



Rizzetta & Company

Seven Oaks Community Development District

**Board of Supervisors' Meeting
June 4, 2025**

**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	Andrew Mendenhall Chairman	
	Sean Grace	Vice Chairman
	Theodore Rhodes	Assistant Secretary
	Jon Tomsu	Assistant Secretary
	Jack Christensen	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

June 2, 2025

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

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Seven Oaks Community Development District will be held on **Wednesday, June 4, 2025 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. REPORTS & PRESENTATIONS**
 - A. District Engineer
 - i. Review of Ancient Oaks Boulevard Road Repair Plans Tab 1
 - ii. Consideration of Ramps Proposal (under separate cover)
 - B. District Counsel
 - i. Update Regarding Parcel S-12
 - C. Field Operations Manager
 - D. Clubhouse Manager
 - E. District Manager
 - i. Review of District Manager's Report Tab 2
 - ii. Review of Financial Statements Tab 3
 - iii. Discussion of Juniper's Contract
- 4. BUSINESS ITEMS**
 - A. Presentation of FY 2025-2026 Proposed Budget Tab 4
 - i. Consideration of Resolution 2025-04 Approving FY 2025-2026 Proposed Budget and Setting Public Hearing Tab 5
 - B. Presentation of 2024 Financial Audit Tab 6
 - C. Discussion of Closing Clubhouse on Easter
- 5. CONSENT AGENDA/BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on May 7, 2025, and April 2025 O&M Reports for the Enterprise and General Funds Tab 7
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

Scott Brizendine

Scott Brizendine
District Manager

Tab 1

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

PAVEMENT REHABILITATION PROJECT

ANCIENT OAKS BOULEVARD

PLANS PREPARED FOR:

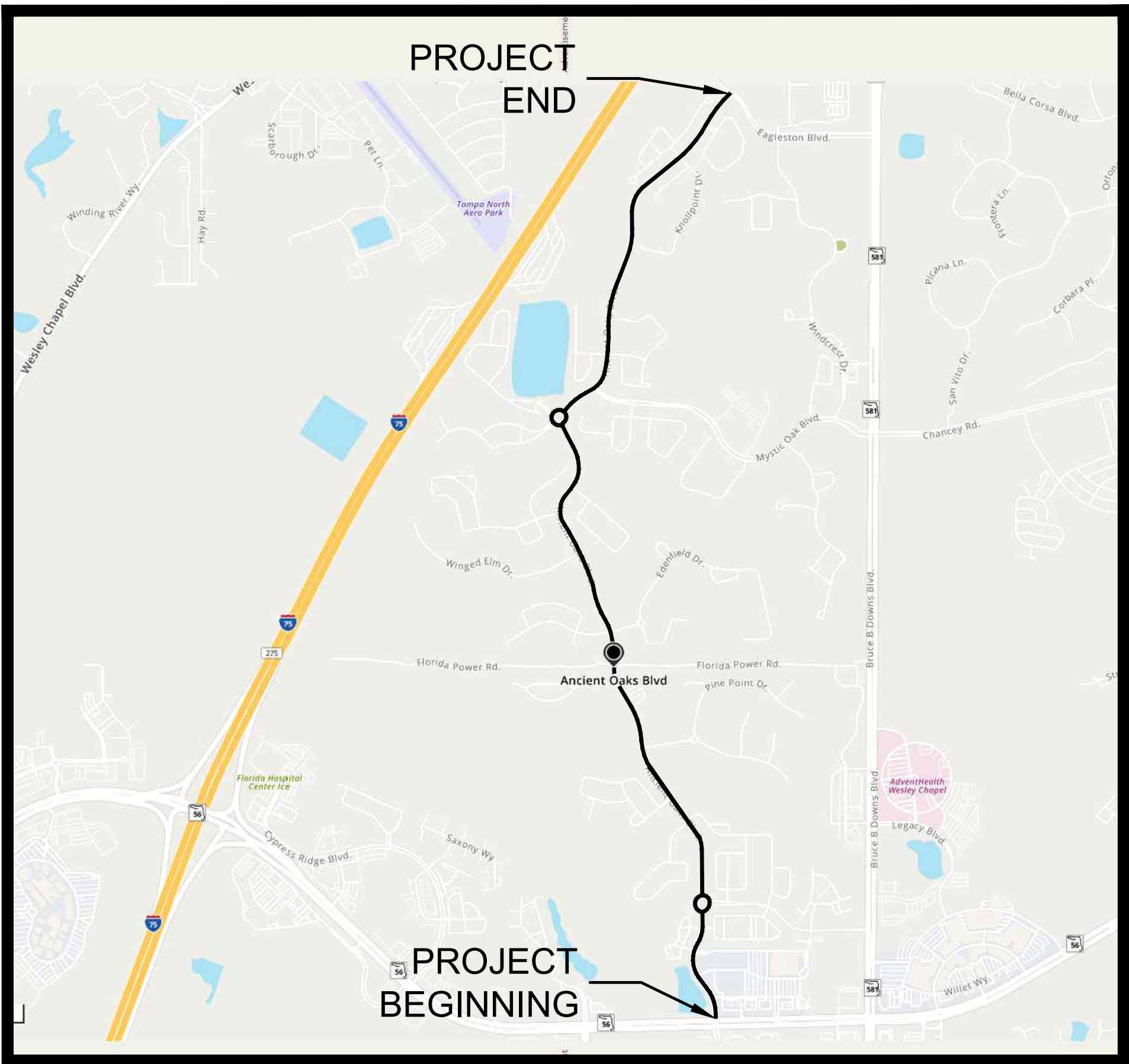


5844 OLD PASCO ROAD, SUITE 100
WESLEY CHAPEL, FLORIDA 33544

PLANS PREPARED BY:



Stantec Consulting Services Inc.
380 Park Place Blvd. Suite 300
Clearwater, Florida
33759
Tel. 727.531.3505
www.stantec.com
Certificate of Authorization #27013



PROJECT LOCATION

SECTION 13,24,25, TOWNSHIP 26 S, RANGE 19 E
WESLEY CHAPEL, PASCO COUNTY, FLORIDA

LOCAL UTILITY PROVIDERS

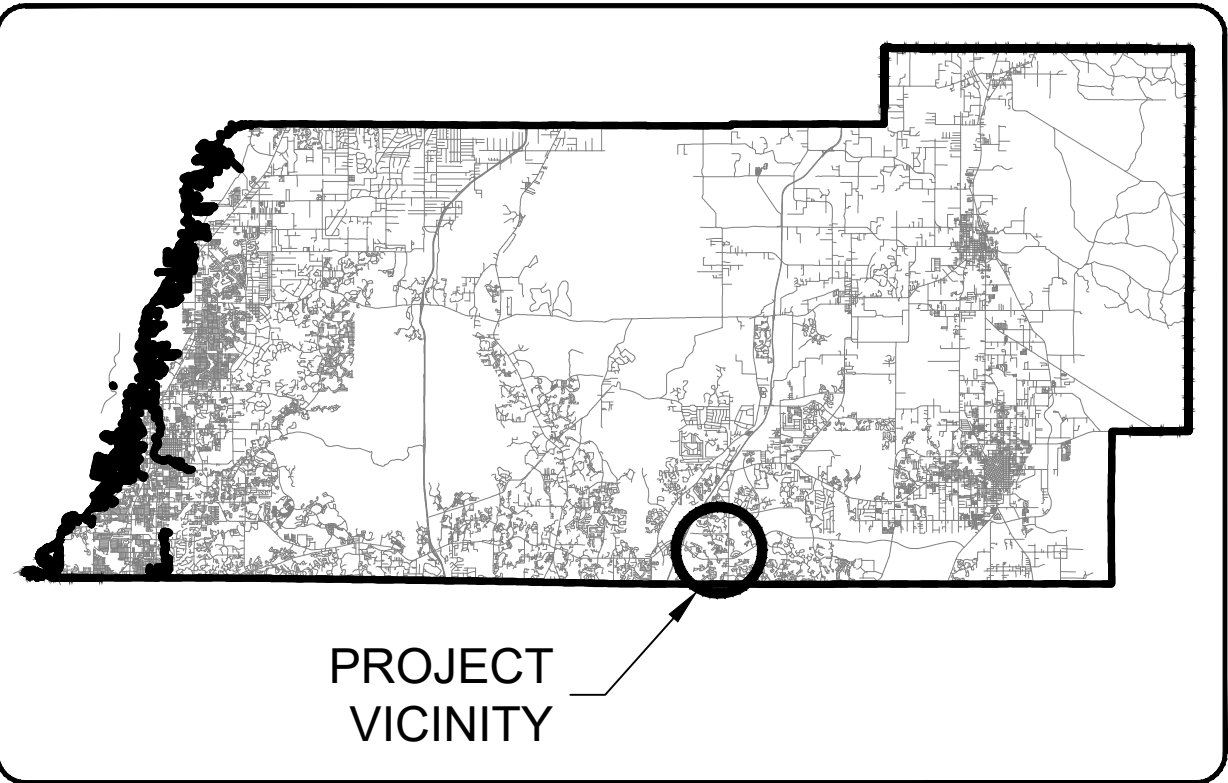
COMPANY
FRONTIER COMMUNICATIONS
PASCO COUNTY UTILITIES
TECO PEOPLES GAS - TAMPA
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE

UTILITY SERVICE
CATV, COMMUNICATION LINES
WATER, SEWER, RECLAIMED WATER
GAS
ELECTRIC

CONTACT
USIC DISPATCH
RACHAEL BROWN
ROGER ROSELLO
GEO POINT SURVEYING INC.

PHONE NUMBER
(800) 778-9140
(813) 601-1009
(813) 422-2805
(813) 601-1009

PLANS FOR PRELIMINARY USE ONLY
PLANS RELEASED FOR CONSTRUCTION



PASCO COUNTY FLORIDA

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SUMMARY OF PAY ITEMS
3	GENERAL NOTES
4	TYPICAL SECTIONS
5	PROJECT LAYOUT
6-8	ROADWAY PLANS
9-11	PAVEMENT MARKING PLANS

PROJECT SURVEYOR	PROJECT MANAGER GREG WOODCOCK	PROJECT DESIGNER FRANK NOLTE
CHECKED BY	DATE	
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JUNE 2025

Project Number: 215612049

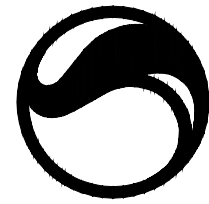
SHEET NO.

1

SUMMARY OF PAY ITEMS - BASE BID			
PAY ITEM	PAY ITEM DESCRIPTION	UNITS	QTY
0101 1	MOBILIZATION	LS	1
0102 1	MAINTENANCE OF TRAFFIC	LS	1
0104 18	INLET PROTECTION SYSTEM	EA	28
0327 70 5	MILLING EXISTING ASPH PAVT, 2" DEPTH	SY	16273
0334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B	TN	1921
0425 5	MANHOLE, ADJUST	EA	32
0425 6	VALVE BOXES, ADJUST	EA	2
0706 1 1	RAISED PAVEMENT MARKERS (BLUE)	EA	5
0710 11290	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, ISLAND NOSE	SF	43
0711 11125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	131
0711 11211	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 6"	LF	571
0711 11224	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 18" FOR DIAGONAL OR CHEVRON	LF	89

SUMMARY OF PAY ITEMS - BID ALTERNATE A			
PAY ITEM	PAY ITEM DESCRIPTION	UNITS	QTY
0101 1	MOBILIZATION	LS	1
0102 1	MAINTENANCE OF TRAFFIC	LS	1
0104 18	INLET PROTECTION SYSTEM	EA	33
0120 4	SUBSOIL EXCAVATION	CY	34
0160 4	TYPE B STABILIZATION, 12"	SY	900
0285-7	CRUSHED CONCRETE BASE 8"	SY	900
0327 70 5	MILLING EXISTING ASPH PAVT, 2" DEPTH	SY	16273
0334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B	TN	1932
0425 5	MANHOLE, ADJUST	EA	33
0425 6	VALVE BOXES, ADJUST	EA	2
0527 2	DETECTABLE WARNINGS	SF	96
0706 1 1	RAISED PAVEMENT MARKERS (BLUE)	EA	5
0710 11290	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, ISLAND NOSE	SF	43
0711 11111	THERMOPLASTIC, STANDARD, WHITE, SOLID, 6"	LF	123
0711 11123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR STOP LINE AND CROSSWALK	LF	304
0711 11125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	342
0711 11211	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 6"	LF	705
0711 11224	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 18" FOR DIAGONAL OR CHEVRON	LF	89
N/A	REMOVAL OF EXISTING PAVERS, CONCRETE APRON	SY	900

	SUMMARY OF PAY ITEMS - BID ALTERNATE B		
PAY ITEM	PAY ITEM DESCRIPTION	UNITS	QTY
0101 1	MOBILIZATION	LS	1
0102 1	MAINTENANCE OF TRAFFIC	LS	1
0104 18	INLET PROTECTION SYSTEM	EA	33
0120 4	SUBSOIL EXCAVATION	CY	34
0160 4	TYPE B STABILIZATION, 12"	SY	900
0285-7	CRUSHED CONCRETE BASE 8"	SY	900
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0711 11211	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 6"	LF	571
0711 11224	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 18" FOR DIAGONAL OR CHEVRON	LF	89
N/A	REMOVAL OF EXISTING PAVERS, CONCRETE APRON	SY	900
0526 1 1	ROUNDBOUT PAVERS, CONCRETE APRON, ANCIENT OAKS BLVD.	SY	287
0526 1 1	ROUNDBOUT PAVERS, CONCRETE APRON, COTTON KEY LANE / STILLBROOK DRIVE	SY	302
0526 1 1	ROUNDBOUT PAVERS, CONCRETE APRON, JUNIPER BAY DRIVE	SY	313



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SEVEN OAKS CDD

PAVEMENT REHABILITATION PROJECT
ANCIENT OAKS BOULEVARD

WESLEY CHAPEL, PASCO COUNTY FLORIDA

SUMMARY OF PAY ITEMS

Permit-Seal

Project Number: 215612049

File Name: GENERAL NOTES.DWG

RFN	GJW	RFN	12.31.23
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Shee

1. ALL WORK PERFORMED WITHIN THE PROJECT LIMITS SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND PASCO COUNTY PUBLICATIONS.
 - PASCO COUNTY ENGINEERING SERVICES DEPARTMENT TESTING SPECIFICATIONS FOR CONSTRUCTION OF ROADS, STORM DRAINAGE, AND UTILITIES
 - FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - FDOT STANDARD PLANS FOR ROAD CONSTRUCTION
 - FDOT DESIGN MANUAL
 - FDOT FLEXIBLE PAVEMENT DESIGN MANUAL (FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION)
2. COMPLY WITH ALL STATE, COUNTY, AND LOCAL ORDINANCES AND OBTAIN NECESSARY WORK PERMITS THAT ARE REQUIRED PRIOR TO CONSTRUCTION.
3. VERIFY THE LOCATION, ELEVATION, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING THE WORK.
4. EXISTING DRAINAGE STRUCTURES ARE TO REMAIN UNLESS OTHERWISE NOTED. ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED.
5. ALL BROKEN OR CRACKED DRIVEWAYS AND SIDEWALKS DAMAGED DURING CONSTRUCTION WITHIN THE PROJECT LIMITS SHALL BE REMOVED AND REPLACED IN KIND.
6. EXISTING SIDEWALK IS TO REMAIN UNLESS OTHERWISE NOTED.
7. ANY PRIVATE OR PUBLIC PROPERTY OR EXISTING FACILITIES AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS AT NO ADDITIONAL COST.
8. ALL DISTURBED AREA WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED.
9. ERECT EROSION CONTROL DEVICES PRIOR TO LAND ALTERATIONS, MAINTAIN THEM DURING CONSTRUCTION, AND REMOVE THEM FOLLOWING SOIL STABILIZATION AND FINAL DRESSING. INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS REQUIRED BY ACTUAL SITE CONDITIONS TO REFLECT PROJECT PHASING REQUIREMENTS.
10. EROSION AND SEDIMENTATION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING THE PREPARATION AND FILING OF ANY REQUIRED STORMWATER POLLUTION PREVENTION PLANS, PERMITS, NPDES NOTICE OF INTENT, PERMIT FEES, ETC. ALL COSTS ASSOCIATED WITH EROSION AND SEDIMENT CONTROL AND ASSOCIATED PERMITTING (IF REQUIRED) SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
11. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND STATE REQUIREMENTS REGARDING ENDANGERED AND THREATENED SPECIES AND STATE LISTED SPECIES OF SPECIAL CONCERN THAT COULD INHABIT OR MIGRATE THROUGH THE CONSTRUCTION AREA.
12. THE CONTRACTOR SHALL CONTACT SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT AND THE PROPERTY OWNER 96 HOURS PRIOR TO ANY CLEARING AND GRUBBING.
13. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY HAULING OR EXCAVATION EQUIPMENT MUST BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. ANY U.S.C. & C.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, PROJECT ENGINEER SHOULD NOTIFY:
 - DIRECTOR, NATIONAL GEODETIC SURVEY
 - 1315 EAST - WEST HIGHWAY
 - SILVER SPRING, MARYLAND, 20910-3282
 - PHONE: (301) 713-3242
15. PAVEMENT MARKINGS AND SIGNS SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.
16. ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.
17. EXISTING SIGNS AND PAVEMENT MARKINGS WITHIN CONSTRUCTION LIMITS SHALL REMAIN, UNLESS OTHERWISE NOTED. ALL EXISTING TRAFFIC SIGNS MUST BE MAINTAINED DURING CONSTRUCTION.
18. STAGING OR OTHER ACTIVITIES FOR THIS PROJECT WILL BE ALLOWED BY DIRECTION OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT OR THE ENGINEER OF RECORD.

1. EXISTING UTILITIES ARE TO REMAIN, UNLESS OTHERWISE NOTED.

2. PROVIDE TWO WORKING DAYS NOTICE TO UTILITY AGENCY/OWNER IN ORDER TO LOCATE AND IDENTIFY THEIR EXISTING UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, AS ESTABLISHED BY THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT"

UTILITY/AGENCY OWNERS ARE:

<u>COMPANY</u>	<u>CONTACT</u>	<u>PHONE NUMBER</u>
FRONTIER COMMUNICATIONS	USIC DISPATCH	(800) 778-9140
PASCO COUNTY UTILITIES	RACHAEL BROWN	(813) 601-1009
TECO PEOPLES GAS - TAMPA	ROGER ROSELLO	(813) 422-2805
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	GEO POINT SURVEYING INC.	(813) 601-1009

1. MAINTENANCE OF TRAFFIC MUST BE IN ACCORDANCE WITH FDOT STANDARD PLANS AND SPECIFICATIONS, LATEST EDITION. USE THE FOLLOWING INFORMATION IN DEVELOPING A MAINTENANCE OF TRAFFIC PLAN:
 - MAINTAIN THE EXISTING SPEED LIMIT (THROUGHOUT PROJECT LIMITS)
 - MAINTAIN THE EXISTING NUMBER OF LANES AND 2-WAY TRAFFIC AT ALL TIMES.
 - PROVIDE TEMPORARY TRAFFIC CONTROL FOR BICYCLISTS AND PEDESTRIANS WHEN EXISTING BICYCLE AND PEDESTRIAN FACILITIES ARE IMPACTED.
2. THE SUPERVISOR OR FOREMEN CONTROLLING THE WORK FOR THE CONTRACTOR ON THE PROJECT SHALL HAVE A WORK ZONE TRAFFIC CONTROL SAFETY CERTIFICATION OR TRAFFIC SUPERVISOR CERTIFICATION FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION. THE CERTIFIED SUPERVISOR SHALL SIGN AND SEAL ANY MOT PLANS DEVELOPED BY THE CONTRACTOR AND BE ON THE PROJECT SITE AT ALL TIMES WHILE WORK IS BEING CONDUCTED.
3. THE CONTRACTOR SHALL PROVIDE A PEDESTRIAN DETOUR FOR CLOSURE OF EXISTING SIDEWALK. A 4 FT. WIDE TEMPORARY PEDESTRIAN WAY SHALL BE PROVIDED, AS NECESSARY, AROUND THE WORK ZONE AND DELINEATED WITH PEDESTRIAN LONGITUDINAL CHANNELING DEVICES IN ACCORDANCE WITH FDOT INDEX 102-075.
4. THE EXACT LOCATION OF ALL TEMPORARY SIGNS AND BARRICADES MUST BE DETERMINED IN THE FIELD AND APPROVED BY THE ENGINEER TO ENSURE MINIMUM SIGHT DISTANCES ARE MET.
5. MAINTAIN EXISTING WARNING, GUIDE, AND REGULATORY SIGNS AT ALL TIMES.
6. ALL LANES MUST BE RE-OPENED WITHIN 12 HOURS FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER EMERGENCY EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.



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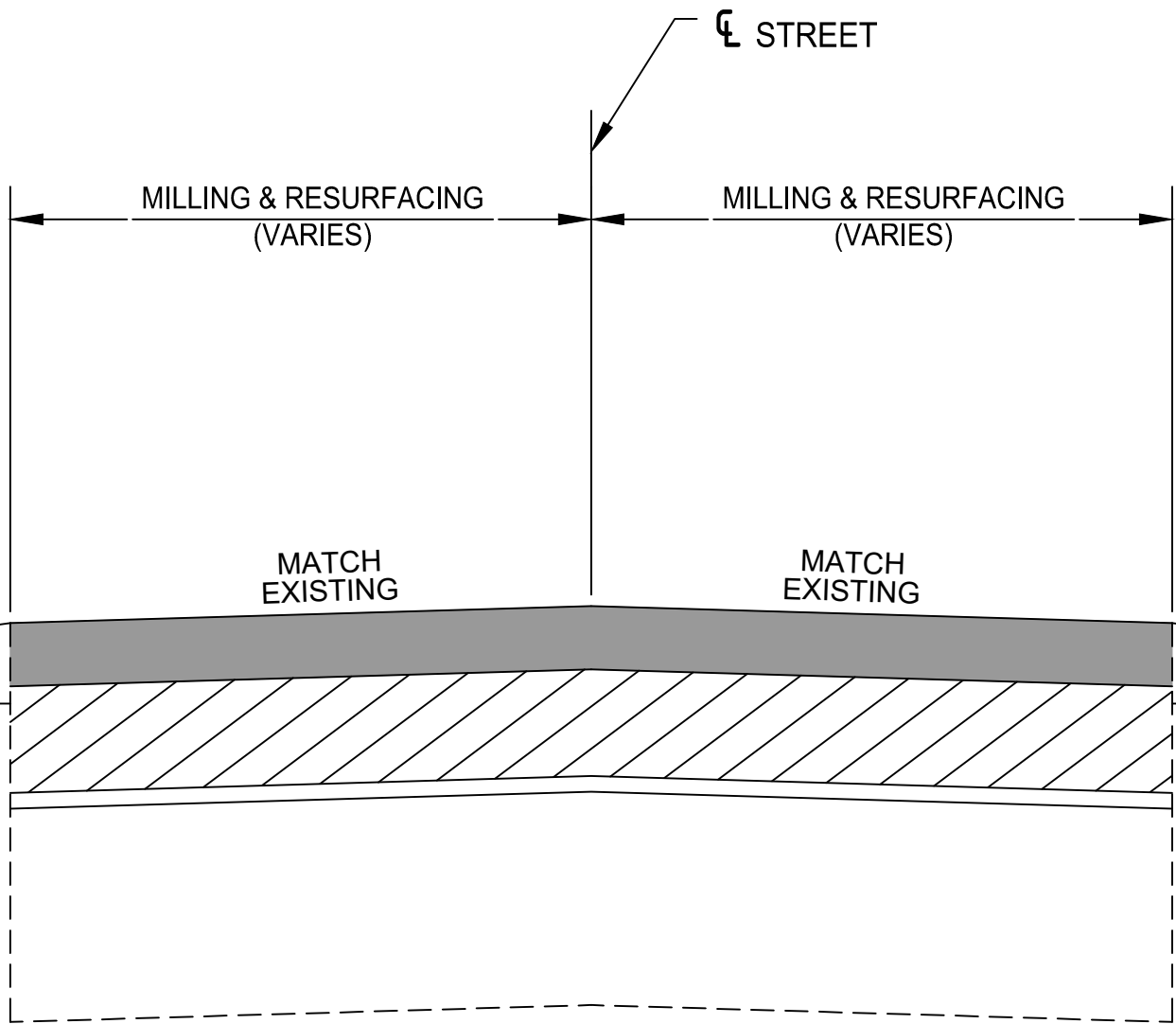
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PAVEMENT REHABILITATION PROJECT
ANCIENT OAKS BOULEVARD
WESLEY CHAPEL, PASCO COUNTY FLORIDA

