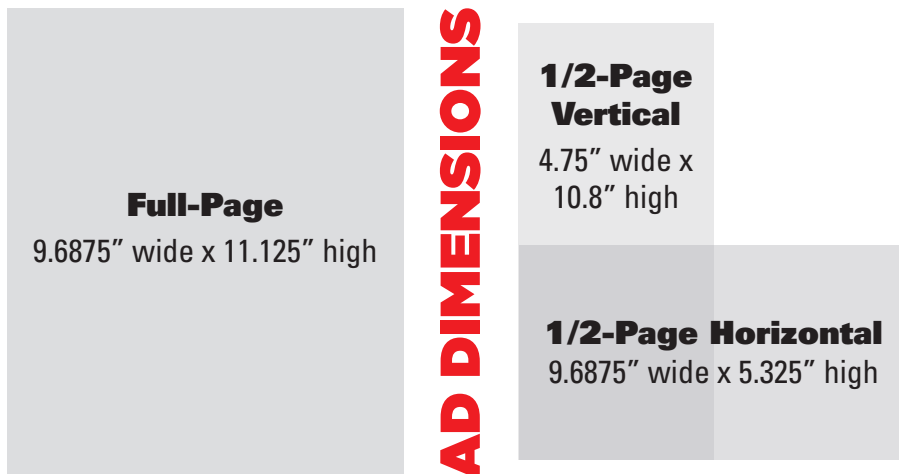
In the process of receiving proposals

New Treadmills

Will be on order this week. Waiting on an E-verify

Tab 5

2023 Rate Card & Ad Dimensions



Full Page - Ad Rates

1-6 Issues
\$1,300 Per Issue / Per Publication

7 Issues
\$1,200 Per Issue / Per Publication
TOTAL CONTRACT COST: \$8,400
YOU SAVE \$700 for 7 issues
Includes: **1 Business Feature Story**

13 Issues
\$1,000 Per Issue / Per Publication
TOTAL CONTRACT COST: \$13,000
YOU SAVE \$3,900 for 13 issues
Includes: **1 Business Feature Story AND 1 Business Spotlight Story**

1/2 Page - Ad Rates

1-6 Issues
\$750 Per Issue / Per Publication

7 Issues
\$650 Per Issue / Per Publication
TOTAL CONTRACT COST: \$4,550
YOU SAVE \$700 for 7 issues
Includes: **1 Business Feature Story**

13 Issues
\$600 Per Issue / Per Publication
TOTAL CONTRACT COST: \$7,800
YOU SAVE \$1,950 for 13 issues
Includes: **1 Business Feature Story**

2023 Rate Card SPECIALS

- **Guaranteed Placement in 1st 20 pages:** \$50 per ad
- **Guaranteed Placement on right-hand-read (odd #) page:** \$100 per ad (always in 1st 20 pages included)
- **There is no longer a discount for Auto-Pay or for advertising in both markets.**
- **All New Advertisers must be on either Auto-Pay or Pre-Pay**
- **Prepayment Discount - 10% off the rate card cost** (when prepaying your entire 7-, 13- or 26-issue agreement ONLY)

**2023 Rate Card
& Ad Dimensions****AD DIMENSIONS****1/4-Page
Vertical**4.75" wide x
5.325" high**1/4-Page Banner**

9.6875" wide x 2.6" high

AD DIMENSIONS**1/8-Page**4.75" wide x
2.6" high**AD DIMENSIONS****1/16-Page
Vertical**2.35" wide
x 2.6" high**1/16-Page
Horiz.**

4.75" wide x 1.25" high

1/4 Page - Ad Rates**1-6** Issues**\$425** Per Issue / Per Publication**7** Issues**\$375** Per Issue / Per Publication

TOTAL CONTRACT COST: \$2,625

YOU SAVE \$350
for 7 issues

Includes:

1 Business Feature Story**1/8 Page - Ad Rates****1-6** Issues**\$300** Per Issue / Per Publication**7** Issues**\$275** Per Issue / Per Publication

TOTAL CONTRACT COST: \$1,925

YOU SAVE \$175
for 7 issues

Includes:

1 Business Feature Story**1/16 Page - Ad Rates****1-6** Issues**\$175** Per Issue / Per Publication**7** Issues**\$150** Per Issue / Per Publication

TOTAL CONTRACT COST: \$1,050

YOU SAVE \$175
for 7 issues

Includes:

1 Business Spotlight Story**13** Issues**\$350** Per Issue / Per Publication

TOTAL CONTRACT COST: \$4,550

YOU SAVE \$975
for 13 issues

Includes:

1 Business Feature Story**13** Issues**\$250** Per Issue / Per Publication

TOTAL CONTRACT COST: \$3,250

YOU SAVE \$650
for 13 issues

Includes:

1 Business Feature Story**13** Issues**\$125** Per Issue / Per Publication

TOTAL CONTRACT COST: \$1,625

YOU SAVE \$650
for 13 issues

Includes:

1 Business Spotlight Story**Neighborhood News Print Edition Facts:**

- The **Neighborhood News** has been the Direct-Mail Primary Source of News & Information for & about **New Tampa & Wesley Chapel** since **1993!**
- The **Neighborhood News** has been owned & edited by **Gary Nager** since **February 1994!**
- There are **NO** other **Neighborhood News** publications in the Tampa Bay area!
- We direct-mail 13 issues per year to **every** home, apartment & business in **New Tampa** (zip code **33647**), with a **direct-mail** circulation of **29,300 residences & businesses & 75,000+ people!**
- We direct-mail 13 separate issues per year to **30,600 residences & businesses & 85,000+ people** in **Wesley Chapel** (zip codes **33543, 33544 & 33545**)!
- See our complete **2023 Print Deadline Calendar** on the next attached page.

2023 Print Advertising

Deadlines & Mailbox Dates

New Tampa			Wesley Chapel		
NTNN Issue #	All Ads FINAL DEADLINE	In Mailboxes (Cover Date)	WCNN Issue #	All Ads FINAL DEADLINE	In Mailboxes (Cover Date)
25-22	Dec 1, 2022	Dec 13, 2022	26-23	Dec 15, 2022	Dec 27, 2022
1-23	Dec 29, 2022	Jan 10, 2023	2-23	Jan 12, 2023	Jan 24, 2023
3-23	Jan 26	Feb 7	4-23	Feb 9	Feb 21
5-23	Feb 23	Mar 7	6-23	Mar 9	Mar 21
7-23	Mar 23	Apr 4	8-23	Apr 6	Apr 18
9-23	Apr 20	May 2	10-23	May 4	May 16
11-23	May 18	May 30	12-23	June 1	June 13
13-23	June 15	June 27	14-23	June 29	July 11
15-23	July 13	July 25	16-23	July 27	Aug 8
17-23	Aug 10	Aug 22	18-23	Aug 24	Sept 5
19-23	Sept 7	Sept 19	20-23	Sept 21	Oct 3
21-23	Oct 5	Oct 17	22-23	Oct 19	Oct 31
23-23	Nov 2	Nov 14	24-23	Nov 16	Nov 28
25-23	Nov 30	Dec 12	26-23	Dec 14	Dec 26

2023 PREVIEW ISSUES

Tampa Pre-Election Issues — 1-23 & 3-23 (New Tampa)
Valentine's Day — 2-23 (Wesley Chapel); 3-23 (New Tpa)
St. Patrick's Day — 4-23 (WC); 5-23 (NT)
Passover/Easter — 6-23 (WC); 7-23 (NT)
Cinco de Mayo/Mother's Day — 8-23 (WC); 9-23 (NT)
Memorial Day — 9-23 (NT); 10-23 (WC)
Father's Day — 11-23 (NT); 12-23 (WC)

Independence Day — 12-23 (WC); 13-23 (NT)
Back to School — 15-23 (NT); 16-23 (WC)
Labor Day/Football Preview — 16-23 (WC); 17-23 (NT)
Pre-Halloween — 20-23 (WC); 21-23 (NT)
Thanksgiving/Black Friday — 22-23 (WC); 23-23 (NT)
Hanukkah/Christmas — 24-23 (WC); 25-23 (NT)
Year in Review Issue — 26-23 (WC); 1-24 (NT)

REASONS TO ADVERTISE IN THE *NEIGHBORHOOD NEWS*

- The *Neighborhood News* has been the all-direct-mail primary source of news & information about New Tampa & Wesley Chapel since 1993 & has been owned & edited by Gary Nager since February 1994!
- We don't charge you a fee to create your ads!
- **Current Direct-Mail Circulation in New Tampa** — 29,300 residences & businesses & 75,000+ people in zip code 33647
- **Current Direct-Mail Circulation in Wesley Chapel** — 30,600 residences & businesses & 85,000+ people in all three Wesley Chapel zip codes (33543, 33544 & 33545)
- All advertisers who sign at least a **7-issue agreement (for 1/8-pg ads or larger)** receive a (print) **Business Feature story** at no additional charge. **If you advertise in both publications, your story runs once in both publications.**
- All of our **print** advertisers are eligible to receive a 1-3-minute **Video Business Feature** for only **\$500!**
- Our website (**NeighborhoodNewsOnline.net**) receives thousands of clicks per day & clickable ads cost only **\$50-\$100 per month!**

Tab 6



Rizzetta & Company

Seven Oaks Community Development District

**Financial Statements
(Unaudited)**

August 31, 2023

Prepared by: Rizzetta & Company, Inc.

sevenoakscdd.com

rizzetta.com

Seven Oaks Community Development District

Balance Sheet

As of 08/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Enterprise Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	788,616	0	0	30,989	819,605	0	0
Investments	1,115,187	4,398,491	816,738	0	6,330,416	0	0
Prepaid Expenses	6,678	0	0	0	6,679	0	0
Refundable Deposits	35,321	0	0	0	35,320	0	0
Fixed Assets	0	0	0	0	0	63,067,564	0
Amount Available in Debt Service	0	0	0	0	0	0	816,738
Amount To Be Provided Debt Service	0	0	0	0	0	0	12,748,262
Total Assets	1,945,802	4,398,491	816,738	30,989	7,192,020	63,067,564	13,565,000
Liabilities							
Accounts Payable	99,222	0	0	1,290	100,512	0	0
Accrued Expenses	25,479	0	0	0	25,479	0	0
Other Current Liabilities	0	0	0	1,121	1,120	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	13,565,000
Total Liabilities	124,701	0	0	2,411	127,112	0	13,565,000
Fund Equity & Other Credits							
Beginning Fund Balance	3,589,474	1,777,134	824,908	30,682	6,222,198	0	0
Investment In General Fixed Assets	0	0	0	0	0	63,067,564	0
Net Change in Fund Balance	(1,768,373)	2,621,357	(8,170)	(2,103)	842,710	0	0
Total Fund Equity & Other Credits	1,821,101	4,398,491	816,738	28,579	7,064,908	63,067,564	0
Total Liabilities & Fund Equity	1,945,802	4,398,491	816,738	30,989	7,192,020	63,067,564	13,565,000

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	100,711	(100,711)
Special Assessments				
Tax Roll	3,583,529	3,583,529	3,613,325	(29,796)
Other Misc. Revenues				
Insurance Proceeds	0	0	24,824	(24,824)
Miscellaneous Revenue	0	0	13,592	(13,592)
Event Rental	0	0	103,434	(103,434)
Total Revenues	<u>3,583,529</u>	<u>3,583,529</u>	<u>3,855,886</u>	<u>(272,357)</u>
Expenditures				
Legislative				
Supervisor Fees	15,000	13,750	13,000	750
Total Legislative	<u>15,000</u>	<u>13,750</u>	<u>13,000</u>	<u>750</u>
Financial & Administrative				
Administrative Services	9,700	8,892	8,892	0
District Management	44,025	40,356	40,548	(193)
District Engineer	32,000	29,333	56,970	(27,635)
Disclosure Report	2,000	2,000	2,000	0
Trustees Fees	10,000	10,000	10,506	(506)
Assessment Roll	5,250	5,250	5,250	0
Financial & Revenue Collections	5,250	4,813	4,813	0
Tax Collector/Property Appraiser Fees	150	150	150	0
Accounting Services	28,500	26,125	26,125	0
Auditing Services	4,950	4,950	4,950	0
Arbitrage Rebate Calculation	1,000	917	1,350	(433)
Public Officials Liability Insurance	4,408	4,408	3,948	460
Legal Advertising	3,000	2,750	1,596	1,154
Dues, Licenses & Fees	2,000	1,833	2,305	(472)
Website Hosting, Maintenance, Backup & Email	3,158	3,023	4,753	(1,730)
Total Financial & Administrative	<u>155,391</u>	<u>144,800</u>	<u>174,155</u>	<u>(29,355)</u>
Legal Counsel				
District Counsel	50,000	45,833	63,535	(17,702)
Litigation / Mediation	50,000	45,833	9,840	35,993
Total Legal Counsel	<u>100,000</u>	<u>91,666</u>	<u>73,375</u>	<u>18,291</u>
Law Enforcement				
Off Duty Deputy	4,664	4,276	4,381	(106)

