

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET, A PROPOSED RESERVE FUND BUDGET, AND A PROPOSED ENTERPRISE BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Seven Oaks Community Development District (“**District**”) prior to June 15, 2020 a proposed operation and maintenance budget (for general services), a proposed reserve fund budget, and a proposed enterprise budget (for clubhouse services) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (collectively, “**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 12, 2020

HOUR: 6:30 p.m.

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

**Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as extended by Executive Order 20-112 and as it may be further extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District’s website for the latest information: <https://www.sevenoakscdd.org/>.*

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF JUNE, 2020.

Attest:

**Seven Oaks
Community Development District**


Secretary/Assistant Secretary



Chair/Vice-Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2020/2021

EXHIBIT A



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Seven Oaks Community Development District

sevenoakslife.com

Approved Proposed Budget for Fiscal Year 2020-2021

Presented by: Rizzetta & Company, Inc.

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GENERAL FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.



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Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.



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Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.



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Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.



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Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.



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Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Proposed Budget
Seven Oaks Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 04/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020
1							
2	REVENUES						
3							
12	Interest Earnings						
13	Interest Earnings	\$ 7,940	\$ 13,611	\$ -	\$ 13,611	\$ -	\$ -
14	Special Assessments						
15	Tax Roll*	\$ 3,842,713	\$3,842,713	\$3,836,008	\$ 6,705	\$ 3,746,571	\$ (89,437)
21	Other Miscellaneous Revenues						
23	Event Rental	\$ 34,127	\$ 58,503	\$ -	\$ 58,503	\$ -	\$ -
24	Event Sponsors	\$ 1,475	\$ 2,529	\$ -	\$ 2,529	\$ -	\$ -
31							
32	TOTAL REVENUES	\$ 3,886,255	\$3,917,356	\$3,836,008	\$ 81,348	\$ 3,746,571	\$ (89,437)
33							
34	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35							
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 3,886,255	\$3,917,356	\$3,836,008	\$ 81,348	\$ 3,746,571	\$ (89,437)
37							
38	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
39							
40	EXPENDITURES - ADMINISTRATIVE						
41							
42	Legislative						
43	Supervisor Fees	\$ 4,800	\$ 8,229	\$ 18,000	\$ 9,771	\$ 18,000	\$ -
44	Financial & Administrative						
45	Administrative Services	\$ 5,658	\$ 9,699	\$ 9,700	\$ 1	\$ 9,700	\$ -
46	District Management	\$ 25,681	\$ 44,025	\$ 44,025	\$ 0	\$ 44,025	\$ -
47	District Engineer	\$ 8,483	\$ 14,542	\$ 20,000	\$ 5,458	\$ 20,000	\$ -
48	Disclosure Report	\$ 7,000	\$ 7,000	\$ 12,100	\$ 5,100	\$ 7,000	\$ (5,100)
49	Trustees Fees	\$ 5,657	\$ 5,657	\$ 20,000	\$ 14,343	\$ 10,000	\$ (10,000)
50	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -
51	Financial & Revenue Collections	\$ 3,063	\$ 5,251	\$ 5,250	\$ (1)	\$ 5,250	\$ -
52	Accounting Services	\$ 16,625	\$ 28,500	\$ 28,500	\$ -	\$ 28,500	\$ -
53	Auditing Services	\$ 4,138	\$ 4,138	\$ 4,800	\$ 662	\$ 4,800	\$ -
54	Arbitrage Rebate Calculation	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -
59	Public Officials Liability Insurance	\$ 3,331		\$ 4,500	\$ 4,500	\$ 3,664	\$ (836)
60	Legal Advertising	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
62	Dues, Licenses & Fees	\$ 626	\$ 1,073	\$ 2,000	\$ 927	\$ 2,000	\$ -
64	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -
66	Website Hosting, Maintenance, Backup (and	\$ 5,380	\$ 9,223	\$ 10,000	\$ 777	\$ 10,000	\$ -
67	Legal Counsel						
68	District Counsel	\$ 20,759	\$ 35,587	\$ 35,000	\$ (587)	\$ 35,000	\$ -
71	Special Legal Services						
72	Litigation Services	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
73							
74	Administrative Subtotal	\$ 117,951	\$ 179,674	\$ 272,775	\$ 93,101	\$ 256,839	\$ (15,936)
75							
76	EXPENDITURES - FIELD OPERATIONS						
77							
78	Law Enforcement						
79	Deputy	\$ 1,458	\$ 2,499	\$ 10,000	\$ 7,501	\$ 10,000	\$ -
81	Security Operations						
88	Security Camera Maintenance	\$ 95	\$ 163	\$ 10,000	\$ 9,837	\$ 10,000	\$ -
89	Security Monitoring Services	\$ 1,899	\$ 3,255	\$ 5,000	\$ 1,745	\$ 5,000	\$ -
90	Electric Utility Services						
91	Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92	Street Lights	\$ 133,255	\$ 228,437	\$ 235,000	\$ 6,563	\$ 235,000	\$ -
93	Utility - Recreation Facilities	\$ 23,481	\$ 40,253	\$ 50,000	\$ 9,747	\$ 50,000	\$ -
95	Utility-Irrigation	\$ 19,385	\$ 33,231	\$ 36,000	\$ 2,769	\$ 36,000	\$ -
96	Gas Utility Services						