Permit-Seal

Project Number: 215612049			
File Name: GENERAL NOTES.DWG			
RFN	GJW	RFN	06.01.25
Dwn.	Chkd.	Dsgn.	YY.MM.DD

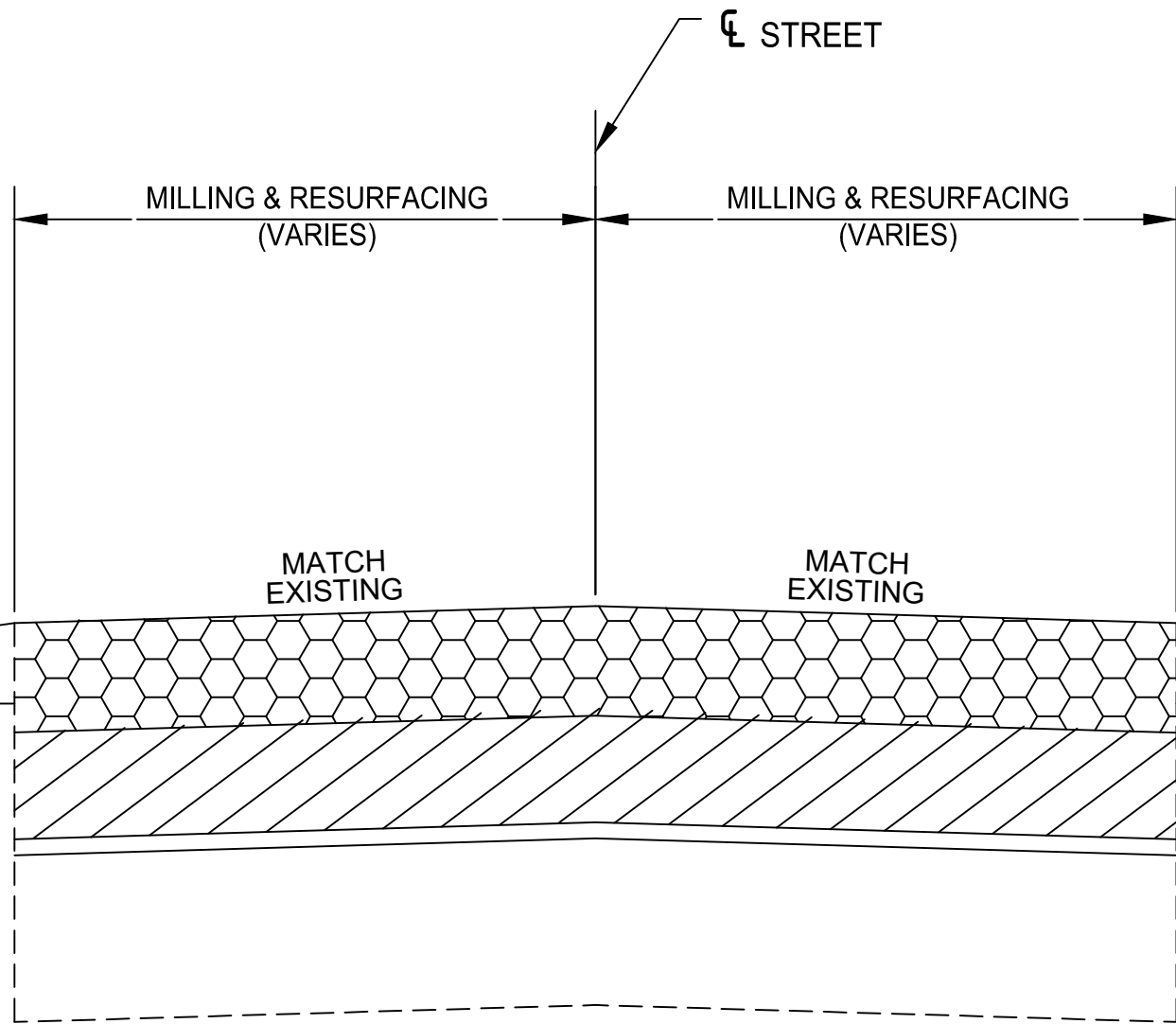
3 of 11



ANCIENT OAKS BOULEVARD
COLLECTOR ROAD
(VARIOUS LOCATIONS)

MILL EXISTING ASPHALT PAVEMENT AND ROADWAY BASE (3" DEPTH)

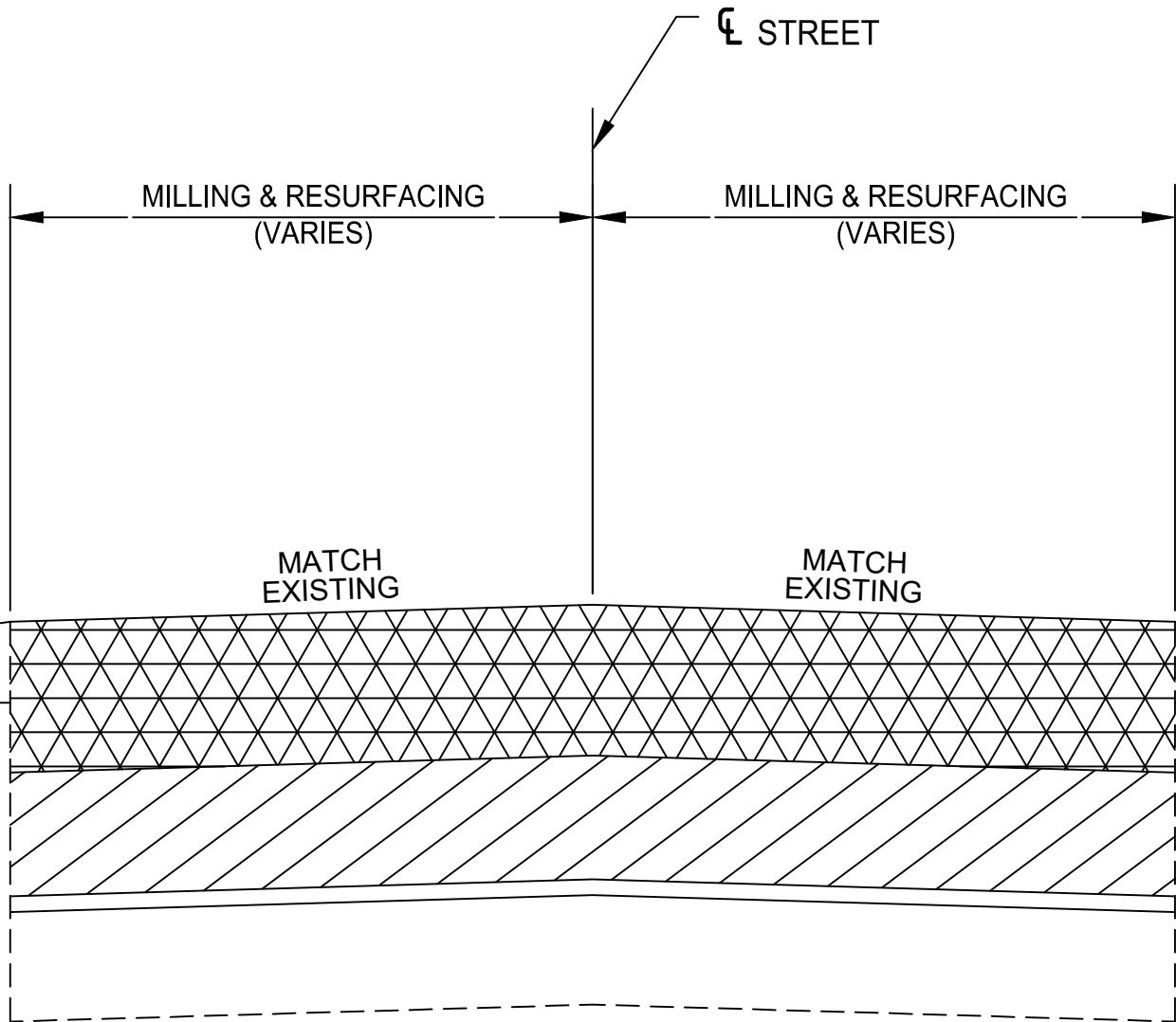
TYPE SP-12.5 STRUCTURAL COURSE (TRAFFIC B) 3" DEPTH (SINGLE LIFT)



ANCIENT OAKS BOULEVARD
COLLECTOR ROAD
(VARIOUS LOCATIONS)

MILL EXISTING ASPHALT PAVEMENT AND ROADWAY BASE (4" DEPTH)

TYPE SP-12.5 STRUCTURAL COURSE (TRAFFIC B) 4" DEPTH (2-2" LIFTS)



ANCIENT OAKS BOULEVARD
COLLECTOR ROAD
(VARIOUS LOCATIONS)

MILL EXISTING ASPHALT PAVEMENT AND ROADWAY BASE (5" DEPTH)

TYPE SP-12.5 STRUCTURAL COURSE (TRAFFIC B) 5" DEPTH (2-2.5" LIFTS)

1. LIMEROCK OR OTHER EXISTING BASE MATERIAL MAY BE ENCOUNTERED DURING MILLING OPERATIONS.
2. IT IS PREFERRABLE TO MILL OUT PAVEMENT CRACKS TO AVOID REFLECTIVE CRACKING IN OVERLAYS. IF NOT PRACTICAL TO MILL OUT MOST OF THE CRACKED PAVEMENT, A 1-INCH CRACK RELIEF LAYER AND/OR ADDITIONAL OVERLAY THICKNESS SHOULD BE CONSIDERED. AN ARMI LAYER MAY ALSO BE USED TO DELAY REFLECTIVE CRACKING.
3. STATIC COMPACTION ONLY.
4. A MINIMUM STRUCTURAL NUMBER OF 3.50 IS REQUIRED.



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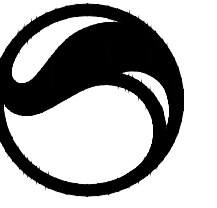
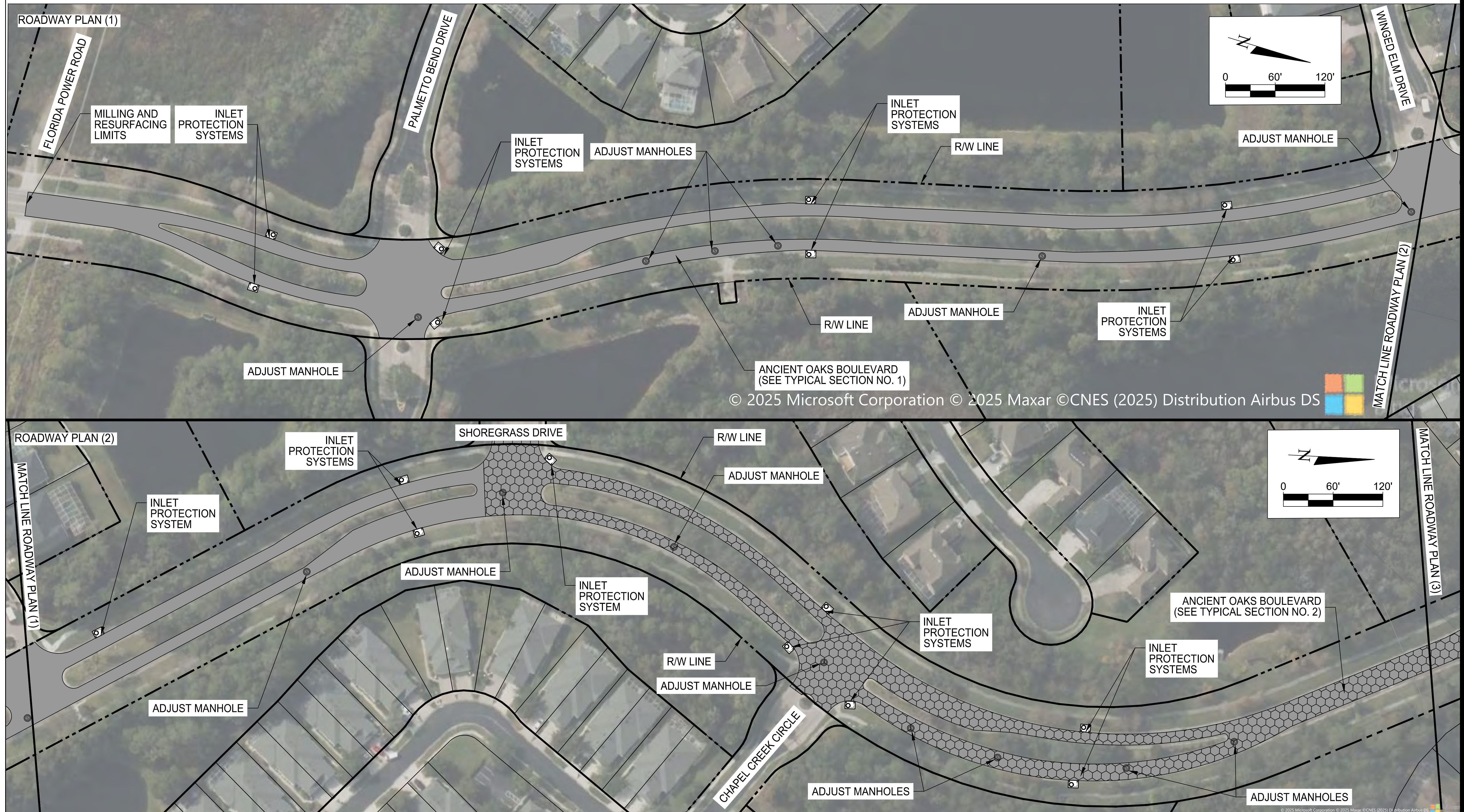
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TYPICAL SECTIONS

Sheet

A map showing the proposed route for the new road. The route is indicated by a dashed line with arrows, starting from the bottom left and extending towards the top right. The map includes various residential areas, streets, and a large body of water on the right side. The route is shown passing through several residential areas and crossing a body of water.

	ASPHALT PAVEMENT 3" MILLING AND RESURFACING (BASE BID)
	ASPHALT PAVEMENT 4" MILLING AND RESURFACING (BID ALTERNATE)



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SEVEN OAKS CDD

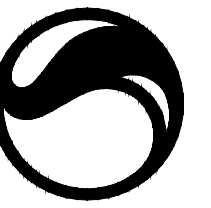
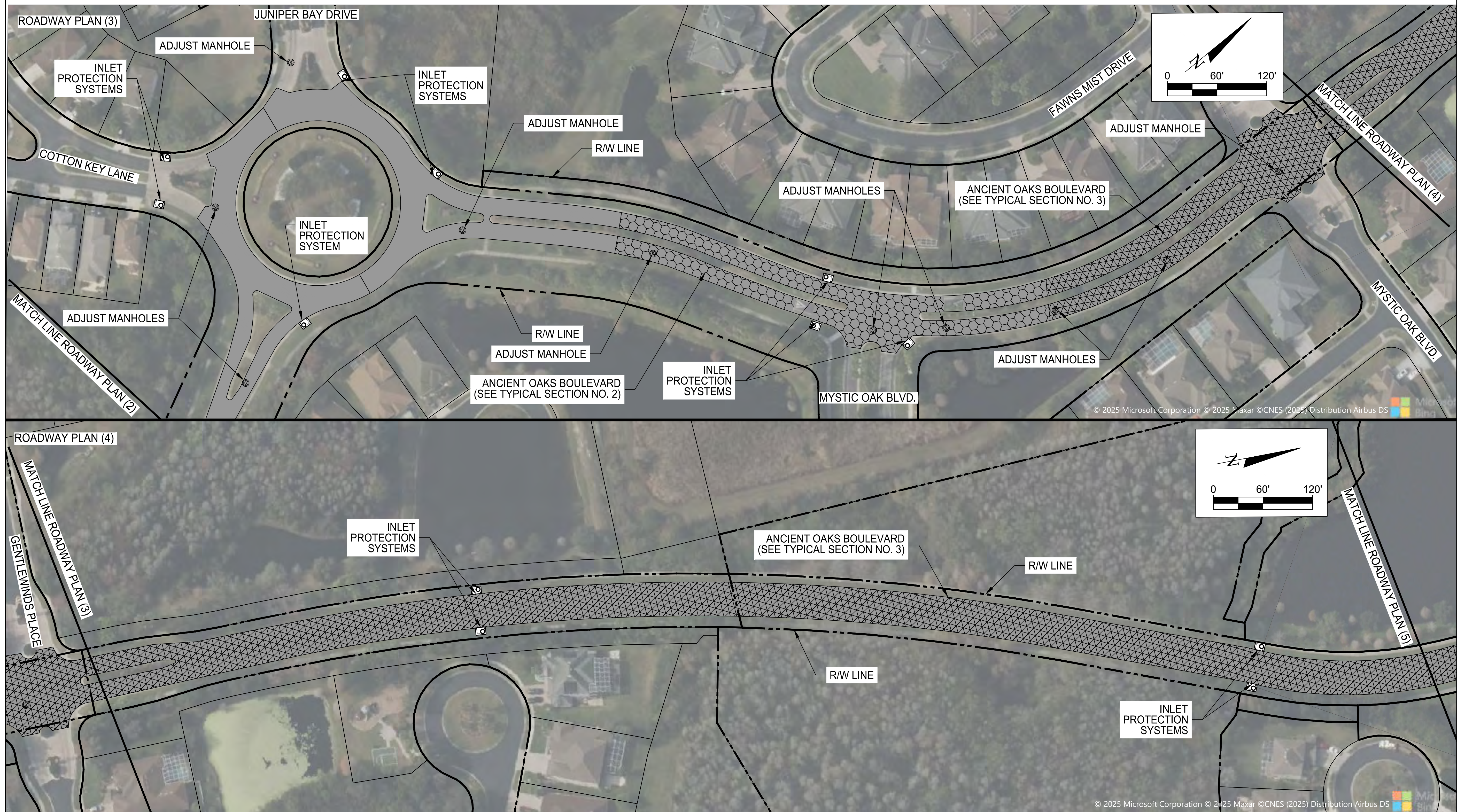
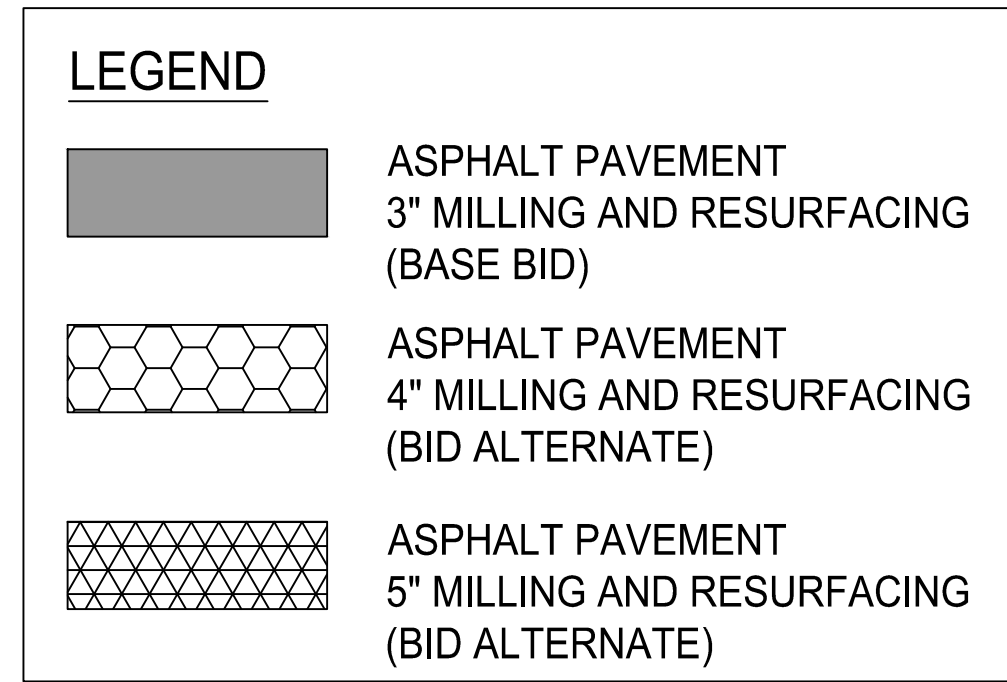
PAVEMENT REHABILITATION PROJECT
ANCIENT OAKS BOULEVARD
WESLEY CHAPEL, PASCO COUNTY FLORIDA

ROADWAY PLAN (1/2)

Permit-Seal

Project Number: 215612049	
File Name: ROADWAY PLANS.DWG	
RFN	GJW
Dwn.	Chkd.
RFN	23.12.31
Dsgn.	YY.MM.DD

meet



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380 PARK PLACE BLVD. SUITE 300
CLEARWATER, FL 33759 Tel. 727.431.3505

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I am not responsible for all dimensions. DO NOT scale

the drawing - any errors or omissions shall be reported to Stantec without delay.

