



Rizzetta & Company

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

**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	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



Rizzetta & Company

Seven Oaks Community Development District

www.sevenoakscdd.com

Proposed Budget for Fiscal Year 2024/2025

Budget Workshop

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	\$ 9,474	\$ 8,750	\$ (724)	\$ 10,000	\$ 1,250	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	\$ 32,000	\$ 4,000	\$ 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	\$ 50,000	\$ 46,416	\$ 50,000	\$ -	
68	Stormwater Assessment	\$ 5,864	\$ 5,864	\$ 6,000	\$ 136	\$ 6,157	\$ 157	Estimate 5% increase
69	Stormwater System Maintenance	\$ 867	\$ 1,734	\$ 10,000	\$ 8,266	\$ 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	\$ 20,000	\$ 3,242	\$ 20,000	\$ -	
74	Employee - Salaries (maintenance)	\$ 109,527	\$ 219,054	\$ 255,000	\$ 35,946	\$ 255,000	\$ -	
75	Employee - Workers Comp	\$ 9,759	\$ 9,760	\$ 21,000	\$ 11,240	\$ 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	\$ 40,000	\$ 5,600	\$ 40,000	\$ -	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	\$ 275,000	\$ 75,000	\$ 275,000	\$ -	
81	Landscape Maintenance	\$ 390,622	\$ 781,244	\$ 838,803	\$ 57,559	\$ 838,803	\$ -	discuss with John
82	Landscape Replacement Plants, Shrubs, Trees	\$ 119,379	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ -	
83	Miscellaneous Expense	\$ 2,849	\$ 5,698	\$ 10,000	\$ 4,302	\$ 10,000	\$ -	
84	Ornamental Lighting Maintenance	\$ 9,855	\$ 19,710	\$ 4,000	\$ (15,710)	\$ 4,000	\$ -	re-evaluate with John
85	Pressure Washing	\$ 53,500	\$ 53,500	\$ 53,000	\$ (500)	\$ 54,000	\$ 1,000	increase per contract
86	Tree Trimming & Tree Removal	\$ 121,025	\$ 242,050	\$ 200,000	\$ (42,050)	\$ 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	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
87	Road & Street Facilities							
88	Roadway Repair & Maintenance	\$ 14,800	\$ 29,600	\$ 50,000	\$ 20,400	\$ 50,000	\$ -	
89	Sidewalk Repair & Maintenance	\$ 16,250	\$ 32,500	\$ 50,000	\$ 17,500	\$ 50,000	\$ -	
90	Street Sign Repair & Replacement	\$ 5,456	\$ 10,912	\$ 10,000	\$ (912)	\$ 10,000	\$ -	
91	Parks & Recreation							
92	Access Control Maintenance, Repair, Supplies	\$ 2,619	\$ 5,238	\$ 9,364	\$ 4,126	\$ 6,000	\$ (3,364)	
93	Athletic/Court/Field/Payground Maintenance & Repairs	\$ 3,969	\$ 7,938	\$ 15,000	\$ 7,062	\$ 15,000	\$ -	
94	Clubhouse Janitorial Service	\$ 20,623	\$ 41,246	\$ 48,915	\$ 7,669	\$ 45,000	\$ (3,915)	
95	Employee - Payroll Taxes	\$ 10,627	\$ 21,254	\$ 25,000	\$ 3,746	\$ 25,000	\$ -	
96	Employee - Salaries (clubhouse)	\$ 138,915	\$ 277,830	\$ 337,330	\$ 59,500	\$ 337,330	\$ -	work with Theresa
97	Facility Supplies	\$ 4,297	\$ 8,594	\$ 6,600	\$ (1,994)	\$ 6,600	\$ -	
98	Fitness Equipment Maintenance & Repairs	\$ 646	\$ 1,292	\$ 15,000	\$ 13,708	\$ 15,000	\$ -	discuss with Theresa and John
99	Fountain Service & Maintenance	\$ 4,201	\$ 8,402	\$ 7,500	\$ (902)	\$ 7,500	\$ -	
100	Furniture Repair/Replacement	\$ 7,826	\$ 15,652	\$ 7,500	\$ (8,152)	\$ 7,500	\$ -	
101	Maintenance & Repairs	\$ 36,116	\$ 72,232	\$ 50,000	\$ (22,232)	\$ 65,000	\$ 15,000	
102	Miscellaneous Expense	\$ 21,871	\$ 43,742	\$ 15,000	\$ (28,742)	\$ 35,000	\$ 20,000	
103	Office Supplies	\$ 1,862	\$ 3,724	\$ 3,000	\$ (724)	\$ 3,000	\$ -	
104	Pest Control	\$ 225	\$ 450	\$ 750	\$ 300	\$ 500	\$ (250)	
105	Pool Repairs	\$ 8,086	\$ 16,172	\$ 16,305	\$ 133	\$ 17,000	\$ 695	
106	Pool Service Contract	\$ 40,031	\$ 89,829	\$ 94,320	\$ 4,491	\$ 89,829	\$ (4,491)	per contract
107	Storage Shed	\$ 1,632	\$ 3,264	\$ 2,000	\$ (1,264)	\$ 3,264	\$ 1,264	per contract. Discuss with Theresa
108	Telephone, Internet, Cable	\$ 3,066	\$ 6,132	\$ 10,000	\$ 3,868	\$ 10,000	\$ -	
109	Tennis Court Maintenance & Supplies	\$ 20,854	\$ 41,708	\$ 45,000	\$ 3,292	\$ 45,000	\$ -	
110	Vehicle Maintenance- Golf Carts/Truck	\$ 4,041	\$ 8,082	\$ 10,000	\$ 1,918	\$ 10,000	\$ -	
111	Special Events							
112	Special Events	\$ 30,876	\$ 61,752	\$ 25,000	\$ (36,752)	\$ 35,000	\$ 10,000	discuss with Theresa
113								
114	Field Operations Subtotal	\$1,655,581	\$3,195,064	\$ 3,434,256	\$ 239,192	\$ 3,473,079	\$ 38,823	
115								
116	TOTAL EXPENDITURES	\$1,787,507	\$3,478,768	\$ 3,696,529	\$ 217,761	\$ 3,752,299	\$ 55,770	
117								
118	EXCESS OF REVENUES OVER EXPENDITURES	\$1,944,079	\$ 367,747	\$ -	\$ 367,747	\$ -	\$ -	

