

Seven Oaks Community Development District

Board of Supervisors' Budget Workshop Meeting

April 22, 2024

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

www.sevenoakscdd.com

Professionals in Community Management

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

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

WWW.SEVENOAKSCDD.COM

April 8, 2024

Board of Supervisors Seven Oaks Community Development District

AGENDA

Dear Board Members:

The Budget Workshop meeting of the Board of Supervisors of Seven Oaks Community Development District will be held on **Monday, April 22, 2024 at 6:00 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544. The following is the tentative agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL
- 2. AUDIENCE COMMENTS
- 3. BUSINESS ITEMS
- A. Discussion Regarding FY 2024/2025 Proposed Budget......Tab 1
- 4. SUPERVISOR REQUESTS
- 5. 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



Seven Oaks Community Development District

www.sevenoakscdd.com

Proposed Budget for Fiscal Year 2024/2025

Budget Workshop

Professionals in Community Management

Proposed Budget Seven Oaks Community Development District General Fund Fiscal Year 2024/2025

9Event Ren10Miscellane111212TOTAL REV131414Balance For151616TOTAL REV171819EXPENDITU202121Legislative22Supervisor23Financial & A24Accounting25Administrat26Arbitrage F27Assessme28Auditing S29Disclosure30District En31District Ma32Dues, Lice	rnings Earnings sessments ellaneous Revenues ental neous Revenue	\$3,602,407 \$58,061 \$14,250	\$ 113,736 \$ 3,602,407 \$ 116,122 \$ 14,250 \$ 3,846,515 \$ - \$ 3,846,515	\$ 3,583,529 \$ 48,000 \$ -	\$ 18,878 \$ 68,122 \$ 14,250	\$ 3,563,249 \$ 100,000 \$ 14,050	\$ (20,280) \$ 52,000 \$ 14,050	Anticipating yield to come down slightly Based on 2023 actual and 2024 projections WREC Annual Rebate
3 4 Interest Earr 5 Interest Earr 6 Special Asse 7 Tax Roll 8 Other Misce 9 Event Ren 10 Miscellane 11 12 12 TOTAL REV 13 14 14 Balance Forr 15 16 16 TOTAL REV 17 18 19 EXPENDITL 20 21 21 Legislative 22 Supervisor 23 Financial & /// 24 Accounting 25 Administra 26 Arbitrage f 27 Assessme 28 Auditing S 29 Disclosure 30 District En 31 District Ma 32 Dues, Lice	rnings Earnings sessments ellaneous Revenues ental neous Revenue EVENUES prward from Prior Years	\$3,602,407 \$58,061 \$14,250 \$3,731,586 \$-	\$3,602,407 \$ 116,122 \$ 14,250 \$3,846,515 \$ -	\$ 3,583,529 \$ 48,000 \$ - \$ 3,696,529	\$ 18,878 \$ 68,122 \$ 14,250 \$ 149,986	\$ 3,563,249 \$ 100,000 \$ 14,050	\$ (20,280) \$ 52,000 \$ 14,050	Based on 2023 actual and 2024 projections
4 Interest Earr 5 Interest Earr 6 Special Asse 7 Tax Roll 8 Other Misce 9 Event Ren 10 Miscellane 11 11 12 TOTAL REV 13 14 14 Balance For 15 16 16 TOTAL REV 17 18 19 EXPENDITL 20 21 21 Legislative 22 Supervisor 23 Financial & /// 24 Accounting 25 Administra 26 Arbitrage f 27 Assessme 28 Auditing S 29 Disclosure 31 District En 32 Dues, Lice	Earnings sessments ellaneous Revenues ental neous Revenue EVENUES prward from Prior Years	\$3,602,407 \$58,061 \$14,250 \$3,731,586 \$-	\$3,602,407 \$ 116,122 \$ 14,250 \$3,846,515 \$ -	\$ 3,583,529 \$ 48,000 \$ - \$ 3,696,529	\$ 18,878 \$ 68,122 \$ 14,250 \$ 149,986	\$ 3,563,249 \$ 100,000 \$ 14,050	\$ (20,280) \$ 52,000 \$ 14,050	Based on 2023 actual and 2024 projections
5 Interest Ea 6 Special Asse 7 Tax Roll 8 Other Misce 9 Event Ren 10 Miscellane 11 12 12 TOTAL REV 13 14 14 Balance For 15 16 16 TOTAL REV 17 18 19 EXPENDITL 20 21 21 Legislative 22 Supervisor 23 Financial & /// 24 Accounting 25 Administra 26 Arbitrage f 27 Assessme 28 Disclosure 30 District En 31 District Ma 32 Dues, Lice	Earnings sessments ellaneous Revenues ental neous Revenue EVENUES prward from Prior Years	\$3,602,407 \$58,061 \$14,250 \$3,731,586 \$-	\$3,602,407 \$ 116,122 \$ 14,250 \$3,846,515 \$ -	\$ 3,583,529 \$ 48,000 \$ - \$ 3,696,529	\$ 18,878 \$ 68,122 \$ 14,250 \$ 149,986	\$ 3,563,249 \$ 100,000 \$ 14,050	\$ (20,280) \$ 52,000 \$ 14,050	Based on 2023 actual and 2024 projections