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SEVEN OAKS CDD

PAVEMENT REHABILITATION PROJECT
ANCIENT OAKS BOULEVARD
WESLEY CHAPEL, PASCO COUNTY FLORIDA

ROADWAY PLAN (3/4)

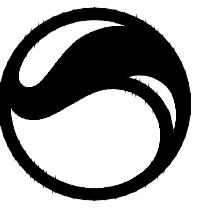
Permit-Seal

Project Number: 215612049	
File Name: ROADWAY PLANS.DWG	
RFN	GJW
Dwn.	Chkd.
RFN	23.12.31
Dsgn.	YY.MM.DD

Sheet



	ASPHALT PAVEMENT 3" MILLING AND RESURFACING (BASE BID)
	ASPHALT PAVEMENT 4" MILLING AND RESURFACING (BID ALTERNATE)
	ASPHALT PAVEMENT 5" MILLING AND RESURFACING (BID ALTERNATE)



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Permit-Seal

PAVEMENT REHABILITATION PROJECT
ANCIENT OAKS BOULEVARD
WESLEY CHAPEL, PASCO COUNTY FLORIDA
ROADWAY PLAN (5/6)

Project Number: 215612049	
File Name: ROADWAY PLANS.DWG	
RFN	GJW
Dwn.	Chkd.
RFN	23.12.31
Dsgn.	YY.MM.DD

meet



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[illegible]

Permit-Seal

PAVEMENT MARKING PLAN (1/2)

Project Number:		215612049	
File Name:		ROADWAY PLANS.DWG	
RFN	GJW	RFN	25.06.01
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Sheet



Stantec Consulting Services Inc.
380 PARK BLVD., SUITE 300
CLEARWATER, FL 33759 Tel. 727.431.3505
www.stantec.com

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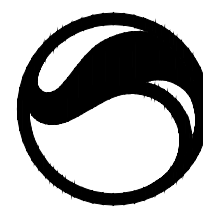
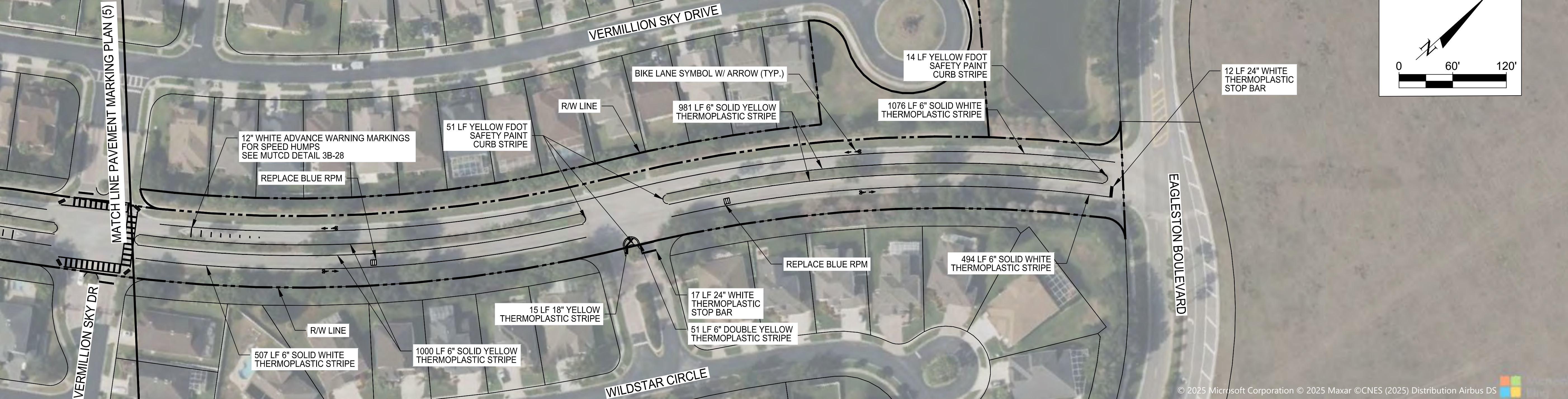
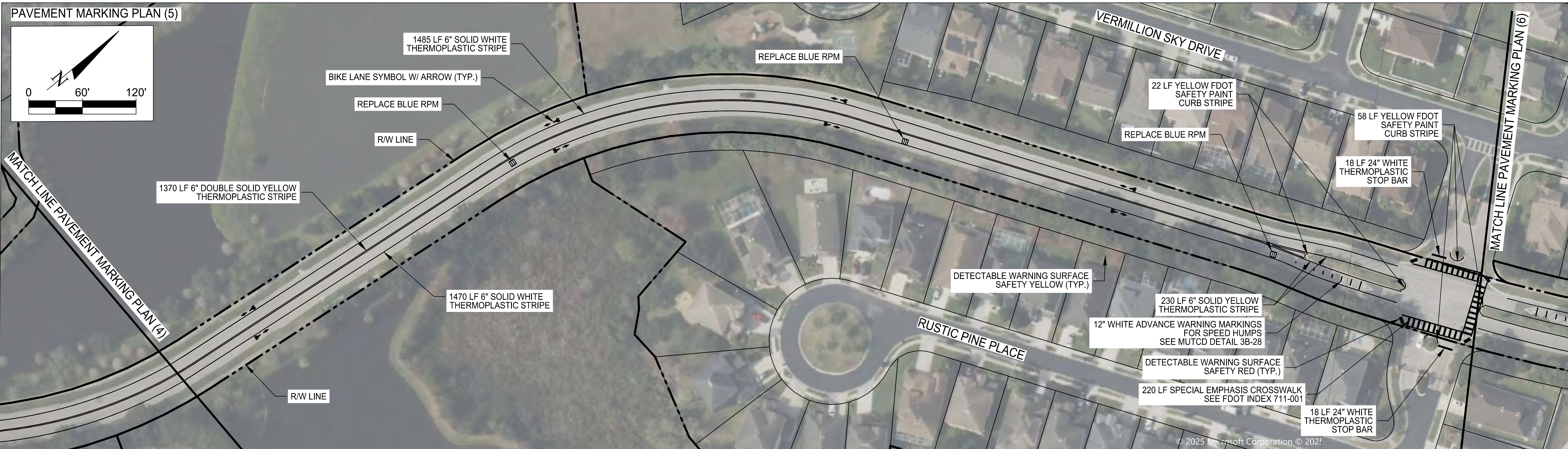
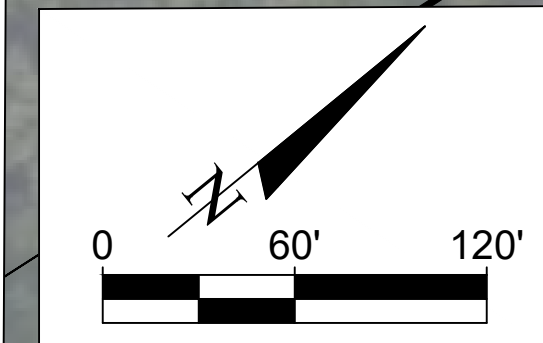
Revision	By					YYMMDD
Issued	By					YYMMDD

Permit-Seal

PAVEMENT MARKING PLAN (3/4)

Project Number:		215612049	
File Name:		ROADWAY PLANS.DWG	
RFN	GJW	RFN	25.06.01
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Sheet



Stantec Consulting Services Inc.
380 PARK PLACE BLVD. SUITE 300
CLEARWATER, FL 33759 Tel. 727.431.3505

Certificate of Authorization #27013

missions shall be reported to Stattec without delay.

that may be optimized by a genetic algorithm.

[illegible]PAVEMENT REHABILITATION PROJECT
ANCIENT OAKS BOULEVARD

PAVEMENT MARKING PLAN

PAVEMENT MARKING PLAN (5/6)

Permit-Seal

Project Number: 215612049	
File Name: ROADWAY PLANS.DWG	
RFN	GJW
Dwn.	Chkd.
RFN	25.06.01
Dsgn.	YY.MM.DD

Sheet

Tab 2



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 2nd @ 3:00 pm

District Manager's Report

June 4

2025

FINANCIAL SUMMARY

3/31/2024

General Fund Cash & Investment Balance:		\$3,784,004
Reserve Fund Cash & Investment Balance:		\$3,974,713
Debt Service Fund Cash & Investment Balance:		\$2,196,950
Enterprise Fund Cash Balance:		\$44,998
Total Cash and Investment Balances:		\$10,000,665
General Fund Expense Variance:	\$299,198	Under Budget
Enterprise Fund Expense Variance:	\$1,593	Under Budget



- Through the May 13th assessment distribution from the tax collector, \$5,416,558 of the FY 2025 assessment revenue has been received, which represents 99.29% of the total assessment revenue. \$38,529 remains to be collected.

Tab 3



Rizzetta & Company

Seven Oaks Community Development District

**Financial Statements
(Unaudited)**

April 30, 2025

Prepared by: Rizzetta & Company, Inc.

sevenoakscdd.com

rizzetta.com

Seven Oaks Community Development District

Balance Sheet

As of 04/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Enterprise Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	1,147,699	(101,525)	0	44,998	1,091,173	0	0
Investments	2,636,305	4,076,238	2,196,950	0	8,909,492	0	0
Accounts Receivable	46,713	0	17,546	0	64,259	0	0
Prepaid Expenses	13,907	0	0	0	13,907	0	0
Refundable Deposits	35,321	0	0	0	35,321	0	0
Fixed Assets	0	0	0	0	0	63,548,041	0
Amount Available in Debt Service	0	0	0	0	0	0	2,214,496
Amount To Be Provided Debt Service	0	0	0	0	0	0	10,277,504
Total Assets	3,879,945	3,974,713	2,214,496	44,998	10,114,152	63,548,041	12,492,000
Liabilities							
Accounts Payable	154,127	17,000	0	0	171,127	0	0
Accrued Expenses	7,585	0	0	0	7,585	0	0
Other Current Liabilities	0	0	0	1,541	1,541	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	12,492,000
Total Liabilities	161,712	17,000	0	1,541	180,253	0	12,492,000
Fund Equity & Other Credits							
Beginning Fund Balance	1,906,261	4,046,870	900,215	30,952	6,884,299	0	0
Investment In General Fixed Assets	0	0	0	0	0	63,548,041	0
Net Change in Fund Balance	1,811,972	(89,157)	1,314,281	12,505	3,049,600	0	0
Total Fund Equity & Other Credits	3,718,233	3,957,713	2,214,496	43,457	9,933,899	63,548,041	0
Total Liabilities & Fund Equity	3,879,945	3,974,713	2,214,496	44,998	10,114,152	63,548,041	12,492,000

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 04/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 04/30/2025 YTD Budget	Year To Date 04/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	75,000	75,000	53,695	(21,305)
Special Assessments				
Tax Roll	3,601,523	3,601,523	3,624,155	22,632
Other Misc. Revenues				
Event Rental	100,000	100,000	60,796	(39,204)
Miscellaneous Revenue	14,050	14,050	14,377	327
Total Revenues	3,790,573	3,790,573	3,753,023	(37,550)
Expenditures				
Legislative				
Supervisor Fees	15,000	8,750	9,200	(450)
Total Legislative	15,000	8,750	9,200	(450)
Financial & Administrative				
Accounting Services	28,500	16,625	16,625	0
Administrative Services	9,700	5,658	5,659	0
Arbitrage Rebate Calculation	1,000	584	1,000	(417)
Assessment Roll	5,250	5,250	5,250	0
Auditing Services	5,500	5,500	5,500	0
Disclosure Report	2,000	1,166	1,166	0
District Engineer	65,000	37,917	32,229	5,688
District Management	44,025	25,681	25,681	0
Dues, Licenses & Fees	2,350	1,371	2,205	(834)
Financial & Revenue Collections	5,250	3,063	3,063	0
Legal Advertising	2,000	1,166	228	939
Public Officials Liability Insurance	4,372	4,372	4,372	0
Tax Collector/Property Appraiser Fees	150	150	150	0
Trustees Fees	11,000	11,000	5,912	5,087
Website Hosting, Maintenance, Backup & E	5,000	2,917	2,112	805
Total Financial & Administrative	191,097	122,420	111,152	11,268
Legal Counsel				
District Counsel	65,000	37,917	15,374	22,543
Litigation / Mediation	10,000	5,833	0	5,833
Total Legal Counsel	75,000	43,750	15,374	28,376
Law Enforcement				
Off Duty Deputy	13,920	8,120	464	7,656
Total Law Enforcement	13,920	8,120	464	7,656
Security Operations				
Security Monitoring Services	4,000	2,333	1,425	908
Total Security Operations	4,000	2,333	1,425	908
Electric Utility Services				
Utility - Irrigation & Landscape Lightin	45,000	26,250	22,153	4,097
Utility - Recreation Facilities	90,000	52,500	47,430	5,070

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 04/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 04/30/2025	Year To Date 04/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	250,000	145,834	141,413	4,421
Total Electric Utility Services	385,000	224,584	210,996	13,588
Gas Utility Service				
Utility Services	650	379	407	(28)
Total Gas Utility Service	650	379	407	(28)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	17,000	9,916	6,350	3,567
Solid Waste Assessment	10,000	10,000	10,216	(216)
Total Garbage/Solid Waste Control Services	27,000	19,916	16,566	3,351
Water-Sewer Combination Services				
Utility - Fountains	1,000	584	438	145
Utility - Reclaimed	30,000	17,500	7,894	9,605
Utility Services	30,000	17,500	12,983	4,517
Total Water-Sewer Combination Services	61,000	35,584	21,315	14,267
Stormwater Control				
Aquatic Maintenance	56,376	32,886	33,450	(564)
Lake/Pond Bank Maintenance & Repair	30,000	17,500	4,580	12,920
Stormwater Assessments	6,157	6,157	5,865	293
Stormwater System Maintenance	10,000	5,833	2,800	3,033
Total Stormwater Control	102,533	62,376	46,695	15,682
Other Physical Environment				
Clock Tower Maintenance	2,000	1,167	0	1,167
Community Park Equipment	25,000	14,583	17,880	(3,297)
Employee - Payroll Taxes	20,000	11,667	11,004	663
Employee - Salaries	248,644	145,042	143,864	1,178
Employee - Workers Comp	8,337	8,337	9,607	(1,270)
Entry & Walls Maintenance & Repair	4,000	2,333	1,200	1,133
General Liability & Property Insurance	49,436	49,436	51,614	(2,178)
Holiday Decorations	40,000	40,000	38,425	1,575
Hurricane Related Expenses	0	0	141,580	(141,580)
Irrigation Maintenance & Repair	50,000	29,167	28,365	803
Landscape - Annuals/Flowers	250,000	145,833	51,217	94,616
Landscape Maintenance	838,803	489,302	472,836	16,465
Landscape Replacement Plants, Shrubs, Tr	150,000	87,500	59,709	27,791
Miscellaneous Expense	10,000	5,833	3,062	2,771
Ornamental Lighting & Maintenance	4,000	2,334	3,641	(1,307)
Pressure Washing	54,000	31,500	28,500	3,000
Tree Trimming Services	280,000	163,333	22,300	141,033
Total Other Physical Environment	2,034,220	1,227,367	1,084,804	142,563
Road & Street Facilities				
Roadway Repair & Maintenance	50,000	29,167	1,246	27,921
Sidewalk Maintenance & Repair	50,000	29,166	40,342	(11,176)
Street Sign Repair & Replacement	10,000	5,834	947	4,887
Total Road & Street Facilities	110,000	64,167	42,535	21,632

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 04/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 04/30/2025 YTD Budget	Year To Date 04/30/2025 YTD Actual	YTD Variance
Parks & Recreation				
Access Control Maintenance & Repair	6,000	3,500	2,133	1,367
Athletic Court/Field/Playground Maintenance	15,000	8,750	11,927	(3,178)
Clubhouse Janitorial Services	45,000	26,250	24,365	1,886
Employee - Payroll Taxes	25,000	14,583	12,429	2,154
Employee - Salaries	337,330	196,776	162,762	34,013
Facility Supplies	6,600	3,850	4,537	(686)
Fitness Equipment Maintenance & Repair	15,000	8,750	1,195	7,555
Fountain Service Repair & Maintenance	7,500	4,375	7,100	(2,725)
Furniture Repair & Replacement	7,500	4,375	2,140	2,235
Maintenance & Repairs	65,000	37,917	27,704	10,213
Miscellaneous Expense	35,000	20,416	14,202	6,214
Office Supplies	3,000	1,750	3,040	(1,290)
Pest Control	500	292	300	(8)
Pool Repair & Maintenance	17,000	9,917	8,155	1,762
Pool Service Contract	89,829	52,400	40,716	11,684
Storage Shed	3,264	1,904	1,904	0
Telephone, Internet, Cable	10,000	5,833	3,639	2,194
Tennis Court Maintenance & Supplies	30,000	17,500	29,190	(11,690)
Vehicle Maintenance	10,000	5,833	3,591	2,242
Total Parks & Recreation	728,523	424,971	361,029	63,942
Special Events				
Special Events	42,630	24,868	48,425	(23,557)
Total Special Events	42,630	24,868	48,425	(23,557)
Total Expenditures	3,790,573	2,269,585	1,970,387	299,198
Total Excess of Revenues Over(Under) Expenditures	0	1,520,988	1,782,636	261,648
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	29,336	29,336
Total Other Financing Sources(Uses)	0	0	29,336	29,336
Fund Balance, Beginning of Period	0	0	1,906,261	1,906,261
Total Fund Balance, End of Period	0	1,520,988	3,718,233	2,197,245

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 04/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 04/30/2025 YTD Budget	Year To Date 04/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	150,000	150,000	113,214	(36,786)
Special Assessments				
Tax Roll	321,748	321,748	321,748	0
Total Revenues	<u>471,748</u>	<u>471,748</u>	<u>434,962</u>	<u>(36,786)</u>
Expenditures				
Contingency				
Capital Reserve	1,216,259	1,216,259	521,887	694,372
Total Contingency	<u>1,216,259</u>	<u>1,216,259</u>	<u>521,887</u>	<u>694,372</u>
Total Expenditures	<u>1,216,259</u>	<u>1,216,259</u>	<u>521,887</u>	<u>694,372</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>(744,511)</u>	<u>(744,511)</u>	<u>(86,925)</u>	<u>657,586</u>
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	744,511	744,511	0	(744,511)
Other Costs				
Unrealized Gain/Loss on Investments	0	0	(2,233)	(2,233)
Total Other Financing Sources(Uses)	<u>744,511</u>	<u>744,511</u>	<u>(2,233)</u>	<u>(746,744)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>4,046,871</u>	<u>4,046,871</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>3,957,713</u>	<u>3,957,713</u>

730 Debt Service Fund S2011 & S2021 **Seven Oaks Community Development District**

Statement of Revenues and Expenditures

As of 04/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 04/30/2025 YTD Budget	Year To Date 04/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,083	10,083
Special Assessments				
Tax Roll	564,087	564,087	567,307	3,220
Total Revenues	<u>564,087</u>	<u>564,087</u>	<u>577,390</u>	<u>13,303</u>
Expenditures				
Debt Service				
Interest	103,087	103,087	53,047	50,040
Principal	461,000	461,000	0	461,000
Total Debt Service	<u>564,087</u>	<u>564,087</u>	<u>53,047</u>	<u>511,040</u>
Total Expenditures	<u>564,087</u>	<u>564,087</u>	<u>53,047</u>	<u>511,040</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>524,343</u>	<u>524,343</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(29,336)	(29,336)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(29,336)</u>	<u>(29,336)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>194,635</u>	<u>194,635</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>689,642</u>	<u>689,642</u>

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 04/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 04/30/2025 YTD Budget	Year To Date 04/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	25,632	25,632
Special Assessments				
Tax Roll	925,434	925,434	930,717	5,283
Total Revenues	<u>925,434</u>	<u>925,434</u>	<u>956,349</u>	<u>30,915</u>
Expenditures				
Debt Service				
Interest	285,434	285,434	137,075	148,359
Principal	640,000	640,000	0	640,000
Total Debt Service	<u>925,434</u>	<u>925,434</u>	<u>137,075</u>	<u>788,359</u>
Total Expenditures	<u>925,434</u>	<u>925,434</u>	<u>137,075</u>	<u>788,359</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>819,274</u>	<u>819,274</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>705,581</u>	<u>705,581</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,524,855</u>	<u>1,524,855</u>

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 04/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 04/30/2025 YTD Budget	Year To Date 04/30/2025 YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	42,300	42,300	42,300	0
Club Revenues				
Cafe Revenue	55,000	55,000	25,371	(29,629)
Total Revenues	<u>97,300</u>	<u>97,300</u>	<u>67,671</u>	<u>(29,629)</u>
Expenditures				
Parks & Recreation				
Beverages	15,000	8,750	5,715	3,035
Cafe Miscellaneous Expense	1,500	875	3,388	(2,513)
Employee - Payroll Taxes	3,300	1,925	2,164	(239)
Employee - Salaries	44,500	25,958	28,288	(2,330)
Equipment	1,500	875	2,069	(1,194)
Food	25,000	14,584	11,048	3,535
Maintenance & Repairs	2,500	1,458	393	1,066
Supplies	4,000	2,333	2,101	233
Total Parks & Recreation	<u>97,300</u>	<u>56,758</u>	<u>55,166</u>	<u>1,593</u>
Total Expenditures	<u>97,300</u>	<u>56,758</u>	<u>55,166</u>	<u>1,593</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>40,542</u>	<u>12,505</u>	<u>(28,036)</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>30,952</u>	<u>30,951</u>
Total Fund Balance, End of Period	<u>0</u>	<u>40,542</u>	<u>43,457</u>	<u>2,915</u>

Seven Oaks CDD
Investment Summary
April 30, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2025</u>
FLCLASS	Average Monthly Yield 4.3981%	\$ 2,636,305
Total General Fund Investments		\$ 2,636,305
FLCLASS	Average Monthly Yield 4.3981%	\$ 2,933,506
FLCLASS Enhanced Cash	Average Monthly Yield 4.5869%	1,142,732
Total Reserve Fund Investments		\$ 4,076,238
US Bank Series 2016A Revenue	First American Funds Inc SHS Government Obligation Fund 3763	\$ 425,284
US Bank Series 2016A-1 Prepayment	First American Funds Inc SHS Government Obligation Fund 3763	21
US Bank Series 2016A-1 Reserve	First American Funds Inc SHS Government Obligation Fund 3763	165,222
US Bank Series 2016A-2 Reserve	First American Funds Inc SHS Government Obligation Fund 3763	11,438
US Bank Series 2016A-2 Prepayment	First American Funds Inc SHS Government Obligation Fund 3763	977
US Bank Series 2016B Revenue	First American Funds Inc SHS Government Obligation Fund 3763	628,281
US Bank Series 2016B-1 Prepayment	First American Funds Inc SHS Government Obligation Fund 3763	360
US Bank Series 2016B-1 Reserve	First American Funds Inc SHS Government Obligation Fund 3763	208,009
US Bank Series 2016B-2 Reserve	First American Funds Inc SHS Government Obligation Fund 3763	70,812
US Bank Series 2016B-2 Prepayment	First American Funds Inc SHS Government Obligation Fund 3763	3,549
US Bank Series 2021 Revenue	First American Funds Inc SHS Government Obligation Fund 3763	569,660
US Bank Series 2021 Reserve	First American Funds Inc SHS Government Obligation Fund 3763	112,612
US Bank Series 2021 Prepayment	First American Funds Inc SHS Government Obligation Fund 3763	725
Total Debt Service Fund Investments		\$ 2,196,950

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Seven Oaks Community Development District
Summary A/R Ledger
From 04/01/2025 to 04/30/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
730, 2677							
	730-001	730 General Fund	Pasco County Tax Collector	AR00001981	12110	10/01/2024	46,713.10
Sum for 730, 2677							46,713.10
730, 2679							
	730-200	730 Debt Service Fund S2011 & S2021	Pasco County Tax Collector	AR00001981	12110	10/01/2024	6,644.75
Sum for 730, 2679							6,644.75
730, 2680							
	730-202	730 Debt Service Fund S2016	Pasco County Tax Collector	AR00001981	12110	10/01/2024	6,653.92
	730-202	730 Debt Service Fund S2016	Pasco County Tax Collector	AR00001981	12110	10/01/2024	4,247.40
Sum for 730, 2680							10,901.32
Sum for 730							64,259.17
Sum Total							64,259.17

See Notes to Unaudited Financial Statements

**Seven Oaks Community Development District
Summary A/P Ledger
From 04/01/2025 to 04/30/2025**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
730, 2677						
	730 General Fund	04/10/2025	CMH Exteriors LLC	109105	Tree Trimming/General Clean Up 04/25	22,300.00
	730 General Fund	04/09/2025	Frontier Florida, LLC	813-994-3055-060923	Telephone, Internet, Cable 04/25	123.47
	730 General Fund	01/01/2025	Joel Ellis	-5 04/25 ACH 7403	DJ Services - End of School Year Event 06/25	400.00
	730 General Fund	01/01/2025	Joel Ellis	7404	DJ Services - July 4th Event 07/25	400.00
	730 General Fund	04/01/2025	Juniper Landscaping of Florida, LLC	324856	Landscape Maintenance 04/25	59,700.34
	730 General Fund	04/21/2025	Pasco County Utilities	Pasco Water Summary 04/25 ACH	Pasco Water Summary 04/25 ACH	2,351.78
	730 General Fund	04/21/2025	Pasco County Utilities	Pasco Water Summary 04/25 ACH	Pasco Water Summary 04/25 ACH	47.92
	730 General Fund	04/21/2025	Pasco County Utilities	Pasco Water Summary 04/25 ACH	Pasco Water Summary 04/25 ACH	1,598.13
	730 General Fund	04/01/2025	Precision Sidewalk Safety Corp.	b-2698	Sidewalk Repairs 02/25	37,142.00
	730 General Fund	04/25/2025	Withlacoochee River Electric Cooperative, Inc.	WREC Summary 04/25 730	WREC Summary 04/25 730	6,900.03
	730 General Fund	04/25/2025	Withlacoochee River Electric Cooperative, Inc.	WREC Summary 04/25 730	WREC Summary 04/25 730	20,223.72
	730 General Fund	04/25/2025	Withlacoochee River Electric Cooperative, Inc.	WREC Summary 04/25 730	WREC Summary 04/25 730	2,939.39
	Sum for 730, 2677					154,126.78
730, 2678						
	730 Reserve Fund	04/25/2025	Site Masters of Florida, LLC	042525-1	Clubhouse Playground Drainage 04/25	11,000.00
	730 Reserve Fund	04/29/2025	Site Masters of Florida, LLC	042925-2	Clubhouse Playground Grading & Fabric 04/25	6,000.00
	Sum for 730, 2678					17,000.00
	Sum for 730					171,126.78
	Sum Total					171,126.78

**Seven Oaks Community Development District
Notes to Unaudited Financial Statements
April 30, 2025**

Balance Sheet

1. Trust statement activity has been recorded through 04/30/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY24-25 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 4



Rizzetta & Company

Seven Oaks Community Development District

www.sevenoakscdd.com

Proposed Budgets for Fiscal Year 2025/2026

Proposed Budget Seven Oaks Community Development District General Fund Fiscal Year 2025/2026
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Comments

[illegible]

Proposed Budget
Seven Oaks Community Development District
 General Fund
 Fiscal Year 2025/2026