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	4,664	4,276	4,381	(106)
Security Operations				
Security Monitoring Services	4,000	3,666	2,601	1,066
Total Security Operations	4,000	3,666	2,601	1,066
Electric Utility Services				
Utility - Recreation Facilities	70,000	64,167	66,088	(1,922)
Utility - Street Lights	250,000	229,167	228,021	1,146
Utility - Irrigation & Landscape Lighting	40,000	36,666	37,836	(1,169)
Total Electric Utility Services	360,000	330,000	331,945	(1,945)
Gas Utility Service				
Utility Services	600	550	503	47
Total Gas Utility Service	600	550	503	47
Garbage/Solid Waste Control Services				
Solid Waste Assessment	9,000	9,000	8,501	498
Garbage - Recreation Facility	5,000	4,583	7,640	(3,056)
Total Garbage/Solid Waste Control Services	14,000	13,583	16,141	(2,558)
Water-Sewer Combination Services				
Utility Services	37,000	33,917	24,871	9,046
Utility - Reclaimed	30,000	27,500	24,424	3,076
Utility - Fountains	1,000	917	562	354
Total Water-Sewer Combination Services	68,000	62,334	49,857	12,476
Stormwater Control				
Aquatic Maintenance	53,400	48,950	53,936	(4,986)
Lake/Pond Bank Maintenance & Repair	50,000	45,833	12,330	33,503
Stormwater Assessments	6,000	6,000	6,080	(80)
Stormwater System Maintenance	10,000	9,167	1,800	7,367
Total Stormwater Control	119,400	109,950	74,146	35,804
Other Physical Environment				
Employee - Salaries	274,494	251,620	178,517	73,102
Employee - Payroll Taxes	20,000	18,333	13,655	4,679
Employee - Workers Comp Insurance	26,000	26,000	10,601	15,399
General Liability & Property Insurance	30,481	30,481	30,135	346
Entry & Walls Maintenance & Repair	4,000	3,667	0	3,667
Landscape Maintenance	838,803	768,902	803,845	(34,942)
Irrigation Maintenance & Repair	15,000	13,750	42,331	(28,582)
Ornamental Lighting & Maintenance	4,000	3,667	201	3,466
Pressure Washing	53,000	48,583	52,500	(3,917)
Tree Trimming Services	200,000	183,333	231,205	(47,872)

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Landscape Replacement Plants, Shrubs, Trees	150,000	137,500	104,031	33,470
Landscape - Annuals/Flowers	220,000	201,667	129,295	72,371
Community Park Equipment	25,000	22,916	18,995	3,922
Holiday Decorations	30,000	27,500	31,056	(3,556)
Clock Tower Maintenance	30,000	27,500	28,186	(686)
Miscellaneous Expense	10,000	9,167	3,330	5,836
Total Other Physical Environment	1,930,778	1,774,587	1,677,883	96,703
Road & Street Facilities				
Sidewalk Maintenance & Repair	50,000	45,833	11,100	34,734
Street Sign Repair & Replacement	10,000	9,167	2,731	6,435
Roadway Repair & Maintenance	50,000	45,833	53,834	(8,000)
Total Road & Street Facilities	110,000	100,833	67,665	33,169
Parks & Recreation				
Employee - Salaries	323,247	296,310	266,387	29,923
Employee - Payroll Taxes	20,000	18,333	20,374	(2,041)
Telephone, Internet, Cable	7,000	6,417	10,666	(4,249)
Pest Control	750	687	450	238
Furniture Repair & Replacement	15,000	13,750	6,225	7,525
Slide Maintenance Contract	9,800	8,983	1,300	7,683
Facility Supplies	6,000	5,500	7,008	(1,509)
Pool Service Contract	89,829	82,343	80,998	1,346
Fountain Service Repair & Maintenance	10,000	9,167	11,889	(2,723)
Maintenance & Repairs	40,000	36,667	53,518	(16,851)
Vehicle Maintenance	10,000	9,166	6,214	2,953
Clubhouse Janitorial Services	45,000	41,250	39,601	1,648
Pool Repair & Maintenance	15,000	13,750	14,711	(960)
Access Control Maintenance, Repair, Sup- plies	1,806	1,656	5,750	(4,095)
Storage Shed	3,264	2,992	2,992	0
Tennis Court Maintenance & Supplies	45,000	41,250	19,371	21,879
Athletic Court/Field/Playground Maint.	14,000	12,833	17,864	(5,030)
Miscellaneous Expense	12,000	11,000	31,810	(20,810)
Fitness Equipment Maintenance & Repair	3,000	2,750	5,562	(2,812)
Office Supplies	6,000	5,500	3,485	2,015
Total Parks & Recreation	676,696	620,305	606,175	14,130
Special Events				
Special Events	25,000	22,916	32,431	(9,515)
Total Special Events	25,000	22,916	32,431	(9,515)
Total Expenditures	3,583,529	3,293,216	3,124,259	168,958

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>290,313</u>	<u>731,627</u>	<u>(441,314)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	<u>0</u>	<u>0</u>	<u>(2,500,000)</u>	<u>2,500,000</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(2,500,000)</u>	<u>2,500,000</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>3,589,474</u>	<u>(3,589,474)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>290,313</u>	<u>1,821,101</u>	<u>(1,530,788)</u>

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	134,687	(134,687)
Special Assessments				
Tax Roll	350,942	350,942	350,942	0
Total Revenues	<u>350,942</u>	<u>350,942</u>	<u>485,629</u>	<u>(134,687)</u>
Expenditures				
Contingency				
Capital Reserve	350,942	350,942	366,285	(15,344)
Total Contingency	<u>350,942</u>	<u>350,942</u>	<u>366,285</u>	<u>(15,344)</u>
Total Expenditures	<u>350,942</u>	<u>350,942</u>	<u>366,285</u>	<u>(15,344)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>119,344</u>	<u>(119,344)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	2,500,000	(2,500,000)
Other Costs				
Unrealized Gain/Loss on Investments	0	0	2,013	(2,013)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>2,502,013</u>	<u>(2,502,013)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,777,134</u>	<u>(1,777,134)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>4,398,491</u>	<u>(4,398,491)</u>

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,004	(9,004)
Special Assessments				
Tax Roll	564,087	564,087	567,752	(3,665)
Total Revenues	<u>564,087</u>	<u>564,087</u>	<u>576,756</u>	<u>(12,669)</u>
Expenditures				
Debt Service				
Interest	116,087	116,087	118,975	(2,889)
Principal	448,000	448,000	452,000	(4,000)
Total Debt Service	<u>564,087</u>	<u>564,087</u>	<u>570,975</u>	<u>(6,889)</u>
Total Expenditures	<u>564,087</u>	<u>564,087</u>	<u>570,975</u>	<u>(6,889)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>5,781</u>	<u>(5,781)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>167,442</u>	<u>(167,442)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>173,223</u>	<u>(173,223)</u>

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	26,649	(26,649)
Special Assessments				
Tax Roll	925,434	925,434	932,388	(6,954)
Total Revenues	<u>925,434</u>	<u>925,434</u>	<u>959,037</u>	<u>(33,603)</u>
Expenditures				
Debt Service				
Interest	325,434	325,434	317,988	7,446
Principal	600,000	600,000	655,000	(55,000)
Total Debt Service	<u>925,434</u>	<u>925,434</u>	<u>972,988</u>	<u>(47,554)</u>
Total Expenditures	<u>925,434</u>	<u>925,434</u>	<u>972,988</u>	<u>(47,554)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(13,951)</u>	<u>13,951</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>643,514</u>	<u>(643,514)</u>

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	31,100	31,100	31,100	0
Club Revenues				
Cafe Revenue	60,000	60,000	64,547	(4,547)
Total Revenues	91,100	91,100	95,647	(4,547)
Expenditures				
Parks & Recreation				
Supplies	3,300	3,025	4,340	(1,316)
Employee - Salaries	40,000	36,667	34,127	2,540
Employee - Payroll Taxes	3,750	3,437	2,610	827
Employee - Workers Comp Insurance	3,750	3,750	0	3,750
Cafe Miscellaneous Expense	1,600	1,467	839	628
Maintenance & Repairs	1,700	1,558	2,537	(979)
Food	23,000	21,083	25,851	(4,768)
Beverages	11,000	10,084	11,799	(1,715)
Equipment	3,000	2,750	15,648	(12,898)
Total Parks & Recreation	91,100	83,821	97,751	(13,931)
Total Expenditures	91,100	83,821	97,751	(13,931)
 Total Excess of Revenues Over(Under) Expenditures	 0	 7,279	 (2,104)	 9,383
 Fund Balance, Beginning of Period	 0	 0	 30,683	 (30,683)
 Total Fund Balance, End of Period	 0	 7,279	 28,579	 (21,300)

Seven Oaks CDD
Investment Summary
August 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2023</u>
FLCLASS	Average Monthly Yield 5.43%	\$ 1,115,187
Total General Fund Investments		\$ 1,115,187
FLCLASS	Average Monthly Yield 5.43%	\$ 3,350,290
FLCLASS Enhanced Cash	Average Monthly Yield 5.23%	1,048,201
Total Reserve Fund Investments		\$ 4,398,491
US Bank Series 2016A Revenue	First American Government Obligation Fund Class Y	\$ 71,579
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	4,039
US Bank Series 2016B Revenue	First American Government Obligation Fund Class Y	106,547
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	2,424
US Bank Series 2021 Revenue	First American Government Obligation Fund Class Y	59,941
US Bank Series 2021 Reserve	First American Government Obligation Fund Class Y	112,612
US Bank Series 2021 Prepayment	First American Government Obligation Fund Class Y	671
Total Debt Service Fund Investments		\$ 816,738