**Proposed Budget
Seven Oaks Community Development District
Reserve 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
REVENUES							
Interest Earnings							
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	
TOTAL REVENUES	\$ 472,526	\$ 594,110	\$ 400,942	\$ 193,168	\$ 510,022	\$ 109,080	
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							
Contingency							
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
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)	

Seven Oaks Community Development District Debt Service Fiscal Year 2024/2025				
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%):

6.0%

GROSS ASSESSMENTS

\$1,583,759.17

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.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT 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&M Budget:	\$3,965,571.20
Early Payment Discount:	4%	\$168,747.71		
2024/2025 Total:		<u><u>\$4,218,692.77</u></u>	Total Difference:	<u><u>-\$0.02</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
Series 2021 Product Types					
Townhome	Series 2021 Debt Service	\$259.77	\$259.77	\$0.00	0.00%
	Operations & Maintenance	\$777.78	\$777.78	\$0.00	0.00%
	Total	\$1,037.55	\$1,037.55	\$0.00	0.00%
Single Family 40'	Series 2021 Debt Service	\$346.36	\$346.36	\$0.00	0.00%
	Operations & Maintenance	\$1,037.04	\$1,037.04	\$0.00	0.00%
	Total	\$1,383.40	\$1,383.40	\$0.00	0.00%
Single Family 50'	Series 2021 Debt Service	\$432.95	\$432.95	\$0.00	0.00%
	Operations & Maintenance	\$1,296.29	\$1,296.29	\$0.00	0.00%
	Total	\$1,729.24	\$1,729.24	\$0.00	0.00%
Single Family 60'	Series 2021 Debt Service	\$519.54	\$519.54	\$0.00	0.00%
	Operations & Maintenance	\$1,555.55	\$1,555.55	\$0.00	0.00%
	Total	\$2,075.09	\$2,075.09	\$0.00	0.00%
Single Family 70'	Series 2021 Debt Service	\$606.13	\$606.13	\$0.00	0.00%
	Operations & Maintenance	\$1,814.81	\$1,814.81	\$0.00	0.00%

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT 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&M Budget:	\$3,965,571.20
Early Payment Discount:	4%	\$168,747.71		
2024/2025 Total:		<u><u>\$4,218,692.77</u></u>	Total Difference:	<u><u>-\$0.02</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
	Total	\$2,420.94	\$2,420.94	\$0.00	0.00%
<i>Single Family 80'</i>	Series 2021 Debt Service	\$692.72	\$692.72	\$0.00	0.00%
	Operations & Maintenance	\$2,074.07	\$2,074.07	\$0.00	0.00%
	Total	\$2,766.79	\$2,766.79	\$0.00	0.00%
<i>Single Family 90'</i>	Series 2021 Debt Service	\$779.31	\$779.31	\$0.00	0.00%
	Operations & Maintenance	\$2,333.33	\$2,333.33	\$0.00	0.00%
	Total	\$3,112.64	\$3,112.64	\$0.00	0.00%
<i>Multi-Family</i>	Series 2021 Debt Service	\$36.41	\$36.41	\$0.00	0.00%
	Operations & Maintenance	\$103.70	\$103.70	\$0.00	0.00%
	Total	\$140.11	\$140.11	\$0.00	0.00%
<i>Retail / Office</i>	Series 2021 Debt Service	\$3,640.90	\$3,640.90	\$0.00	0.00%
	Operations & Maintenance	\$10,370.36	\$10,370.36	\$0.00	0.00%
	Total	\$14,011.26	\$14,011.26	\$0.00	0.00%