Comments

Chart of Accounts Classification		Actual YTD through 04/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
54	Electric Utility Services						
55	Utility - Irrigation & Landscape Lighting	\$ 22,153	\$ 37,977	\$ 45,000	\$ 7,023	\$ 45,000	\$ -
56	Utility - Recreation Facilities	\$ 47,430	\$ 81,309	\$ 90,000	\$ 8,691	\$ 90,000	\$ -
57	Utility - Street Lights	\$ 141,413	\$ 242,422	\$ 250,000	\$ 7,578	\$ 250,000	\$ -
58	Gas Utility Services						
59	Utility Services	\$ 407	\$ 698	\$ 650	\$ (48)	\$ 700	\$ 50
60	Garbage/Solid Waste Control Services						
61	Garbage - Recreation Facility	\$ 6,350	\$ 14,000	\$ 17,000	\$ 3,000	\$ 17,000	\$ -
62	Solid Waste Assessment	\$ 10,216	\$ 10,216	\$ 10,000	\$ (216)	\$ 10,730	\$ 730
63	Water-Sewer Combination Services						
64	Utility - Fountains	\$ 438	\$ 751	\$ 1,000	\$ 249	\$ 1,000	\$ -
65	Utility - Reclaimed	\$ 7,894	\$ 22,000	\$ 30,000	\$ 8,000	\$ 25,000	\$ (5,000)
66	Utility Services	\$ 12,983	\$ 28,000	\$ 30,000	\$ 2,000	\$ 30,000	\$ -
67	Stormwater Control						
68	Aquatic Maintenance	\$ 33,450	\$ 57,645	\$ 56,376	\$ (1,269)	\$ 58,068	\$ 1,692
69	Lake/Pond Bank Maintenance & Repair	\$ 4,580	\$ 7,851	\$ 30,000	\$ 22,149	\$ 20,000	\$ (10,000)
70	Stormwater Assessment	\$ 5,865	\$ 5,865	\$ 6,157	\$ 292	\$ 6,157	\$ 0
71	Stormwater System Maintenance	\$ 2,800	\$ 4,800	\$ 10,000	\$ 5,200	\$ 10,000	\$ -
72	Other Physical Environment						
73	Clock Tower Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
74	Community Park Equipment	\$ 17,880	\$ 28,000	\$ 25,000	\$ (3,000)	\$ 28,000	\$ 3,000
75	Employee - Payroll Taxes	\$ 11,004	\$ 18,864	\$ 20,000	\$ 1,136	\$ 19,444	\$ (556)
76	Employee - Salaries (clubhouse)	\$ 143,864	\$ 246,624	\$ 248,644	\$ 2,020	\$ 257,500	\$ 8,856
77	Employee - Workers Comp	\$ 9,607	\$ 9,607	\$ 8,337	\$ (1,270)	\$ 11,048	\$ 2,711
78	Entry & Walls Maintenance & Repair	\$ 1,200	\$ 2,057	\$ 4,000	\$ 1,943	\$ 4,000	\$ -
79	General Liability/Property Insurance	\$ 51,614	\$ 51,614	\$ 49,436	\$ (2,178)	\$ 54,148	\$ 4,712
80	Holiday Decorations	\$ 38,425	\$ 38,425	\$ 40,000	\$ 1,575	\$ 40,000	\$ -
81	Hurricane Related Expenses	\$ 141,580	\$ 213,880	\$ -	\$ (213,880)	\$ 50,000	\$ 50,000
82	Irrigation Maintenance & Repairs	\$ 28,365	\$ 48,626	\$ 50,000	\$ 1,374	\$ 50,000	\$ -
83	Landscape - Annuals/Flowers/Mulch	\$ 51,217	\$ 150,000	\$ 250,000	\$ 100,000	\$ 150,000	\$ (100,000)
84	Landscape Maintenance	\$ 472,836	\$ 838,803	\$ 838,803	\$ -	\$ 1,038,803	\$ 200,000
85	Landscape Replacement Plants, Shrubs, Trees	\$ 59,709	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ -
86	Miscellaneous Expense	\$ 3,062	\$ 5,249	\$ 10,000	\$ 4,751	\$ 10,000	\$ -
87	Ornamental Lighting & Maintenance	\$ 3,641	\$ 6,242	\$ 4,000	\$ (2,242)	\$ 4,000	\$ -
88	Pressure Washing	\$ 28,500	\$ 48,857	\$ 54,000	\$ 5,143	\$ 57,000	\$ 3,000
89	Tree Trimming & Tree Removal	\$ 22,300	\$ 240,000	\$ 280,000	\$ 40,000	\$ 240,000	\$ (40,000)
90	Road & Street Facilities						
91	Roadway Repair & Maintenance	\$ 1,246	\$ 2,136	\$ 50,000	\$ 47,864	\$ 20,000	\$ (30,000)
92	Sidewalk Repair & Maintenance	\$ 40,342	\$ 69,158	\$ 50,000	\$ (19,158)	\$ 50,000	\$ -
93	Street Sign Repair & Replacement	\$ 947	\$ 1,623	\$ 10,000	\$ 8,377	\$ 7,500	\$ (2,500)
94	Parks & Recreation						
95	Access Control Maintenance, Repair, Supplies	\$ 2,133	\$ 3,657	\$ 6,000	\$ 2,343	\$ 6,000	\$ -
96	Athletic/Court/Field/Payground Maintenance & Repairs	\$ 11,927	\$ 11,927	\$ 15,000	\$ 3,073	\$ 8,000	\$ (7,000)
97	Clubhouse Janitorial Service	\$ 24,365	\$ 41,769	\$ 45,000	\$ 3,231	\$ 45,000	\$ -
98	Employee - Payroll Taxes	\$ 12,429	\$ 24,000	\$ 25,000	\$ 1,000	\$ 25,000	\$ -
99	Employee - Salaries (clubhouse)	\$ 162,762	\$ 320,000	\$ 337,330	\$ 17,330	\$ 329,600	\$ (7,730)
100	Facility Supplies	\$ 4,537	\$ 7,778	\$ 6,600	\$ (1,178)	\$ 8,000	\$ 1,400
101	Fitness Equipment Maintenance & Repairs	\$ 1,195	\$ 2,049	\$ 15,000	\$ 12,951	\$ 10,000	\$ (5,000)
102	Fountain Service Repair & Maintenance	\$ 7,100	\$ 12,171	\$ 7,500	\$ (4,671)	\$ 10,000	\$ 2,500
103	Furniture Repair & Replacement	\$ 2,140	\$ 3,669	\$ 7,500	\$ 3,831	\$ 7,500	\$ -
104	Maintenance & Repairs	\$ 27,704	\$ 50,000	\$ 65,000	\$ 15,000	\$ 50,000	\$ (15,000)
105	Miscellaneous Expense	\$ 14,202	\$ 24,346	\$ 35,000	\$ 10,654	\$ 25,000	\$ (10,000)
106	Office Supplies	\$ 3,040	\$ 4,200	\$ 3,000	\$ (1,200)	\$ 4,500	\$ 1,500
107	Pest Control	\$ 300	\$ 514	\$ 500	\$ (14)	\$ 500	\$ -

Proposed Budget
Seven Oaks Community Development District
 General Fund
 Fiscal Year 2025/2026

Comments

[illegible]

Proposed Budget
Seven Oaks Community Development District
Reserve Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 04/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll	\$ 321,748	\$ 321,748	\$ 321,748	\$ -	\$ 965,100	\$ 643,352
6							
7	Assessment Revenue Subtotal	\$ 321,748	\$ 321,748	\$ 321,748	\$ -	\$ 965,100	\$ 643,352
8							
9	OTHER REVENUES						
10							
11	Interest Earnings						
12	Interest Earnings	\$ 83,001	\$ 142,287	\$ 150,000	\$ (7,713)	\$ 150,000	\$ -
13	Miscellaneous Revenues						
14	Balance Forward from Prior Years	\$ -	\$ 744,511	\$ 744,511	\$ -	\$ -	\$ (744,511)
15							
16	Other Revenue Subtotal	\$ 83,001	\$ 886,798	\$ 894,511	\$ (7,713)	\$ 150,000	\$ (744,511)
17							
18	TOTAL REVENUES	\$ 404,749	\$ 1,208,546	\$ 1,216,259	\$ (7,713)	\$ 1,115,100	\$ (101,159)
19							
20	EXPENDITURES						
21							
22	Contingency						
23	Capital Reserves	\$ 396,127	\$ 679,075	\$ 1,216,259	\$ 537,184	\$ 1,115,100	\$ (101,159)
24							
25	TOTAL EXPENDITURES	\$ 396,127	\$ 679,075	\$ 1,216,259	\$ 537,184	\$ 1,115,100	\$ (101,159)
26							
27	EXCESS OF REVENUES OVER EXPENDITURES	\$ 8,622	\$ 529,471	\$ -	\$ 529,471	\$ -	\$ -
28							

Comments

Reserve Study Recommendation

Proposed Budget
Seven Oaks Community Development District
 Enterprise Fund
 Fiscal Year 2025/2026

Comments

[illegible]

Seven Oaks Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2021	Series 2016A	Series 2016B	Budget for 2025/2026
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
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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 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$3,965,571.00	2024/2025 O&M Budget:	\$3,965,571.00
Collection Costs:	2%	\$84,373.85	2025/2026 O&M Budget:	\$3,965,571.00
Early Payment Discount:	4%	\$168,747.70		
2025/2026 Total:		<u><u>\$4,218,692.55</u></u>	Total Difference:	<u><u>\$0.00</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
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%
	Total	\$2,420.94	\$2,420.94	\$0.00	0.00%
Single Family 80'	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%
Single Family 90'	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%
Multi-Family	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%
Retail / Office	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%
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%

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$3,965,571.00	2024/2025 O&M Budget:	\$3,965,571.00
Collection Costs:	2%	\$84,373.85	2025/2026 O&M Budget:	\$3,965,571.00
Early Payment Discount:	4%	\$168,747.70		
2025/2026 Total:		<u><u>\$4,218,692.55</u></u>	Total Difference:	<u><u>\$0.00</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family 50'	Total	\$1,420.86	\$1,420.86	\$0.00	0.00%
	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%
	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%
	Total	\$2,131.28	\$2,131.28	\$0.00	0.00%
	Series 2016A Debt Service	\$671.69	\$671.69	\$0.00	0.00%
Single Family 70'	Operations & Maintenance	\$1,814.81	\$1,814.81	\$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 2016A Debt Service				
Series 2016B Product Types					
Single Family 50'	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%
Single Family 60'	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%
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 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$3,965,571.00
COLLECTION COSTS @	2.0%	\$84,373.85
EARLY PAYMENT DISCOUNT @	4.0%	\$168,747.70
TOTAL O&M ASSESSMENT		\$4,218,692.55

UNITS ASSESSED				
LOT SIZE	O&M	SERIES 2021	SERIES 2016A	SERIES 2016B
		DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾
Townhome	98	98	0	0
Single Family 40'	72	72	0	0
Single Family 50'	96	96	0	0
Single Family 60'	70	70	0	0
Single Family 70'	79	78	0	0
Single Family 80'	104	102	0	0
Single Family 90'	45	45	0	0
Multifamily (Apt)	558	558	0	0
Retail	75.31	74.23	0	0
Office	7.74	7.74	0	0
Townhome	204	0	204	0
Single Family 35'	106	0	106	0
Single Family 40'	107	0	107	0
Single Family 50'	186	0	183	0
Single Family 60'	72	0	72	0
Single Family 70'	110	0	110	0
Single Family 80'	58	0	58	0
Single Family 50'	218	0	0	217
Single Family 60'	276	0	0	275
Single Family 65'	55	0	0	55
Single Family 80'	51	0	0	51
Single Family 90'	76	0	0	76
Office	31.23	0	0	31.23
Total Community	2755.28	1200.97	840	705.23

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%	\$74,666.57
1.25	120.00	2.95%	\$124,444.29
1.50	105.00	2.58%	\$108,888.75
1.75	138.25	3.40%	\$143,370.19
2.00	208.00	5.11%	\$215,703.44
2.25	101.25	2.49%	\$104,999.87
0.10	55.80	1.37%	\$57,866.60
10.00	753.10	18.51%	\$780,991.63
10.00	77.40	1.90%	\$80,266.57
0.75	153.00	3.76%	\$158,666.47
0.88	93.28	2.29%	\$96,734.70
1.00	107.00	2.63%	\$110,962.83
1.25	232.50	5.72%	\$241,110.81
1.50	108.00	2.65%	\$111,999.86
1.75	192.50	4.73%	\$199,629.38
2.00	116.00	2.85%	\$120,296.15
1.25	272.50	6.70%	\$282,592.24
1.50	414.00	10.18%	\$429,332.80
1.63	89.65	2.20%	\$92,970.26
2.00	102.00	2.51%	\$105,777.65
2.25	171.00	4.20%	\$177,333.11
10.00	312.30	7.68%	\$323,866.27
	4068.03	100.00%	\$4,218,692.55

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%):	(\$253,121.55)
Net Revenue to be Collected	\$3,965,571.00

⁽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 2025 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.

Capital Improvements:

- | | | |
|-----------------------|-----------|---|
| • Four Playgrounds | \$350,000 | (These are the last four village playgrounds to be updated) |
| • Pickleball Courts | \$200,000 | (Remove sand volleyball and use this location) |
| • Splash Pad | \$500,000 | (Complete removal/rebuild including filtration system) |
| • Pool Deck Lights | \$70,000 | (LED lighting on pool deck) |
| • Slide Maintenance | \$50,000 | (Replace all yellow decking and other maintenance items) |
| • Nature Trail Repave | \$450,000 | (Repaving and repairs along entire nature trail) |
| • BBall Resurfacing | \$40,000 | (Continuation of resurfacing of village half courts, we only did 5 of the 23 last budget) |
| • Office Remodel | \$50,000 | (Remodel Theresa's office and Jack and Jill bathroom) |
| • Club Flooring | \$50,000 | (Replace gathering room flooring) |
| • Park Turf | \$50,000 | (Upgrade turf in a few parks) |
| • Powerline Gates | ????? | (Waiting on proposal to add gates to both sides of powerline easement) |

Budget Items:

- | | | |
|-----------------------|-----------|---|
| • Payroll 5% Increase | \$261,000 | (Current maintenance budget payroll is \$248,644) |
| • Annuals/Mulch | \$250,000 | Keep this line the same as we will be mulching entire community this October) |
| • Landscape Contract | \$200,000 | (Increase to cover additional trim/detail crew) |
| • Lake/Pond Bank | \$30,000 | (Reduce this line by \$20,000.... Currently \$50,000) |
| • Pressure Washing | \$57,000 | (5% increase per contractor.... Currently \$54,000) |

Tab 5

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; 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, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**“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 6, 2025

HOUR: 6:00 p.m.

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

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 2 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 ON JUNE 4, 2025.

Attest:

**Seven Oaks Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Tab 6

**SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Seven Oaks Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Seven Oaks Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), and does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 29, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



April 29, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Seven Oaks Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$7,742,112.
- The change in the District's total net position in comparison with the prior fiscal year was (\$1,155,531), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$6,884,299, an increase of \$237,098 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid items and deposits, restricted for debt service, committed for disaster assistance and future reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2024	2023	
Current and other assets	\$ 7,595,681	\$ 6,863,546	
Capital assets, net of depreciation	13,266,477	15,715,054	
Total assets	20,862,158	22,578,600	
Deferred outflows of resources	220,177	248,989	
Current liabilities	869,817	388,340	
Long-term liabilities	12,470,406	13,541,606	
Total liabilities	13,340,223	13,929,946	
Net position			
Net investment in capital assets	1,016,248	2,422,437	
Restricted	741,782	648,160	
Unrestricted	5,984,082	5,827,046	
Total net position	\$ 7,742,112	\$ 8,897,643	

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 5,501,451	\$ 5,495,507
Operating grants and contributions	63,653	39,070
General revenues	571,200	482,703
Total revenues	6,136,304	6,017,280
Expenses:		
General government	282,936	292,510
Maintenance and operations	5,418,932	5,158,394
Culture and recreation	1,160,252	1,051,473
Interest	429,715	457,481
Total expenses	7,291,835	6,959,858
Change in net position	(1,155,531)	(942,578)
Net position - beginning	8,897,643	9,840,221
Net position - ending	\$ 7,742,112	\$ 8,897,643

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2024, was \$7,291,835. The costs of the District's activities were funded primarily by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years. The District also received funds from investment earnings and miscellaneous revenue which are included in general revenues. In total, expenses increased from the prior fiscal year. The majority of the increase was the result of increase in maintenance and operation expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024, did not exceed appropriations.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$63,548,042 invested in capital assets. In the government-wide financial statements depreciation of \$50,281,565 has been taken, which resulted in a net book value of \$13,266,477. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$12,492,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Seven Oaks Community Development District Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida, 33614.

FINANCIAL STATEMENTS

**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash and equivalents	\$ 584,717
Investments	5,993,054
Prepaid items	82,372
Deposits	35,321
Restricted assets:	
Investments	900,217
Capital assets:	
Depreciable assets, net	13,266,477
Total assets	<u>20,862,158</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	220,177
Total deferred outflows of resources	<u>220,177</u>
LIABILITIES	
Accounts payable and accrued expenses	711,382
Accrued interest payable	158,435
Non-current liabilities:	
Due within one year	1,101,000
Due in more than one year	11,369,406
Total liabilities	<u>13,340,223</u>
NET POSITION	
Net investment in capital assets	1,016,248
Restricted for debt service	741,782
Unrestricted	5,984,082
Total net position	<u>\$ 7,742,112</u>

See notes to the financial statements

**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Operating Grants and Contributions	Revenue and Changes in Net Position
Primary government:				Governmental Activities
Governmental activities:				
General government	\$ 282,936	\$ 282,936	\$ -	\$ -
Maintenance and operations	5,418,932	2,556,191	-	(2,862,741)
Parks and recreation	1,160,252	1,160,252	-	-
Interest on long-term debt	429,715	1,502,072	63,653	1,136,010
Total governmental activities	7,291,835	5,501,451	63,653	(1,726,731)
General revenues:				
Other revenues				212,708
Unrestricted investment earnings				358,492
Total general revenues				571,200
Change in net position				(1,155,531)
Net position - beginning				8,897,643
Net position - ending				<u>\$ 7,742,112</u>

See notes to the financial statements

**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET –
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash and equivalents	\$ 584,717	\$ -	\$ 584,717
Investments	5,993,054	900,217	6,893,271
Prepaid items	82,372	-	82,372
Deposits	35,321	-	35,321
Total assets	<u>\$ 6,695,464</u>	<u>\$ 900,217</u>	<u>\$ 7,595,681</u>
 LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued expenses	\$ 711,382	\$ -	\$ 711,382
Total liabilities	<u>711,382</u>	<u>-</u>	<u>711,382</u>
 Fund balances:			
Nonspendable for:			
Prepaid items and deposits	117,693	-	117,693
Restricted for:			
Debt service	-	900,217	900,217
Committed for:			
Disaster assistance and future reserves	4,410,445	-	4,410,445
Unassigned	1,455,944	-	1,455,944
Total fund balance	<u>5,984,082</u>	<u>900,217</u>	<u>6,884,299</u>
 Total liabilities and fund balances	<u>\$ 6,695,464</u>	<u>\$ 900,217</u>	<u>\$ 7,595,681</u>

See notes to the financial statements

**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 6,884,299

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	63,548,042	
Accumulated depreciation	<u>(50,281,565)</u>	13,266,477

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

220,177

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(158,435)	
Original issue discount, net	21,594	
Bonds payable	<u>(12,492,000)</u>	<u>(12,628,841)</u>
Net position of governmental activities		<u><u>\$ 7,742,112</u></u>

See notes to the financial statements

**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 3,999,379	\$ 1,502,072	\$ 5,501,451
Other revenues	212,708	-	212,708
Interest	358,492	63,653	422,145
Total revenues	4,570,579	1,565,725	6,136,304
EXPENDITURES			
Current:			
General government	282,936	-	282,936
Maintenance and operations	2,477,915	-	2,477,915
Parks and recreation	802,311	-	802,311
Debt service:			
Principal	-	1,073,000	1,073,000
Interest	-	412,663	412,663
Capital outlay	850,381	-	850,381
Total expenditures	4,413,543	1,485,663	5,899,206
Excess (deficiency) of revenues over (under) expenditures	157,036	80,062	237,098
Fund balances - beginning	5,827,046	820,155	6,647,201
Fund balances - ending	\$ 5,984,082	\$ 900,217	\$ 6,884,299

See notes to the financial statements

**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ 237,098
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	384,127
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,832,704)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,073,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of deferred amount on refunding	(28,812)
Original issue discount	(1,800)
Change in accrued interest	13,560
Change in net position of governmental activities	<u>\$ (1,155,531)</u>

See notes to the financial statements

**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Seven Oaks Community Development District I was established by Pasco County Ordinance 01-03 enacted on January 23, 2001, as amended by Ordinance 01-022 adopted on November 19, 2001 and Seven Oaks Community Development District II was established on September 17, 2002 by Ordinance 02-23 of Pasco County, Florida. Both were established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. On March 2, 2010, Seven Oaks Community Development District II was merged into Seven Oaks Community Development District I and renamed Seven Oaks Community Development District ("District"), as established by Chapter Rule 42NNN-1.001 Florida Administrative Code. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17), Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments allowed as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks and similar items) are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Landscaping	15
Recreation facilities	5-20
Stormwater management	7-30
Roadways and street lighting	10-30
Buildings	30
Furniture and equipment	5-10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$17,138 was recognized as a component of interest expense in the current fiscal year for Series 2016 Bonds and \$11,674 for Series 2021 Bonds.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities as of the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Fair Value	Credit Risk	Weighted Average Maturities
First American Government Obligation Fund Class Y	\$ 900,217	\$ -	S&P AAAm	31 days
FL Class	-	4,878,905	S&P AAAm	30 days
FL Class Enhanced Cash Fund	-	1,114,149	Fitch Ratings AAAf/S1	194 days
Total Investments	<u>\$ 900,217</u>	<u>\$ 5,993,054</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, those investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Landscaping	\$ 5,388,809	-	-	\$ 5,388,809
Recreation facilities	4,887,956	384,127	-	5,272,083
Stormwater management	11,217,270	-	-	11,217,270
Roadways and street lighting	38,170,488	-	-	38,170,488
Buildings	2,749,348	-	-	2,749,348
Furniture and equipment	750,044	-	-	750,044
Total capital assets, being depreciated	63,163,915	384,127	-	63,548,042
Less accumulated depreciation for:				
Landscaping	(4,609,580)	(98,047)	-	(4,707,627)
Recreation facilities	(3,364,455)	(194,497)	-	(3,558,952)
Stormwater management	(8,188,296)	(456,150)	-	(8,644,446)
Roadways and street lighting	(28,658,843)	(1,920,566)	-	(30,579,409)
Buildings	(1,900,881)	(96,730)	-	(1,997,611)
Furniture and equipment	(726,806)	(66,714)	-	(793,520)
Total accumulated depreciation	(47,448,861)	(2,832,704)	-	(50,281,565)
Total capital assets, being depreciated, net	15,715,054	(2,448,577)	-	13,266,477
Governmental activities capital assets	\$ 15,715,054	\$ (2,448,577)	\$ -	\$ 13,266,477

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 2,474,763
Parks and recreation	357,941
Total depreciation expense	<u>\$ 2,832,704</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2016A Bonds

In September 2016, the District issued \$4,875,000 of Special Assessment Revenue Refunding Bonds Series 2016A, consisting of \$4,540,000 Series 2016A-1 Senior Bonds and \$335,000 of Series 2016A-2 Subordinate Bonds due on May 1, 2034, with a fixed interest rate of 5%. The Series 2016A-1 Bonds consist of multiple term bonds with due dates ranging from May 1, 2017 – May 1, 2034, and fixed interest rates ranging from 2% to 3.75%. The Bonds were issued to refund a portion of the District's outstanding Special Assessment Revenue Bonds, Series 2003A and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017, through May 1, 2034.

The Series 2016A Bonds are subject to redemption at the option of the District prior to maturity. The Series 2016A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$5,000 of the Series 2016A-2 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2016B Bonds

In September 2016, the District issued \$7,740,000 of Special Assessment Revenue Refunding Bonds Series 2016B, consisting of \$5,950,000 Series 2016B-1 Senior Bonds and \$1,790,000 of Series 2016B-2 Subordinate Bonds due on May 1, 2035, with a fixed interest rate of 5%. The Series 2016B-1 Bonds consist of multiple term bonds with due dates ranging from May 1, 2017 – May 1, 2035 and fixed interest rates ranging from 2% to 4.0%. The Bonds were issued to refund a portion of the District's outstanding Special Assessment Revenue Bonds, Series 2004A and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017, through May 1, 2035.

The Series 2016B Bonds are subject to redemption at the option of the District prior to maturity. The Series 2016B Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Series 2021 A-1 & A-2 Bonds

In April 2021, the District issued \$2,867,000 of Special Assessment Revenue Refunding Bonds Series 2021 A-1 and \$3,249,000 of Special Assessment Revenue Refunding Bonds Series 2021 A-2. The Series 2021 Refunding bonds are multiple term bonds with fixed interest rates ranging from 1.15% to 2.75%. The bonds were issued to refund the Series 2011 A-1 and A-2 Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2021 through May 1, 2033.