Proposed Budget
Seven Oaks Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 04/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020
97	Utility Services	\$ 269	\$ 461	\$ 510	\$ 49	\$ 510	\$ -
99	Garbage/Solid Waste Control Services						
100	Garbage - Recreation Facility	\$ 2,562	\$ 4,392	\$ 5,000	\$ 608	\$ 5,000	\$ -
101	Solid Waste Assessment	\$ 6,900	\$ 6,900	\$ 7,000	\$ 100	\$ 7,000	\$ -
103	Water-Sewer Combination Services						
104	Utility Services	\$ 22,061	\$ 37,819	\$ 25,000	\$ (12,819)	\$ 25,000	\$ -
106	Utility - Reclaimed	\$ 19,859	\$ 34,044	\$ 30,000	\$ (4,044)	\$ 30,000	\$ -
107	Utility - Fountains	\$ 288	\$ 494	\$ 2,000	\$ 1,506	\$ 2,000	\$ -
111	Stormwater Control						
112	Stormwater Assessment	\$ 5,837	\$ 5,837	\$ 6,000	\$ 163	\$ 6,000	\$ -
113	Aquatic Maintenance	\$ 32,200	\$ 55,200	\$ 53,400	\$ (1,800)	\$ 56,460	\$ 3,060
115	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
117	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
118	Aquatic Plant Replacement	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
119	Stormwater System Maintenance	\$ 3,400	\$ 5,829	\$ 5,000	\$ (829)	\$ 5,000	\$ -
125	Other Physical Environment						
126	Employee - Salaries	\$ 109,566	\$ 187,827	\$ 226,200	\$ 38,373	\$ 196,200	\$ (30,000)
127	Employee - P/R Taxes	\$ 9,658	\$ 16,557	\$ 26,000	\$ 9,443	\$ 26,000	\$ -
128	Employee - Workers Comp	\$ 7,871	\$ 13,493	\$ 12,000	\$ (1,493)	\$ 8,658	\$ (3,342)
130	Employee - Health Stipend	\$ 23,400	\$ 48,000	\$ 48,000	\$ 48,000	\$ 40,800	\$ (7,200)
131	General Liability/Property Insurance	\$ 17,418	\$ 17,418	\$ 40,000	\$ 22,582	\$ 50,000	\$ 10,000
132	Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
134	Entry & Walls Maintenance	\$ 21	\$ 36	\$ 4,000	\$ 3,964	\$ 4,000	\$ -
135	Landscape Maintenance	\$ 457,175	\$ 783,729	\$ 950,000	\$ 166,271	\$ 950,000	\$ -
138	Clock Tower Maintenance	\$ 348	\$ 597	\$ 600	\$ 3	\$ 600	\$ -
140	Tree Trimming Services	\$ 72,800	\$ 124,800	\$ 100,000	\$ (24,800)	\$ 50,000	\$ (50,000)
141	Community Park Equipment	\$ 2,092	\$ 3,586	\$ 50,000	\$ 46,414	\$ 25,000	\$ (25,000)
142	Holiday Decorations	\$ 17,385	\$ 29,803	\$ 20,000	\$ (9,803)	\$ 20,000	\$ -
143	Street Tree Maintenance & Replacement	\$ 48,526	\$ 83,187	\$ 75,000	\$ (8,187)	\$ 75,000	\$ -
144	Irrigation Repairs	\$ 9,530	\$ 16,337	\$ 37,000	\$ 20,663	\$ 25,000	\$ (12,000)