**Seven Oaks Community Development District
Summary A/P Ledger
From 08/1/2023 to 08/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
730, 2677					
730 General Fund	08/31/2023	Andrew P Mendenhall	AM083123	Board of Supervisors Meeting 08/31/23	200.00
730 General Fund	08/28/2023	Beeman Stan Roberts, 8103 LLC		Bee Removal 08/23	650.00
730 General Fund	08/23/2023	Bhive Awards	145839	2 Insert Plates 08/23	30.76
730 General Fund	08/24/2023	Cintas Corporation	4165705679	Cleaning Supplies 08/23	164.37
730 General Fund	08/15/2023	Cintas Corporation	1904193955	Cleaning Supplies 08/23	200.00
730 General Fund	08/15/2023	Cintas Corporation	1904193961	Cleaning Supplies 08/23	100.00
730 General Fund	08/04/2023	CMH Exteriors LLC	108004	Tree & Palm Removal 08/23	8,750.00
730 General Fund	08/01/2023	Complete IT Corp	11161	Network Equipment & Installation Labor 06/23	4,564.90
730 General Fund	08/23/2023	Ewing Irrigation Products Inc.	011700837	Irrigation Supplies 08/23	598.69
730 General Fund	08/15/2023	Ewing Irrigation Products Inc.	011667072	Irrigation Supplies 08/23	3.81
730 General Fund	08/01/2023	Fast Signs of Wesley Chapel	2160-6983B	Remaining Balance - Gate Installation 05/23	1,034.83
730 General Fund	08/09/2023	Frontier Florida, LLC	813-994-3055-060923	Telephone, Internet Cable 08.23	109.98
730 General Fund	08/10/2023	Full Vessel Inc.	458	Wine Beer Bar Svs 10/23	449.00
730 General Fund	08/15/2023	Integrated Irrigation Services	1273	Irrigation repairs 08/23	315.00
730 General Fund	08/15/2023	Integrated Irrigation Services	1272	Repairs at Entry Roundabout Edinfield Villas 08/23	400.00
730 General Fund	08/31/2023	John Christensen	JC083123	Board of Supervisors Meeting 08/31/23	200.00
730 General Fund	08/31/2023	Jon Tomsu	JY083123	Board of Supervisors Meeting 08/31/23	200.00
730 General Fund	08/21/2023	Juniper Landscaping of Florida, LLC	226837	Maintenance Contract 08/23	17,020.00
730 General Fund	08/01/2023	Juniper Landscaping of Florida, LLC	223219	Flowers for July 07/23	20,050.00
730 General Fund	08/30/2023	Juniper Landscaping of Florida, LLC	227728	Plant Material 08/23	2,114.00
730 General Fund	08/23/2023	Lee Electric, Inc.	230546	Commercial Service 08/23	1,139.00
730 General Fund	08/23/2023	Lee Electric, Inc.	230454	Commercial Service 08/23	1,355.00
730 General Fund	08/23/2023	Lee Electric, Inc.	230547	Commercial Service 08/23	455.00
730 General Fund	08/22/2023	Pasco County Utilities	Pasco Water Summary 08/23 ACH	Pasco Water Summary 08/23	40.02
730 General Fund	08/22/2023	Pasco County Utilities	Pasco Water Summary 08/23 ACH	Pasco Water Summary 08/23	2,664.56
730 General Fund	08/22/2023	Pasco County Utilities	Pasco Water Summary 08/23 ACH	Pasco Water Summary 08/23	1,266.75
730 General Fund	08/31/2023	Sean Grace	SG083123	Board of Supervisors Meeting 08/31/23	200.00
730 General Fund	08/29/2023	Straley Robin Vericker	23530	General Legal Services 08/23	4,888.13
730 General Fund	08/18/2023	Verizon Wireless	9942283077	Account # 242034931-00001 Monthly Charge for John G. 08/23	49.39
730 General Fund	08/25/2023	Withlacoochee River Electric Cooperative, Inc.	WREC Summary 08/23 730	Electric Summary 08/23 730	20,388.33
730 General Fund	08/25/2023	Withlacoochee River Electric Cooperative, Inc.	WREC Summary 08/23 730	Electric Summary 08/23 730	4,003.41
730 General Fund	08/25/2023	Withlacoochee River	WREC Summary	Electric Summary	5,616.99

Seven Oaks Community Development District
Summary A/P Ledger
From 08/1/2023 to 08/31/2023

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
		Electric Cooperative, Inc.	08/23 730	08/23 730	
Sum for 730, 2677					99,221.92
730, 2682					
730 Enterprise Fund	08/15/2023	FCS, Inc.	632698	Recycling Waste 08/23	350.00
730 Enterprise Fund	08/24/2023	Sysco Food Services West Coast Florida, Inc.	537661634	Food/Beverages/Fuel 08/23	5.90
730 Enterprise Fund	08/24/2023	Sysco Food Services West Coast Florida, Inc.	537661634	Food/Beverages/Fuel 08/23	132.58
730 Enterprise Fund	08/24/2023	Sysco Food Services West Coast Florida, Inc.	537661634	Food/Beverages/Fuel 08/23	475.63
730 Enterprise Fund	08/24/2023	Sysco Food Services West Coast Florida, Inc.	537661634	Food/Beverages/Fuel 08/23	326.32
Sum for 730, 2682					1,290.43
Sum for 730					100,512.35
Sum Total					100,512.35

**Seven Oaks Community Development District
Notes to Unaudited Financial Statements
August 31, 2023**

Balance Sheet

1. Trust statement activity has been recorded through 08/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 7



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

October 12, 2023

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

Seven Oaks Community Development District (Pasco County, Florida)
\$4,540,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016A-1 and
\$335,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016A-2
("Bonds")

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended September 28, 2023 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of September 28, 2023.

The next annual arbitrage rebate calculation date is September 28, 2024. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

Seven Oaks Community Development District

*Seven Oaks Community Development District (Pasco
County, Florida) \$4,540,000 Senior Special Assessment
Revenue Refunding Bonds, Series 2016A-1 and
\$335,000 Subordinate Special Assessment Revenue
Refunding Bonds, Series 2016A-2*

For the period ended September 28, 2023



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

October 12, 2023

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

Re: Seven Oaks Community Development District (Pasco County, Florida)
\$4,540,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016A-1 and
\$335,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016A-2 ("Bonds")

Seven Oaks Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended September 28, 2023 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(27,522.70) at September 28, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 2.2035%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Seven Oaks Community Development District

October 12, 2023

\$4,540,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016A-1 and

\$335,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016A-2

For the period ended September 28, 2023

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is September 29, 2016.
2. The end of the first Bond Year for the Bonds is September 28, 2017.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Seven Oaks Community Development District

October 12, 2023

\$4,540,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016A-1 and

\$335,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016A-2

For the period ended September 28, 2023

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds are being issued for the purpose of providing funds, together with other legally available moneys of the District, to (i) defease for retirement on November 1, 2016, the earliest redemption date, all of the Issuer's outstanding Special Assessment Revenue Bonds, Series 2003A (the Refunded Bonds); (ii) fund the Series 2016A-1 Reserve Account and the Series 2016A-2 Reserve Account in amounts which equal the applicable Reserve Account Requirement; and (iii) pay costs associated with the issuance of the Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Seven Oaks Community Development District

October 12, 2023

\$4,540,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016A-1 and

\$335,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016A-2

For the period ended September 28, 2023

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Seven Oaks Community Development District

October 12, 2023

\$4,540,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016A-1 and

\$335,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016A-2

For the period ended September 28, 2023

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Seven Oaks Community Development District

October 12, 2023

\$4,540,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016A-1 and

\$335,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016A-2

For the period ended September 28, 2023

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
\$4,540,000 SENIOR SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016A-1 AND
\$335,000 SUBORDINATE SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016A-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

9 / 29 / 2016 ISSUE DATE
9 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
9 / 28 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 2.2035%	ALLOWABLE EARNINGS
9 / 29 / 2021	BEGINNING BALANCE		0.00	165,221.88	172,613.92	7,392.04
10 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT A-1		0.81	0.00	0.00	0.00
10 / 4 / 2021	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(0.81)	(0.85)	(0.04)
11 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT A-1		0.84	0.00	0.00	0.00
11 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(0.84)	(0.88)	(0.04)
12 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT A-1		0.81	0.00	0.00	0.00
12 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(0.81)	(0.84)	(0.03)
12 / 29 / 2021	DEBT SERVICE RESERVE ACCOUNT A-1		0.58	0.00	0.00	0.00
12 / 30 / 2021	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(0.58)	(0.60)	(0.02)
1 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.84	0.00	0.00	0.00
1 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(0.84)	(0.87)	(0.03)
2 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.84	0.00	0.00	0.00
2 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(0.84)	(0.87)	(0.03)
3 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.77	0.00	0.00	0.00
3 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(0.77)	(0.80)	(0.03)
4 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.84	0.00	0.00	0.00
4 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(0.84)	(0.87)	(0.03)
5 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.81	0.00	0.00	0.00
5 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(0.81)	(0.84)	(0.03)
6 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		40.68	0.00	0.00	0.00
6 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(40.68)	(41.88)	(1.20)
7 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		90.04	0.00	0.00	0.00
7 / 5 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(90.04)	(92.50)	(2.46)
8 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		154.81	0.00	0.00	0.00
8 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(154.81)	(158.78)	(3.97)
9 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		237.44	0.00	0.00	0.00
9 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(237.44)	(243.09)	(5.65)
10 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		269.54	0.00	0.00	0.00
10 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(269.54)	(275.41)	(5.87)
11 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		359.01	0.00	0.00	0.00
11 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(359.01)	(366.21)	(7.20)

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
\$4,540,000 SENIOR SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016A-1 AND
\$335,000 SUBORDINATE SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016A-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

9 / 29 / 2016 ISSUE DATE
9 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
9 / 28 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 2.2035%	ALLOWABLE EARNINGS
12 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		442.06	0.00	0.00	0.00
12 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(442.06)	(450.10)	(8.04)
12 / 21 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.03	0.00	0.00	0.00
12 / 21 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.17	0.00	0.00	0.00
12 / 22 / 2022	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(0.20)	(0.20)	0.00
1 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		503.32	0.00	0.00	0.00
1 / 4 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(503.32)	(511.47)	(8.15)
2 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		534.27	0.00	0.00	0.00
2 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(534.27)	(542.00)	(7.73)
3 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		511.26	0.00	0.00	0.00
3 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(511.26)	(517.71)	(6.45)
4 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		582.63	0.00	0.00	0.00
4 / 4 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(582.63)	(588.83)	(6.20)
5 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		595.44	0.00	0.00	0.00
5 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(595.44)	(600.76)	(5.32)
6 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		647.72	0.00	0.00	0.00
6 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(647.72)	(652.31)	(4.59)
7 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		635.40	0.00	0.00	0.00
7 / 5 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(635.40)	(638.62)	(3.22)
8 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		665.44	0.00	0.00	0.00
8 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(665.44)	(667.71)	(2.27)
9 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		691.42	0.00	0.00	0.00
9 / 5 / 2023	DEBT SERVICE RESERVE ACCOUNT A-1		0.00	(691.42)	(692.39)	(0.97)
9 / 28 / 2023	INTEREST ACCRUAL		628.18	0.00	0.00	0.00
		165,850.06	7,596.00	158,254.06	165,566.53	7,312.47
9 / 29 / 2021	BEGINNING BALANCE		0.00	13,375.00	13,973.40	598.40
10 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT A-2		0.07	0.00	0.00	0.00
10 / 4 / 2021	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(0.07)	(0.07)	0.00
11 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT A-2		0.07	0.00	0.00	0.00
11 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(0.07)	(0.07)	0.00
12 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT A-2		0.07	0.00	0.00	0.00

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
\$4,540,000 SENIOR SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016A-1 AND
\$335,000 SUBORDINATE SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016A-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

9 / 29 / 2016 ISSUE DATE
9 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
9 / 28 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 2.2035%	ALLOWABLE EARNINGS
12 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(0.07)	(0.07)	0.00
12 / 29 / 2021	DEBT SERVICE RESERVE ACCOUNT A-2		0.05	0.00	0.00	0.00
12 / 30 / 2021	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(0.05)	(0.05)	0.00
1 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.07	0.00	0.00	0.00
1 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(0.07)	(0.07)	0.00
2 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.07	0.00	0.00	0.00
2 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(0.07)	(0.07)	0.00
3 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.06	0.00	0.00	0.00
3 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(0.06)	(0.06)	0.00
4 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.07	0.00	0.00	0.00
4 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(0.07)	(0.07)	0.00
5 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.07	0.00	0.00	0.00
5 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(0.07)	(0.07)	0.00
6 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		3.29	0.00	0.00	0.00
6 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(3.29)	(3.39)	(0.10)
7 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		7.29	0.00	0.00	0.00
7 / 5 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(7.29)	(7.49)	(0.20)
8 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		12.53	0.00	0.00	0.00
8 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(12.53)	(12.85)	(0.32)
9 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		19.22	0.00	0.00	0.00
9 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(19.22)	(19.68)	(0.46)
10 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		21.82	0.00	0.00	0.00
10 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(21.82)	(22.30)	(0.48)
11 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		29.06	0.00	0.00	0.00
11 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(29.06)	(29.64)	(0.58)
12 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		35.79	0.00	0.00	0.00
12 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(35.79)	(36.44)	(0.65)
12 / 21 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.01	0.00	0.00	0.00
12 / 22 / 2022	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(0.01)	(0.01)	0.00
1 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		40.74	0.00	0.00	0.00
1 / 4 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(40.74)	(41.40)	(0.66)