6 Special Asse 7 Tax Roll 8 Other Misce 9 Event Ren 10 Miscellane 11 12 12 TOTAL REV 13 14 14 Balance For 15 16 16 TOTAL REV 17 18 19 EXPENDITL 20 21 21 Legislative 22 Supervision 23 Financial & /// 24 Accounting 25 Administra 26 Arbitrage F 27 Assessme 28 Auditing S 29 Disclosure 30 District Ra 32 Dues, Lice	sessments ellaneous Revenues ental eous Revenue EVENUES prward from Prior Years	\$3,602,407 \$58,061 \$14,250 \$3,731,586 \$-	\$3,602,407 \$ 116,122 \$ 14,250 \$3,846,515 \$ -	\$ 3,583,529 \$ 48,000 \$ - \$ 3,696,529	\$ 18,878 \$ 68,122 \$ 14,250 \$ 149,986	\$ 3,563,249 \$ 100,000 \$ 14,050	\$ (20,280) \$ 52,000 \$ 14,050	Based on 2023 actual and 2024 projections
7 Tax Roll 8 Other Miscel 9 Event Ren 10 Miscellane 11 12 12 TOTAL REV 13 14 14 Balance For 15 16 16 TOTAL REV 18 19 20 21 21 Legislative 22 Supervisor 23 Financial & // 24 Accounting 25 Administra 26 Arbitrage F 27 Assessme 28 Auditing S 29 Disclosure 30 District Ma 32 Dues, Lice	ellaneous Revenues ental neous Revenue EVENUES prward from Prior Years	\$ 58,061 \$ 14,250 \$3,731,586 \$ -	\$ 116,122 \$ 14,250 \$ 3,846,515 \$ -	\$ 48,000 \$ - \$ 3,696,529	\$ 68,122 \$ 14,250 \$ 149,986	\$ 100,000 \$ 14,050	\$ 52,000 \$ 14,050	
8 Other Misce 9 Event Ren 10 Miscellane 11 12 12 TOTAL REV 13 14 14 Balance For 15 16 16 TOTAL REV 17 18 19 EXPENDITL 20 21 21 Legislative 22 Supervisor 23 Financial & // 24 Accounting 25 Administra 26 Arbitrage F 27 Assessme 28 Auditing S 29 Disclosure 30 District En 31 District Ma 32 Dues, Lice	ental neous Revenue EVENUES prward from Prior Years	\$ 58,061 \$ 14,250 \$3,731,586 \$ -	\$ 116,122 \$ 14,250 \$ 3,846,515 \$ -	\$ 48,000 \$ - \$ 3,696,529	\$ 68,122 \$ 14,250 \$ 149,986	\$ 100,000 \$ 14,050	\$ 52,000 \$ 14,050	
9Event Ren10Miscellane111212TOTAL REV131414Balance For151616TOTAL REV171819EXPENDITU202121Legislative22Supervisor23Financial & A24Accounting25Administrat26Arbitrage F27Assessme28Auditing S29Disclosure30District En31District Ma32Dues, Lice	ental neous Revenue EVENUES prward from Prior Years	\$ 14,250 \$3,731,586 \$ -	\$ 14,250 \$3,846,515 \$ -	\$ - \$ 3,696,529	\$ 14,250 \$ 149,986	\$ 14,050	\$ 14,050	
10 Miscellane 11 12 12 TOTAL REV 13 14 14 Balance For 15 16 16 TOTAL REV 17 18 19 EXPENDITL 20 21 21 Legislative 22 Supervisol 23 Financial & // 24 Accounting 25 Administra 26 Arbitrage F 27 Assessme 28 Auditing S 29 Disclosure 30 District En 31 District Ma 32 Dues, Lice	eous Revenue EVENUES prward from Prior Years	\$ 14,250 \$3,731,586 \$ -	\$ 14,250 \$3,846,515 \$ -	\$ - \$ 3,696,529	\$ 14,250 \$ 149,986	\$ 14,050	\$ 14,050	
11 12 TOTAL REV 13 14 Balance For 15 16 TOTAL REV 17 18 19 EXPENDITU 20 21 Legislative 22 Supervision 23 Financial & A 24 Accounting 25 Administration 26 Arbitrage Fill 27 Assessme 28 Auditing S 29 Disclosure 30 District En 31 District Ma 32 Dues, Lice	EVENUES prward from Prior Years	\$3,731,586 \$-	\$3,846,515 \$-	\$ 3,696,529	\$ 149,986			WREC Annual Rebate
12TOTAL REV131414151616TOTAL REV171819EXPENDITL2021Legislative22Supervision23Financial & A24Accounting25Administrat2627Assessme28Auditing S29Disclosure30District En31Dues, Lice	orward from Prior Years	\$ -	\$ -			\$ 3,752,299	\$ 55.770	
13 14 Balance For 15 16 TOTAL REV 17 18 19 EXPENDITL 20 21 Legislative 22 Supervision 23 Financial & A 24 Accounting 25 Administra 26 Arbitrage F 27 Assessme 28 Auditing S 29 Disclosure 30 District En 31 District Ma 32 Dues, Lice	orward from Prior Years	\$ -	\$ -			\$ 3,752,299	\$ 55 770	
14 Balance For 15 16 16 TOTAL REV 17 18 19 EXPENDITU 20 21 21 Legislative 22 Supervision 23 Financial & A 24 Accounting 25 Administra 26 Arbitrage F 27 Assessme 28 Auditing S 29 Disclosure 30 District En 31 District Ma 32 Dues, Lice		•	•	\$ -	٩		ψ 55,770	
1516TOTAL REV171819EXPENDITL202121Legislative22Supervisor23Financial & A24Accounting25Administra26Arbitrage F27Assessme28Auditing S29Disclosure30District En31District Ma32Dues, Lice		•	•	\$-	¢			