145	Landscape - Mulch/Annuals	\$ 22,570	\$ 38,691	\$ 225,000	\$ 186,309	\$ 225,000	\$ -
146	Landscape Light Maintenance	\$ 1,837	\$ 3,149	\$ 4,000	\$ 851	\$ 4,000	\$ -
147	Landscape Replacement Plants, Shrubs, Trees	\$ 36,865	\$ 63,197	\$ 100,000	\$ 36,803	\$ 100,000	\$ -
148	Tree Removal	\$ 71,850	\$ 123,171	\$ 100,000	\$ (23,171)	\$ 100,000	\$ -
151	Miscellaneous Expense	\$ 4,557	\$ 7,812	\$ 10,000	\$ 2,188	\$ 67,500	\$ 57,500
153	Road & Street Facilities						
158	Sidewalk Repair & Maintenance	\$ 8,576	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
160	Street Sign Repair & Replacement	\$ 1,875	\$ 3,214	\$ 55,000	\$ 51,786	\$ 55,000	\$ -
161	Roadway Repair & Maintenance	\$ 11,722	\$ 20,095	\$ 10,000	\$ (10,095)	\$ 25,000	\$ 15,000
162	Parks & Recreation						
163	Employee - Salaries	\$ 121,384	\$ 208,087	\$ 258,000	\$ 49,913	\$ 258,000	\$ -
164	Employee - P/R Taxes	\$ 10,073	\$ 17,268	\$ 25,000	\$ 7,732	\$ 25,000	\$ -
165	Employee - Workers Comp	\$ 7,871	\$ 13,493	\$ 11,500	\$ (1,993)	\$ 8,658	\$ (2,842)
167	Employee Health Stipend	\$ 15,200	\$ 26,057	\$ 31,200	\$ 5,143	\$ 31,200	\$ -
171	Maintenance & Repair	\$ 20,666	\$ 35,427	\$ 38,700	\$ 3,273	\$ 38,700	\$ -
172	Facility Supplies	\$ 3,517	\$ 6,029	\$ 5,000	\$ (1,029)	\$ 5,000	\$ -
174	Vehicle Maintenance- Golf Carts/Truck	\$ 4,023	\$ 6,897	\$ 10,000	\$ 3,103	\$ 10,000	\$ -
176	Pest Control	\$ 260	\$ 446	\$ 750	\$ 304	\$ 750	\$ -
179	Fitness Equipment Maintenance & Repairs	\$ 310	\$ 531	\$ 5,000	\$ 4,469	\$ 5,000	\$ -
180	Clubhouse - Facility Janitorial Service	\$ 13,469	\$ 23,090	\$ 25,000	\$ 1,910	\$ 35,000	\$ 10,000
182	Pool Service Contract	\$ 22,200	\$ 38,057	\$ 50,000	\$ 11,943	\$ 50,000	\$ -
183	Pool Repairs	\$ 15,195	\$ 26,049	\$ 20,000	\$ (6,049)	\$ 15,000	\$ (5,000)
184	Fountain Service & Maintenance	\$ 5,866	\$ 10,056	\$ 14,000	\$ 3,944	\$ 30,000	\$ 16,000
189	Telephone Fax, Internet	\$ 3,662	\$ 6,278	\$ 6,000	\$ (278)	\$ 7,600	FALSE
194	Clubhouse Office Supplies	\$ 2,423	\$ 4,154	\$ 6,000	\$ 1,846	\$ 6,000	\$ -
195	Furniture Repair/Replacement	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ 4,500	\$ -
198	Playground Equipment and Maintenance	\$ -	\$ -	\$ 3,673	\$ 3,673	\$ 3,500	\$ (173)
201	Athletic/Park Court/Field Repairs	\$ 5,460	\$ 9,360	\$ 12,200	\$ 2,840	\$ 12,200	\$ -
208	Clubhouse Miscellaneous Expense	\$ 13,797	\$ 23,652	\$ 25,000	\$ 1,348	\$ 20,000	\$ (5,000)