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
\$4,540,000 SENIOR SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016A-1 AND
\$335,000 SUBORDINATE SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016A-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

9 / 29 / 2016 ISSUE DATE
9 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
9 / 28 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 2.2035%	ALLOWABLE EARNINGS
2 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		43.25	0.00	0.00	0.00
2 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(43.25)	(43.88)	(0.63)
3 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		41.39	0.00	0.00	0.00
3 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(41.39)	(41.91)	(0.52)
4 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		47.16	0.00	0.00	0.00
4 / 4 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(47.16)	(47.66)	(0.50)
5 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		48.20	0.00	0.00	0.00
5 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(48.20)	(48.63)	(0.43)
6 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		52.43	0.00	0.00	0.00
6 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(52.43)	(52.80)	(0.37)
7 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		51.44	0.00	0.00	0.00
7 / 5 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(51.44)	(51.70)	(0.26)
8 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		53.87	0.00	0.00	0.00
8 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(53.87)	(54.05)	(0.18)
9 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		55.97	0.00	0.00	0.00
9 / 5 / 2023	DEBT SERVICE RESERVE ACCOUNT A-2		0.00	(55.97)	(56.05)	(0.08)
		13,375.00	564.06	12,810.94	13,402.92	591.98
		179,225.06	8,160.06	171,065.00	178,969.45	7,904.45
	ACTUAL EARNINGS		8,160.06			
	ALLOWABLE EARNINGS		7,904.45			
	REBATE REQUIREMENT		255.61			
	FUTURE VALUE OF 9/28/2021 CUMULATIVE REBATE REQUIREMENT		(23,947.76)			
	FUTURE VALUE OF 9/28/2022 COMPUTATION DATE CREDIT		(1,870.55)			
	COMPUTATION DATE CREDIT		(1,960.00)			
	CUMULATIVE REBATE REQUIREMENT		(27,522.70)			



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

October 12, 2023

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

**Seven Oaks Community Development District (Pasco County, Florida)
\$5,950,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016B-1 and
\$1,790,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016B-2
("Bonds")**

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended September 28, 2023 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of September 28, 2023.

The next annual arbitrage rebate calculation date is September 28, 2024. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

Seven Oaks Community Development District

*Seven Oaks Community Development District (Pasco
County, Florida) \$5,950,000 Senior Special Assessment
Revenue Refunding Bonds, Series 2016B-1 and
\$1,790,000 Subordinate Special Assessment Revenue
Refunding Bonds, Series 2016B-2*

For the period ended September 28, 2023



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

October 12, 2023

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

Re: Seven Oaks Community Development District (Pasco County, Florida) \$5,950,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016B-1 and \$1,790,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016B-2 ("Bonds")

Seven Oaks Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended September 28, 2023 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(68,031.53) at September 28, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 3.5818%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Seven Oaks Community Development District

October 12, 2023

\$5,950,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016B-1 and

\$1,790,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016B-2

For the period ended September 28, 2023

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is September 29, 2016.
2. The end of the first Bond Year for the Bonds is September 28, 2017.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Seven Oaks Community Development District

October 12, 2023

\$5,950,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016B-1 and

\$1,790,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016B-2

For the period ended September 28, 2023

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds are being issued for the purpose of providing funds, together with other legally available moneys of the District, to (i) defease for retirement on November 1, 2016, the earliest redemption date, all of the Issuer's outstanding Special Assessment Revenue Bonds, Series 2004A (the "Refunded Bonds"); (ii) fund the Series 2016B-1 Reserve Account and the Series 2016B-2 Reserve Account in amounts which equal the applicable Reserve Account Requirement; and (iii) pay costs associated with the issuance of the Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Seven Oaks Community Development District

October 12, 2023

\$5,950,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016B-1 and

\$1,790,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016B-2

For the period ended September 28, 2023

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Seven Oaks Community Development District

October 12, 2023

\$5,950,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016B-1 and

\$1,790,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016B-2

For the period ended September 28, 2023

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Seven Oaks Community Development District

October 12, 2023

\$5,950,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016B-1 and

\$1,790,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016B-2

For the period ended September 28, 2023

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
\$5,950,000 SENIOR SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016B-1 AND
\$1,790,000 SUBORDINATE SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016B-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

9 / 29 / 2016 ISSUE DATE
9 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
9 / 28 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.5818%	ALLOWABLE EARNINGS
9 / 29 / 2021	BEGINNING BALANCE		0.00	208,009.38	223,293.41	15,284.03
10 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT B-1		1.02	0.00	0.00	0.00
10 / 4 / 2021	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(1.02)	(1.09)	(0.07)
11 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT B-1		1.06	0.00	0.00	0.00
11 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(1.06)	(1.13)	(0.07)
12 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT B-1		1.02	0.00	0.00	0.00
12 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(1.02)	(1.09)	(0.07)
12 / 29 / 2021	DEBT SERVICE RESERVE ACCOUNT B-1		0.73	0.00	0.00	0.00
12 / 30 / 2021	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(0.73)	(0.78)	(0.05)
1 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		1.06	0.00	0.00	0.00
1 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(1.06)	(1.13)	(0.07)
2 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		1.06	0.00	0.00	0.00
2 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(1.06)	(1.12)	(0.06)
3 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.97	0.00	0.00	0.00
3 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(0.97)	(1.03)	(0.06)
4 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		1.06	0.00	0.00	0.00
4 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(1.06)	(1.12)	(0.06)
5 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		1.02	0.00	0.00	0.00
5 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(1.02)	(1.07)	(0.05)
6 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		51.21	0.00	0.00	0.00
6 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(51.21)	(53.67)	(2.46)
7 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		113.36	0.00	0.00	0.00
7 / 5 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(113.36)	(118.42)	(5.06)
8 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		194.90	0.00	0.00	0.00
8 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(194.90)	(203.06)	(8.16)
9 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		298.93	0.00	0.00	0.00
9 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(298.93)	(310.53)	(11.60)
10 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		339.34	0.00	0.00	0.00
10 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(339.34)	(351.40)	(12.06)
11 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		451.99	0.00	0.00	0.00
11 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(451.99)	(466.76)	(14.77)

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
\$5,950,000 SENIOR SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016B-1 AND
\$1,790,000 SUBORDINATE SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016B-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

9 / 29 / 2016 ISSUE DATE
9 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
9 / 28 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.5818%	ALLOWABLE EARNINGS
12 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		556.55	0.00	0.00	0.00
12 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(556.55)	(573.03)	(16.48)
12 / 21 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.04	0.00	0.00	0.00
12 / 21 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.22	0.00	0.00	0.00
12 / 22 / 2022	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(0.26)	(0.27)	(0.01)
1 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		633.66	0.00	0.00	0.00
1 / 4 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(633.66)	(650.37)	(16.71)
2 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		672.63	0.00	0.00	0.00
2 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(672.63)	(688.47)	(15.84)
3 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		643.66	0.00	0.00	0.00
3 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(643.66)	(656.87)	(13.21)
4 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		733.51	0.00	0.00	0.00
4 / 4 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(733.51)	(746.20)	(12.69)
5 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		749.64	0.00	0.00	0.00
5 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(749.64)	(760.51)	(10.87)
6 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		815.45	0.00	0.00	0.00
6 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(815.45)	(824.83)	(9.38)
7 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		799.95	0.00	0.00	0.00
7 / 5 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(799.95)	(806.52)	(6.57)
8 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		837.77	0.00	0.00	0.00
8 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(837.77)	(842.41)	(4.64)
9 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		870.48	0.00	0.00	0.00
9 / 5 / 2023	DEBT SERVICE RESERVE ACCOUNT B-1		0.00	(870.48)	(872.46)	(1.98)
9 / 28 / 2023	INTEREST ACCRUAL		790.86	0.00	0.00	0.00
		208,800.24	9,563.15	199,237.09	214,358.07	15,120.98
9 / 29 / 2021	INITIAL DEPOSIT		0.00	72,375.00	77,692.94	5,317.94
10 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT B-2		0.36	0.00	0.00	0.00
10 / 4 / 2021	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(0.36)	(0.39)	(0.03)
11 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(437.50)	(468.17)	(30.67)
11 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT B-2		0.37	0.00	0.00	0.00
11 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(0.37)	(0.40)	(0.03)

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
\$5,950,000 SENIOR SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016B-1 AND
\$1,790,000 SUBORDINATE SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016B-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

9 / 29 / 2016 ISSUE DATE
9 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
9 / 28 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.5818%	ALLOWABLE EARNINGS
12 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT B-2		0.35	0.00	0.00	0.00
12 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(0.35)	(0.37)	(0.02)
12 / 29 / 2021	DEBT SERVICE RESERVE ACCOUNT B-2		0.25	0.00	0.00	0.00
12 / 30 / 2021	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(0.25)	(0.27)	(0.02)
1 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.37	0.00	0.00	0.00
1 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(0.37)	(0.39)	(0.02)
2 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.37	0.00	0.00	0.00
2 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(0.37)	(0.39)	(0.02)
3 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.33	0.00	0.00	0.00
3 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(0.33)	(0.35)	(0.02)
4 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.37	0.00	0.00	0.00
4 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(0.37)	(0.39)	(0.02)
5 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.35	0.00	0.00	0.00
5 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(0.35)	(0.37)	(0.02)
6 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		17.71	0.00	0.00	0.00
6 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(17.71)	(18.56)	(0.85)
7 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		39.20	0.00	0.00	0.00
7 / 5 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(39.20)	(40.95)	(1.75)
8 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		67.40	0.00	0.00	0.00
8 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(67.40)	(70.22)	(2.82)
9 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		103.38	0.00	0.00	0.00
9 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(103.38)	(107.39)	(4.01)
10 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		117.36	0.00	0.00	0.00
10 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(117.36)	(121.53)	(4.17)
11 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		156.31	0.00	0.00	0.00
11 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(156.31)	(161.42)	(5.11)
12 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		192.47	0.00	0.00	0.00
12 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(192.47)	(198.17)	(5.70)
12 / 21 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.01	0.00	0.00	0.00
12 / 21 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.08	0.00	0.00	0.00
12 / 22 / 2022	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(0.09)	(0.09)	0.00

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
\$5,950,000 SENIOR SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016B-1 AND
\$1,790,000 SUBORDINATE SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2016B-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

9 / 29 / 2016 ISSUE DATE
9 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
9 / 28 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.5818%	ALLOWABLE EARNINGS
1 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		219.15	0.00	0.00	0.00
1 / 4 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(219.15)	(224.93)	(5.78)
2 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		232.62	0.00	0.00	0.00
2 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(232.62)	(238.10)	(5.48)
3 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		222.60	0.00	0.00	0.00
3 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(222.60)	(227.17)	(4.57)
4 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		253.68	0.00	0.00	0.00
4 / 4 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(253.68)	(258.07)	(4.39)
5 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		259.25	0.00	0.00	0.00
5 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(259.25)	(263.01)	(3.76)
6 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		282.01	0.00	0.00	0.00
6 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(282.01)	(285.25)	(3.24)
7 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		276.65	0.00	0.00	0.00
7 / 5 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(276.65)	(278.92)	(2.27)
8 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		289.73	0.00	0.00	0.00
8 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(289.73)	(291.33)	(1.60)
9 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		301.04	0.00	0.00	0.00
9 / 5 / 2023	DEBT SERVICE RESERVE ACCOUNT B-2		0.00	(301.04)	(301.72)	(0.68)
9 / 28 / 2023	INTEREST ACCRUAL		273.51	0.00	0.00	0.00
		<u>72,211.01</u>	<u>3,307.28</u>	<u>68,903.73</u>	<u>74,134.62</u>	<u>5,230.89</u>
		<u>281,011.26</u>	<u>12,870.44</u>	<u>268,140.82</u>	<u>288,492.69</u>	<u>20,351.87</u>
	ACTUAL EARNINGS		12,870.44			
	ALLOWABLE EARNINGS		<u>20,351.87</u>			
	REBATE REQUIREMENT		(7,481.43)			
	FUTURE VALUE OF 9/28/2021 CUMULATIVE REBATE REQUIREMENT		(56,693.97)			
	FUTURE VALUE OF 9/28/2022 COMPUTATION DATE CREDIT		(1,896.13)			
	COMPUTATION DATE CREDIT		<u>(1,960.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(68,031.53)</u>			