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT 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&M Budget:	\$3,965,571.20
Early Payment Discount:	4%	\$168,747.71		
2024/2025 Total:		<u><u>\$4,218,692.77</u></u>	Total Difference:	<u><u>-\$0.02</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
Series 2016A Product Types					
Townhome	Series 2016A Debt Service	\$287.87	\$287.87	\$0.00	0.00%
	Operations & Maintenance	\$777.78	\$777.78	\$0.00	0.00%
	Total	\$1,065.65	\$1,065.65	\$0.00	0.00%
Single Family 35'	Series 2016A Debt Service	\$337.76	\$337.76	\$0.00	0.00%
	Operations & Maintenance	\$912.59	\$912.59	\$0.00	0.00%
	Total	\$1,250.35	\$1,250.35	\$0.00	0.00%
Single Family 40'	Series 2016A Debt Service	\$383.82	\$383.82	\$0.00	0.00%
	Operations & Maintenance	\$1,037.04	\$1,037.04	\$0.00	0.00%
	Total	\$1,420.86	\$1,420.86	\$0.00	0.00%
Single Family 50'	Series 2016A Debt Service	\$479.78	\$479.78	\$0.00	0.00%
	Operations & Maintenance	\$1,296.29	\$1,296.29	\$0.00	0.00%
	Total	\$1,776.07	\$1,776.07	\$0.00	0.00%
Single Family 60'	Series 2016A Debt Service	\$575.73	\$575.73	\$0.00	0.00%
	Operations & Maintenance	\$1,555.55	\$1,555.55	\$0.00	0.00%

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT 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&M Budget:	\$3,965,571.20
Early Payment Discount:	4%	\$168,747.71		
2024/2025 Total:		<u><u>\$4,218,692.77</u></u>	Total Difference:	<u><u>-\$0.02</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
	Total	\$2,131.28	\$2,131.28	\$0.00	0.00%
<i>Single Family 70'</i>	Series 2016A Debt Service	\$671.69	\$671.69	\$0.00	0.00%
	Operations & Maintenance	\$1,814.81	\$1,814.81	\$0.00	0.00%
	Total	\$2,486.50	\$2,486.50	\$0.00	0.00%
<i>Single Family 80'</i>	Series 2016A Debt Service	\$767.65	\$767.65	\$0.00	0.00%
	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					
<i>Single Family 50'</i>	Series 2016B Debt Service	\$552.37	\$552.37	\$0.00	0.00%
	Operations & Maintenance	\$1,296.29	\$1,296.29	\$0.00	0.00%
	Total	\$1,848.66	\$1,848.66	\$0.00	0.00%
<i>Single Family 60'</i>	Series 2016B Debt Service	\$662.85	\$662.85	\$0.00	0.00%
	Operations & Maintenance	\$1,555.55	\$1,555.55	\$0.00	0.00%
	Total	\$2,218.40	\$2,218.40	\$0.00	0.00%

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT 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&M Budget:	\$3,965,571.20
Early Payment Discount:	4%	\$168,747.71		
2024/2025 Total:		<u><u>\$4,218,692.77</u></u>	Total Difference:	<u><u>-\$0.02</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
Single Family 65'	Series 2016B Debt Service	\$720.30	\$720.30	\$0.00	0.00%
	Operations & Maintenance	\$1,690.37	\$1,690.37	\$0.00	0.00%
	Total	\$2,410.67	\$2,410.67	\$0.00	0.00%
Single Family 80'	Series 2016B Debt Service	\$883.80	\$883.80	\$0.00	0.00%
	Operations & Maintenance	\$2,074.07	\$2,074.07	\$0.00	0.00%
	Total	\$2,957.87	\$2,957.87	\$0.00	0.00%
Single Family 90'	Series 2016B Debt Service	\$994.27	\$994.27	\$0.00	0.00%
	Operations & Maintenance	\$2,333.33	\$2,333.33	\$0.00	0.00%
	Total	\$3,327.60	\$3,327.60	\$0.00	0.00%
Retail / Office	Series 2016B Debt Service	\$4,419.00	\$4,419.00	\$0.00	0.00%
	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 O&M BUDGET		\$3,965,571.20
COLLECTION COSTS @	2.0%	\$84,373.86
EARLY PAYMENT DISCOUNT @	4.0%	\$168,747.71
TOTAL O&M ASSESSMENT		<u>\$4,218,692.77</u>