Proposed Budget
Seven Oaks Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 04/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020
210	Tennis Court Maintenance & Supplies	\$ 16,815	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
211	Basketball Court Maintenance & Supplies	\$ 8,779	\$ 15,050	\$ 27,500	\$ 12,450	\$ 15,000	\$ (12,500)
214	Special Events						
215	Special Events	\$ 25,364	\$ 43,481	\$ 20,000	\$ (23,481)	\$ 20,000	\$ -
218	Contingency						
222	Capital Outlay	\$ 204,364	\$ 350,338	\$ 290,000	\$ (60,338)	\$ 226,396	\$ (63,604)
223							
224	Field Operations Subtotal	\$ 1,729,289	\$ 2,859,314	\$ 3,563,233	\$ 703,919	\$ 3,489,732	\$ (73,501)
225							
226	Contingency for County TRIM Notice						
227							
228	TOTAL EXPENDITURES	\$ 1,847,240	\$ 3,038,988	\$ 3,836,008	\$ 797,020	\$ 3,746,571	\$ (89,437)
229							
230	EXCESS OF REVENUES OVER	\$ 2,039,015	\$ 878,368	\$ -	\$ 878,368	\$ -	\$ -
231							

Proposed Budget
Seven Oaks Community Development District
Enterprise Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Actual YTD through 04/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1								
2	REVENUES							
3								
8	Club Revenues							
9	Café Revenues	\$ 6,819	\$ 11,690	\$ 70,149	\$ (58,459)	\$ 73,533	\$ 3,384	
31								
32	TOTAL REVENUES	\$ 6,819	\$ 11,690	\$ 70,149	\$ (58,459)	\$ 73,533	\$ 3,384	
33								
34	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
35								
36	TOTAL REVENUES AND BALANCE	\$ 6,819	\$ 11,690	\$ 70,149	\$ (58,459)	\$ 73,533	\$ 3,384	
37								
38	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to							
39								
40	EXPENDITURES - ADMINISTRATIVE							
41								
162	Parks & Recreation							
163	Employee - Salaries	\$ 16,073	\$ 27,554	\$ 30,333	\$ 2,779	\$ 30,333	\$ -	
164	Employee - P/R Taxes	\$ 1,184	\$ 2,030	\$ 3,500	\$ 1,470	\$ 3,500	\$ -	
165	Employee - Workers Comp		\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	
166	Employee - ADP Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
167	Café Misc. Expense	\$ 812	\$ 1,392	\$ 1,700	\$ 308	\$ 1,700	\$ -	
168	Café Supplies	\$ 766	\$ 1,313	\$ 3,000	\$ 1,687	\$ 3,000	\$ -	
169	Café Food	\$ 3,183	\$ 5,457	\$ 15,000	\$ 9,543	\$ 15,000	\$ -	
170	Café Beverages	\$ 1,977	\$ 3,389	\$ 9,000	\$ 5,611	\$ 9,000	\$ -	
171	Café Maintenance & Repair	\$ 1,297	\$ 2,223	\$ 1,500	\$ (723)	\$ 1,500	\$ -	
172	Café Equipment	\$ 4,541	\$ 7,785	\$ 6,000	\$ (1,785)	\$ 6,000	\$ -	
223								
224	Field Operations Subtotal	\$ 29,833	\$ 51,142	\$ 73,533	\$ 22,391	\$ 73,533	\$ -	
225								
226	Contingency for County TRIM Notice							
227								
228	TOTAL EXPENDITURES	\$ 29,833	\$ 51,142	\$ 73,533	\$ 22,391	\$ 73,533	\$ -	
229								
230	EXCESS OF REVENUES OVER	\$ (23,014)	\$ (39,453)	\$ (3,384)	\$ (36,069)	\$ -	\$ 3,384	
231								

Proposed Budget
Seven Oaks Community Development District
Reserve Fund
Fiscal Year 2020-2021