Tab 8



Quarterly Compliance Audit Report

Seven Oaks

Date: October 2023 - 3rd 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

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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

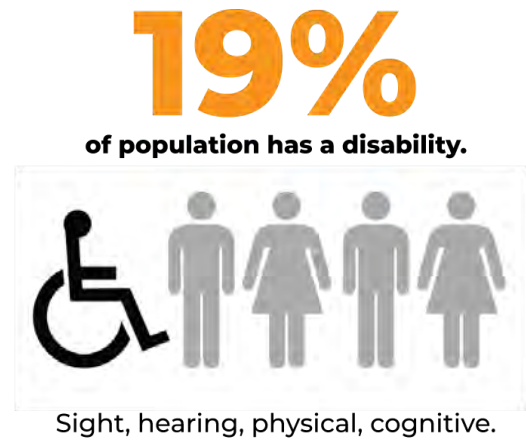
Compliance Criteria

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

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 9

PLAYGROUND INSTALLATION AGREEMENT

This Playground Installation Agreement (the "**Contract**" or "**Agreement**"), is made as of October 04, 2023, by and between **Topline Recreation, Inc.** a Florida corporation, and its successors and assigns, with a mailing address of 2922 Howland Blvd., Suite #4, Deltona, Florida 32725 ("**Contractor**"), and the **Seven Oaks Community Development District**, with a mailing address of 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "**District**") for work to be performed pursuant to this Agreement.

Background Information

The Contractor was awarded a contract under the St. Johns School District Invitation to Bid #2022-16, Playground Equipment, Shade Structure, Surfacing, and Related Products and Services (ITB #2022-16), which was awarded by the St. Johns County School District on June 8, 2022, for the period of July 1, 2022, through June 30, 2023. The District desires to retain Contractor for the construction and installation services of playground equipment by piggybacking the terms and conditions of ITB #2022-16, and as described in Paragraph 1 of this Agreement. The Contractor agrees to provide the pricing pursuant to ITB #2022-16 and as further in Contractor's Proposals, defined herein. In consideration of the mutual terms, conditions and covenants hereinafter set forth below, the District and the Contractor agree as follows:

1. **WORK.** The Contractor shall provide the construction and installation services for the following communities within the District: Lakeside, Stonecreek, and Willowstone, as described in Contractor's Quotes #TLRQ5292-09 (Lakeside 2023), Quote #TLRQ5292-01 (Stonecreek 2023), and Quote #TLRQ5292-02 (Willowstone 2023) (together, the "**Proposals**") attached hereto and incorporated herein as **Composite Exhibit "A"** (the "**Work**" or the "**Project**").

(a) The District (Seven Oaks) will be responsible for demolition and removal of both old playground structure and mulch. Site will also be excavated to 12" below grade as required.

2. **PAYMENT TERMS.** The District shall pay to Contractor a total amount not to exceed Sixty-Seven Thousand Nine Hundred Thirty-Two Dollars and 77/100 (\$67,932.77) (LAKESIDE), Sixty-Eight Thousand Six Hundred Ten Dollars and 09/100 (\$68,610.09) (STONECREEK), and Seventy-Nine Thousand Six Hundred Sixty-Four and 03/100 (\$79,964.03) (WILLOWSTONE), with a total not to exceed Two Hundred Sixteen Thousand Five Hundred Six Dollars and 89/100 (\$216,506.89) as stated in the combination of the Proposals for the Work. Contractor shall provide satisfactory evidence, in the form of lien waivers and releases shall have been furnished to District by Contractor of the payment of all bills and debts of all subcontractors and suppliers of every tier and all bills and debts for labor and materials arising out of or in connection with the Work, satisfactory evidence shall have been furnished to District by Contractor of the settlement and discharge of all Claims for which Contractor is responsible pursuant to the Contract and affidavits, notices and/or certificates of completion, in forms approved by District's counsel, if requested. **[50% deposit is due at time of signing the Agreement.]**

3. FLORIDA SALES TAX. The Contractor acknowledges that the District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and is exempt from the Florida Sales and Use Tax ("**Sales Tax**"), and shall not charge the District Sales Tax for the Work.

4. TIME OF COMPLETION. The Work shall start by _____, and the work shall be completed by _____, unless a later date is approved by the District.

6. INSURANCE. The Contractor will obtain and maintain Worker's Compensation Insurance (in the amounts required by law) and General Liability Insurance in the amount of no less than \$1,000,000 for each occurrence and \$2,000,000 combined, and Automobile Liability Insurance in the amount of no less than \$1,000,000 combined single limit. The Contractor will add the Seven Oaks Community Development District as an additional insured on all policies of insurance and further agrees that said insurance may not be cancelled or modified without thirty (30) days prior written notice to the District. Contractor shall require all of its Subcontractors and suppliers of every tier to procure and maintain all of the same types of insurance coverages which are required of Contractor under this Contract, and to furnish the District with certificates of insurance and endorsements complying with this Paragraph.

7. INDEMNIFICATION. Contractor shall indemnify and defend the District and its supervisors, employees, District Manager, District Counsel, District Engineer and any District agents (collectively, the "**Indemnified Parties**") and hold them harmless from all direct or indirect claims, demands, liens, actions, suits, damages, losses, liabilities or expenses of every kind and nature, including attorneys' fees, arising out of injury to, or death of, persons (including Contractor's and any Subcontractor's employees), and damage to any and all property, including loss of use thereof, occurring incident to or resulting wholly or in part from, directly or indirectly, any negligent or willful act or omission by Contractor in connection with or arising out of the Contract or the performance by Contractor of the Work or Contractor's failure to perform any provision of the Contract, including, without limitation, the use of any employees of the Indemnified Parties, the Indemnified Parties' tools or utilities. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, Florida Statutes.

8. WARRANTIES

(a) Contractor agrees to faithfully and fully perform the terms of this Contract, and shall complete the Work free and clear of all liens and third party claims. Contractor shall, at all times during the progress of the Work, employ sufficient skilled workers and have on hand and maintain an adequate supply of materials and equipment to complete the Work in accordance with the time schedule.

(b) Contractor has satisfied itself and verified, by its own independent investigation and study, (i) all the conditions affecting the Site, the Work to be done and materials to be furnished; (ii) the conditions under which the Work is to be done; and has executed the Contract based solely on such investigation, study and determination made by it, and not in reliance upon any representation by District or by anyone acting for or on behalf of District.

(c) Contractor shall comply with all legal requirements (including, without limitation, licensing requirements) applicable to the performance of the Work and deed restrictions and covenants applicable to the Site. Contractor shall be responsible for any fines or penalties assessed against District as a result of Contractor's Work.

9. SCOPE AND QUALITY OF WORK; ASSIGNMENT OF WARRANTIES

(a) The Work shall be furnished and performed in strict accordance with the Contract. Contractor shall, at its expense, give all necessary notices and cause all Work performed and materials and equipment furnished pursuant to the Contract to comply strictly with all applicable legal requirements. Contractor also shall take and observe all necessary measures and precautions for the safety and protection of all property and persons in connection with the performance of the Work. The Work shall be done, furnished and performed to the satisfaction of District. The District, District Engineer and any governmental or other appropriate authorities and their respective representatives, at all times, shall have access to the Work for any lawful purpose, including inspection.

(b) The fact that any part of the Work necessary to meet the requirements of District, or any governmental or other appropriate authorities, are not specifically mentioned in the Contract, will not excuse Contractor from performance thereof if said part of the Work to be performed is usual and normal in the crafts or trades required to perform the Work or the crafts or trades usually employed to perform work similar to the Work. Contractor warrants to District that the (i) materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted by the Contract, (ii) Work will be free of defects not inherent in the quality required or permitted by the Contract, and (iii) Work will conform with the requirements of the Contract. Any portion of the Work not conforming to these requirements may be considered defective. If requested in writing by District within one year of the date of Final Completion, Contractor shall furnish reasonable evidence as to the kind and quality of materials and equipment furnished under the Contract. If within one year after the date of Final Completion of the Work or any designated portion of the Work, any of the Work is found not to comply with the requirements of the Contract, then Contractor shall correct such noncompliant portion of the Work at its expense promptly after receiving written notice from District requesting such correction. This one-year period shall be extended with respect to portions of the Work completed after the date of Final Completion, if any, by a period equal to the time between the date of Final Completion and the actual completion of such portion of the Work. The provisions of this **Subparagraph 9(b)** shall survive approval of the Work under this Contract. Contractor's warranty in this **Subparagraph 9(b)** is in addition to, and does not limit in any way District's Claims for latent/patent defects or Claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.

(c) Contractor shall assign and transfer to District all warranties and guaranties received by Contractor in connection with any Work, materials, equipment and components furnished by Contractor. If such warranties and guaranties are not by their terms assignable, Contractor agrees to initiate Claims and enforce such warranties in accordance with their terms for the benefit of District upon demand.

10. CONCEALED CONDITIONS

(a) Contractor has reviewed all existing conditions and limitations affecting the Work, including, without limitation, all property lines, utility locations, existing improvements, elevations, and Site and local conditions, as applicable to the Work. Claims for additional compensation or extensions of time because of the failure of Contractor to familiarize itself with conditions at the Site will not be allowed.

(b) If conditions are encountered at the Site which are (i) subsurface or otherwise concealed physical conditions which differ materially from those indicated in the Contract, or (ii) unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract, then notice by the observing party shall be given to the other party promptly before the conditions are disturbed and in no event later than three (3) business days after first observance of the conditions. District Engineer will promptly investigate such conditions and, if they are not governed by **Paragraph 10(c)** below and cause an increase or decrease in Contractor's cost of, or time required for, performance of any part of the Work, will recommend an equitable adjustment in the Contract Price or Contract Time or both. If District Engineer determines that conditions at the Site are not as described in **clauses (i) and (ii)**, above, and that no change in the terms of the Contract is justified, District Engineer shall so notify District and Contractor in writing, stating the reasons. Claims by either party in opposition to such determination must be made within fourteen (14) days after District Engineer has given notice of its determination.

(c) No adjustment in the Contract Time or Contract Price shall be permitted, however, in connection with a concealed or unknown condition (i) which does not differ materially from those conditions disclosed or (ii) which reasonably should have been disclosed by (a) Contractor's inspections, tests, reviews and preconstruction services performed in connection with the Work, including any tests made by or in the possession of Contractor, or (b) inspections, tests, reviews and preconstruction services which Contractor negligently failed to request in connection with the Work.

11. COMMENCEMENT OF PERFORMANCE AND COMPLETION

Contractor shall diligently prosecute the Work and achieve final completion of the entire Work according to the time outlined in this Contract. Contractor shall be responsible for obtaining all necessary permits and other governmental approvals and any delay in obtaining such permits and approvals will not serve to extend the contract time unless such delay is specifically shown to be outside Contractor's control. Time is of the essence with respect to the Contract and all of Contractor's obligations thereunder.

12. SUPERVISION AND CONSTRUCTION PROCEDURES

(a) Contractor shall supervise and direct the Work, using its best skill and attention. Contractor shall be solely responsible for all construction means, methods, techniques, sequences

and procedures, and for coordinating all portions of the Work under the Contract and following any special considerations specified by District in conformance with the Contract.

(b) Contractor shall at all times enforce strict discipline and good order among its employees, supervisors, Subcontractors and agents and shall not employ on the Work any unfit person or anyone non-skilled in the task assigned to them. Any Subcontractor that the Contractor utilizes or employs shall possess all required licenses and permits to perform its portion of the Work.

(c) Contractor shall furnish all of the construction equipment needed to complete the Work within the Contract Time. All equipment and machinery used which might affect the progress or quality of the Work shall be satisfactory in all respects for the performance of the Work and shall be maintained in good repair to ensure that the Work will be of the highest quality and will be completed within the Contract Time.