The Series 2021 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2021 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 8,580,000	\$ -	\$ 620,000	\$ 7,960,000	\$ 640,000
Less: original issue discount	(23,394)	-	(1,800)	(21,594)	-
Series 2021	4,985,000	-	453,000	4,532,000	461,000
Total	<u>\$ 13,541,606</u>	<u>\$ -</u>	<u>\$ 1,071,200</u>	<u>\$ 12,470,406</u>	<u>\$ 1,101,000</u>

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending, September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 1,101,000	\$ 380,243	\$ 1,481,243
2026	1,124,000	353,676	1,477,676
2027	1,158,000	324,620	1,482,620
2028	1,189,000	292,681	1,481,681
2029	1,226,000	258,234	1,484,234
2030-2034	6,159,000	694,176	6,853,176
2035	535,000	20,350	555,350
Total	<u>\$ 12,492,000</u>	<u>\$ 2,323,980</u>	<u>\$ 14,815,980</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims that exceeded insurance coverage during the past three years.

**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 3,965,571	\$ 3,999,379	\$ 33,808
Other revenues	111,704	212,708	101,004
Interest	115,000	358,492	243,492
Total revenues	<u>4,192,275</u>	<u>4,570,579</u>	<u>378,304</u>
EXPENDITURES			
Current:			
General government	262,273	282,936	(20,663)
Maintenance and operations	2,690,702	2,477,915	212,787
Parks and recreation	838,358	802,311	36,047
Capital outlay	2,366,862	850,381	1,516,481
Total expenditures	<u>6,158,195</u>	<u>4,413,543</u>	<u>1,744,652</u>
Excess (deficiency) of revenues over (under) expenditures	(1,965,920)	157,036	2,122,956
OTHER FINANCING SOURCES			
Use of fund balance	1,965,920	-	(1,965,920)
Total other financing sources	<u>1,965,920</u>	<u>-</u>	<u>(1,965,920)</u>
Net change in fund balance	<u>\$ -</u>	157,036	<u>\$ 157,036</u>
Fund balance - beginning		<u>5,827,046</u>	
Fund balance - ending		<u><u>\$ 5,984,082</u></u>	

See notes to required supplementary information

**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgetary process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024, did not exceed appropriations.

**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation (paid/accrued)	0
Independent contractor compensation	\$4,394
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance \$ 103.70 - \$10,370.36 Debt service \$36.41 - \$ 4,419.00
Special assessments collected	\$5,501,451
Outstanding Bonds:	see Note 6 for details



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Seven Oaks Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Seven Oaks Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 29, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in blue ink, appearing to read "Brian J. Asencio".

April 29, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Seven Oaks Community Development District
Pasco County, Florida

We have examined Seven Oaks Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Seven Oaks Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

April 29, 2025



1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Seven Oaks Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Seven Oaks Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated April 29, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 29, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Seven Oaks Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Seven Oaks Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.



April 29, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on pages 24.

Tab 7

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Seven Oaks Community Development District was held on **Wednesday, May 7, 2025, at 6:00 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Andrew Mendenhall	Board Supervisor, Chairman <i>(joined in progress)</i>
Sean Grace	Board Supervisor, Vice Chairman
Ted Rhodes	Board Supervisor, Assistant Secretary
Jon Tomsu	Board Supervisor, Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

An audience member addressed the Board regarding children riding motorized bicycles at a high rate of speed in Watermark and stated she almost hit one.

An audience member addressed the Board and stated that 4 children were riding motorized bicycles around midnight without any lights in Watermark. He also stated no motorized bicycles should be allowed on the trails.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

May 7, 2025 – Meeting Minutes

Page 2

An audience member addressed the Board regarding installing two (2) “Do Not Enter” signs at the Lakeside parking lot.

On a Motion by Mr. Tomsu, seconded by Mr. Rhodes, with two in favor and two against (Mr. Mendenhall and Mr. Grace), the Board of Supervisors approved to have Stantec submit a plan to Pasco County for a not-to-exceed amount of \$2,500.00, for Seven Oaks Community Development District. This motion failed.

Mr. Woodcock then confirmed that Stantec would submit the plan to Pasco County at no cost. The Board appreciated the offer and agreed to have it submitted.

Ms. Valdez addressed the Board on behalf of her fellow employees and residents regarding closing the Clubhouse on Easter Sunday and for new patio furniture. Mr. Mendenhall inquired about what days they are currently closed. Ms. DiMaggio stated Thanksgiving, Christmas and New Year are the only days the Clubhouse is closed.

On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with two in favor and one (Mr. Grace abstained), the Board of Supervisors approved to have the Clubhouse close for Easter Sunday, for Seven Oaks Community Development District. This motion failed.

This was tabled until the full Board is present.

THIRD ORDER OF BUSINESS

Reports & Presentations

A. District Engineer

Mr. Tomsu inquired about the time of Ancient Oaks Boulevard Road work. Mr. Woodcock will have plans at the next meeting for the Board to review.

i. Discussion of Brick Pavers

A contractor will be onsite to view the issue. Mr. Woodcock has an idea that ramps will work to avoid future damages to the pavers and he will have pricing at the next meeting.

B. District Counsel

Ms. Hopkinson stated that the Ethics Training will be on May 21, 2025. Mr. Tomsu inquired about the homeless camp. Ms. Hopkinson stated besides issuing trespass notices, there isn't much more that can be done.

C. Field Operations Manager

Mr. Gentilella presented his report to the Board.

There are issues with water pressure for the reclaimed water. Mr. Mendenhall thinks the landscaping looks bad and asked if we can talk to Juniper about using LMP from their local office. A long discussion was held about Juniper.

Half of the painting for marquee signs will be done this year and other half will be done next fiscal year.

Mr. Tomsu inquired about the cause of the fire in Pinecrest. The Fire Department is not sure of how it started and they have labeled it as accidental.

Mr. Tomsu inquired about the debris deposited in the power line easement. Mr. Grace asked if we could get pricing for a gate with an entrance code. Mr. Gentilella will get pricing.

Ms. DiMaggio discussed the use of the basketball and pickleball courts. 132 pickleball reservations and 44 basketball reservations.

D. Clubhouse Manager

i. Consideration of Tables & Chairs Proposal

On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors approved ET&T Distributors proposal with a not-to-exceed amount of \$74,156.00, then modified to include chaise lounge chairs with a not-to-exceed amount of \$150,000.00 and amended to \$135,000.00 contingent upon Ms. DiMaggio to test chairs for comfort before purchasing, for Seven Oaks Community Development District.

E. District Manager

Mr. Brizendine informed the Board there is an Ethics workshop on May 21, 2025 at noon. The next regular meeting will be held on June 4, 2025, at 6:00 p.m.

i. Review of District Management Report and Financial Statement

Mr. Brizendine presented the District Management Report and Financial Statements to the Board.

Mr. Brizendine stated the registered voter count as of April 15, 2025 is 4,589.

Mr. Brizendine presented the website compliance report.

FOURTH ORDER OF BUSINESS

**Discussion of Fiscal Year 2025-2026
Proposed Budget**

Mr. Gentilella reviewed some of the pricing he was able to obtain from the list of possible capital repair and improvement projects discussed at the budget workshop. He stated that pricing for (4) four Pickleball courts is \$150,000-\$170,000, probably \$200,000 with lighting. Lighting of the Pool Deck will be \$60,000 plus staff for the extended hours at the pool.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

May 7, 2025 – Meeting Minutes

Page 4

Mr. Gentilella will have more pricing for capital reserve repairs and improvements discussed at the budget workshop and will be discussed at the June 4, 2025 CDD meeting.

FIFTH ORDER OF BUSINESS

Consideration of Budget Workshop Meeting Minutes on April 2, 2025, Board Supervisors' Meeting held on April 9, 2025, and O&M Enterprise Fund and General Fund Expenditures for March 2025

On a Motion by Mr. Mendenhall, seconded by Mr. Grace, with all in favor, the Board of Supervisors approved the Budget Workshop Minutes on April 2, 2025, and the Board of Supervisors' Regular Meeting held on April 9, 2025, and the Enterprise (\$7,906.77) and General Fund (\$480,545.52) expenditures for March 2025, as discussed, for the Seven Oaks Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tomsu requested clarification on the total amount of O&M assessments levied this year. Mr. Brizendine confirmed that the total was just under \$4,000,000.

Mr. Rhodes inquired about the landscaping renovations from the hurricane damage. Do we have a schedule of the work? Mr. Gentilella said not at this time.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Grace, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors adjourned the meeting at 8:10 p.m., for Seven Oaks Community Development District.

Secretary

Chairman/Vice Chairman

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operations and Maintenance Expenditures-Enterprise Fund

April 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2025 through April 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,560.76**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Seven Oaks Enterprise Fund Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Cintas Corporation	300010	1905560774 Cafe	Cafe/Enterprise Cleaning Supplies 03/25	\$ 100.00
Coffee International, Inc	300011	41853	Cafe Supplies 03/25	\$ 567.05
Coffee International, Inc	300013	41911	Cafe Supplies 04/25	\$ 448.19
Coffee International, Inc	300013	41931	Cafe Supplies 04/25	\$ 207.50
Florida Department of Revenue	20250422-1	61-8012757892-01 03/25 ACH	Cafe Sales and Use Tax 03/25	\$ 1,420.88
Gordon Food Service, Inc.	300008	9020749640	Food/Beverages/Supplies 03/25	\$ 756.67
Gordon Food Service, Inc.	300012	9021247239	Food/Beverages/Supplies 04/25	\$ 895.10
Gordon Food Service, Inc.	300014	9021506242	Food/Beverages/Supplies 05/25	\$ 777.32
Seven Oaks CDD	DC 041425	DC 041425	Debit Card Replenishment	\$ 3,032.04
Seven Oaks CDD	DC 042225	DC 042225	Debit Card Replenishment	\$ 2,027.19
Sweetheart Ice Cream, Inc.	300009	15012508307	Cafe Food 03/25	<u>\$ 328.82</u>
Report Total				<u>\$ 10,560.76</u>



REMIT PAYMENT TO:
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 813-626-8852
PAYMENT INQUIRY 813-644-8365

INVOICE

SHIP TO: SEVEN OAKS COMMUNITY
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

INVOICE # 1905560774
INVOICE DATE 03/25/2025
SERVICE TICKET # 9314047373
CUSTOMER REF # DEVELOPMENT DISTRICT I

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

RECEIVED
03/27/25

SOLD TO # 13471172
PAYER # 13496923
PAYMENT TERMS NET 10 EOM
SORT # 00740070271
CINTAS ROUTE 79 / DAY 4 / STOP 011

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	789340010	GLV/IND/VNYL/LTXFREE/100CT/CLR-00M	D		20	5.000	100.00	N
	789340010	GLV/IND/VNYL/LTXFREE/100CT/CLR-00L	D		40	5.000	200.00	N
		SUBTOTAL					300.00	
		SUBTOTAL					300.00	
		TAX					0.00	
		TOTAL USD					300.00	

Cleaning
Supplies

\$ 200.00 General
57200-4704

Cube Supplies

\$ CAFE
100.00

57200-3222

Coffee International, Inc

37922 Vitality Way
Dade City, FL 33523
Ph: 352.7992644
customerservice@coffeeint.com

Invoice**RECEIVED**
04/14/25

Date	Invoice #
3/27/2025	41853

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

Ship To
Seven Oaks Club House 2910 Sports Core Circle Wesley Chapel, FL 33544 Attn: Theresa Flores (813) 907-7987 Ext:4

P.O. No.	Terms	Ship Via	Requested by
	Net 30		THERESA

Qty	Item	Description	Rate	U/M	Amount
4	602708	PET STRAWBERRY Torani Syrup 750ml	6.95	BTL	27.80
2	607071	PET WATERMELON Torani 750ml	6.95	BTL	13.90
3	693028	PET CHOCOLATE CHIP COOKIE DOUGH Torani Syrup 750ml	6.95	BTL	20.85
2	602555	PET PEACH Torani Syrup 750ml	6.95	BTL	13.90
2	602807	PET VANILLA Torani Syrup 750ml	6.95	BTL	13.90
1	900188	STRAWBERRY BANANA Torani Real Fruit Smoothies Mix 64oz	95.34	CS-6	95.34
2	900126	STRAWBERRY Torani Real Fruit Smoothies Mix 64oz	95.34	CS-6	190.68
2	900102	MANGO Torani Real Fruit Smoothie Mix 6pk/64oz	95.34	CS-6	190.68
57200-4724					

check _____ Cash _____ Credit Card _____ Charge: ☒

Received By:

Signature:

Subtotal \$567.05**Sales Tax (7.0%)** \$0.00**Total** \$567.05**Payments/Credits** \$0.00**Balance Due** \$567.05

Coffee International, Inc

37922 Vitality Way
Dade City, FL 33523
Ph: 352.7992644
customerservice@coffeeint.com

Invoice

Date	Invoice #
4/14/2025	41911

RECEIVED
04/21/25

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

Ship To
Seven Oaks Club House 2910 Sports Core Circle Wesley Chapel, FL 33544 Attn: Theresa Flores (813) 907-7987 Ext:4

P.O. No.	Terms	Ship Via	Requested by
	Net 30		Theresa

Qty	Item	Description	Rate	U/M	Amount
1	0222900	Popping Boba Strawberry 4 x 7.04 lbs	89.94	CS	89.94
1	0222500	Popping Boba Mango 4 x 7.04 lbs	89.94	CS	89.94
1	CL-21074	Clear 16 Oz Cup 20/50 CT	79.29	CS	79.29
1	EPFL-LIDS	FLAT STRAW SLOT LID 12 / 24oz 1000 ct	30.56	CS	30.56
1	EPDL-LIDS	DOME LID 12 / 24 OZ 20x50	39.98	CS	39.98
32	STW-1941181	Wrapped Boba Straw Color Individually Wrapped Box/400 ct 8 x 50 8 bgs = 1 cs	2.4525	bag	78.48
4	M-FR246F	Monin PET Hawaiian Island 4/1ltr	10.00	BTL	40.00
		Beverge - 179.88	57200 -	4724	
		Cake Supplies - 268.31 (268.31)	57200 -	3222	

check ☐ Cash ☐ Credit Card ☐ Charge: ☒

Received By: _____

Signature: _____

Subtotal \$448.19**Sales Tax (7.0%)** \$0.00**Total** \$448.19**Payments/Credits** \$0.00**Balance Due** \$448.19

Coffee International, Inc

37922 Vitality Way
Dade City, FL 33523
Ph: 352.7992644
customerservice@coffeeint.com

Invoice

Date	Invoice #
4/18/2025	41931

RECEIVED
04/21/25

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

Ship To
Seven Oaks Club House 2910 Sports Core Circle Wesley Chapel, FL 33544 Attn: Theresa Flores (813) 907-7987 Ext:4

P.O. No.	Terms	Ship Via	Requested by
	Net 30		Theresa

Qty	Item	Description	Rate	U/M	Amount
10	LT-88416	Old Fashioned Lemonade Lotus 1/2 gallon	20.75	BTL	207.50
<i>Theresa D. Maggini</i> 57200-4724					

check _____ Cash _____ Credit Card _____ Charge: ☒Received By: Fatma

Signature: _____

Subtotal	\$207.50
Sales Tax (7.0%)	\$0.00
Total	\$207.50
Payments/Credits	\$0.00
Balance Due	\$207.50



State of Florida
Department of Revenue

[DOR Home](#)[e-Services Home](#)[Print Page](#)[Contacts](#)[Logout](#)Sales Tax - [Click for Help](#)

NODE: 4

User ID:
AF1275789201

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: AF1275789201**Confirmation Number: 250421538014**

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

61-8012757892-0

03/2025

04/21/2025 09:33:33 AM ET

Location Address2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764SEVEN OAKS COMMUNITY
DEVELOPMENT DISTRICT
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764**Contact Information**

Name	BRIAN L HEUREUX
Phone	(813) 933 - 5571
Email	BLHEUREUX@RIZZETTA.COM

Debit Date: 4/22/2025
Amount for Check: \$1420.88

Name on Bank Account:

SEVEN OAKS
COMMUNITY
DEVELOPMENT
DISTRICT

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	BRIAN L HEUREUX
Phone Number:	813-933-5571
Email Address:	BLHEUREUX@RIZZETTA.COM

1. Gross Sales
(Do not include tax) 20726.86
2. Exempt Sales
(Include these in Gross Sales, Line 1) 0.00
3. Taxable Sales/Purchases
(Include Internet/Out-of-State Purchases) 20726.86

Discretionary Sales Surtax Information		
Taxable Sales and		
A. Purchases Not Subject to	\$	0.00
Discretionary Sales		
Surtax		
B. Total Discretionary	\$	207.27
Sales Surtax Due		

4. Total Tax Due
(Include Discretionary Sales Surtax from Line B) \$ 1450.88
5. Less Lawful Deductions \$ 0.00
6. Less DOR Credit Memo \$ 0.00
7. Net Tax Due \$ 1450.88
8. a. Less (-) Collection Allowance; or if \$ 30.00
Late,
8. b. Plus (+) Penalty and Interest \$ 0.00
9. Amount Due With Return \$ 1420.88

You have chosen not to donate your collection allowance to education.

Payment you have authorized

1420.88



Gordon Food Service Inc.
Shipped From Plant City Distribution Ctr
1410 Gordon Food Service Dr - Plant City, FL 33563
Corporate Phone # 1-888-968-7500
www.gfs.com
For Weather-related delivery delays, please call:
(800)830-9767

Invoice

9020749640

Purchase Order

Invoice Date

03/27/2025

Route #	Stop #	Customer	Representative	Terms
5097	003	722383872 Seven Oaks Community Development Di	MARCOS CABRERA ROSY GOMEZ 1(786)269-2180	Net 28 Days

Ship To: **Seven Oaks Community Development District**
2910 Sports Cove Circle
Wesley Chapel FL 33544-8764
Tel:8139077987

Bill To: **Seven Oaks Community Development District**
3434 Colwell Ave #200
Tampa FL 33614

RECEIVED
03/27/25

NSSP Certification - FL-243-SS

Item Code	Qty Ord	Qty Ship	Unit	Pack Size	Brand	Item Description	Cat	Inv Value	Unit Price	Spec	Tax	Extended Price
496375	1	1	CS	12x15 OZ	Gordon	CREAM WHPD REAL AERO	DY	5.04	60.51			60.51
312788	1	1	CS	100x1.5 FOZ	Ken's	DRESSING RNCH CUP REF	GR	0.28	28.05			28.05
Totals:	2	2				Total Cooler Pieces						88.56
323296	3	3	CS	2x5 LB	Pierce	CHIX TNDR BRD FC	PO	28.30	56.59			169.77
119644	3	3	CS	6x5 LB	Gordon	FRIES 1/2" C/C	FR	9.20	55.22			165.66
804733	2	2	CS	1x24 CO	Bomb P	NOVELTY BOMB POP CANDY CLASH	FR	29.28	29.28			58.56
Totals:	8	8				Total Freezer Pieces						393.99
810742	6	6	CS	30x3.6 OZ	Tostit	DIP CHEESE NACHO MED CUP	GR	1.35	40.48			242.88
816951	1	1	CS	100x1.5 OZ	Sweet	SAUCE BBQ CUP	GR	0.27	26.54			26.54
Totals:	7	7				Total Grocery Pieces						269.42
Page Total:												751.97

Category Summary						
	CATEGORY RECAP	CS	EA	SUBTOTAL	TAX	TOTAL
PO	Poultry	3		169.77		169.77
GR	Grocery	8		297.47		297.47
FR	Frozen	5		224.22		224.22
DY	Dairy	1		60.51		60.51
	Fuel Charge			4.70		4.70
	Total	17		756.67		756.67





Gordon Food Service Inc.
Shipped From Plant City Distribution Ctr
1410 Gordon Food Service Dr - Plant City, FL 33563
Corporate Phone # 1-888-968-7500
www.gfs.com
For Weather-related delivery delays, please call:
(800)830-9767

Page 2 of 2

Invoice **9020749640**
Purchase Order
Invoice Date **03/27/2025**

Route #	Stop #	Customer	Representative	Terms
5097	003	722383872 Seven Oaks Community Development Di	MARCOS CABRERA ROSY GOMEZ 1(786)269-2180	Net 28 Days

Ship To: **Seven Oaks Community Development Distric**
2910 Sports Cove Circle
Wesley Chapel FL 33544-8764
Tel:8139077987

Bill To: **Seven Oaks Community Development Distric**
3434 Colwell Ave #200
Tampa FL 33614

NSSP Certification - FL-243-SS

THE SALE AND DELIVERY OF THE GOODS AND/OR SERVICES CONTAINED ON THIS INVOICE AND ALL OTHER TRANSACTIONS AND DEALINGS RELATED THERETO SHALL BE GOVERNED EXCLUSIVELY BY THE PURCHASE TERMS AND CONDITIONS (THE "TERMS") AVAILABLE AT <https://gfs.com/en-us/purchase-terms-and-conditions/>. ACCEPTANCE OF THE GOODS AND/OR SERVICES OR CUSTOMER'S SIGNATURE ON THIS INVOICE CONSTITUTES ACCEPTANCE OF THE TERMS BY CUSTOMER. THE PERISHABLE AGRICULTURAL COMMODITIES SHOWN ON THIS INVOICE ARE SOLD SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5(c) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 USC 499e(c)). THE SELLER OF THESE COMMODITIES RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES AND ANY RECEIVABLE OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED. MARINE STEWARDSHIP COUNCIL: MSC-C-53810; NSSP: MA-10628-RS

Product Total	\$751.97
Misc	\$4.70
SubTotal	\$756.67
Invoice Total	\$756.67

Received By _____

Print Name _____

Food - 691.46 57200 - 4664
Beverage - 60.51 57200 - 4724
Fuel - 4.70 57200 - 4613

Theresa Domagala

FOLD AND TEAR ALONG
PERFORATION THEN RETURN
BOTTOM PORTION

Thank you for your order.
Please enclose this stub with payment.

FOLD AND TEAR ALONG
PERFORATION THEN RETURN
BOTTOM PORTION

Remit To

Gordon Food Service, Inc.
P.O.BOX 88029
Chicago, IL 60680-1029

Customer Number 722383872
Invoice **9020749640**
Purchase Order
Invoice Date 03/27/2025
Due Date 04/24/2025
Pay This Amount \$756.67



722383872819020749640000075667600007566762



Gordon Food Service Inc.
Shipped From Plant City Distribution Ctr
1410 Gordon Food Service Dr - Plant City, FL 33563
Corporate Phone # 1-888-968-7500
www.gfs.com
For Weather-related delivery delays, please call:
(800)830-9767

Page 2 of 2

Invoice 9021247239
Purchase Order
Invoice Date 04/10/2025

Route #	Stop #	Customer	Representative	Terms
5022	011	722383872 Seven Oaks Community Development Di	MARCOS CABRERA ROSY GOMEZ 1(786)269-2180	Net 28 Days

Ship To: **Seven Oaks Community Development Distric**
2910 Sports Cove Circle
Wesley Chapel FL 33544-8764
Tel:8139077987

Bill To: **Seven Oaks Community Development Distric**
3434 Colwell Ave #200
Tampa FL 33614

RECEIVED
04/14/25

NSSP Certification - FL-243-SS

THE SALE AND DELIVERY OF THE GOODS AND/OR SERVICES CONTAINED ON THIS INVOICE AND ALL OTHER TRANSACTIONS AND DEALINGS RELATED THERETO SHALL BE GOVERNED EXCLUSIVELY BY THE PURCHASE TERMS AND CONDITIONS (THE "TERMS") AVAILABLE AT <https://gfs.com/en-us/purchase-terms-and-conditions/>. ACCEPTANCE OF THE GOODS AND/OR SERVICES OR CUSTOMER'S SIGNATURE ON THIS INVOICE CONSTITUTES ACCEPTANCE OF THE TERMS BY CUSTOMER. THE PERISHABLE AGRICULTURAL COMMODITIES SHOWN ON THIS INVOICE ARE SOLD SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5(c) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 USC 499e(c)). THE SELLER OF THESE COMMODITIES RETAINS A TRUST CLAIM OVER THESE COMMODITIES. ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES AND ANY RECEIVABLE OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED. MARINE STEWARDSHIP COUNCIL: MSC-C-53810; NSSP: MA-10628-RS

Product Total	\$889.10
Misc	\$6.00
SubTotal	\$895.10
Invoice Total	\$895.10

Received By _____

Print Name _____

Food

625.54

57200-4664

Beverage

202.30

57200-4724

Club supplies
Facility

61.26

57200-4619

Fuel

6.00

57200-4613

FOLD AND TEAR ALONG
PERFORATION THEN RETURN
BOTTOM PORTION

Thank you for your order.
Please enclose this stub with payment.