	Chart of Accounts Classification	Actual YTD through 04/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000	Made no contribution last year
12								
13	TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000	
14								
15	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
16								
17	TOTAL REVENUES AND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000	
18								
19	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to							
20								
21	EXPENDITURES							
22								
23	Contingency							
24	Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000	
25	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
26								
27	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000	
28								
29	EXCESS OF REVENUES OVER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
30								

Seven Oaks Community Development District

FISCAL YEAR 2020/2021 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$4,086,571.00
Pasco Co. Collection Cost %	4%	\$86,948.32
Early Payment Discount %	2%	\$173,896.64
2020/2021 Total:		\$4,347,415.96

2019/2020 O&M Budget	\$3,836,008.00
2020/2021 O&M Budget	\$4,086,571.00
Total Difference:	\$250,563.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Series 2011A-2 Debt Service - Multi-family	\$47.42	\$47.42	\$0.00	0.00%
Operations/Maintenance - Multi-family	\$100.32	\$106.87	\$6.55	6.53%
Total	\$147.74	\$154.29	\$6.55	4.43%
Series 2011A-1 Debt Service - Townhome	\$318.14	\$318.14	\$0.00	0.00%
Operations/Maintenance - Townhome	\$752.37	\$801.51	\$49.14	6.53%
Total	\$1,070.51	\$1,119.65	\$49.14	4.59%
Series 2011A-1 Debt Service - Single Family 40'	\$424.18	\$424.18	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$1,003.15	\$1,068.68	\$65.53	6.53%
Total	\$1,427.33	\$1,492.86	\$65.53	4.59%
Series 2011A-1 Debt Service - Single Family 50'	\$530.23	\$530.23	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,253.94	\$1,335.85	\$81.91	6.53%
Total	\$1,784.17	\$1,866.08	\$81.91	4.59%
Series 2011A-1 Debt Service - Single Family 60'	\$636.28	\$636.28	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,504.73	\$1,603.02	\$98.29	6.53%
Total	\$2,141.01	\$2,239.30	\$98.29	4.59%
Series 2011A-1 Debt Service - Single Family 70'	\$742.32	\$742.32	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$1,755.52	\$1,870.19	\$114.67	6.53%
Total	\$2,497.84	\$2,612.51	\$114.67	4.59%
Series 2011A-1 Debt Service - Single Family 80'	\$848.37	\$848.37	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$2,006.31	\$2,137.36	\$131.05	6.53%
Total	\$2,854.68	\$2,985.73	\$131.05	4.59%
Series 2011A-1 Debt Service - Single Family 90'	\$954.41	\$954.41	\$0.00	0.00%
Operations/Maintenance - Single Family 90'	\$2,257.10	\$2,404.53	\$147.43	6.53%
Total	\$3,211.51	\$3,358.94	\$147.43	4.59%
Series 2011A-2 Debt Service - Retail / Office	\$4,742.26	\$4,742.26	\$0.00	0.00%
Operations/Maintenance - Retail / Office	\$10,031.54	\$10,686.78	\$655.24	6.53%
Total	\$14,773.80	\$15,429.04	\$655.24	4.44%
Series 2016A Debt Service - Townhome	\$287.87	\$287.87	\$0.00	0.00%
Operations/Maintenance - Townhome	\$752.37	\$801.51	\$49.14	6.53%
Total	\$1,040.24	\$1,089.38	\$49.14	4.72%
Series 2016A Debt Service - Single Family 35'	\$337.76	\$337.76	\$0.00	0.00%
Operations/Maintenance - Single Family 35'	\$882.78	\$940.44	\$57.66	6.53%
Total	\$1,220.54	\$1,278.20	\$57.66	4.72%
Series 2016A Debt Service - Single Family 40'	\$383.82	\$383.82	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$1,003.15	\$1,068.68	\$65.53	6.53%
Total	\$1,386.97	\$1,452.50	\$65.53	4.72%

Seven Oaks Community Development District

FISCAL YEAR 2020/2021 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$4,086,571.00
Pasco Co. Collection Cost %	4%	\$86,948.32
Early Payment Discount %	2%	\$173,896.64
2020/2021 Total:		\$4,347,415.96