13. SUBCONTRACTS

Contractor agrees to hold its Subcontractors, including all persons directly or indirectly employed by them, responsible for any damages due to breach of contract or any negligent act and to diligently endeavor to effect recoveries of such damages. District shall be deemed to be a third party beneficiary of, but shall not have any obligation under, each subcontract and may, if District elects, require (following Contractor's default under the Contract or District's termination of this Contract) that a Subcontractor perform all of the then unperformed duties and obligations of such Subcontractor thereunder for the benefit of District (rather than Contractor); however, in the event that District requires any such performance by a Subcontractor for the direct benefit of District, then District shall be bound and obligated to pay such Subcontractor for such portion of the Work done by such Subcontractor in accordance with the terms of the Contract for such portion performed in strict conformance to the Contract to date (to-wit: the reasonable value of that portion of the subcontract performed by such Subcontractor) and subsequent to the date that District elects to invoke such rights. District's liability in connection herewith, however, is not to exceed the amount obtained by subtracting from the subcontract price the total of all sums paid by Contractor to Subcontractor prior to District's invoking its rights hereunder with respect to direct performance by Subcontractor for District. In the event that District elects to invoke such rights, District shall give written notice of such election to Contractor and such Subcontractor. Any amounts paid by District to a Subcontractor shall be either (a) deducted from the amount due to Contractor under this Contract or (b) reimbursed if District has already paid Contractor, by Contractor to District upon District's written demand.

Prior to the retention or hiring of a Subcontractor, Contractor shall inform the District which persons, firms or entities which Contractor proposes to engage to furnish labor and/or materials in constructing the improvements and, if requested by District, will furnish District with a copy of all written agreements (including subcontracts and purchase orders) therefor. Contractor agrees that District has the right in its sole discretion to disapprove any Subcontractor of any tier. District also shall have the right to telephone or otherwise communicate with each Subcontractor of every tier to verify the facts disclosed by any list or any invoice submitted to District, or for any other purpose. All subcontracts let or amended by Contractor relating to the Work shall require

disclosure to District of information sufficient to make verification. Each approved subcontract shall contain provisions which specifically bind such Subcontractor to the applicable terms and provisions of the Contract and shall also contain provisions permitting assignment thereof to District and District's lender as provided below.

Any Subcontractor or individual laborer whom District or District Engineer believes in good faith not to be qualified to pursue the Work or whom District does not wish to be engaged in the Work, shall be excluded from the Work, and shall be replaced with a Subcontractor or laborer approved by District and District Engineer.

14. FEES, PERMITS AND LICENSES

Contractor shall, unless specified to the contrary in the Contract, secure and pay for all governmental fees, permits and licenses, necessary for the proper execution and completion of the Work, required to be obtained by a general contractor by the local jurisdiction in which the Work is to be performed.

15. SAFETY AND SECURITY

Contractor shall be responsible for taking all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to, (i) all employees hired by it or any Subcontractor; (ii) District's agents and representatives and other persons authorized by District to visit the Site or the Work; (iii) all other persons who may be affected by Contractor's activity at the Site; and (iv) property (including, but not limited to, the Work, equipment and materials belonging to Contractor, District or other contractors employed by District) at the Site or adjacent thereto. Such precautions may include, at District's request, the separation of Contractor's equipment and materials from that of other contractors.

Contractor shall have custody of and be responsible for the care and maintenance of the partially completed Work and the finished Work until final approval by District. Contractor shall repair or replace at its own expense any damage to the Work due to any cause and shall do such remedial work as may be necessary to maintain the Work in proper condition until all parts of the Work have been completed in accordance with the Contract and delivered undamaged to District and approved by the District Engineer.

Contractor shall at all times conduct its operations in such a manner and employ all reasonable means to prevent any injury (including death) to any person or damage to or destruction of any property, along, upon or near the Site.

If the Work will cross, be parallel to or be in close proximity to facilities, such as utilities of either District or others, then extreme care shall be exercised at all times so as not to damage or interfere with the operation of such facilities. The Contract Price includes the cost of providing all labor, materials and equipment necessary to complete any crossing or to protect any facilities to the satisfaction of District.

Contractor recognizes that in some instances the uncovering of known facilities may reveal some divergences from the Drawings and Specifications and Contractor shall perform the Work occasioned by any necessary changes thereto at no additional cost to District. Contractor further recognizes that unknown existing facilities may be discovered, in which case Contractor shall immediately apprise District and District Engineer of the nature, size and location of such facilities, and shall perform all necessary Work required to avoid damage to or interference with the operations of such facilities; the cost of any such Work shall be paid by District only if set forth in an approved Change Order pursuant to **Paragraph 16** of this Contract.

16. NON-CONFORMING WORK

When any non-conforming Work is found, the entire area of the Work involved shall be corrected unless Contractor can completely define the limits of the non-conforming Work. Additional testing, sampling or inspecting needed to define non-conforming Work shall be at Contractor's sole cost and expense. Contractor shall employ District's independent testing laboratory, or a mutually satisfactory independent testing laboratory if such services are required. All corrected Work shall be re-tested at Contractor's sole cost and expense. Extra Architectural or engineering services required by Contractor to analyze non-conforming Work shall be paid for by Contractor.

17. CHANGE ORDERS

District shall have the right at any time, by written Change Order signed by District and Contractor, to make changes in any one or more of the following parts of this Contract:

- (a) the scope of the Work applicable hereto or
- (b) the scheduling of performance of all or any portion of the Work.

18. CONTRACTOR'S DEFAULT AND DISPUTE RESOLUTION

Contractor shall be in "Default" under this Contract if, after seven (7) days written notice, Contractor fails or neglects to (i) carry out the Work in accordance with the Contract or in accordance with any specifications, applicable laws, (ii) make proper and timely payment to any Subcontractor for materials or labor, (iii) comply with the progress schedule, (iv) replace rejected material promptly or correct rejected workmanship as herein provided, or (v) observe any other terms, provisions, conditions, covenants and agreements in the Contract to be observed and performed on the part of Contractor. In the event of a Default by Contractor, District, without prejudice to any other right or remedy District may have, may correct such deficiencies and may deduct the cost thereof, including compensation for the District Engineer's or any architect's services and expenses made necessary thereby, from the payment then or thereafter due Contractor.

Alternatively, after Contractor's failure to cure such matter within such seven (7) day period, at the District's option, District may terminate this Contract and take possession of the Site and remove all materials, tools and construction equipment and machinery thereon owned by Contractor (or require Contractor to immediately remove all such materials, tools and construction

equipment and machinery from the Site) and District may finish (or cause another contractor to finish) the Work by whatever method District may deem expedient. If District takes possession of the Site, District may, without any cost or liability to District, use materials, tools and construction equipment and machinery owned by Contractor and left on the Site. If the unpaid balance of the Contract Price exceeds the cost of finishing the Work, including compensation for District Engineer's and any architect's services and expenses made necessary thereby (including, without limitation, District's reasonable attorney's fees and costs), such excess shall be paid to Contractor following final completion of the Work by District, but if such cost exceeds such unpaid balance, Contractor shall pay the difference to District. District shall not be responsible to Contractor for any loss of anticipated profits or other consequential damages on any of the Work not performed on account of a termination of this Contract under this **Paragraph 17**. After any termination of the Contract by District pursuant to this **Paragraph 17**, Contractor shall not be entitled to any further payment under this Contract except to the extent of any amount by which the authorized Work completed or installed by Contractor prior to such termination and not previously paid for by District exceeds the amount due by Contractor to District under this **Paragraph 17** (including all damages which District would be entitled to recover from Contractor by reason of Contractor's breach), and even then only at such time as the Work is finally completed. Any sums payable by Contractor to District pursuant to this **Paragraph 17** shall be payable upon demand and shall bear interest at the lesser of 12% per annum or the highest lawful rate until paid.

In the event of any dispute, claim, question, or disagreement arising from or relating to the Work, this Contract or the breach thereof, the parties agree to participate in pre-suit mediation as a condition precedent to binding dispute resolution. Said mediation shall occur in the County where the project is located within sixty (60) days after the date of either party's written request for mediation. After written request, a party's failure to mediate within said time will be deemed to be a waiver of its right to pre-suit mediation. The request for mediation may be made concurrently with the filing of binding dispute resolution proceedings but the mediation shall precede any binding dispute resolution proceedings, which shall be stayed pending the final outcome of mediation or the sixty (60) day mediation term, whichever first occurs. If an arbitration is stayed pursuant to this provision, the parties may nonetheless proceed to select arbitrator(s) and/or agree upon a schedule for later proceedings. Unless otherwise provided for herein, the parties shall share the mediator's fees equally.

The District shall, in its exclusive and sole discretion, have a right to have any dispute, claim, question, or disagreement arising from or relating to the Work, this agreement or breach thereof, resolved by way of binding arbitration, which if demanded, will be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. The District's demand for arbitration shall be made in writing, delivered to the other party to Contract, and filed with the person or entity administering arbitration. In the absence of the District's written demand for arbitration, which is its sole and exclusive right, all disputes, claims, questions, or disagreements arising from or relating to the Work, this agreement or breach thereof shall be resolved in a court of competent jurisdiction. The parties hereto agree that if disputes, claims, questions, or differences cannot be settled by negotiation or pre-suit mediation, then the parties agree that the exclusive jurisdiction and venue for any binding dispute resolution shall be in the County where the project is located.

19. WAIVER OF REMEDIES. The waiver by District of any default, or of any breach of the terms of this Contract, shall not be deemed a waiver of any subsequent breach. The remedies and rights of District, in the event of any Default by Contractor, are cumulative and in addition to those given by law.

20. ATTORNEY'S FEES. In the event an action is instituted to construe, interpret or enforce any of the provisions of this Contract, or to declare the rights of a party hereunder or the successor or assignee of a party hereunder, the party prevailing in such action shall be entitled to recover from the other party thereto, as part of the judgment, reasonable attorney fees and paralegal assistant fees and costs, whether incurred before, during, or at trial, on appeal, or in any mediation, arbitration or administrative proceeding.

21. NOTICES. Unless otherwise indicated, all notices must be in writing to the addresses listed in this Contract.

22. MISCELLANEOUS. If any provision of this Contract is found to be invalid, the remaining provisions are still effective. The word "including" means "including without limitation." All schedules and attachments are a part of this Contract.

23. NO WAIVER. Approval of any portion of the Work or payment therefor by District shall not constitute a waiver of any Claims that District may have against Contractor with respect thereto.

24. NO OTHER AGREEMENT. It is agreed between the parties that there are no other agreements or understandings between them relating to the subject matter of this Contract. No change or modification of this Agreement shall be valid unless the same is in writing and signed by the parties.

25. JURISDICTION. This Agreement shall be construed in accordance with and governed by the laws of the State of Florida with venue in the county where the District is located.

26. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. The Contractor shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544.

27. PUBLIC ENTITY CRIMES. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

28. E-VERIFICATION. Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

29. SCRUTINIZED COMPANIES. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

30. SEVERABILITY. The invalidity or unenforceability of any one, or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

31. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement. In case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

32. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first set forth above.

Topline Recreation, Inc.