FOLD AND TEAR ALONG
PERFORATION THEN RETURN
BOTTOM PORTION

Remit To

Gordon Food Service, Inc.
P.O.BOX 88029
Chicago, IL 60680-1029

Customer Number 722383872
Invoice 9021247239
Purchase Order
Invoice Date 04/10/2025
Due Date 05/08/2025
Pay This Amount \$895.10



722383872819021247239000089510200008951026



Gordon Food Service Inc.
Shipped From Plant City Distribution Ctr
1410 Gordon Food Service Dr - Plant City, FL 33563
Corporate Phone # 1-888-968-7500
www.gfs.com
For Weather-related delivery delays, please call:
(800)830-9767

Invoice 9021247239

Purchase Order

Invoice Date 04/10/2025

Route #	Stop #	Customer	Representative	Terms
5022	011	722383872 Seven Oaks Community Development Di	MARCOS CABRERA ROSY GOMEZ 1(786)269-2180	Net 28 Days

Ship To: **Seven Oaks Community Development Distric**
2910 Sports Cove Circle
Wesley Chapel FL 33544-8764
Tel:8139077987

Bill To: **Seven Oaks Community Development Distric**
3434 Colwell Ave #200
Tampa FL 33614

NSSP Certification - FL-243-SS

Item Code	Qty Ord	Qty Ship	Unit	Pack Size	Brand	Item Description	Cat	Inv Value	Unit Price	Spec	Tax	Extended Price
323296	4	4	CS	2x5 LB	Pilgri	CHIX TNRD BRD FC	PO	28.30	56.59			226.36
238724	1	1	CS	36x7 OZ	Kraft	ENTREE MACAR & CHS POUCH	MT	1.65	59.34			59.34
744450	1	1	CS	600x1 EA	The Fu	FUNNEL CAKE FRIES 4"	FR	0.11	63.02			63.02
532390	2	2	CS	12x32 OZ	Island	MIXER ICE CRM	BV	8.43	101.15			202.30
804733	2	2	CS	1x24 CO	Bomb P	NOVELTY BOMB POP CNDY CLASH	FR	29.29	29.29			58.58
Totals:	10	10				Total Freezer Pieces						609.60
677721	1	1	CS	84x2.5 OZ	Red Go	SAUCE MARINARA DIPN CUP	GR	0.67	56.11	U		56.11
167403	1	1	CS	4x0.5 GAL	Sweet	SAUCE WNG GARL PARM	GR	11.70	46.81			46.81
255831	3	3	CS	1x35 LB	Kltche	SHORTENING LIQ CANOLA CLR FRY	GR	38.44	38.44			115.32
907897	1	1	CS	48x500 CO	Array	TISSUE TOILT WHT 2PLY	DS	1.28	61.26			61.26
Totals:	6	6				Total Grocery Pieces						279.50

Page Total: 889.10

Spec Key	
Code	Description
U	USDA Commodity

Category Summary						
CATEGORY RECAP		CS	EA	SUBTOTAL	TAX	TOTAL
PO	Poultry	4		226.36		226.36
MT	Meat	1		59.34		59.34
GR	Grocery	5		218.24		218.24
FR	Frozen	3		121.60		121.60
DS	Disposables	1		61.26		61.26
BV	Beverage	2		202.30		202.30
	Fuel Charge			6.00		6.00
	Total	16		895.10		895.10





Gordon Food Service Inc.
Shipped From Plant City Distribution Ctr
1410 Gordon Food Service Dr - Plant City, FL 33563
Corporate Phone # 1-888-968-7500
www.gfs.com
For Weather-related delivery delays, please call:
(800)830-9767

Invoice	9021506242
Purchase Order	
Invoice Date	04/17/2025

Route #	Stop #	Customer	Representative	Terms
5022	012	722383872 Seven Oaks Community Development Di	MARCOS CABRERA ROSY GOMEZ 1(786)269-2180	Net 28 Days

Ship To: **Seven Oaks Community Development Distric**
2910 Sports Cove Circle
Wesley Chapel FL 33544-8764
Tel:8139077987

Bill To: **Seven Oaks Community Development Distric**
3434 Colwell Ave #200
Tampa FL 33614

NSSP Certification - FL-243-SS

Item Code	Qty Ord	Qty Ship	Unit	Pack Size	Brand	Item Description	Cat	Inv Value	Unit Price	Spec	Tax	Extended Price
496375	2	2	CS	12x15 OZ	Gordon	CREAM WHPD REAL AERO	DY	5.20	62.43			124.86
312795	1	1	CS	100x1.5 FOZ	Ken's	DRESSING HNY MSTRD CUP	GR	0.31	31.44			31.44
-----												156.30
Totals:	3	3				Total Cooler Pieces						
266517	1	1	CS	2x5 LB	Gordon	CHIX BRST CHNK FRTR CKD	PO	21.37	42.73			42.73
323296	2	2	CS	2x5 LB	Pilgri	CHIX TNRD BRD FC	PO	30.05	60.09			120.18
821039	1	1	CS	2x7.5 LB	Pilgri	CHIX WNG CKD BRD DING 9-13/#	PO	33.88	67.76			67.76
119644	2	2	CS	6x5 LB	Gordon	FRIES 1/2" C/C	FR	9.48	56.88			113.76
532390	1	1	CS	12x32 OZ	Island	MIXER ICE CRM	BV	8.43	101.15			101.15
-----												445.58
Totals:	7	7				Total Freezer Pieces						
163020	1	1	CS	5x1.5 LB	Kitche	CHIP TORTL RND YEL	GR	5.65	28.24			28.24
978289	1	1	CS	100x1.5 OZ	Ken's	DRESSING RNCH CUP	GR	0.29	28.98			28.98
677721	2	2	CS	84x2.5 OZ	Red Go	SAUCE MARINARA DIPN CUP	GR	0.67	56.11	U		112.22
-----												169.44
Totals:	4	4				Total Grocery Pieces						
												Page Total: 771.32

Spec Key	
Code	Description
U	USDA Commodity

Food 545.31 - 57200-4664

Beverage 226.01 - 57200-4724

Fuel - 6.00 - 57200-4613

Theresa D. Maggiora





Gordon Food Service Inc.
Shipped From Plant City Distribution Ctr
1410 Gordon Food Service Dr - Plant City, FL 33563
Corporate Phone # 1-888-968-7500
www.gfs.com
For Weather-related delivery delays, please call:
(800)830-9767

Invoice

9021506242

Purchase Order

Invoice Date

04/17/2025

Route #	Stop #	Customer	Representative	Terms
5022	012	722383872 Seven Oaks Community Development Di	MARCOS CABRERA ROSY GOMEZ 1(786)269-2180	Net 28 Days

Ship To: **Seven Oaks Community Development Distric**
2910 Sports Cove Circle
Wesley Chapel FL 33544-8764
Tel:8139077987

Bill To: **Seven Oaks Community Development Distric**
3434 Colwell Ave #200
Tampa FL 33614

NSSP Certification - FL-243-SS

Category Summary

	CATEGORY RECAP	CS	EA	SUBTOTAL	TAX	TOTAL
PO	Poultry	4		230.67		230.67
GR	Grocery	5		200.88		200.88
FR	Frozen	2		113.76		113.76
DY	Dairy	2		124.86		124.86
BV	Beverage	1		101.15		101.15
	Fuel Charge			6.00		6.00
	Total	14		777.32		777.32

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Product Total	\$771.32
Misc	\$6.00
SubTotal	\$777.32
Invoice Total	\$777.32

Fatima
Received By

Fatima
Print Name

FOLD AND TEAR ALONG
PERFORATION THEN RETURN
BOTTOM PORTION

Thank you for your order.
Please enclose this stub with payment.

FOLD AND TEAR ALONG
PERFORATION THEN RETURN
BOTTOM PORTION

Remit To

Gordon Food Service, Inc.
P.O.BOX 88029
Chicago, IL 60680-1029

Customer Number 722383872

Invoice 9021506242

Purchase Order

Invoice Date 04/17/2025

Due Date 05/15/2025

Pay This Amount \$777.32



722383872819021506242000077732600007773262

**Seven Oaks CDD Debit Card
Account #9695**

Date	Vendor	Description	GL Code	Amount
2/5/2025	Dollar Tree	Event Supplies	001-57400-4775	\$ (15.00)
3/4/2025	Dropbox	Subscription	001-57200-4785	\$ (600.00)
3/6/2025	Dollar Tree	Café supplies	400-57200-4664	\$ (12.50)
3/6/2025	Amazon	Event Supplies	001-57400-4775	\$ (55.98)
3/10/2025	Youtube TV	Subscription-Recurring	001-57200-4103	\$ (94.17)
3/11/2025	Publix	Event Supplies	001-57400-4775	\$ (26.55)
3/12/2025	Constant Contact	Subscription-Recurring	001-51300-5102	\$ (119.00)
3/12/2025	Sam's	Pool Umbrella	001-57200-4533	\$ (129.98)
3/13/2025	Amazon	Coin Sorter	400-57200-4613	\$ (182.00)
3/14/2025	Amazon	Event Supplies	001-57400-4775	\$ (21.99)
3/14/2025	Amazon	Tablet for reservations	001-57200-4785	\$ (79.98)
3/17/2025	Amazon	Tape Dispenser	001-57200-5101	\$ (4.98)
3/17/2025	Amazon	Event Supplies	001-57400-4775	\$ (130.34)
3/17/2025	Amazon	Event Supplies	001-57400-4775	\$ (40.96)
3/17/2025	Sam's	Café supplies	400-57200-4664	\$ (15.88)
3/17/2025	Sam's	Café supplies	400-57200-4724	\$ (16.98)
3/17/2025	Sam's	Café supplies	400-57200-4613	\$ (8.00)
3/17/2025	Sam's	Facility Supplies	001-57200-4785	\$ (82.68)
3/17/2025	Sam's	Facility Supplies	001-57200-4704	\$ (26.85)
3/18/2025	Supersaas	International transaction fee	001-51300-5102	\$ (0.27)
3/18/2025	Supersaas	Reservation system subscription	001-51300-5102	\$ (9.00)
3/19/2025	NYNY Pizza	Event Supplies	001-57400-4775	\$ (237.00)
3/20/2025	Netflix	Subscription-Recurring	001-57200-4103	\$ (20.19)
3/20/2025	Amazon	Event Supplies	001-57400-4775	\$ (139.99)
3/21/2025	Microsoft	Subscription-Recurring	001-57200-5101	\$ (8.25)
3/21/2025	Amazon	Café supplies	400-57200-3222	\$ (56.97)
3/24/2025	Sam's	Café supplies	400-57200-4664	\$ (151.86)
3/24/2025	Sam's	Café supplies	400-57200-4724	\$ (170.70)
3/24/2025	Sam's	Café supplies	400-57200-3222	\$ (50.52)
3/24/2025	Sam's	Facility Supplies	001-57200-4704	\$ (29.96)
3/24/2025	Sam's	Event Supplies	001-57400-4775	\$ (70.12)
3/25/2025	Dollar Tree	Café supplies	400-57200-4664	\$ (13.75)
3/25/2025	Dollar Tree	Event Supplies	001-57400-4775	\$ (75.50)
3/25/2025	Walgreens	Event Supplies	001-57400-4775	\$ (26.00)
3/25/2025	Amazon	Event Supplies	001-57400-4775	\$ (11.97)
3/25/2025	Amazon	Event Supplies	001-57400-4775	\$ (3.99)
3/27/2025	Sam's	Food for staff	001-57200-4785	\$ (36.96)
3/27/2025	Sam's	Event Supplies	001-57400-4775	\$ (44.94)
3/28/2025	Amazon	Cardstock	001-57200-5101	\$ (19.54)
3/31/2025	Sam's	Café supplies	400-57200-4664	\$ (76.08)
3/31/2025	Sam's	Café supplies	400-57200-4724	\$ (14.68)
3/31/2025	Sam's	Folding Table	001-57200-4533	\$ (99.98)

Total debit card expenses to be replenished

001-10200

(3032.04)



District Manager

4-11-2025

Date

Debit card limit is \$5000.00

CSH818

Dollar Tree
Sales Audit ReceiptDate: 3/11/25
Time: 16:52:56

Store: 7816 Trans Date: 2/04/25 Register: 1 Trans: 6945

<u>Seq</u>	<u>Status</u>	<u>SKU</u>	<u>Description</u>	<u>Code</u>	<u>Ext Amount</u>	<u>Sales Tax</u>
1		259199	GIFTBOX FA SQR HOLO		1.25	
2		970265	PRNTD VAL TISSUE PPR 10CT ASTD		2.50	
3		391669	GIFTBAG XL AO EMBOSSED		3.75	
4		377018	ASSORTED CHOCOLATES BOX 1.7Z	FD	3.75	
5		394663	LUGANO CARAMEL TRUFFLES 6CT 3Z	FD	3.75	
SALE TOTAL						15.00
8		DEBIT VTV	*****8566		15.00	
TENDER TOTAL						15.00

Invoice



Invoice number 20A78CD8-0003
Date of issue March 4, 2025
Date due March 4, 2025
Status Paid

Dropbox Sign
support@hellosign.com

Bill to
clubhouseinfo@sevenoakscdd.com

\$600.00 USD due March 4, 2025

Dropbox Sign Subscription - Annual period starting 2025-03-04

Description	Qty	Unit price	Amount
Standard Subscription x 2 seats	1	\$600.00	\$600.00
Subtotal			\$600.00
Total			\$600.00
Amount due			\$600.00 USD

Dropbox, Inc., 1800 Owens St, San Francisco, CA 94158



Store# 7816 (656) 201-6495
25653 Sierra Center Blvd
Lutz FL 33559-7607

DESCRIPTION	QTY	PRICE	TOTAL
NERDS CLUSTERS PEG BAG 32	1	1.25	1.25N
NERDS CLUSTERS PEG BAG 32	1	1.25	1.25N
NERDS CLUSTERS PEG BAG 32	1	1.25	1.25N
NERDS CLUSTERS PEG BAG 32	1	1.25	1.25N
NERDS CLUSTERS PEG BAG 32	1	1.25	1.25N
NERDS CLUSTERS PEG BAG 32	1	1.25	1.25N
NERDS CLUSTERS PEG BAG 32	1	1.25	1.25N
NERDS CLUSTERS PEG BAG 32	1	1.25	1.25N
NERDS CLUSTERS PEG BAG 32	1	1.25	1.25N
NERDS CLUSTERS PEG BAG 32	1	1.25	1.25N

Sub Total \$12.50
SALES TAX \$0.00
PUBLIC USER FEE \$0.00
Total \$12.50

US Debit \$12.50
***** 8566 APPROVAL

Purchase Chip
Auth/Trace Number: 021129/01557
Chip Card AID: A00000098084C

*** Tax Exempt ***
ID #: 2495151339

NOW SHOP ON-LINE AT DOLLARTREE.COM

7210 0781: 01 011 27537050 3/05/25 10:08
Sales Associate:Debra

Final Details for Order #111-0661094-7529849
Print this page for your records.

Order Placed: March 4, 2025
Amazon.com order number: 111-0661094-7529849
Order Total: \$55.98

Shipped on March 5, 2025

Items Ordered	Price
2 of: Silipull 672 Pcs St. Patrick's Day Crafts for Kids DIY St. Patrick's Day Foam Decoration Rainbow Ornaments Foam Shamrock Stickers Irish Rainbow Black Cauldron Craft Art Kits for Party Classroom Home	\$27.99
Sold by: MiuoZI (seller profile)	
Supplied by: MiuoZI (seller profile)	

Condition: New

Shipping Address:
Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method: Visa ending in 8566	Item(s) Subtotal: \$55.98 Shipping & Handling: \$0.00 ----- Total before tax: \$55.98 Estimated tax to be collected: \$0.00 ----- Grand Total: \$55.98
Billing address Seven Oaks CDD Rizzetta and Company 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	
Credit Card transactions	Visa ending in 8566: March 5, 2025: \$55.98

To view the status of your order, return to Order Summary.

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Back to top

English

United States

Help

Transaction details



Base Plan

\$94.17

DATE

TIME

Sunday, March 9

10:07 AM

Item	Price (USD)
Base Plan	\$82.99
Subtotal	\$82.99
FL CST	\$4.21
FL gross receipts tax	\$1.97
FL Local CST	\$5.00
Total	\$94.17

STATUS

Completed

PAYMENT METHOD

Visa **** 8566

Publix

Arbor Square at Connerton
7830 Land O Lakes Blvd.
Land O Lakes, FL 34638
Store Manager: David Jones
813-996-3391



1142 3AQ 072 682

CPCKE MINI ST PAT	5.29	F
SHAMROCK COOKIES	5.99	F
CPCKE MINI ST PAT	5.29	F
ST. PATRICK FRST	4.99	F
ST. PATRICK FRST	4.99	F
Order Total	26.55	
Sales Tax	0.00	
Grand Total	26.55	
Credit	Payment	26.55
Change	0.00	

PRESTO!

Debit Request Not Authorized

Acct # XXXXXXXXXXXX8566

Reason: Unavailable

Trace #: 072049

Reference #: 072049

A0000000980840 US DEBIT
Entry Method: Chip Read
Mode: Merchant-PIN Verified

Receipt ID: 1142 3AQ 072 682

PRESTO!

Trace #: 072050

Reference #: LA07FW

Acct #: XXXXXXXXXXXX8566

Purchase VISA

Amount: \$26.55

Auth #: LA07FW

CREDIT CARD PURCHASE
A0000000980840 US DEBIT
Entry Method: Contactless
Mode: Merchant

[Print](#)**Billing Activity - Invoices****Seven Oaks CDD***Attn: Theresa DiMaggio**3434 Colwell Ave**suite 200**Tampa FL 33614**US**P: 813-907-7987***Today's Date:** 03/25/2025**User Name:****Invoices from 02/25/2025 to 03/25/2025**

Date	Description	Charge Amount	Credit Amount
03/11/2025	Invoice #1741682222	\$119.00	

Billing questions? [Contact Support](#)

Constant Contact - 1601 Trapelo Road - Waltham, MA 02451 US



Mar 9, 2025
Order 10272458890

\$129.98
1 item

Shipping item (1)

THERESA FLORES
2910 SPORTS CORE CIRCLE
WESLEY CHAPEL, FL 33544
(813) 907-7987

Member's Mark 10' Premium Market Umbrella - Cast Shale
Item 990370913

Qty 1

\$129.98

Subtotal (1 item)
Shipping
Sales tax

\$129.98
Free
\$0.00

Total

\$129.98

VISA VISA *8566

\$129.98

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.

Final Details for Order #111-1539562-0988233

Print this page for your records.

Order Placed: March 11, 2025

Amazon.com order number: 111-1539562-0988233

Order Total: \$182.00

Shipped on March 12, 2025

Items Ordered

1 of: Cassida C100 Electronic Coin Sorter/Counter, Countable coins 1¢, 5¢, 10¢, 25¢, 250 coins/min, 110 VAC

Price

\$182.00

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 8566

Item(s) Subtotal: \$182.00

Shipping & Handling: \$0.00

Billing address

Seven Oaks CDD Rizzetta and Company
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Total before tax: \$182.00

Estimated tax to be collected: \$0.00

Grand Total: \$182.00

Credit Card transactions

Visa ending in 8566: March 12, 2025: \$182.00

To view the status of your order, return to Order Summary.

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United States

help

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Final Details for Order #111-6901311-2512230
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Order Placed: March 13, 2025
Amazon.com order number: 111-6901311-2512230
Order Total: \$21.99

Shipped on March 13, 2025

Items Ordered	Price
1 of: Hasbro Gaming The Game of Life Board Game, Family Games for Kids Ages 8+, Includes 31 Careers, Family Board Games for 2-4 Players, Family Gifts (Amazon Exclusive)	\$21.99
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

Shipping Address:
Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:	Item(s) Subtotal:	\$21.99
Visa ending in 8566	Shipping & Handling:	\$0.00

Billing address	Total before tax:	\$21.99
Seven Oaks CDD Rizzetta and Company	Estimated tax to be collected:	\$0.00
3434 COLWELL AVE STE 200		-----
TAMPA, FL 33614-8390	Grand Total:	\$21.99
United States		
Credit Card transactions	Visa ending in 8566: March 13, 2025:	\$21.99

To view the status of your order, return to Order Summary.

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Final Details for Order #111-5222105-3651442

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Order Placed: March 13, 2025

Amazon.com order number: 111-5222105-3651442

Order Total: \$79.98

Shipped on March 13, 2025

Items Ordered

1 of: <i>Android 13 Tablet 10 inch 2 in 1 Tablets with Keyboard Case Mouse Stylus, 12GB RAM 128GB ROM 1TB Expand, Quad-Core 2.0GHz CPU Tablet PC, 5G WiFi 6 BT 5.0, 8MP Camera, Google Certified Tableta</i>	Price \$79.98
--	-------------------------

Sold by: [yuancheng-us](#) (seller profile)

Supplied by: [yuancheng-us](#) (seller profile)

Condition: New

Shipping Address:

Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 8566

Billing address

Seven Oaks CDD Rizzetta and Company
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	\$79.98
Shipping & Handling:	\$0.00

Total before tax:	\$79.98
Estimated tax to be collected:	\$0.00

Grand Total: \$79.98

Credit Card transactions

Visa ending in 8566: March 13, 2025: \$79.98

To view the status of your order, return to Order Summary.

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**Final Details for Order #111-1552179-0181031**

Print this page for your records.

Order Placed: March 14, 2025**Amazon.com order number:** 111-1552179-0181031**Order Total:** \$4.98

Shipped on March 14, 2025**Items Ordered****Price**1 of: *Scotch Desktop Tape Dispenser, Black, 2.7 in. x 2.7 in. x 6.4 in., 1 Tape Dispenser*

\$4.98

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa ending in 8566

Item(s) Subtotal: \$4.98

Shipping & Handling: \$0.00

Billing address

Seven Oaks CDD Rizzetta and Company
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Total before tax: \$4.98

Estimated tax to be collected: \$0.00

Grand Total: \$4.98**Credit Card transactions**

Visa ending in 8566: March 14, 2025: \$4.98

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**Final Details for Order #111-4091085-6686655**Print this page for your records.**Order Placed:** March 13, 2025**Amazon.com order number:** 111-4091085-6686655**Order Total:** \$130.34

Shipped on March 14, 2025**Items Ordered****Price**

1 of: *40 Pieces Potato Sack Race Bags Large Bags Outdoor Lawn Games Party Games for Kids Adults Family Backyard Party Birthday Outside Egg Spoon Race Easter(Rainbow, Oxford Fabric)* \$47.69

Sold by: Jimmtextnim (seller profile) | Product question? Ask Seller

Supplied by: Jimmtextnim (seller profile)

Condition: New

1 of: *ArtCreativity Assorted Easter Stickers for Kids - 100 Sheets with Over 1000 Stickers - Made in USA Assorted Vibrant Colors and Designs, Easter Basket Essentials, Party Favors for Boys and Girls* \$8.99

Sold by: Art Creativity (seller profile)

Supplied by: Other

Condition: New

1 of: *280 Pcs Mini Acrylic Paint Set, for Kids Adults Washable 12 Colors Washable Acrylic Paint Strips with Paint Brushes Craft Paint Kids Paint Set Container Strips for Children Painting Artistic Crafts* \$23.99

Sold by: DUA MAIGA (seller profile)

Supplied by: DUA MAIGA (seller profile)

Condition: New

Shipping Address:

Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:

Delivery in fewer trips to your address

Shipped on March 14, 2025**Items Ordered****Price**

4 of: *FunsLane 50 Pcs Easter Eggs White Blank Plastic Eggs, Paintable DIY Creative Decoration Eggs for Party Favors, Artificial Fake Eggs for Easter Hunts Basket Fillers Easter Gift (Easter Eggs)* \$12.98

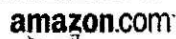
Sold by: KathyMail (seller profile)

Supplied by: KathyMail (seller profile)

Condition: New

Shipping Address:

Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

**Final Details for Order #111-3977767-9054642**

[Print this page for your records.](#)

Order Placed: March 13, 2025**Amazon.com order number:** 111-3977767-9054642**Order Total:** \$40.96

Shipped on March 14, 2025**Items Ordered****Price**

1 of: *Bicycle Rider Back Playing Cards, Standard Index, Poker Cards, Premium Playing Cards, Red & Blue, 2 Count (Pack of 1)* \$5.99

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

2 of: *Mattel Games UNO Card Game In a Collectible Storage Tin for Kids, Adults, Families, Parties & Travel, 2 to 10 Players* \$10.99

(Amazon Exclusive)

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

1 of: *Hasbro Gaming Candy Land Kingdom Of Sweet Adventures Board Game For Kids, Easter Gifts for Boys & Girls, 3+* \$12.99

(Amazon Exclusive)

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:

Rush Shipping

Payment information**Payment Method:**

Visa ending in 8566

Billing address

Seven Oaks CDD Rizzetta and Company
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Credit Card transactions

Item(s) Subtotal: \$40.96

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$40.96

Estimated tax to be collected: \$0.00

Grand Total: \$40.96

Visa ending in 8566: March 14, 2025: \$40.96

To view the status of your order, return to Order Summary.