16TOTAL REV171819EXPENDITL2021Legislative22Supervisol23Financial & J24Accounting25Administra26Arbitrage F27Assessme28Auditing S29Disclosure30District En31District Ma32Dues, Lice	VENUES AND BALANCE FORWARD	\$3,731,586	\$3.846.515		Ψ -	\$-	\$-	
171819EXPENDITL2021Legislative22Supervisor23Financial & J24Accounting25Administra26Arbitrage F27Assessme28Auditing S29Disclosure30District En31District Ma32Dues, Lice	VENUES AND BALANCE FORWARD	\$3,731,586	\$3.846.515					
1819EXPENDITL2021Legislative22Supervisor23Financial & J24Accounting25Administra26Arbitrage f27Assessme28Auditing S29Disclosure30District En31District Ma32Dues, Lice			+ •,• ••,• ••	\$ 3,696,529	\$ 149,986	\$ 3,752,299	\$ 55,770	
19 EXPENDITL 20 21 21 Legislative 22 Supervisor 23 Financial & J 24 Accounting 25 Administra 26 Arbitrage F 27 Assessme 28 Auditing S 29 Disclosure 30 District Ma 32 Dues, Lice								
2021Legislative22Supervisor23Financial & J24Accounting25Administra26Arbitrage F27Assessme28Auditing S29Disclosure30District En31District Ma32Dues, Lice								
21Legislative22Supervisor23Financial & J24Accounting25Administra26Arbitrage F27Assessme28Auditing S29Disclosure30District En31District Ma32Dues, Lice	URES - ADMINISTRATIVE							
22 Supervisor 23 Financial & J 24 Accounting 25 Administra 26 Arbitrage F 27 Assessme 28 Auditing S 29 Disclosure 30 District En 31 District Ma 32 Dues, Lice								
23Financial & A24Accounting25Administra26Arbitrage F27Assessme28Auditing S29Disclosure30District En31District Ma32Dues, Lice								
24Accounting25Administra26Arbitrage F27Assessme28Auditing S29Disclosure30District En31District Ma32Dues, Lice		\$ 5,600	\$ 12,600	\$ 15,000	\$ 2,400	\$ 13,000	\$ (2,000)	12 meetings and 1 budget workshop
25 Administra 26 Arbitrage F 27 Assessme 28 Auditing S 29 Disclosure 30 District En 31 District Ma 32 Dues, Lice	Administrative							
26Arbitrage F27Assessme28Auditing S29Disclosure30District En31District Ma32Dues, Lice	ng Services	\$ 14,250	\$ 28,500	\$ 28,500	\$-	\$ 28,500	\$-	
 27 Assessme 28 Auditing S 29 Disclosure 30 District En 31 District Ma 32 Dues, Lice 	rative Services	\$ 4,850	\$ 9,699	\$ 9,700	\$ 1	\$ 9,700	\$-	
28Auditing S29Disclosure30District En31District Ma32Dues, Lice	Rebate Calculation	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$-	
29Disclosure30District En31District Ma32Dues, Lice	ent Roll	\$ 5,250	\$ 5,250		\$ -	\$ 5,250	\$-	
30District En31District Ma32Dues, Lice	Services	\$ -	\$ 4,950	\$ 4,950	\$ -	\$ 5,500	\$ 550	Based on new renewal with Grau
31District Ma32Dues, Lice	re Report	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$-	
32 Dues, Lice	ngineer	\$ 29,380	\$ 58,760			\$ 65,000	\$ 33,000	Based on 2023 actual and 2024 projections
	lanagement	\$ 22,012	\$ 44,025	\$ 44,025	\$ -	\$ 44,025	\$ -	
	censes & Fees	\$ 446	\$ 892			\$ 2,350		
33 Financial 8		\$ 2,625	\$ 5,250	\$ 5,250		\$ 5,250	\$-	
34 Legal Adve	& Revenue Collections	\$ 375	\$ 1,650	\$ 3,000	\$ 1,350	\$ 2,000	\$ (1,000)	
		A 100	\$ -	\$ -	\$ -	\$ -	\$ -	reclass this to dues, licenses and fees
		5 100	\$ 4,086			\$ 4,495	\$ 152	per Egis
	vertising	\$ 100 \$ 4,086	\$ 150			\$ 150		
38 Trustees F	vertising neous Fees fficials Liability Insurance							
	vertising neous Fees fficials Liability Insurance ector /Property Appraiser Fees	\$ 4,086						
40 Legal Couns	vertising neous Fees fficials Liability Insurance ector /Property Appraiser Fees	\$ 4,086 \$ -		\$ 4,860	\$ (140)			
41 District Co	vertising neous Fees fficials Liability Insurance ector /Property Appraiser Fees Fees Hosting, Maintenance, Backup (and Email)	\$ 4,086 \$ - \$ 5,590	\$ 10,500	\$ 4,860	\$ (140)			
	vertising neous Fees fficials Liability Insurance ector /Property Appraiser Fees Fees Hosting, Maintenance, Backup (and Email) nsel	\$ 4,086 \$ - \$ 5,590 \$ 2,166	\$ 10,500 \$ 5,000	. ,		\$ 65.000	\$ -	
43	vertising neous Fees fficials Liability Insurance ector /Property Appraiser Fees Fees Hosting, Maintenance, Backup (and Email) nsel	\$ 4,086 \$ - \$ 5,590	\$ 10,500	\$ 65,000	\$ 608	\$ 65,000 \$ 10,000		