By: 

Name: SONIA PERKINS

Title: PRESIDENT

Seven Oaks

Community Development District

By: 

Name: Sean Grace

Chair of the Board of Supervisors

Composite Exhibit A

Contractor's Proposals



Top Line Recreation Inc.
 2922 Howland Blvd, Suite 3, Deltona, FL 32725
 386-575-8359

QUOTE #	TLRQ5292-09
PROJECT NAME	Lakeside

Bill to:

John Gentilella
 Seven Oaks CDD
 2910 Sports Core Circle
 Wesley Chapel, FL 33544
 813-230-7987
 maintenance@sevenoakscdd.com

Ship to:

John Gentilella
 Seven Oaks CDD
 Lakeside
 3900 Claybrook Drive
 Wesley Chapel, FL 33544
 813-230-7987
 maintenance@sevenoakscdd.com

SALESPERSON	PAYMENT TERMS	QUOTE CREATED	QUOTE EXPIRES
Kelly Woods	50% Deposit / Net 15	Sep 29, 2023	Oct 30, 2023

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL PRICE
Lakeside Playground				
St Johns County School District #2022-16				
1	134-172338-5	Burke Playground #134-172338-5 Age Group: 5-12 User Capacity: 62	\$45,771.00	\$45,771.00
		5.0% Discount per St Johns Contract		-\$2,288.55
1	SPECPRICE	Burke Special Price Discount	-\$8,809.45	-\$8,809.45
1	ENG1DM	FL Engineer Sealed Drawings & Calculations	\$1,031.25	\$1,031.25
1	FREIGHT	ABF Charges to Wesley Chapel, FL 33544	\$5,409.80	\$5,409.80
1	MULCH	92 CY Engineered Wood Fibers (EWF), Blown-In *Based on area inside 1,975 SF	\$5,385.37	\$5,385.37
1	INSTALL	Total Maintenance Installation of Burke #134-172338-5	\$18,262.62	\$18,262.62
1	HAUL	Haul off excess Materials	\$975.61	\$975.61
1	PERMIT	Pasco County Permit Submittal Service (This does not include the Actual Cost of the permit) *Actual jurisdictional receipts will be billed at cost.	\$2,195.12	\$2,195.12

SUBTOTAL	\$67,932.77
TAX RATE	
SALES TAX	\$0.00
TOTAL	\$67,932.77
DEPOSIT	\$33,966.39

Please contact me if I can be of further assistance.
 KELLY WOODS 407-883-8619

SEVEN OAKS LAKESIDE

PROPOSAL #: 1344-172338-5

Burke
PLAY THAT MOVES YOU
8CBURKE.COM • 800.246.1250

COLOR KEY

GRANITE

NAVY

BLUE

LINE

LINE/BLACK



Top Line
RECREATION

3D Designer: Kaitlyn

PAGE 3 of 3

QUOTE



Top Line Recreation Inc.
2922 Howland Blvd, Suite 3, Deltona, FL 32725
386-575-8359

QUOTE #	TLRQ5292-01
PROJECT NAME	Stonecreek

Bill to:

John Gentilella
Seven Oaks CDD
2910 Sports Core Circle
Wesley Chapel, FL 33544
813-230-7987
maintenance@sevenoakscdd.com

Ship to:

John Gentilella
Seven Oaks CDD
Stonecreek
27655 Stonecreek WAY
Wesley Chapel, FL 33544
813-230-7987
maintenance@sevenoakscdd.com

SALESPERSON	PAYMENT TERMS	QUOTE CREATED	QUOTE EXPIRES
Kelly Woods	50% Deposit / Net 15	Sep 28, 2023	Oct 31, 2023

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL PRICE
Stonecreek Playground				
St Johns County School District #2022-16				
1	134-172340-1	Burke Playground #134-172340-1 Age Group: 5-12 User Capacity: 62	\$45,765.00	\$45,765.00
		5.0% Discount per St Johns Contract		-\$2,288.25
1	SPECPRICE	Burke Special Price Discount	-\$8,806.75	-\$8,806.75
1	ENG1DM	FL Engineer Sealed Drawings & Calculations	\$1,031.25	\$1,031.25
1	FREIGHT	ABF Charges to Wesley Chapel, FL 33544	\$5,273.00	\$5,273.00
1	MULCH	106 CY Engineered Wood Fibers (EWF), Blown-In *Based on area inside 2,290 SF	\$6,204.88	\$6,204.88
1	INSTALL	Total Maintenance Installation of Burke #134-172340-1	\$18,260.23	\$18,260.23
1	HAUL	Haul off excess Materials	\$975.61	\$975.61
1	PERMIT	Pasco County Permit Submittal Service (This does not include the Actual Cost of the permit) *Actual jurisdictional receipts will be billed at cost.	\$2,195.12	\$2,195.12

SUBTOTAL	\$68,610.09
TAX RATE	
SALES TAX	\$0.00
TOTAL	\$68,610.09

DEPOSIT	\$34,305.05
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Please contact me if I can be of further assistance.
KELLY WOODS 407-883-8619

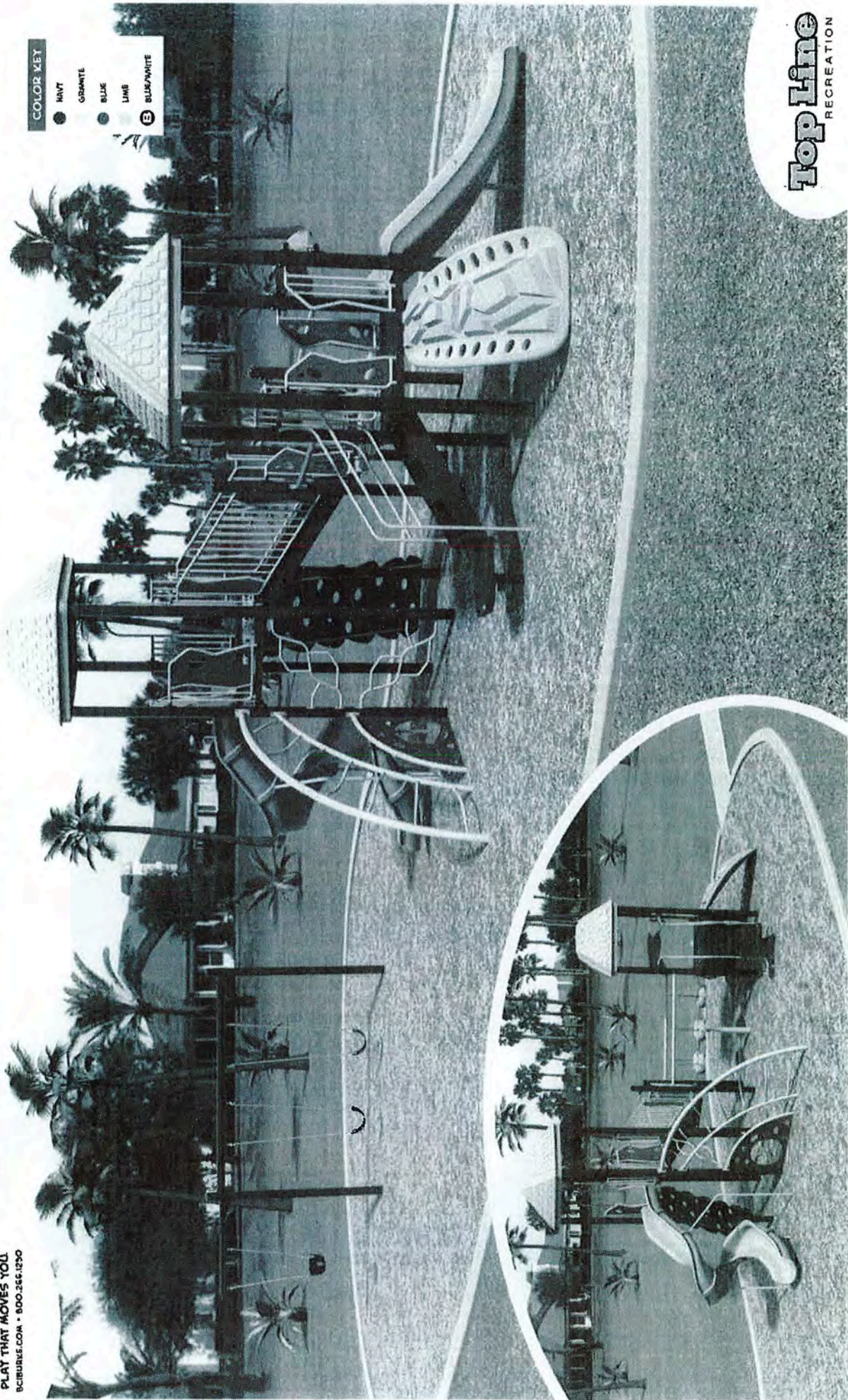
PAGE 1 OF 3

SEVEN OAKS STONECREEK

PROPOSAL #: 134-172340-1

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PLAY THAT MOVES YOU
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COLOR KEY	
●	NAVY
●	GRANITE
●	BLUE
●	LIME
ⓔ	BLUE/WHITE



Top Line
RECREATION

3D Designer: Karan

PAGE 3 of 3

QUOTE



Top Line Recreation Inc.
2922 Howland Blvd, Suite 3, Deltona, FL 32725
386-575-8359

QUOTE #	TLRQ5292-02
PROJECT NAME	Willowstone

Bill to:

John Gentilella
Seven Oaks CDD
2910 Sports Core Circle
Wesley Chapel, FL 33544
813-230-7987

maintenance@sevenoakscdd.com

Ship to:

John Gentilella
Seven Oaks CDD
Willowstone
3445 Fiddlers Green Loop
Wesley Chapel, FL 33544
813-230-7987

maintenance@sevenoakscdd.com

SALESPERSON	PAYMENT TERMS	QUOTE CREATED	QUOTE EXPIRES
Kelly Woods	50% Deposit / Net 15	Sep 28, 2023	Oct 31, 2023

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL PRICE
Willowstone Playground				
St Johns County School District #2022-16				
1	134-161958-3	Burke Playground #134-161958-3 Age Group: 5-12 User Capacity: 63	\$46,525.00	\$46,525.00
		5.0% Discount per St Johns Contract		-\$2,326.25
1	ENG1DM	FL Engineer Sealed Drawings & Calculations	\$1,031.25	\$1,031.25
1	FREIGHT	ABF Charges to Wesley Chapel, FL 33544	\$5,273.00	\$5,273.00
1	MULCH	132 CY Engineered Wood Fibers (EWF), Blown-In *Based on area inside 2,840 SF	\$7,726.83	\$7,726.83
1	INSTALL	Total Maintenance Installation of Burke #134-161958-3	\$18,563.47	\$18,563.47
1	HAUL	Haul off excess Materials	\$975.61	\$975.61
1	PERMIT	Pasco County Permit Submittal Service (This does not include the Actual Cost of the permit) *Actual jurisdictional receipts will be billed at cost.	\$2,195.12	\$2,195.12

SUBTOTAL	\$79,964.03
TAX RATE	
SALES TAX	\$0.00
TOTAL	\$79,964.03

DEPOSIT	\$39,982.02
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Please contact me if I can be of further assistance.
KELLY WOODS 407-883-8619

PAGE 1 OF 3



Top Line
RECREATION

Tab 10

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Seven Oaks Community Development District (the “**District**”) previously adopted its budget for fiscal year 2022/2023;

WHEREAS, the Board desires to amend the budget to relocate funds to a new budget category;

WHEREAS, the District is empowered by section 189.016, Florida Statutes, to amend the budget at any time during a fiscal year based on actual revenues and expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals**. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amending the Budget for Fiscal Year 2022-2023**. The Budget for Fiscal Year 2022-2023 is hereby amended as shown in **Exhibit “A”** attached hereto. The District Manager shall post the amended budget on the District’s official website within five (5) days adoption and will ensure it remains on the website for at least two (2) years.
3. **Effective Date**. This Resolution shall become effective immediately upon its adoption.

Passed and adopted this _____ day of _____, 2023.

Attest:

**Seven Oaks
Community Development District**

Name: _____
Assistant Secretary

Name: Sean Grace
Chair/Vice Chair of the Board of Supervisors

Exhibit A: 2023/2024 Amended Budget

Tab 11



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

RECEIVED
OCT - 5 2023

1-800-851-8754
PascoVotes.gov

MEMORANDUM

TO: Pasco County Polling Places

FROM: Brian E. Corley

SUBJECT: Facility Use Agreement for Polling Places

Enclosed is the *Facility Use Agreement* for the 2024 Election Cycle. Please complete and return the agreement to my office, in the enclosed postage paid envelope, no later than November 30, 2023.

Please be sure to complete the contact information page for your facility. The contacts need to be available for delivery and pick-up of voting equipment and for entry on Election Day. The facility must be opened no later than 6:00 a.m., unless your facility has provided our office with a key. **The first contact listed should be the first person we call for entry** into the facility, if needed.