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111-3977767



Mar 12, 2025
Order 10273589191

\$150.39
6 items

Shipping item (1)

THERESA FLORES
2910 SPORTS CORE CIRCLE
WESLEY CHAPEL, FL 33544
(813) 907-7987

Frank's RedHot Original Buffalo Wing Sauce 1 gal.
Item 994878

Qty 1

\$15.88

Pickup items (5)

Wesley Chapel Sam's Club
27727 State Rd. 56
Wesley Chapel, FL 33544
(813) 929-7010

Curbside (5)

Date
Thu, Mar 13
07:00 AM - 08:00 AM

Dawn Platinum Dishwashing Liquid Dish Soap, Refreshing Rain (90 fl. oz.)
Item 980261906

Qty 1

\$11.88

Dr Pepper Soda (12 fl. oz. cans, 36 pk.)
Item 800965

Qty 1

\$16.98

Dunkin' Donuts Medium Roast K-Cup Coffee Pods, Original Blend, 72 ct
Item 28937

Qty 2

\$82.68
\$41.34 each

Scotch-Brite Heavy Duty Scrub Sponges, Individually Wrapped (24 ct.)
Item 990332127

Qty 1

\$14.97

Subtotal (6 items)

\$142.39

Pickup fee

Free

Shipping

\$8.00

Sales tax

\$0.00

Total

\$150.39

VISA VISA *8566

\$150.39

Sam's Club does not charge a pickup fee. Your order ships to you for pickup at the club. If you see a pending charge before this, it's an authorization hold (a reserve) that is available.



Invoice

To:
Seven Oaks CDD
Theresa DiMaggio
United States

SuperSaaS B.V.
Strawinskylaan 6
1077 XZ Amsterdam
The Netherlands
VAT ID: NL851261474B01
payments@supersaas.com

Invoice date: 3/17/2025
Invoice number: 20250317-575085-548589
Customer reference: 575085 – Seven Oaks Clubhouse

Item	VAT	Amount
Package A – Cycle: 1 Month No value added tax will be charged (outside European Union)	\$ 0.00	\$ 9.00

+ .27 International
Fee
9.27

Subtotal (excluding tax)	\$ 9.00
VAT	\$ 0.00
Total (including tax)	\$ 9.00

Paid in full via Credit Card

New York New York Pizza
3757 Bruce B Downs Blvd
Wesley Chapel, FL 33544

Delivery

Theresa
Seven Oaks Clubhouse
(813) 907-7387
Wesley Chapel, FL

Serve: _____
Check #: _____
Tax Exempt: _____
Ordered: 07/03/11 11:19 AM

Fee to Kitchen \$4.00

Fee to Pizza Station \$0.00

5 XL Pi. (18") \$120.00

3 XL Pizza (18") \$60.00

Whole
Pepperoni \$9.00

Vegetable Pie \$24.00

Subtotal \$213.00

Delivery Fee \$4.00

Total \$217.00

Debit Card Keyed
Visa xxxxxxxx8566

Transaction Type Sale
Authorization Approved
Approval Code 068797
Payment ID FKYNPNzpGg

7.00

+ Tip: 20.00

= total: 37.00

X

Join our loyalty program and
earn 21 points for this
order. Earn 1 point for
every \$1 spent and enter
off every 50 points.
Providing your contact
information, you are
agreeing to participate in
the rewards program and be
contacted by the restaurant.



Netflix, Inc.
121 Albright Way
Los Gatos, CA 95032, USA

clubhousemanager@sevenoakscdd.com

Invoice # 1DD0A-5A42F-432F0-53ACB

Date	Description	Service Period	Amount	Tax	Total
3/20/25	Streaming Service	3/20/25—4/19/25	\$17.99	\$2.20	\$20.19
SUBTOTAL					\$17.99
TAX TOTAL					\$2.20
TOTAL					\$20.19

Payment Method: **VISA** 8566

**Final Details for Order #114-4214977-2889837**Print this page for your records.**Order Placed:** March 18, 2025**Amazon.com order number:** 114-4214977-2889837**Order Total:** \$139.99

Shipped on March 19, 2025**Items Ordered****Price**

1 of: *Kalolary 12 FT Easter Archway Inflatables Outdoor Decorations, Giant Bunny Rainbow Arch Inflatable with Build-in Lights* \$139.99
Blow Up Yard Decorations for Yard Garden Lawn Indoor Outdoor Decor

Sold by: Gedol US (seller profile)

Supplied by: Gedol US (seller profile)

Condition: New

Shipping Address:

Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa ending in 8566

Item(s) Subtotal: \$139.99

Shipping & Handling: \$0.00

Billing address

Seven Oaks CDD Rizzetta and Company
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Total before tax: \$139.99

Estimated tax to be collected: \$0.00

Grand Total: \$139.99**Credit Card transactions**

Visa ending in 8566: March 19, 2025: \$139.99

To view the status of your order, return to Order Summary.

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Invoice

Microsoft Corporation
One Microsoft Way
Redmond WA 98052
United States
FEIN: 91-1144442

Sold To
Seven Oaks CDD
2910 Sports Core Cir
WESLEY CHAPEL
FL
33544-8764
US

Bill To
Seven Oaks CDD
3434 Colwell Ave
Ste 200
Tampa
FL
33614-8390
US

Invoice Summary

Billing Profile	Seven Oaks CDD
Invoice Number	G083725154
Invoice Date In UTC	03/21/2025

Total Amount	USD 8.25
Due on 03/21/2025	

Questions on your bill? Visit <https://aka.ms/invoice-billing>

Invoice for activity on 03/20/2025

This invoice is for any subscription purchases, renewals, and recurring charges on the date indicated. The service period you are paying for is listed with each subscription below. Find more details about your bill at

<https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G083725154>

Billing Summary

Charges	8.25
Credits	0.00
Subtotal	8.25
Sales Tax (0.00%)	0.00
Total	USD 8.25

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.

Payment should only be made by Electronic Funds Transfer.

Do not send any physical payment to any address on this invoice.

Final Details for Order #114-6757998-8752217

[Print this page for your records.](#)

Order Placed: March 19, 2025

Amazon.com order number: 114-6757998-8752217

Order Total: \$56.97

Shipped on March 20, 2025

Items Ordered

3 of: *Plastimade Sandwich Bags With Fold & Close Top (6.5 in X 5.5) in 200 Count Pack of 4*

Sold by: Quality - Disposables (seller profile)

Supplied by: Quality - Disposables (seller profile)

Condition: New

Price

\$18.99

Shipping Address:

Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa ending in 8566

Billing address

Seven Oaks CDD Rizzetta and Company
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Credit Card transactions

Item(s) Subtotal: \$56.97

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$56.97

Estimated tax to be collected: \$0.00

Grand Total: \$56.97

Visa ending in 8566: March 20, 2025: \$56.97

To view the status of your order, return to Order Summary.

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Mar 19, 2025
Order 10276313530

\$473.16
32 items

Shipping item (1)

THERESA FLORES
2910 SPORTS CORE CIRCLE
WESLEY CHAPEL, FL 33544
(813) 907-7987

B

Starbucks Espresso and Cream 6.5 fl. oz., 12 pk.
Item 376606

Qty 1

\$19.98

Pickup items (31)

Wesley Chapel Sam's Club
27727 State Rd. 56
Wesley Chapel, FL 33544
(813) 929-7010

Curbside (31)

Additional pick up person
Fatima Tannoukhi
clubhouseadmin@sevenoakscdd.com

Date
Thu, Mar 20
07:00 AM - 08:00 AM

F

Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.
Item 990290437
\$3.00 off with Instant Savings

Qty 2

\$38.96
~~\$22.48~~
\$19.48 each
Save \$6.00

B

Coca-Cola 12 oz. cans, 35 pk.
Item 62211

Qty 2

\$38.76
\$19.38 each

B

Gatorade Sports Drinks Variety Pack (20 fl. oz., 24 pk.)
Item 990384716

Qty 1

\$18.48

E

Nabisco Sweet Treats Variety Pack, 60 pk.
Item 92801

Qty 1

\$14.68

B

Diet Coke Soda Soft Drink, 12 fl. oz., 35 pk.
Item 624182

Qty 2

\$38.76
\$19.38 each

F

Member's Mark Beef Franks, 1/4 lb., 12 ct.
Item 926376816

Qty 2

\$22.48
\$11.24 each

B

Zephyrhills 100% Natural Spring Water, 20 fl. oz., 28 pk.
Item 122103

Qty 2

\$15.96
\$7.98 each

B

Sprite 12 oz., 35 pk.
Item 624514

Qty 2

\$38.76
\$19.38 each

CLear

Clorox Disinfecting Bleach-Free Cleaning Wipes, Variety Pack (85 wipes/pk., 5 pk.)
Item 980249214
\$3.80 off with Instant Savings

Qty 2

\$29.96
~~\$18.78~~
\$14.98 each
Save \$7.60

E

Cheez-It Snap'd, Variety Pack, 0.75 oz., 42 pk.
Item 980110087

Qty 1

\$14.98

3/25/25, 2:53 PM

Order Details - Sam's Club

Member's Mark Battered Mozzarella Sticks, Frozen (6 lbs.)
Item 980235752

Qty 3

\$53.94
\$17.98 each

Ball Park Tailgaters Crustini Buns (32oz/12ct)
Item 980010670

Qty 2

\$8.84
\$4.42 each

Pepperidge Farm Goldfish Cheddar Crackers, 1.25 oz., 36 pk.
Item 980215844

Qty 1

\$12.48

Member's Mark Seasonal Assorted Cookie Tray, 60 ct.
Item 980317608

Qty 1

\$21.98

Ziploc Stay Open Design Gallon Freezer Bags, 152 ct.
Item 916198
\$3.25 off with Instant Savings

Qty 1

\$12.23
~~\$15.48~~
Save \$3.25

Frito-Lay Premiere Mix Variety Pack Chips, 30 pk.
Item 990004769

Qty 1

\$18.48

Sara Lee Restaurant Style White Hot Dog Buns 16 ct.
Item 981995

Qty 2

\$7.16
\$3.58 each

Ziploc Easy-Open Tabs Freezer Quart Bags with New Stay Open Design (216 ct.)
Item 916205
\$3.25 off with Instant Savings

Qty 1

\$10.73
~~\$13.98~~
Save \$3.25

Member's Mark White Plastic Forks, Heavyweight (600 ct.)
Item 195020

Qty 2

\$27.56
\$13.78 each

Subtotal (32 items)

\$485.26

Pickup fee

Free

Shipping

\$8.00

Savings

-\$20.10

Sales tax

\$0.00

Total

\$473.16

VISA VISA *8566

\$473.16

Limit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the items are available.

Food - 151.86

Beverage - 170.70

Events - 70.12

Clean - 29.96

Cable
Supplies - 50.52



Store# 3921
21525 Village Lakes
Shopping Center Drive
Land O Lakes FL 34639-5101

(656) 205-2990

DESCRIPTION	QTY	PRICE	TOTAL
DP PEEPS 24OZ TUMBLER	1	5.00	5.00N
DP PEEPS 24OZ TUMBLER	1	5.00	5.00N
DP PEEPS 24OZ TUMBLER	1	5.00	5.00N
DP PEEPS PLUSH IN VELBOA 10IN	1	3.00	3.00N
DP PEEPS PLUSH IN VELBOA 10IN	1	3.00	3.00N
DP PEEPS PLUSH IN VELBOA 10IN	1	3.00	3.00N
DP PEEPS PLUSH IN VELBOA 10IN	1	3.00	3.00N
DP PEEPS PLUSH IN VELBOA 10IN	1	3.00	3.00N
DP PEEPS PLUSH IN VELBOA 10IN	1	3.00	3.00N
EASTER DIECUT PADDLE BALL	1	1.25	1.25N
EASTER DIECUT PADDLE BALL	1	1.25	1.25N
EASTER DIECUT PADDLE BALL	1	1.25	1.25N
EASTER DIECUT PADDLE BALL	1	1.25	1.25N
EASTER NATURAL EAR HEADBAND	1	1.25	1.25N
EASTER NATURAL EAR HEADBAND	1	1.25	1.25N
EASTER NATURAL EAR HEADBAND	1	1.25	1.25N
EASTER NATURAL EAR HEADBAND	1	1.25	1.25N
EASTER NATURAL EAR HEADBAND	1	1.25	1.25N
EASTER NATURAL EAR HEADBAND	1	1.25	1.25N
EASTER NATURAL EAR HEADBAND	1	1.25	1.25N
EASTER CRT/BOW HEADBAND	1	1.25	1.25N
RAINBOW BUNNY EAR HEADBAND	1	1.25	1.25N
RAINBOW BUNNY EAR HEADBAND	1	1.25	1.25N
RAINBOW BUNNY EAR HEADBAND	1	1.25	1.25N
EASTER IRIDES EAR HEADBAND	1	1.25	1.25N
EASTER IRIDES EAR HEADBAND	1	1.25	1.25N
EASTER TIE DYE BUNNY HEADBAND	1	1.25	1.25N
EASTER TIE DYE BUNNY HEADBAND	1	1.25	1.25N
EASTER TIE DYE BUNNY HEADBAND	1	1.25	1.25N
EASTER TIE DYE BUNNY HEADBAND	1	1.25	1.25N
EASTER TIE DYE BUNNY HEADBAND	1	1.25	1.25N
EASTER TIE DYE BUNNY HEADBAND	1	1.25	1.25N
EASTER MAKE-A-FACE	1	1.25	1.25N
EASTER MAKE-A-FACE	1	1.25	1.25N
EASTER MAKE-A-FACE	1	1.25	1.25N
PEEPS JUMBO PQQ	1	1.25	1.25N
EASTER ADVENTURES C&A BOOKS	1	1.25	1.25N
EASTER MAKE-A-FACE	1	1.25	1.25N
EASTER MAKE-A-FACE	1	1.25	1.25N
EASTER MAKE-A-FACE	1	1.25	1.25N
EASTER MAKE-A-FACE	1	1.25	1.25N
EASTER MAKE-A-FACE	1	1.25	1.25N
EASTER MAKE-A-FACE	1	1.25	1.25N
EASTER MAKE-A-FACE	1	1.25	1.25N
SWEDISH FISH THEATER BOX 3.12	1	1.25	1.25N
SWEDISH FISH THEATER BOX 3.12	1	1.25	1.25N
SWEDISH FISH THEATER BOX 3.12	1	1.25	1.25N
SWEDISH FISH THEATER BOX 3.12	1	1.25	1.25N
SWEDISH FISH THEATER BOX 3.12	1	1.25	1.25N
SWEDISH FISH THEATER BOX 3.12	1	1.25	1.25N
SWEDISH FISH THEATER BOX 3.12	1	1.25	1.25N
SWEDISH FISH THEATER BOX 3.12	1	1.25	1.25N
SWEDISH FISH THEATER BOX 3.12	1	1.25	1.25N
SWEDISH FISH THEATER BOX 3.12	1	1.25	1.25N

Sub Total \$89.25
SALES TAX \$0.00
Total \$89.25
US DEBIT \$89.25
*****0566 Approved
Purchase Chip
Auth/Trace Number: 041729/042174
Chip Card AID: A0000000980840

*** Tax Exempt ***
ID #: 8580126917258

NOW SHOP ON-LINE AT DOLLARTREE.COM

0843 03921 04 045 21184506 3/24/25 20:27
Sales Associate:Ann

Walgreens

#11246 7827 LAND O LAKES BLVD
LAND O LAKES, FL 34638
813-528-4093

203 2698 0021 03/24/2025 10:09 AM

(E)BRACHS CL JLY B/EGGS 14.5OZ
04142004126 8.00 SALE
2 @ 4.49 or 2/8.00
REGULAR PRICE 4.49
MYWALGREENS SAVINGS 0.98
RETURN VALUE 4.00 ea
(E)BRACHS BLK JELY BNS 14.5OZ
04142004130 8.00 SALE
2 @ 4.49 or 2/8.00
REGULAR PRICE 4.49
MYWALGREENS SAVINGS 0.98
RETURN VALUE 4.00 ea
(E) JELLY BELLY 40 FLAVORS 9OZ
07156795658 10.00 SALE
2 @ 5.99 or 2/10.00
REGULAR PRICE 5.99
MYWALGREENS SAVINGS 1.98
RETURN VALUE 5.00 ea

TOTAL 26.00
DEBIT CARD 26.00
AUTH CODE 010858
CHANGE .00

Sale
AID A0000000980840
US DEBIT
Integrated chip card
PIN Verified

MYWALGREENS SAVINGS 3.94

THANK YOU FOR SHOPPING AT WALGREENS

GET MORE WITH MYWALGREENS. REDEEM
WALGREENS CASH REWARDS FOR SOMETHING
EXTRA IN A FUTURE PURCHASE.
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SEE MYWALGREENS.COM.

RFN# 1124-6212-6985-2503-2403



Final Details for Order #114-4541236-9041020
Print this page for your records.

Order Placed: March 23, 2025
Amazon.com order number: 114-4541236-9041020
Order Total: \$11.97

Shipped on March 24, 2025

Items Ordered	Price
3 of: NICHBLOOM 18-Inch Easter Floral Spray with Daisies, Eggs and Berries – Purple, Pink, White Easter Decor for Home, Floral Arrangements, and Seasonal Displays	\$3.99
Sold by: NichBloomUS Direct (seller profile)	
Supplied by: NichBloomUS Direct (seller profile)	
Condition: New	

Shipping Address:
Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method: Visa ending in 8566	Item(s) Subtotal: \$11.97
	Shipping & Handling: \$0.00

	Total before tax: \$11.97
	Estimated tax to be collected: \$0.00

	Grand Total: \$11.97
Billing address Seven Oaks CDD Rizzetta and Company 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	
Credit Card transactions	Visa ending in 8566: March 24, 2025: \$11.97

To view the status of your order, return to Order Summary.

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[Back to top](#)

English

United States

Help

Final Details for Order #114-6117953-2083408
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Order Placed: March 23, 2025
Amazon.com order number: 114-6117953-2083408
Order Total: \$3.99

Shipped on March 24, 2025

Items Ordered	Price
1 of: NICHBLOOM 18-Inch Easter Floral Spray with Daisies, Eggs and Berries – Purple, Pink, White Easter Decor for Home, Floral Arrangements, and Seasonal Displays	\$3.99
Sold by: NichBloomUS Direct (seller profile)	
Supplied by: NichBloomUS Direct (seller profile)	
Condition: New	

Shipping Address:
Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method: Visa ending in 8566	Item(s) Subtotal:	\$3.99
	Shipping & Handling:	\$0.00
Billing address Seven Oaks CDD Rizzetta and Company 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States		-----
	Total before tax:	\$3.99
	Estimated tax to be collected:	\$0.00

	Grand Total:	\$3.99
Credit Card transactions	Visa ending in 8566: March 24, 2025:	\$3.99

To view the status of your order, return to Order Summary.

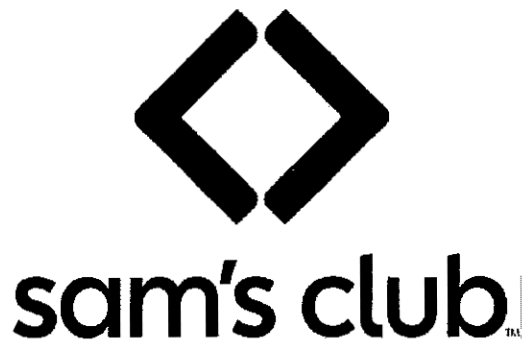
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(813) 929 - 7010
03/27/25 09:56 9472 04852 005 4522

SEVEN

E	990373532	BK CREATE	F	24.97	E
E	984222262	EASTER BSKTF		19.97	E
E	980425015	BAR CAKE	F	17.98	N
E	848018	TRES LECHESF		18.98	N
		SUBTOTAL		81.90	
		TOTAL		81.90	
		DEBIT TEND		81.90	
		CHANGE DUE		0.00	

EFT DEBIT PAY FROM PRIMARY
81.90 TOTAL PURCHASE
US DEBIT ***** 8566 I | 0
NETWORK ID. 0056 APPR CODE 048128

US DEBIT
AID A0000000980840
AAC 4A2EE63ACD82C961
*Pin Verified
TERMINAL # 29170159

Yay! You earned \$1.64 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

ITEMS SOLD 4

TC# 2571 2971 6862 3638 3147



Final Details for Order #114-4796598-5249858

Print this page for your records.

Order Placed: March 26, 2025

Amazon.com order number: 114-4796598-5249858

Order Total: \$19.54

Shipped on March 27, 2025

Items Ordered

	Price
1 of: 100 Sheets White Cardstock 8.5 x 11 Certificate Paper, Goefun White Card Stock Printer Paper for Invitations, Menus, Wedding, DIY Cards	\$19.54

Sold by: Goefun Direct (seller profile)

Supplied by: Goefun Direct (seller profile)

Condition: New

Shipping Address:

Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 8566

Billing address

Seven Oaks CDD Rizzetta and Company
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Credit Card transactions

Item(s) Subtotal:	\$19.54
Shipping & Handling:	\$0.00

Total before tax:	\$19.54
Estimated tax to be collected:	\$0.00

Grand Total: \$19.54

Visa ending in 8566: March 27, 2025: \$19.54

To view the status of your order, return to Order Summary.

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Mar 26, 2025
Order 10278773565

\$90.76
7 Items

Pickup items (7)

Wesley Chapel Sam's Club
27727 State Rd. 56
Wesley Chapel, FL 33544
(813) 929-7010

Curbside (7)

Date
Thu, Mar 27
08:00 AM - 09:00 AM

SunChips Variety Pack Whole Grain Chips, 30 pk. Item 980272280	Qty 1	\$16.48 \$18.48
\$2.00 off with Instant Savings		Save \$2.00
Member's Mark Battered Mozzarella Sticks, Frozen (6 lbs.) Item 980235752	Qty 1	\$17.98
Folgers Classic Medium Roast Ground Coffee, 43.5 oz. Item 990009441	Qty 1	\$14.68
Member's Mark Real Crumbled Bacon 20 oz. Item 980010593	Qty 3	\$26.94 \$8.98 each
AirHeads Variety Pack, 0.55 oz., 90 pk. Item 709743	Qty 1	\$14.68
Subtotal (7 items)		\$92.76
Pickup fee		Free
Savings		-\$2.00
Sales tax		\$0.00
Total		\$90.76
VISA VISA *8566		\$90.76

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.



Mar 23, 2025
Order 10277659727

\$99.98
1 item

Shipping item (1)

THERESA FLORES
2910 SPORTS CORE CIRCLE
WESLEY CHAPEL, FL 33544
(813) 907-7987

Delivery by EFW

This delivery can be rescheduled, if necessary. When you reschedule, you'll get an email confirming the update. (This page takes a few minutes to update the date and time.)
For help [contact EFW](#)

Reschedule delivery

Our third party providers may call or email you

Lifetime 8' Commercial Grade Folding Table, Black:- Black
Item 980044988

Qty 1

\$99.98

Subtotal (1 item)

\$99.98

Shipping

Free

Sales tax

\$0.00

Total

\$99.98

VISA VISA *8566

\$99.98

*Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.