Proposed Budget Seven Oaks Community Development District General Fund Fiscal Year 2024/2025

Chart of Accounts Classification	Actual YTD through 03/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
44 Administrative Subtotal	\$ 131,926	\$ 283,704	\$ 262,273	\$ (21,431)	\$ 279,220	\$ 16,947	
45							
46 EXPENDITURES - FIELD OPERATIONS							
47							
48 Law Enforcement							
49 Off Duty Deputy	\$ 544	\$ 2,400	\$ 2,400	\$-	\$ 2,400	\$ -	estimate for 10 details
50 Security Operations							
51 Security Monitoring Services	\$ 1,326	\$ 2,652	\$ 4,000	\$ 1,348	\$ 4,000	\$ -	
52 Electric Utility Services							
53 Utility - Irrigation & Landscape Lighting	\$ 17,935	\$ 41,000	\$ 50,000	\$ 9,000	\$ 45,000	\$ (5,000)	Based on 2023 actual and 2024 projection
54 Utility - Recreation Facilities	\$ 43,076	\$ 86,152	\$ 75,000	\$ (11,152)	\$ 90,000	\$ 15,000	Based on 2023 actual and 2024 projection
55 Utility - Street Lights	\$ 122,109	\$ 244,218	\$ 260,000	\$ 15,782	\$ 250,000	\$ (10,000)	Based on 2023 actual and 2024 projection
56 Gas Utility Services							
57 Utility Services	\$ 298	\$ 650	\$ 650	\$ -	\$ 650	\$-	
58 Garbage/Solid Waste Control Services							
59 Garbage - Recreation Facility	\$ 4,553	\$ 12,000	\$ 8,500	\$ (3,500)	\$ 17,000	\$ 8,500	Increase to account for second dumpster
60 Solid Waste Assessment	\$ 9,474						Estimate 5% increase
61 Water-Sewer Combination Services							
62 Utility - Fountains	\$ 270	\$ 540	\$ 1,000	\$ 460	\$ 1,000	\$ -	
63 Utility - Reclaimed	\$ 8,195	\$ 26,000	\$ 30,000	\$ 4,000	\$ 30,000	\$ -	
64 Utility Services	\$ 11,204	\$ 28,000			\$ 30,000	\$ (2,000))
65 Stormwater Control							
66 Aquatic Maintenance	\$ 27,645	\$ 60,531	\$ 54,204	\$ (6,327)	\$ 56,376	\$ 2,172	First Amendment pricing effective 1/1/24
67 Lake/Pond Bank Maintenance & Repair	\$ 1,792	\$ 3,584					
68 Stormwater Assessment	\$ 5,864	\$ 5,864		\$ 136	\$ 6,157	\$ 157	Estimate 5% increase
69 Stormwater System Maintenance	\$ 867	\$ 1,734			\$ 10,000	\$ -	
70 Other Physical Environment							
71 Clock Tower Maintenance	\$ 347	\$ 694	\$ 2,000	\$ 1,306	\$ 2,000	\$ -	
72 Community Park Equipment	\$ 25,970	\$ 31,570	\$ 25,000	\$ (6,570)	\$ 25,000	\$ -	
73 Employee - Payroll Taxes	\$ 8,379	\$ 16,758		, ,		\$ -	
74 Employee - Salaries (maintenance)	\$ 109,527	\$ 219,054	\$ 255,000	\$ 35,946	\$ 255,000	\$ -	
75 Employee - Workers Comp	\$ 9,759	\$ 9,760			\$ 12,000	\$ (9,000))
76 Entry & Walls Maintenance	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	
77 General Liability/Property Insurance	\$ 39,854	\$ 39,854	\$ 40,365	\$ 511	\$ 42,170	\$ 1,805	per Egis
78 Holiday Decorations	\$ 34,400	\$ 34,400					Get pricing from Theresa
79 Irrigation Maintenance & Repairs	\$ 29,214	\$ 58,428	\$ 50,000	\$ (8,428)	\$ 50,000	\$ -	re-evaluate with John
80 Landscape - Annuals/Flowers/Mulch	\$ 46,860	\$ 200,000				\$ -	
81 Landscape Maintenance	\$ 390,622	\$ 781,244	\$ 838,803	\$ 57,559		\$ -	discuss with John
82 Landscape Replacement Plants, Shrubs, Trees	\$ 119,379	\$ 150,000		\$ -	\$ 150,000	\$ -	
83 Miscellaneous Expense	\$ 2,849	\$ 5,698			\$ 10,000		
84 Ornamental Lighting Maintenance	\$ 9,855						re-evaluate with John
85 Pressure Washing	\$ 53,500	\$ 53,500					increase per contract
86 Tree Trimming & Tree Removal	\$ 121,025	\$ 242,050			\$ 200,000	\$ -	re-evaluate with John

Proposed Budget Seven Oaks Community Development District General Fund Fiscal Year 2024/2025