UNITS ASSESSED				
LOT SIZE	O&M	SERIES 2021	SERIES 2016A	SERIES 2016B
		DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾
Townhome	98	98		
Single Family 40'	72	72		
Single Family 50'	96	96		
Single Family 60'	70	70		
Single Family 70'	79	78		
Single Family 80'	104	102		
Single Family 90'	45	45		
Multifamily (Apt)	558	558		
Retail	75.31	74.23		
Office	7.74	7.74		
Townhome	204		204	
Single Family 35'	106		106	
Single Family 40'	107		107	
Single Family 50'	186		183	
Single Family 60'	72		72	
Single Family 70'	110		110	
Single Family 80'	58		58	
Single Family 50'	218			217
Single Family 60'	276			275
Single Family 65'	55			55
Single Family 80'	51			51
Single Family 90'	76			76
Office	31.23			31.23
Total Community	<u>2755.28</u>	<u>1200.97</u>	<u>840</u>	<u>705.23</u>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL	% TOTAL	TOTAL
	EAU's	EAU's	O&M BUDGET
0.75	73.50	1.81%	\$76,222.13
1.00	72.00	1.77%	\$74,666.58
1.25	120.00	2.95%	\$124,444.30
1.50	105.00	2.58%	\$108,888.76
1.75	138.25	3.40%	\$143,370.20
2.00	208.00	5.11%	\$215,703.45
2.25	101.25	2.49%	\$104,999.88
0.10	55.80	1.37%	\$57,866.60
10.00	753.10	18.51%	\$780,991.66
10.00	77.40	1.90%	\$80,266.57
0.75	153.00	3.76%	\$158,666.48
0.88	93.28	2.29%	\$96,734.70
1.00	107.00	2.63%	\$110,962.83
1.25	232.50	5.72%	\$241,110.82
1.50	108.00	2.65%	\$111,999.87
1.75	192.50	4.73%	\$199,629.39
2.00	116.00	2.85%	\$120,296.15
1.25	272.50	6.70%	\$282,592.26
1.50	414.00	10.18%	\$429,332.82
1.63	89.65	2.20%	\$92,970.26
2.00	102.00	2.51%	\$105,777.65
2.25	171.00	4.20%	\$177,333.12
10.00	312.30	7.68%	\$323,866.28
	<u>4068.03</u>	<u>100.00%</u>	<u>\$4,218,692.77</u>

PER LOT ANNUAL ASSESSMENT				
O&M	SERIES 2021	SERIES 2016A	SERIES 2016B	TOTAL ⁽³⁾
	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	
\$777.78	\$259.77	\$0.00	\$0.00	\$1,037.55
\$1,037.04	\$346.36	\$0.00	\$0.00	\$1,383.40
\$1,296.29	\$432.95	\$0.00	\$0.00	\$1,729.24
\$1,555.55	\$519.54	\$0.00	\$0.00	\$2,075.09
\$1,814.81	\$606.13	\$0.00	\$0.00	\$2,420.94
\$2,074.07	\$692.72	\$0.00	\$0.00	\$2,766.79
\$2,333.33	\$779.31	\$0.00	\$0.00	\$3,112.64
\$103.70	\$36.41	\$0.00	\$0.00	\$140.11
\$10,370.36	\$3,640.90	\$0.00	\$0.00	\$14,011.26
\$10,370.36	\$3,640.90	\$0.00	\$0.00	\$14,011.26
\$777.78	\$0.00	\$287.87	\$0.00	\$1,065.65
\$912.59	\$0.00	\$337.76	\$0.00	\$1,250.35
\$1,037.04	\$0.00	\$383.82	\$0.00	\$1,420.86
\$1,296.29	\$0.00	\$479.78	\$0.00	\$1,776.07
\$1,555.55	\$0.00	\$575.73	\$0.00	\$2,131.28
\$1,814.81	\$0.00	\$671.69	\$0.00	\$2,486.50
\$2,074.07	\$0.00	\$767.65	\$0.00	\$2,841.72
\$1,296.29	\$0.00	\$0.00	\$552.37	\$1,848.66
\$1,555.55	\$0.00	\$0.00	\$662.85	\$2,218.40
\$1,690.37	\$0.00	\$0.00	\$720.30	\$2,410.67
\$2,074.07	\$0.00	\$0.00	\$883.80	\$2,957.87
\$2,333.33	\$0.00	\$0.00	\$994.27	\$3,327.60
\$10,370.36	\$0.00	\$0.00	\$4,419.00	\$14,789.36

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

(\$253,121.57)

Net Revenue to be Collected

\$3,965,571.20

⁽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 2021, 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.