2019/2020 O&M Budget	\$3,836,008.00
2020/2021 O&M Budget	\$4,086,571.00
Total Difference:	\$250,563.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Series 2016A Debt Service - Single Family 50'	\$479.78	\$479.78	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,253.94	\$1,335.85	\$81.91	6.53%
Total	\$1,733.72	\$1,815.63	\$81.91	4.72%
Series 2016B Debt Service - Single Family 50'	\$552.37	\$552.37	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,253.94	\$1,335.85	\$81.91	6.53%
Total	\$1,806.31	\$1,888.22	\$81.91	4.53%
Series 2016A Debt Service - Single Family 60'	\$575.73	\$575.73	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,504.73	\$1,603.02	\$98.29	6.53%
Total	\$2,080.46	\$2,178.75	\$98.29	4.72%
Series 2016B Debt Service - Single Family 60'	\$662.85	\$662.85	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,604.73	\$1,603.02	\$98.29	6.53%
Total	\$2,167.58	\$2,265.87	\$98.29	4.53%
Series 2016B Debt Service - Single Family 65'	\$720.30	\$720.30	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$1,635.14	\$1,741.95	\$106.81	6.53%
Total	\$2,355.44	\$2,462.25	\$106.81	4.53%
Series 2016A Debt Service - Single Family 70'	\$671.69	\$671.69	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$1,755.52	\$1,870.19	\$114.67	6.53%
Total	\$2,427.21	\$2,541.88	\$114.67	4.72%
Series 2016A Debt Service - Single Family 80'	\$767.65	\$767.65	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$2,006.31	\$2,137.36	\$131.05	6.53%
Total	\$2,773.96	\$2,905.01	\$131.05	4.72%
Series 2016B Debt Service - Single Family 80'	\$883.80	\$883.80	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$2,006.31	\$2,137.36	\$131.05	6.53%
Total	\$2,890.11	\$3,021.16	\$131.05	4.53%
Series 2016B Debt Service - Single Family 90'	\$994.27	\$994.27	\$0.00	0.00%
Operations/Maintenance - Single Family 90'	\$2,257.10	\$2,404.53	\$147.43	6.53%
Total	\$3,251.37	\$3,398.80	\$147.43	4.53%
Series 2016B Debt Service - Retail / Office	\$4,419.00	\$4,419.00	\$0.00	0.00%
Operations/Maintenance - Retail / Office	\$10,031.54	\$10,686.78	\$655.24	6.53%
Total	\$14,450.54	\$15,105.78	\$655.24	4.53%

Budget Template
Seven Oaks Community Development District
Debt Service
Fiscal Year 2020/2021

Chart of Accounts Classification	Series 2011A-1	Series 2011A-2	Series 2016A	Series 2016B	Budget for 2020/2021
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$323,870.90	\$390,272.41	\$361,021.14	\$564,864.06	\$1,640,028.51
TOTAL REVENUES	\$323,870.90	\$390,272.41	\$361,021.14	\$564,864.06	\$1,640,028.51
EXPENDITURES					
Administrative					
Financial & Administrative					
Debt Service Obligation	\$323,870.90	\$390,272.41	\$361,021.14	\$564,864.06	\$1,640,028.51
Administrative Subtotal	\$323,870.90	\$390,272.41	\$361,021.14	\$564,864.06	\$1,640,028.51
TOTAL EXPENDITURES	\$323,870.90	\$390,272.41	\$361,021.14	\$564,864.06	\$1,640,028.51
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Collection cost (2%) and Early Payment Discount (4 %) applicable to the county: 6.0%

Gross assessments **\$1,743,873.61**

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

SEVEN OAKS

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

O&M Budget		\$4,085,571.00
Pasco Co. Collection %	2.0%	\$86,948.32
Early Payment Discounts %	4.0%	\$173,896.64
Total O&M Budget		<u>\$4,347,415.96</u>