	Chart of Accounts Classification	Actual YTD through 03/31/24	Ai T	ojected nnual otals 23/2024	ual Budget 2023/2024	Projected Budge variance for 2023/2024		Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
87	Road & Street Facilities									
88	Roadway Repair & Maintenance	\$ 14,800	\$	29,600	\$ 50,000	\$ 20,400	0	\$ 50,000	\$-	
89	Sidewalk Repair & Maintenance	\$ 16,250	\$	32,500	\$ 50,000	\$ 17,500	0	\$ 50,000	\$-	
90	Street Sign Repair & Replacement	\$ 5,456	\$	10,912	\$ 10,000	\$ (912	2)	\$ 10,000	\$-	
91	Parks & Recreation									
92	Access Control Maintenance, Repair, Supplies	\$ 2,619	\$	5,238	\$ 9,364	\$ 4,120	6	\$ 6,000	\$ (3,364)	
93	Athletic/Court/Field/Payground Maintenance & Repairs	\$ 3,969	\$	7,938	\$ 15,000	\$ 7,062	2	\$ 15,000	\$-	
94	Clubhouse Janitorial Service	\$ 20,623	\$	41,246	\$ 48,915	\$ 7,669	9	\$ 45,000	\$ (3,915)	
95	Employee - Payroll Taxes	\$ 10,627	\$	21,254	\$ 25,000	\$ 3,740	6	\$ 25,000	\$-	
96	Employee - Salaries (clubhouse)	\$ 138,915	\$ 2	277,830	\$ 337,330	\$ 59,500	0	\$ 337,330	\$-	work with Theresa
97	Facility Supplies	\$ 4,297	\$	8,594	\$ 6,600				\$-	
98	Fitness Equipment Maintenance & Repairs	\$ 646	\$	1,292	\$ 15,000	\$ 13,708	8	\$ 15,000	\$-	discuss with Theresa and John
99	Fountain Service & Maintenance	\$ 4,201	\$	8,402	\$ 7,500	\$ (902	2)	\$ 7,500	\$-	
100	Furniture Repair/Replacement	\$ 7,826	\$	15,652	\$ 7,500	\$ (8,15)	2)	\$ 7,500	\$-	
101	Maintenance & Repairs	\$ 36,116	\$	72,232	\$ 50,000	\$ (22,23)	2)	\$ 65,000	\$ 15,000	
102	Miscellaneous Expense	\$ 21,871	\$	43,742	\$ 15,000	\$ (28,742	2)	\$ 35,000	\$ 20,000	
103	Office Supplies	\$ 1,862	\$	3,724	\$ 3,000	\$ (724	4)	\$ 3,000	\$-	
104	Pest Control	\$ 225	\$	450	\$ 750	\$ 300	0	\$ 500	\$ (250)	
105	Pool Repairs	\$ 8,086	\$	16,172	\$ 16,305	\$ 13	3	\$ 17,000	\$ 695	
106	Pool Service Contract	\$ 40,031	\$	89,829	\$ 94,320	\$ 4,49	1	\$ 89,829	\$ (4,491)	per contract
107	Storage Shed	\$ 1,632	\$	3,264	\$ 2,000	\$ (1,264	4)	\$ 3,264	\$ 1,264	per contract. Discuss with Theresa
108	Telephone, Internet, Cable	\$ 3,066	\$	6,132	\$ 10,000	\$ 3,868	8	\$ 10,000	\$-	
109	Tennis Court Maintenance & Supplies	\$ 20,854	\$	41,708	\$ 45,000	\$ 3,292	2	\$ 45,000	\$-	
110	Vehicle Maintenance- Golf Carts/Truck	\$ 4,041	\$	8,082	\$ 10,000	\$ 1,918	8	\$ 10,000	\$-	
111	Special Events									
112	Special Events	\$ 30,876	\$	61,752	\$ 25,000	\$ (36,752	2)	\$ 35,000	\$ 10,000	discuss with Theresa
113										
	Field Operations Subtotal	\$1,655,581	\$3,1	195,064	\$ 3,434,256	\$ 239,192	2	\$ 3,473,079	\$ 38,823	
115										
116	TOTAL EXPENDITURES	\$1,787,507	\$3,4	478,768	\$ 3,696,529	\$ 217,76	1	\$ 3,752,299	\$ 55,770	
117					-					
118	EXCESS OF REVENUES OVER EXPENDITURES	\$1,944,079	\$ 3	367,747	\$ -	\$ 367,74	7	\$-	\$	

Proposed Budget Seven Oaks Community Development District Reserve Fund Fiscal Year 2024/2025

Chart of Accounts Classification	tł	tual YTD hrough)3/31/24		Projected Annual Totals 023/2024	В	Annual Budget for 2023/2024	va	Projected Budget variance for 2023/2024	Budget for 2024/2025	(D	Budget Increase ecrease) vs 2023/2024	Comments
REVENUES		I	_		-		├					
	+		\vdash	I	├──							
Interest Earnings	-		\square									
Interest Earnings	\$	121,584	\$	243,168	\$	50,000	\$	193,168	\$ 150,000	\$	100,000	Anticipating yield to come down slightly
Special Assessments												· · · ·
Tax Roll	\$	350,942	\$	350,942	\$	350,942	\$	-	\$ 360,022	\$	9,080	
		I					<u> </u>					
TOTAL REVENUES	\$	472,526	\$	594,110	\$	400,942	\$	193,168	\$ 510,022	\$	109,080	
	<u> </u>	I	<u> </u>		<u> </u>		<u> </u>					
Balance Forward from Prior Years	\$	-	\$	-	\$	1,965,920	\$	(1,965,920)	\$ 530,978	\$	(1,434,942)	
TOTAL REVENUES AND BALANCE FORWARD	\$	472,526	\$	594,110	\$	2,366,862	\$	(1,772,752)	\$ 1,041,000	\$	(1,325,862)	
EXPENDITURES	<u> </u>		F									
Contingency	+		\vdash		<u> </u>		\vdash					
Capital Outlay	\$	-	\$	-	\$	69,000	\$	69,000	\$ -	\$	(69,000)	To be determined
Capital Reserves	\$	240,477	\$	480,954	\$	2,297,862	\$	1,816,908	\$ 1,041,000	\$	(1,256,862)	per the reserve study
	<u> </u>		Ļ		Ļ		Ļ_			Ļ		
TOTAL EXPENDITURES	\$	240,477	\$	480,954	\$	2,366,862	\$	1,885,908	\$ 1,041,000	\$	(1,256,862)	
EXCESS OF REVENUES OVER EXPENDITURES	\$	232,049	\$	113,156	\$	-	\$	(3,658,660)	\$ -	\$	(69,000)	
		I				I						

Proposed Budget Seven Oaks Community Development District Enterprise Fund Fiscal Year 2024/2025