Delivery of voting equipment is scheduled the week prior to Election Day. Pick-up of the equipment begins the day after the election and runs through Friday.

On the Facility Use Agreement, there is a place for you to check if your facility will allow our Election Workers to set up Monday night. Please check either **yes** or **no** so we can provide that information to the Election Workers.

The use of your facility for the voters in your area is greatly appreciated. As always, should you have any questions or need additional information, please contact Roger Collins or Jacob Guy at your earliest convenience.

Enclosures

East Pasco - Dade City (352) 521-4302
Central Pasco - Land O' Lakes (813) 929-2788
West Pasco - New Port Richey (727) 847-8162

Contact Information

Facility contact person responsible for managing election matters.

Facility Contact: _____

Phone Number: _____

Email Address: _____

Please provide which Power Company the facility is currently using, so we may contact them in case of a power outage (TECO, Duke, Progress Energy, etc.). _____

If your facility provides a key and/or code to enter your building, the following does not apply.

If your facility does not provide a key or a code for entrance into your building, please complete the information for the Opener and Back-Up.

Opener: the contact person who will be opening the facility on Election Day by 6:00 a.m. We **MUST** have a home phone number and a cell phone number for the opener.

Emergency Back-Up: the contact person who will open the facility if the Opener does not arrive at 6:00 a.m. We **MUST** have a home phone number and a cell phone number for the emergency back-up.

Name (Opener)	
Home Phone Number	
Cell Phone Number	
Email Address	
Name (Emergency Back-Up)	
Home Phone Number	
Cell Phone Number	
Email Address	

FACILITY USE AGREEMENT

Precinct Number 087

This agreement is between, Brian E. Corley, Supervisor of Elections for Pasco County, Florida, and Seven Oaks Clubhouse described hereafter (Owner).

The parties agree that the following Facility shall be used as a polling place for conducting elections on the dates specified. This includes the use of the polling room and any areas necessary to access the polling room. Also included is the use of the parking lot, sidewalks and for election workers, bathrooms, tables, chairs and kitchen facilities (when applicable).

Name of Facility: Seven Oaks Clubhouse
Address of Facility: 2910 Sportscore Cir
Wesley Chapel, FL 33544

Dates of use for 2024 Election Cycle:

Table with 2 columns: Election, Election Date. Rows include Presidential Preference Primary (March 19, 2024), Primary (August 20, 2024), and General (November 5, 2024).

Monday night set-up prior to Election Day: Yes No

- 1. The owner of the facility agrees to allow voting equipment to be delivered prior to election day.
- 2. The owner agrees to provide access to the facility no later than 6:00 a.m. on election day and until ALL voting procedures are complete on election night (hours are subject to change by state or federal mandate).
- 3. If the polling facility is in a gated community, Owner agrees to open the gate(s) no later than 5:30 a.m. on election morning and remain open until the election workers have completed all closing procedures and departed the facility.
- 4. The owner agrees that the polling room will be used only by voters and election workers during voting hours in accordance with Florida Statute 102.031 (3)(a).
- 5. The owner recognizes the solicitation restrictions in accordance with Florida Statute 102.031 (4)(a)(b)(c). Owner delegates to the Supervisor of Election the power to act on his/her/its behalf in enforcing the above. Further, owner agrees that he/she shall not directly or indirectly place any material prohibited under the above statute within the area described nor authorize or attempt to authorize any person to do anything which contravenes the intent of the above statutes. In accordance with 102.031 (4)(e) Florida Statutes, the owner, operator, or lessee of the property on which a polling place or an early voting site is located, or an agent or employee thereof, may not prohibit the solicitation of voters outside of the no-solicitation zone during polling hours.
- 6. In accordance with Florida Statute 102.031 (5), no photography is allowed in the polling room or early voting area. This prohibition also applies to operational security cameras within the polling room. The owner shall disable all cameras. If they remain operational, they must be covered so voters, voting, and ballots are not recorded in violation of privacy. If cameras are not operational, owner must post a notice notifying voters that the camera is not in use during voting hours.
- 7. The owner shall provide the facility/premises to Supervisor of Elections in a safe, clean, and usable condition and Supervisor of Elections shall leave the facility in the same condition at the end of the election.
- 8. Either party may cancel this agreement at any time, with or without cause, by providing a written notice of cancellation at least ninety (90) days prior to any of the above-described elections.
- 9. The Owner shall permit Supervisor to enter and inspect premises at all reasonable times prior to the election upon reasonable notice to the Owner.
- 10. This agreement shall be governed by the laws of the State of Florida as to both interpretations and performances.
- 11. This agreement sets forth all the promises, agreements, conditions and understandings between the Supervisor and Owner relative to use of said premises. There are no other promises, agreements, conditions, or understandings, either oral or written, between the parties. No subsequent alterations, agreements, changes, or additions to this Agreement will be binding on Supervisor or Owner unless in writing and signed by the parties and made part of this Agreement by direct reference.
- 12. Any litigation arising out of the interpretation or enforcement of this Agreement shall be in the State Courts of Florida and venue in Pasco County, Florida.
- 13. Neither the Supervisor nor Owner may assign its rights or obligations under this Agreement without the prior written consent of the other party.

Indemnification Statement: Each party shall be liable for its own actions and negligence and to the extent permitted by law. Supervisor of Elections shall indemnify, defend, and hold harmless the Owner against any actions, claims or damages arising out of negligent acts caused by any officials or employees of Supervisor of Elections in connection with this agreement and the Owner shall indemnify, defend and hold harmless Supervisor of Elections against any actions, claims or damages arising out of the Owner's negligence in connection with this agreement. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28, nor shall the same be construed to constitute agreement by either party to indemnify the other party's negligent, willful, or intentional acts or omissions.

Rental Payment Fee is \$200.00 per election (payments to be processed following each election)

Billing Address: _____

Taxpayer supported facilities, e.g., schools, parks, libraries, etc: are not eligible to receive the rental payment fee.

Will Owner provide a key for facility prior to Election Day? ☐ Yes (SOE has key to Facilities) ☐ No

The keys speed up the process; eliminating the need for one of your contact people to open the polling place for delivery of equipment, opening for Poll workers at 6:00am election morning, closing after Poll workers have completed all tasks at the end of the day, and open for pick-up of equipment post-election. ***If a key is provided by Owner to this office, it will only be used for the previously mentioned purposes, and it should be noted that these keys are kept in a lock box with minimal access by very limited staff.***

Authorized Facility Representative (Printed Name)

Authorized Facility Representative Signature

Date Signed

Brian E. Corley, Pasco County Supervisor of Elections

Date Signed

Tab 12

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, October 11, 2023, at 3:00 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Sean Grace	Board Supervisor, Chairman
Jack Christensen	Board Supervisor, Vice Chairman
Andrew Mendenhall	Board Supervisor, Assistant Secretary <i>(via phone)</i>
Jon Tomsu	Board Supervisor, Assistant Secretary
Tom Graff	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Co., Inc.
Kathryn Hopkinson	District Counsel, Straley, Robin & Vericker <i>(via phone)</i>
Chelsea Waller	Waller Law <i>(joined in progress)</i>
Greg Woodcock	District Engineer, Stantec
Theresa DiMaggio	Clubhouse Manager
John Gentilella	Field Ops Manager.
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments regarding interest in a community garden and holding a community meeting with YMCA to discuss possibility of a future partnership.

THIRD ORDER OF BUSINESS

Reports and Presentations

A. District Engineer

Mr. Woodcock spoke regarding the pavement project, noting that the Faulkner Engineering Report shows no base corrections will be needed for the resurfacing project. He stated that he should have the proposal for the six roadways within Amberside and Coventry by next month.

Mr. Woodcock reviewed a proposal for sign repairs /replacement that came in at a cost of \$145,985. He is waiting for additional proposals that should be available for next month's meeting.

Mr. Tomsu expressed concern with some varying pond levels within Fairgate (near the entrance) and inquired as to whether some of the pipes or structures could be clogged.

B. District Counsel

Ms. Waller updated the Board on the status of Parcel S-12 and the additional information requested by the court. She reviewed a response from SB Associates dated September 27th and a brief discussion was held. It was stated that Mr. Tomsu emphasized that his attendance at County hearings or meetings was as himself and not as a representative of the district.

On a Motion by Mr. Graff, seconded by Mr. Grace, with all in favor, the Board of Supervisors voted not to respond to the letter from SB Associates, for the Seven Oaks Community Development District.

C. Field Operations Update

Mr. Gentilella presented and reviewed his Field Manager's report. He stated that he has received the contract for the three playground refurbishments. Mr. Grace will sign the agreement and the Board will ratify it at the next meeting.

Mr. Gentilella stated that the new remote controls for the irrigation system have been installed and can be programmed by cell phone.

Discussion was held regarding continued issues with residents blocking access to pond banks. The Board asked that follow-up letters be sent out, informing homeowners that if the landscaping is not removed the CDD will remove it and charge the homeowner. Mr. Gentilella will provide the address and Management will work with District Counsel on the letters.

A question was raised regarding the hole on Eagleston getting patched.

D. Clubhouse Manager

Ms. DiMaggio reviewed the report with the Board.

a. Consideration of Treadmill Proposals

Ms. DiMaggio reviewed the proposals and options submitted by Matrix and Fit Rev.

On a Motion by Mr. Grace, seconded by Mr. Graff, with all in favor, the Board of Supervisors approved the purchase of a treadmill with a not to exceed amount of \$20,265, for the Seven Oaks Community Development District.

b. Discussion Regarding Poolside Patio Furniture

Following a brief discussion. It was decided to re-strap the chairs this year and look at replacement in 2025.

c. Discussion Regarding Bravo License for Additional Devices

This item was tabled as the proposal was not available for review.

Ms. DiMaggio informed the Board that the tennis pro has begun to utilize two courts from time to time.

E. District Manager

Mr. Brizendine informed the Board the next regular meeting will be held on Wednesday, November 8, 2023, at 6:30 p.m. at the Seven Oaks Clubhouse.

a. Review of District Management Report

Mr. Brizendine presented the District Management Report to the Board, noting that they may need to amend the 2022/2023 budget at the next meeting should they be overbudget once all the invoices have been processed for 2023.

FOURTH ORDER OF BUSINESS

**Ratification of Audit for Fiscal Year
ending 9-30-2022**

Mr. Brizendine briefly reviewed the Financial Audit prepared by Grau and Associates and asked that the Board ratify its acceptance and filing.

On a Motion by Mr. Mendenhall, seconded by Mr. Graff, with all in favor, the Board of Supervisors accepted the Financial Audit for fiscal year ending 9-30-2022 and authorized its filing with the appropriate governmental entities., for the Seven Oaks Community Development District.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

October 11, 2023 – Meeting Minutes

Page 4

FIFTH ORDER OF BUSINESS

Ratification of Illuminations Lighting Agreement

On a Motion by Mr. Grace, seconded by Mr. Graff, with all in favor, the Board of Supervisors ratified the execution of the Illuminations Lighting Agreement for holiday lighting at a cost of \$34,400, for the Seven Oaks Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Tennis Court Maintenance Agreement

On a Motion by Mr. Christensen, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors approved the maintenance agreement with Welch Tennis Courts, Inc. for semi-annual maintenance of the five tennis courts at an annual cost of \$30,700, for the Seven Oaks Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board Supervisors' workshop held on August 31, 2023, the regular meeting held on September 13, 2023, and O&M Enterprise Fund and General Fund Expenditures for September 2023

On a Motion by Mr. Graff, seconded by Mr. Grace, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' workshop held on August 31, 2023, the regular meeting held on September 13, 2023, and the O&M General Fund Expenditures (\$368,266.38) and the O&M Enterprise Fund (\$6013.96) for September 2023, as presented, for the Seven Oaks Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Grace stated that the LED sign at the entrance of Lexington Oaks is out.

NINTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Grace, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors adjourned the meeting at 4:58 p.m. for Seven Oaks Community Development District.

Assistant Secretary

Chairman/Vice Chairman