UNITS ASSESSED						ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT					
LOT SIZE	O&M	SERIES 2011A-1	SERIES 2011A-2	SERIES 2016A	SERIES 2016B	EAU FACTOR	TOTAL	TOTAL	O&M	2011A-1 DEBT	2011A-2 DEBT	2016A DEBT	2016B DEBT	TOTAL ⁽⁴⁾
		DEBT SERVICE ⁽¹⁾⁽²⁾	DEBT SERVICE ⁽¹⁾⁽²⁾	DEBT SERVICE ⁽¹⁾⁽²⁾	DEBT SERVICE ⁽¹⁾⁽²⁾		EAU's	O&M BUDGET		SERVICE ⁽²⁾	SERVICE ⁽²⁾	SERVICE ⁽²⁾	SERVICE ⁽²⁾	
Multifamily (Ap):	558		558			0.10	55.80	\$59,632.26	\$106.87			\$47.42		\$154.29
Townhome	98	98				0.75	73.50	\$78,547.87	\$801.51	\$318.14				\$1,119.65
Townhome	204			204		0.75	153.00	\$163,507.80	\$801.51			\$287.87		\$1,089.38
Single Family 35'	106			106		0.58	93.28	\$99,886.32	\$940.44			\$337.76		\$1,278.20
Single Family 40'	72	72				1.00	72.00	\$76,944.85	\$1,068.68	\$424.18				\$1,492.86
Single Family 40'	107			107		1.00	107.00	\$114,348.59	\$1,068.68			\$383.82		\$1,452.50
Single Family 50'	96	96				1.25	120.00	\$128,241.41	\$1,335.85	\$530.23				\$1,866.08
Single Family 50'	186			184		1.25	232.50	\$248,467.74	\$1,335.85			\$479.78		\$1,815.63
Single Family 50'	218				217	1.25	272.50	\$291,214.88	\$1,335.85				\$552.37	\$1,888.22
Single Family 60'	70	70				1.50	105.00	\$112,211.24	\$1,603.02	\$636.28				\$2,239.30
Single Family 60'	72			72		1.50	108.00	\$115,417.27	\$1,603.02			\$575.73		\$2,178.75
Single Family 60'	276				275	1.50	414.00	\$442,432.87	\$1,603.02				\$662.85	\$2,265.87
Single Family 65'	55				55	1.63	89.65	\$95,807.02	\$1,741.95				\$720.30	\$2,462.25
Single Family 70'	79	78				1.75	138.25	\$147,744.79	\$1,870.19	\$742.32				\$2,612.51
Single Family 70'	110			110		1.75	192.50	\$205,720.50	\$1,870.19			\$671.69		\$2,541.88
Single Family 80'	104	102				2.00	208.00	\$222,285.12	\$2,137.38	\$848.37				\$2,985.73
Single Family 80'	58			58		2.00	116.00	\$123,966.70	\$2,137.38			\$767.65		\$2,905.01
Single Family 80'	51				51	2.00	102.00	\$109,005.20	\$2,137.36				\$853.80	\$3,021.16
Single Family 90'	45	45				2.25	101.25	\$108,203.69	\$2,404.53	\$954.41				\$3,358.94
Single Family 90'	76				76	2.25	171.00	\$182,744.01	\$2,404.53				\$994.27	\$3,398.80
Retail	75.31		74.23			10.00	753.10	\$804,821.73	\$10,686.78		\$1,742.26			\$15,429.04
Office	7.74		7.74			10.00	77.40	\$82,715.71	\$10,686.78		\$1,742.26			\$15,429.04
Office	31.23				31.23	10.00	312.30	\$333,748.28	\$10,686.78				\$4,419.00	\$15,105.78
2755.28	561	639.97	841	785.23			4058.03	\$4,347,415.96						
LESS Pasco County Collection Costs (2%) and Early Payment Discounts (4%):								(\$260,844.98)						
Net Revenue to be Collected								\$4,086,571.00						

(1) Reflects 3 (three) Series 2011A-1 prepayments, 1 (one) Series 2011A-2 prepayment of 1.3 acres, 2 (two) Series 2016A prepayments, and 2 (two) Series 2016B prepayments.

(2) Reflects the number of total lots with Series 2011A-1, Series 2011A-2, Series 2016A and Series 2016B debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2011A-1, Series 2011A-2, Series 2016A and Series 2016B bond issues. Annual assessment includes principal, interest, Pasco County collection costs (2%) and early payment discount costs (4%).

(4) Annual assessment that will appear on November 2020 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.