Chart of Accounts Classification	1	ctual YTD through)3/31/24	An	Projected nnual Totals 2023/2024	nual Budget r 2023/2024	v	Projected Budget variance for 2023/2024	Budget for 2024/2025	(De	Budget Increase ecrease) vs 2023/2024	Comments
1											
2 REVENUES											
3											
4 Special Assessments											
5 Tax Roll	\$	31,100	\$	31,100	\$ 31,100	\$	-	\$ 42,300	\$	11,200	
6 Club Revenues											
7 Café Revenues	\$	16,574	\$	63,704	\$ 63,704	\$	-	\$ 55,000	\$	(8,704)	
8											
9 TOTAL REVENUES	\$	47,674	\$	94,804	\$ 94,804	\$	-	\$ 97,300	\$	(8,704)	
10											
11 EXPENDITURES - FIELD OPERATIONS											
12											
13 Parks & Recreation											
14 Beverages	\$	6,649	\$	13,298	\$ 11,000	\$	(2,298)	\$ 15,000	\$	4,000	
15 Café Miscellaneous Expense	\$	150	\$	300	\$ 1,500	\$	1,200	\$ 1,500	\$	-	
16 Employee - Payroll Taxes	\$	1,617	\$	3,234	\$ - ,	\$	54	\$ 3,300	\$	12	
17 Employee - Salaries	\$	21,141	\$	42,282	\$ 43,266	\$	984	\$ 44,500	\$	1,234	
18 Employee - Workers Comp	\$	-	\$	-	\$ 3,750	\$	3,750	\$ -	\$	(3,750)	
19 Equipment	\$	220	\$	440	\$ 3,000	\$	2,560	\$ 1,500	\$	(1,500)	
20 Food	\$	10,584	\$	21,168	\$ 23,000	\$	1,832	\$ 25,000	\$	2,000	
21 Maintenance & Repairs	\$	1,200		2,400	2,000		(400)	\$ 2,500	\$	500	
22 Supplies	\$	1,282	\$	2,564	\$ 4,000	\$	1,436	\$ 4,000	\$	-	
23											
24 TOTAL EXPENDITURES	\$	42,843	\$	85,686	\$ 94,804	\$	9,118	\$ 97,300	\$	2,496	
25											
26 EXCESS OF REVENUES OVER EXPENDITURES	\$	4,831	\$	9,118	\$ -	\$	(9,118)	\$ -	\$	(11,200)	
27											

Seven Oa	aks Community Deve Debt Service Fiscal Year 2024/2			
Chart of Accounts Classification	Series 2021	Series 2016A	Series 2016B	Budget for 2024/2025
REVENUES				
Special Assessments				
Net Special Assessments (1)	\$564,086.73	\$360,569.77	\$564,864.06	\$1,489,520.56
TOTAL REVENUES	\$564,086.73	\$360,569.77	\$564,864.06	\$1,489,520.56
EXPENDITURES				
Administrative				
Debt Service Obligation	\$564,086.73	\$360,569.77	\$564,864.06	\$1,489,520.56
Administrative Subtotal	\$564,086.73	\$360,569.77	\$564,864.06	\$1,489,520.56
TOTAL EXPENDITURES	\$564,086.73	\$360,569.77	\$564,864.06	\$1,489,520.56
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

GROSS ASSESSMENTS

Notes:

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

Tax Roll Collection Costs for Pasco County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

6.0% **\$1,583,759.17**

	FISCAL YEAR 2024/2025 O&	M AND DEBT SERVICE AS	SESSMENT SCHEDULE		
2024/2025 O&M Budget: Collection Costs: Early Payment Discount:	2% 4%	\$3,965,571.20 \$84,373.86 \$168,747.71	2023/2024 O4 2024/2025 O4	-	\$3,965,571.2 \$3,965,571.2
2024/2025 Total:		\$4,218,692.77	Total Diff	ference:	-\$0.02
	Accession Procladeurs	Per Unit Annual Asse	essment Comparison	Proposed Inc	crease / Decrease
Lot Size	Assessment Breakdown	2023/2024	2024/2025	\$	%
Series 2021 Product Types					
Townhome	Series 2021 Debt Service	\$259.77	\$259.77	\$0.00	0.00%
<i>rommone</i>	Operations & Maintenance	\$777.78	\$777.78	\$0.00	0.00%
-	Total	\$1,037.55	\$1,037.55	\$0.00	0.00%
Oinside Franklin (O)	Series 2021 Debt Service	\$346.36	\$346.36	\$0.00	0.00%
Single Family 40'	Operations & Maintenance	\$1,037.04	\$1,037.04	\$0.00	0.00%
-	Total	\$1,383.40	\$1,383.40	\$0.00	0.00%
Single Femily FOI	Series 2021 Debt Service	\$432.95	\$432.95	\$0.00	0.00%
Single Family 50'	Operations & Maintenance	\$1,296.29	\$1,296.29	\$0.00	0.00%
-	Total	\$1,729.24	\$1,729.24	\$0.00	0.00%
Single Femily COI	Series 2021 Debt Service	\$519.54	\$519.54	\$0.00	0.00%
Single Family 60'	Operations & Maintenance	\$1,555.55	\$1,555.55	\$0.00	0.00%
-	Total	\$2,075.09	\$2,075.09	\$0.00	0.00%
	Series 2021 Debt Service	\$606.13	\$606.13	\$0.00	0.00%
Single Family 70'	Operations & Maintenance	\$1,814.81	\$1,814.81	\$0.00	0.00%

	FISCAL YEAR 2024/2025 O&	M AND DEBT SERVICE ASS	SESSMENT SCHEDULE		
2024/2025 O&M Budget:		\$3,965,571.20	2023/2024 O	&M Budget:	\$3,965,57
Collection Costs:	2%	\$84,373.86	2024/2025 O	-	\$3,965,57
Early Payment Discount:	4%	\$168,747.71			
2024/2025 Total:		\$4,218,692.77	Total Dif	ference:	-\$0.02
Lot Size	Assessment Breakdown	Per Unit Annual Asse	essment Comparison	Proposed Inc	crease / Decreas
Lot Size	Assessment Breakdown	2023/2024	2024/2025	\$	%
-	Total	\$2,420.94	\$2,420.94	\$0.00	0.00%
	Series 2021 Debt Service	\$692.72	\$692.72	\$0.00	0.00%
Single Family 80'	Operations & Maintenance	\$2,074.07	\$2,074.07	\$0.00	0.00%
-	Total	\$2,766.79	\$2,766.79	\$0.00	0.00%
Single Femily 001	Series 2021 Debt Service	\$779.31	\$779.31	\$0.00	0.00%
Single Family 90'	Operations & Maintenance	\$2,333.33	\$2,333.33	\$0.00	0.00%
-	Total	\$3,112.64	\$3,112.64	\$0.00	0.00%
Multi Familu	Series 2021 Debt Service	\$36.41	\$36.41	\$0.00	0.00%
Multi-Family	Operations & Maintenance	\$103.70	\$103.70	\$0.00	0.00%
-	Total	\$140.11	\$140.11	\$0.00	0.00%
	Series 2021 Debt Service	\$3,640.90	\$3,640.90	\$0.00	0.00%
Retail / Office	Operations & Maintenance	\$10,370.36	\$10,370.36	\$0.00	0.00%
-	Total	\$14,011.26	\$14,011.26	\$0.00	0.00%

	FISCAL YEAR 2024/2025 O&	OMMUNITY DEVELOPMENT			
2024/2025 O&M Budget: Collection Costs: Early Payment Discount:	2% 4%	\$3,965,571.20 \$84,373.86 \$168,747.71	2023/2024 O 2024/2025 O	-	\$3,965,571.2 \$3,965,571.2
2024/2025 Total:	4 70	\$4,218,692.77	Total Dif	ference:	-\$0.02
Lot Size	Assessment Breakdown	Per Unit Annual Asses 2023/2024	sment Comparison 2024/2025	-	crease / Decrease %
Series 2016A Product Types		2023/2024	2024/2023	\$	/0
T auna ka ma	Series 2016A Debt Service	\$287.87	\$287.87	\$0.00	0.00%
Townhome	Operations & Maintenance	\$777.78	\$777.78	\$0.00	0.00%
-	Total	\$1,065.65	\$1,065.65	\$0.00	0.00%
. . .	Series 2016A Debt Service	\$337.76	\$337.76	\$0.00	0.00%
Single Family 35'	Operations & Maintenance	\$912.59	\$912.59	\$0.00	0.00%
-	Total	\$1,250.35	\$1,250.35	\$0.00	0.00%
Single Family 401	Series 2016A Debt Service	\$383.82	\$383.82	\$0.00	0.00%
Single Family 40'	Operations & Maintenance	\$1,037.04	\$1,037.04	\$0.00	0.00%
-	Total	\$1,420.86	\$1,420.86	\$0.00	0.00%
Single Frankty Fol	Series 2016A Debt Service	\$479.78	\$479.78	\$0.00	0.00%
Single Family 50'	Operations & Maintenance	\$1,296.29	\$1,296.29	\$0.00	0.00%
-	Total	\$1,776.07	\$1,776.07	\$0.00	0.00%
Single Femily COL	Series 2016A Debt Service	\$575.73	\$575.73	\$0.00	0.00%
Single Family 60'	Operations & Maintenance	\$1,555.55	\$1,555.55	\$0.00	0.00%

	FISCAL YEAR 2024/2025 O&	M AND DEBT SERVICE ASS	ESSMENT SCHEDULE		
2024/2025 O&M Budget:		\$3,965,571.20	2023/2024 O	&M Budget:	\$3,965,571.22
Collection Costs:	2%	\$84,373.86	2024/2025 O	-	\$3,965,571.20
Early Payment Discount:	4%	\$168,747.71			
2024/2025 Total:		\$4,218,692.77	Total Dif	ference:	-\$0.02
		Per Unit Annual Asse	ssment Comparison	Proposed In	crease / Decrease
Lot Size	Assessment Breakdown	2023/2024	2024/2025	\$	%
-	Total	\$2,131.28	\$2,131.28	\$0.00	0.00%
=		0 074.00	0074.00	0 0.00	0.00%
Single Family 70'	Series 2016A Debt Service	\$671.69 \$1,814.81	\$671.69 \$1,814.81	\$0.00 \$0.00	0.00% 0.00%
	Operations & Maintenance	\$1,014.01	ΦΙ,014.01	\$0.00	0.00%
=	Total	\$2,486.50	\$2,486.50	\$0.00	0.00%
	Series 2016A Debt Service	\$767.65	\$767.65	\$0.00	0.00%
Single Family 80'	Operations & Maintenance	\$2,074.07	\$2,074.07	\$0.00	0.00%
-	Total	\$2,841.72	\$2,841.72	\$0.00	0.00%
Series 2016B Product Types					
Single Family 50'	Series 2016B Debt Service	\$552.37 \$1,296.29	\$552.37 \$1,296.29	\$0.00 \$0.00	0.00% 0.00%
	Operations & Maintenance	\$1,290.29	\$1,290.29	\$0.00	0.00%
=	Total	\$1,848.66	\$1,848.66	\$0.00	0.00%
	Series 2016B Debt Service	\$662.85	\$662.85	\$0.00	0.00%
Single Family 60'	Operations & Maintenance	\$1,555.55	\$1,555.55	\$0.00	0.00%
-	Total	\$2,218.40	\$2,218.40	\$0.00	0.00%

	FISCAL YEAR 2024/2025 O&	M AND DEBT SERVICE ASS	SESSMENT SCHEDULE		
2024/2025 O&M Budget:		\$3,965,571.20	2023/2024 08	M Budget:	\$3,965,571
Collection Costs:	2%	\$84,373.86	2024/2025 08	M Budget:	\$3,965,571
Early Payment Discount:	4%	\$168,747.71			
2024/2025 Total:		\$4,218,692.77	Total Diff	erence:	-\$0.02
1 - 4 0	A	Per Unit Annual Asse	essment Comparison	Proposed Inc	crease / Decreas
Lot Size	Assessment Breakdown	2023/2024	2024/2025	\$	%
	Series 2016B Debt Service	\$720.30	\$720.30	\$0.00	0.00%
Single Family 65'	Operations & Maintenance	\$1,690.37	\$1,690.37	\$0.00	0.00%
	Total	\$2,410.67	\$2,410.67	\$0.00	0.00%
		* ****	0 000.00	A0 00	0.00%
Single Family 80'	Series 2016B Debt Service Operations & Maintenance	\$883.80 \$2,074.07	\$883.80 \$2,074.07	\$0.00 \$0.00	0.00% 0.00%
		~ _,	<i> </i>		
	Total	\$2,957.87	\$2,957.87	\$0.00	0.00%
	Series 2016B Debt Service	\$994.27	\$994.27	\$0.00	0.00%
Single Family 90'	Operations & Maintenance	\$2,333.33	\$2,333.33	\$0.00	0.00%
	Total	\$3,327.60	\$3,327.60	\$0.00	0.00%
	Series 2016B Debt Service	\$4,419.00	\$4,419.00	\$0.00	0.00%
Retail / Office	Operations & Maintenance	\$10,370.36	\$10,370.36	\$0.00	0.00%
	Total	\$14,789.36	\$14,789.36	\$0.00	0.00%

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL 0&M BUDGET
COLLECTION COSTS @ 2.0%
EARLY PAYMENT DISCOUNT @ 4.0%
TOTAL 0&M ASSESSMENT

	ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT								
		SERIES 2021	SERIES 2016A	SERIES 2016B		TOTAL	% TOTAL	TOTAL		SERIES 2021	SERIES 2016A	SERIES 2016B	
LOT SIZE	O&M	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE (1)	EAU FACTOR	EAU's	EAU's	O&M BUDGET	O&M	DEBT SERVICE ⁽²⁾	DEBT SERVICE (2)	DEBT SERVICE ⁽²⁾	TOTAL
Townhome	98	98			0.75	73.50	1.81%	\$76,222.13	\$777.78	\$259.77	\$0.00	\$0.00	\$1,037
Single Family 40'	72	72			1.00	72.00	1.77%	\$74,666.58	\$1,037.04	\$346.36	\$0.00	\$0.00	\$1,383
Single Family 50'	96	96			1.25	120.00	2.95%	\$124,444,30	\$1,296,29	\$432.95	\$0.00	\$0.00	\$1,729
Single Family 60'	70	70			1.50	105.00	2.58%	\$108,888.76	\$1,555.55	\$519.54	\$0.00	\$0.00	\$2,075
Single Family 70'	79	78			1.75	138.25	3.40%	\$143,370.20	\$1,814.81	\$606.13	\$0.00	\$0.00	\$2,420
Single Family 80'	104	102			2.00	208.00	5.11%	\$215,703.45	\$2,074.07	\$692.72	\$0.00	\$0.00	\$2,766
Single Family 90'	45	45			2.25	101.25	2.49%	\$104,999.88	\$2,333.33	\$779.31	\$0.00	\$0.00	\$3,112
Multifamily (Apt)	558	558			0.10	55.80	1.37%	\$57,866.60	\$103.70	\$36.41	\$0.00	\$0.00	\$140.
Retail	75.31	74.23			10.00	753.10	18.51%	\$780,991.66	\$10,370.36	\$3,640.90	\$0.00	\$0.00	\$14,01
Office	7.74	7.74			10.00	77.40	1.90%	\$80,266.57	\$10,370.36	\$3,640.90	\$0.00	\$0.00	\$14,01
Townhome	204		204		0.75	153.00	3.76%	\$158,666.48	\$777.78	\$0.00	\$287.87	\$0.00	\$1,065
Single Family 35'	106		106		0.88	93.28	2.29%	\$96,734.70	\$912.59	\$0.00	\$337.76	\$0.00	\$1,250
Single Family 40'	107		107		1.00	107.00	2.63%	\$110,962.83	\$1,037.04	\$0.00	\$383.82	\$0.00	\$1,420
Single Family 50'	186		183		1.25	232.50	5.72%	\$241,110.82	\$1,296.29	\$0.00	\$479.78	\$0.00	\$1,776
Single Family 60'	72		72		1.50	108.00	2.65%	\$111,999.87	\$1,555.55	\$0.00	\$575.73	\$0.00	\$2,131
Single Family 70'	110		110		1.75	192.50	4.73%	\$199,629.39	\$1,814.81	\$0.00	\$671.69	\$0.00	\$2,486
Single Family 80'	58		58		2.00	116.00	2.85%	\$120,296.15	\$2,074.07	\$0.00	\$767.65	\$0.00	\$2,841
Single Family 50'	218			217	1.25	272.50	6.70%	\$282,592.26	\$1,296.29	\$0.00	\$0.00	\$552.37	\$1,848
Single Family 60'	276			275	1.50	414.00	10.18%	\$429,332.82	\$1,555.55	\$0.00	\$0.00	\$662.85	\$2,218
Single Family 65'	55			55	1.63	89.65	2.20%	\$92,970.26	\$1,690.37	\$0.00	\$0.00	\$720.30	\$2,410
Single Family 80'	51			51	2.00	102.00	2.51%	\$105,777.65	\$2,074.07	\$0.00	\$0.00	\$883.80	\$2,957
Single Family 90'	76			76	2.25	171.00	4.20%	\$177,333.12	\$2,333.33	\$0.00	\$0.00	\$994.27	\$3,327
Office	31.23			31.23	10.00	312.30	7.68%	\$323,866.28	\$10,370.36	\$0.00	\$0.00	\$4,419.00	\$14,78
Total Community	2755.28	1200.97	840	705.23	-	4068.03	100.00%	\$4,218,692.77					

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

Net Revenue to be Collected

\$3,965,571.20

(\$253,121.57)

\$3,965,571.20

\$84,373.86

\$168,747.71

\$4,218,692.77

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

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

(3) Annual assessment that will appear on November 2024 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.