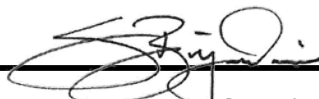
**Seven Oaks CDD Debit Card
Account #9695**

Date	Vendor	Description	GL Code	Amount
4/2/2025	Amazon	Canopy Tent	001-57200-4619	\$ (279.98)
4/2/2025	Suds and Bubbles	Laundry	001-57400-4775	\$ (30.00)
4/7/2025	Sam's	Café supplies	400-57200-4664	\$ (19.26)
4/7/2025	Sam's	Café supplies	400-57200-4724	\$ (98.98)
4/7/2025	Amazon	Tape	001-57200-5101	\$ (27.99)
4/7/2025	Amazon	Pool test kit	001-57200-4619	\$ (21.54)
4/9/2025	Amazon	Printer Ink	001-57200-5101	\$ (224.00)
4/9/2025	Amazon	Printer Ink	001-57200-5101	\$ (85.49)
4/10/2025	Youtube TV	Subscription-Recurring	001-57200-4103	\$ (94.17)
4/10/2025	Sam's	Café supplies	400-57200-4664	\$ (95.81)
4/10/2025	Sam's	Café supplies	400-57200-4724	\$ (33.96)
4/10/2025	Sam's	Café supplies	400-57200-3222	\$ (59.50)
4/10/2025	Sam's	Staff supplies	001-57200-4785	\$ (22.98)
4/10/2025	Sam's	Facility Supplies	001-57200-4704	\$ (35.94)
4/10/2025	Sam's	Facility Supplies	001-57200-4619	\$ (26.83)
4/11/2025	Amazon	Café supplies	400-57200-3222	\$ (21.99)
4/11/2025	Amazon	Staff supplies	001-57200-4785	\$ (11.99)
4/11/2025	Wal-mart	Café supplies	400-57200-4664	\$ (49.50)
4/14/2025	Sam's	Café supplies	400-57200-4664	\$ (17.68)
4/14/2025	Constant Contact	Subscription-Recurring	001-51300-5102	\$ (119.00)
4/14/2025	Amazon	Envelopes	001-57200-5101	\$ (27.39)
4/14/2025	Sam's	Café supplies	400-57200-4664	\$ (145.33)
4/14/2025	Sam's	Café supplies	400-57200-4724	\$ (31.92)
4/17/2025	Wal-mart	Gift cards for staff	001-57200-4785	\$ (107.88)
4/17/2025	Wal-mart	Event Supplies	001-57400-4775	\$ (43.34)
4/17/2025	Amazon	Event Supplies	001-57400-4775	\$ (7.99)
4/17/2025	Sam's	Café supplies	400-57200-3222	\$ (37.48)
4/17/2025	Sam's	Café supplies	400-57200-4664	\$ (6.98)
4/17/2025	Sam's	Café supplies	400-57200-3222	\$ (22.98)
4/17/2025	Sam's	Staff supplies	001-57200-4785	\$ (124.02)
4/17/2025	Sam's	Facility Supplies	001-57200-4704	\$ (38.32)
4/18/2025	Supersaas	International transaction fee	001-51300-5102	\$ (0.27)
4/18/2025	Supersaas	Reservation system subscription	001-51300-5102	\$ (9.00)
4/18/2025	NYNY Pizza	Food for Meeting	001-57200-4785	\$ (47.70)

Total debit card expenses to be replenished

001-10200

(2027.19)


District Manager

4-21-2025

Date

Debit card limit is \$5000.00

**Final Details for Order #114-6500799-0806653**[Print this page for your records.](#)**Order Placed:** April 1, 2025**Amazon.com order number:** 114-6500799-0806653**Order Total:** \$279.98

Shipped on April 1, 2025**Items Ordered****Price**

2 of: *CROWN SHADES 10x10 Pop Up Canopy - Beach Tent with One Push Setup - Easy Outdoor Sun Shade for Events, Parties, Camping - Gazebo with STO-N-Go Cover Bag, Silver Coated Top, Navy Blue* \$139.99

Sold by: Crown Shade-2 (seller profile)

Supplied by: Other

Condition: New

Shipping Address:

Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Visa ending in 8566

Billing address

Seven Oaks CDD Rizzetta and Company
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$279.98

Shipping & Handling: \$0.00

Total before tax: \$279.98

Estimated tax to be collected: \$0.00

Grand Total: \$279.98**Credit Card transactions**

Visa ending in 8566: April 1, 2025: \$279.98

To view the status of your order, return to Order Summary.

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@Suds and Bubbles
ytt_101@hotmail.com | (727) 655-8223

Invoice #000417

Issue date
Mar 31, 2025

Invoice #000417

Customer

Teresa
Clubhousemanager@sevenoakscdd.com
(954) 592-3663

Invoice Details

PDF created April 1, 2025
\$30.00

Payment

Due March 31, 2025
\$30.00

Items	Quantity	Price	Amount
	1	\$30.00	\$30.00
Subtotal			\$30.00

Total Paid **\$30.00**

Payments

Apr 1, 2025 (Visa 8566) **\$30.00**



View online

To view your invoice go to <https://squareup.com/u/YD1DpNqI>

Or open the camera on your mobile device and place the QR code in the camera's view.

Page 1 of 1



sam's club

813-929-7010

04/06/25 16:07 0299 04852 096 9096

THERESA 101-**** *111 9

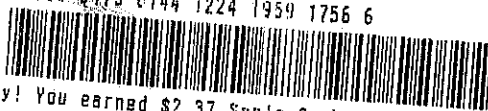
990384716	GATURADE UPF	18.48 0
622121	COKE F	19.98 0
2 @	21.48	
I 624672	SAN PELL F	42.96 0
2 @	5.50-	
U INST SU	SAN PELL F	11.00-0
161332	DRINK BOX F	11.48 0
2 @	10.98	
I 281710	HNZ KETCHUPF	21.96 0
2 @	1.00-	
U INST SU	HNZ KETCHUPF	2.00-0
806965	DR PEP 36CHF	16.98 0

SUBTOTAL 118.24
TOTAL 118.24

DEBIT TEND 118.24
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
118.24 TOTAL PURCHASE
US DEBIT- 1754 I O REF # 509678385142
NETWORK ID. 0008 APPR. CODE 001578
AID A0000000980840
TERMINAL # 53581761
*Pin Verified
04/06/25 16:07:40

Additional Savings This Trip:
Sam's Instant Savings 13.00
ITEMS SOLD 8
TC# 0473 0144 1224 1959 1756 6



Yay! You earned \$2.97 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

Final Details for Order #114-9920619-4166639

Print this page for your records.

Order Placed: April 3, 2025
Amazon.com order number: 114-9920619-4166639
Order Total: \$27.99

Shipped on April 4, 2025

Items Ordered **Price**
1 of: TOTDTDA Masking Tape 2 Inch, 10 Pack White Masking Tape Bulk for General Purpose Use, 2 Inches X 55 Yards X 10 Rolls (550 Total Yards) \$27.99
Sold by: TOTDTDA (seller profile)
Supplied by: TOTDTDA (seller profile)

Condition: New

Shipping Address:
Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method: Visa ending in 8566	Item(s) Subtotal: \$27.99 Shipping & Handling: \$0.00 ----- Total before tax: \$27.99 Estimated tax to be collected: \$0.00 ----- Grand Total: \$27.99
Billing address Seven Oaks CDD Rizzetta and Company 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	
Credit Card transactions	Visa ending in 8566: April 4, 2025: \$27.99

To view the status of your order, return to Order Summary.

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English

United States

...

**Final Details for Order #114-2501716-8856249**Print this page for your records.**Order Placed:** April 2, 2025**Amazon.com order number:** 114-2501716-8856249**Order Total:** \$21.54

Shipped on April 4, 2025**Items Ordered**1 of: *Taylor Technologies Taylor Tech R-0002-C No.2 Reagent DPD Liquid for Swimming Pool, 2-Ounce, As Shown***Price**

\$12.79

Sold by: SDR Supply (seller profile)

Supplied by: SDR Supply (seller profile)

Condition: New

Shipping Address:Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States**Shipping Speed:**

FREE Prime Delivery

Shipped on April 2, 2025**Items Ordered**1 of: *Taylor Technologies R-0004 pH Indicator Reagent, 2 Ounce***Price**

\$8.75

Sold by: National Hardware Supply (seller profile)

Supplied by: National Hardware Supply (seller profile)

Condition: New

Shipping Address:Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States**Shipping Speed:**

FREE Prime Delivery

Payment information**Payment Method:**

Visa ending in 8566

Item(s) Subtotal: \$21.54

Shipping & Handling: \$0.00

Billing addressSeven Oaks CDD Rizzetta and Company
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Total before tax: \$21.54

Estimated tax to be collected: \$0.00

Grand Total: \$21.54**Credit Card transactions**

Visa ending in 8566: April 4, 2025: \$21.54

Final Details for Order #111-5031202-6911424
[Print this page for your records.](#)

Order Placed: April 8, 2025
Amazon.com order number: 111-5031202-6911424
Order Total: \$224.00

Shipped on April 8, 2025

Items Ordered	Price
1 of: Brother TN-431 3PK, Cyan, Magenta, Yellow, Standard Yield, Model: TN4313PK	\$224.00
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

Shipping Address:
Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:	Item(s) Subtotal:	\$224.00
Visa ending in 8566	Shipping & Handling:	\$0.00

Billing address	Total before tax:	\$224.00
Seven Oaks CDD Rizzetta and Company	Estimated tax to be collected:	\$0.00
3434 COLWELL AVE STE 200		-----
TAMPA, FL 33614-8390	Grand Total:	\$224.00
United States		
Credit Card transactions	Visa ending in 8566: April 8, 2025:	\$224.00

To view the status of your order, return to Order Summary.

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1 of 1

EnglishUnited Statesen_US

Final Details for Order #111-3550375-0330642
[Print this page for your records.](#)

Order Placed: April 8, 2025
Amazon.com order number: 111-3550375-0330642
Order Total: \$85.49

Shipped on April 8, 2025

Items Ordered	Price
1 of: Brother Printer TN431BK Standard Yield Toner-Retail Packaging , Black	\$85.49
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

Shipping Address:
Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:
Rush Shipping

Payment information

Payment Method:	Item(s) Subtotal:	\$85.49
Visa ending in 8566	Shipping & Handling:	\$2.99
	Free Shipping:	-\$2.99

Billing address	Total before tax:	\$85.49
Seven Oaks CDD Rizzetta and Company	Estimated tax to be collected:	\$0.00
3434 COLWELL AVE STE 200		-----
TAMPA, FL 33614-8390	Grand Total:	\$85.49
United States		
Credit Card transactions	Visa ending in 8566: April 8, 2025:	\$85.49

To view the status of your order, return to Order Summary.

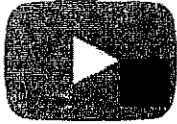
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English

United States

map

Transaction details



Base Plan

\$94.17

DATE
TIME
Wednesday, April 9
10:07 AM

Item	Price (USD)
Base Plan	\$82.99
Subtotal	\$82.99
FL CST	\$4.21
FL gross receipts tax	\$1.97
FL Local CST	\$5.00
Total	\$94.17

STATUS
Completed

PAYMENT METHOD
Visa ****8566



Apr 7, 2025
Order 10282951977

\$275.02
15 items

Pickup items (15)

Wesley Chapel Sam's Club
27727 State Rd. 56
Wesley Chapel, FL 33544
(813) 929-7010

Club supplies - 26.83
Cleaning - 35.94
Food 25.81 33.96
Beverage - 4
Cafe supplies - 59.50

Misc - 22.98
Supplies

Curbside (15)

Date
Tue, Apr 8
08:00 AM - 09:00 AM

CH
Supplies

Clean

B

F

C.S

Clean

F

F

C.S

F

Misc

C.S

B

POM 2-Ply Toilet Paper 473 sheets/roll, 45 rolls Item 662368	Qty 1	\$26.83
Sprayway Glass Cleaner (19 oz cans, 4pk): - 4 pk. Item 611788	Qty 2	\$15.96 \$7.98 each
Dr Pepper Soda (12 fl. oz. cans, 36 pk.) Item 866965	Qty 1	\$16.98
Nerds Gummy Clusters Candy, Share Size, 3 oz., 12 pk. Item 99091811	Qty 1	\$18.48
Hefty Jumbo Translucent Wrapped Plastic Straws, 7.75" (3000 ct.) Item 990342955	Qty 1	\$11.88
Member's Mark Select & Tear 2-Ply Paper Towel 15 rolls, 150 sheets/roll Item 980022772	Qty 1	\$19.98
Twix Caramel Cookie Chocolate Candy Bars, Full Size, 1.79 oz., 36 pk. Item 328135	Qty 1	\$39.98
Bimbo Soft White Bread Family Pack 20 oz., 2 pk. Item 663	Qty 1	\$3.37
Member's Mark Everyday 1-Ply White Napkins 4 pks., 300 napkins/pk. Item 990288419	Qty 2	\$25.68 \$12.84 each
REESE'S Milk Chocolate Peanut Butter Cups, 1.5 oz., 36 pk. Item 2444	Qty 1	\$33.98
Dixie To Go Black Hot Cup Lids, 12-20 fl. oz., 500 ct. Item 966014	Qty 1	\$22.98
Members Mark Heavy Duty Paper Food Trays, 2 lbs., 750 ct. Item 990375567	Qty 1	\$21.94
Mountain Dew 12 fl. oz. cans, 36 pk Item 781124	Qty 1	\$16.98

Subtotal (15 items)	\$275.02
Pickup fee	Free
Sales tax	\$0.00
Total	\$275.02
VISA VISA *8566	\$275.02

*Credit cards are not charged until your order ships or you pick up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.

Final Details for Order #114-6204166-0410624
[Print this page for your records.](#)

Order Placed: April 9, 2025
Amazon.com order number: 114-6204166-0410624
Order Total: \$33.98

Shipped on April 10, 2025

Items Ordered	Price
1 of: <i>Party Essentials Bamboo Coffee Stirrers/Beverage Stir Sticks, 7" Individually Wrapped, 500-Count, Natural</i> Sold by: Amazon.com Services, Inc Supplied by: Other	\$11.99
Condition: New	
1 of: <i>RENYIH 300 Pcs Multi Colors Jumbo Smoothie Boba Straws,Plastic Milkshake Disposable Wide-mouthed Large Individually Wrapped Straws(0.43" Wide X 9.45" Long)</i> Sold by: RENYIH (seller profile) Supplied by: RENYIH (seller profile)	\$21.99
Condition: New	

Shipping Address:
Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:
Delivery in fewer trips to your address

Payment information

Payment Method: Visa ending in 8566	Item(s) Subtotal: \$33.98 Shipping & Handling: \$0.00 ----- Total before tax: \$33.98 Estimated tax to be collected: \$0.00 ----- Grand Total: \$33.98
Billing address Seven Oaks CDD Rizzetta and Company 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	
Credit Card transactions	Visa ending in 8566: April 10, 2025: \$33.98

To view the status of your order, return to Order Summary.

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 Don't dread dinner

Sponsored



Apr 09, 2025 order
Order# 2000128-93905635



Hershey's Caramel Syrup, 22 oz (Pack of 16)	Qty 1	\$49.50
Subtotal		\$49.50
Tax		\$0.00
Total		\$49.50

 **Charge history** Your transaction activity for this order >

Payment method [Edit](#)





sam's club

813-929-7010

04/11/25 10:52 0453 04852 091 9091

THERESA 101-**** *111 9

4 @ 4.42

980010670 CRUSTINT BUF 17.68 0

SUBTOTAL 17.68

TOTAL 17.68

DEBIT TEND 17.68

CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

17.68 TOTAL PURCHASE

US DEBIT- 1754 1 0 REF # 510114031866

NETWORK ID. 0008 APPR. CODE 001531

AID A0000000980840

TERMINAL # 21971284

*Pin Verified

04/11/25 10:52:36

ITEMS SOLD 4

TC# 8997 7456 9537 4142 9601



Yay! You earned \$0.35 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

[Print](#)**Billing Activity - Invoices****Seven Oaks CDD***Attn: Theresa DiMaggio**3434 Colwell Ave**suite 200**Tampa FL 33614**US**P.: 813-907-7987***Today's Date:** 04/21/2025**User Name:****Invoices from 03/21/2025 to 04/21/2025**

Date	Description	Charge Amount	Credit Amount
04/11/2025	Invoice #1744360479	\$119.00	

Billing questions? [Contact Support](#)

Constant Contact - 1601 Trapelo Road - Waltham, MA 02451 US

Final Details for Order #114-7084929-0279468
Print this page for your records.

Order Placed: April 10, 2025
Amazon.com order number: 114-7084929-0279468
Order Total: \$27.39

Shipped on April 11, 2025

Items Ordered **Price**
1 of: Almoh 500#10 Security Self Seal Envelopes, Windowless, Premium Security Tint Pattern, Ultra Strong Quick Seal Closure, EnveGuard, Size 4-1/8 x 9-1/2", White, 24LB, 500 Count(34010) \$27.39
Sold by: Quality Business Products (seller profile)
Supplied by: Quality Business Products (seller profile)

Condition: New

Shipping Address:
Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Shipping Speed:
Rush Shipping

Payment information

Payment Method: Visa ending in 8566	Item(s) Subtotal: \$27.39 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$27.39 Estimated tax to be collected: \$0.00 ----- Grand Total: \$27.39
Billing address Seven Oaks CDD Rizzetta and Company 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	
Credit Card transactions	Visa ending in 8566; April 11, 2025: \$27.39

To view the status of your order, return to Order Summary.

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English | United States | Home

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Apr 10, 2025
Order 10284002460

\$221.22
15 items

Pickup items (15)

Wesley Chapel Sam's Club
27727 State Rd. SE
Wesley Chapel, FL 33544
(813) 929-7010

Curbside (15)

Additional pick up person
Fatima Tannouki will pick up
clubhouseadmin@sevenoakscdd.com

Date
Fri, Apr 11
08:00 AM - 09:00 AM

Beverage - 31.92
Food - 145.33

Member's Mark Battered Mozzarella Sticks, Frozen (6 lbs.) Item 980235752	Qty 3	\$53.94 \$17.98 each
Zephyrhills 100% Natural Spring Water, 20 fl. oz., 28 pk. Item 122104	Qty 4	\$31.92 \$7.98 each
Member's Mark Beef Franks, 1/4 lb., 12 ct. Item 990376311	Qty 2	\$22.48 \$11.24 each
Pure Leaf Real Brewed Tea Unsweetened Black Tea (16.9 fl. oz., 18 pk.) Item 98018548	Qty 4	\$67.92 \$16.98 each
Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct. Item 990290432	Qty 2	\$44.96 \$22.48 each

Subtotal (15 items)	\$221.22
Pickup fee	Free
Sales tax	\$0.00
Total	\$221.22
VISA VISA *8566	\$177.25
Sam's Cash	\$43.97

...and Card after 10 days you may your credit steps or you pick it up at the time you see a pending charge before this, it's an authorization card to ensure the funds are available

VISA 30.00
CARD # 6058120075302263636

Give us feedback @ survey.walmart.com
Thank you! ID #:7VPOFBPQMT

VISA50 53.94
CARD # 6058120075670903904

VISA50 53.94
CARD # 6058120074619680384

Walmart *

WM Supercenter
813-949-4238 Mgr: SHANE
1575 LAND O LAKES BLVD
LUTZ FL 33549

ST# 00908 OP# 005221 TR# 27 TR# 02577
ITEMS SOLD 14
TC# 9027 4705 4977 1471 7059 3



NSAAPMIN	019434605390 F	
TO AT	1 FOR	0.84
VISA50	079936696753	53.94 0
VISA50	079936696753	53.94 0
VISA	019674210075	4.94 0
DEBIT LOAD	060538802945	30.00 0

SUBTOTAL 151.22
TOTAL 151.22
DEBIT TEND 151.22
CHANGE DUE 0.00

EFT DEBIT 151.22 TOTAL PURCHASE
US DEBIT ***** 8566 I 0
REF # 510600144261
NETWORK ID. 0056 APPR CODE 025336
US DEBIT
AID A0000000980840
AAC 05CDD9E3E0896626
*Pin Verified
TERMINAL # 28341990

04/16/25 14:22:28
EFT DEBIT PAY FROM PRIMARY
30.00 DEBIT LOAD
ACCOUNT # ***** ***3 636
REF # 510618039245
NETWORK ID. 0057 APPR CODE 985345
TERMINAL # 00000000

04/16/25 14:22:32
Your Card has been activated. For
customer service, please call the
number on the back of your package or
card. Please keep this receipt for
your records.



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial

\$ Pres Event
8.40

\$ 107.88 G.O. + card
EBumy
STAR

\$ 34.94
Aster Event
Contest

**Final Details for Order #114-5775273-9160222**[Print this page for your records.](#)**Order Placed:** April 15, 2025**Amazon.com order number:** 114-5775273-9160222**Order Total:** \$7.99

Shipped on April 16, 2025**Items Ordered****Price**1 of: *Caydo 200 PCS Thick Pipe Cleaners Craft Supplies Multi-Color Chenille Stems for Art and Craft Projects Creative DIY Decorations (12inch x 6mm)***\$7.99**

Sold by: Caydo Online (seller profile)

Supplied by: Caydo Online (seller profile)

Condition: New

Shipping Address:Theresa DiMaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States**Shipping Speed:**

FREE Prime Delivery

Payment information**Payment Method:**

Visa ending in 8566

Item(s) Subtotal: **\$7.99**Shipping & Handling: **\$0.00****Billing address**Seven Oaks CDD Rizzetta and Company
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United StatesTotal before tax: **\$7.99**Estimated tax to be collected: **\$0.00****Grand Total: \$7.99****Credit Card transactions**Visa ending in 8566: April 16, 2025: **\$7.99**

To view the status of your order, return to Order Summary.

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English

United States

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Apr 14, 2025
Order 10285549958

\$37.48
1 item

Shipping item (1)

THERESA FLORES
2910 SPORTS CORE CIRCLE
WESLEY CHAPEL, FL 33544
(813) 907-7987

Sprayway Industrial Strength Oven Cleaner (20 oz., 6 pk.)
Item 990019854

Qty 1

\$29.48

Subtotal (1 item)	\$29.48
Shipping	\$8.00
Sales tax	\$0.00

Total	\$37.48
-------	---------

VISA VISA *8566	\$37.48
-----------------	---------

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.



Apr 14, 2025
Order 10285547555

\$192.30
6 items

Shipping item (1)

THERESA FLORES
2910 SPORTS CORE CIRCLE
WESLEY CHAPEL, FL 33544
(813) 907-7987

Member's Mark Commercial Disinfectant, Lemon Scent, 1 gal., 4 PK.- 4 pk. Item 990349444	Qty 1	\$30.32
---	-------	---------

Pickup items (5)

Wesley Chapel Sam's Club
27727 State Rd. 56
Wesley Chapel, FL 33544
(813) 929-7010

Curbside (5)

Date
Tue, Apr 15
08:00 AM - 09:00 AM

<i>Food</i> Member's Mark Powdered Sugar, 7 lbs. Item 924168	Qty 1	\$6.98
<i>Snack</i> Dunkin' Donuts Medium Roast K-Cup Coffee Pods, Original Blend, 72 ct. Item 28937	Qty 3	\$124.02 \$41.34 each
Member's Mark Standard Foodservice Aluminum Foil (18" x 500 ft.) Item 695124	Qty 1	\$22.98

Subtotal (5 items)	\$184.30
Pickup fee	Free
Shipping	\$8.00
Sales tax	\$0.00
Total	\$192.30
VISA VISA *8566	\$192.30

* When it charges on your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.



Invoice

To:
Seven Oaks CDD
Theresa DiMaggio
United States

SuperSaaS B.V.
Strawinskylaan 6
1077 XZ Amsterdam
The Netherlands
VAT ID: NL851261474B01
payments@supersaas.com

Invoice date: 4/17/2025
Invoice number: 20250417-575085-552835
Customer reference: 575085 – Seven Oaks Clubhouse

Item	VAT	Amount
Package A – Cycle: 1 Month No value added tax will be charged (outside European Union)	\$ 0.00	\$ 9.00

Subtotal (excluding tax)	\$ 9.00
VAT	\$ 0.00
Total (including tax)	\$ 9.00

Handwritten:
+ .27 Int. fee

9.27

Paid in full via Credit Card

New York New York Pizza
3757 Bruce B Downs Blvd
Wesley Chapel, FL 33544

Delivery

Theresa
Seven Oaks Clubhouse
(813) 907-7987
Wesley Chapel, FL

Server: Disi M
Check #1
Tax Exempt
Ordered: 4/16/25 10:53 AM

XL Pizza (18")	\$20.00
XL Pizza (18")	\$20.00
Whole	
Pepperoni	\$3.00

Key-Chain (10.00%) - \$4.30

Subtotal	\$38.70
Delivery Fee	\$4.00
Total	\$42.70

Debit Card	Keyed
visa	xxxxxxxx1754

Transaction Type	Sale
Authorization	Approved
Approval Code	067590
Payment ID	XmmNXpJrsmHj

Amount \$42.70

+ Tip: \$5

= Total: \$47.70

x Theresa

Join our loyalty program and
earn 38 points for this
order! Earn 1 point for
every \$1 spent and unlock \$5
off every 50 points. By
providing your contact
information, you are
agreeing to participate in
the rewards program and be
contacted by the restaurant.

Sweetheart Ice Cream
5610 North 50th St
Tampa, FL 33610
PHONE: (813) 621-2807

Date: 3/24/2025
Time: 10:26 AM

Route: 1501
Rep #: 169

Customer #: 16379

Vendor #:

Store #: 0

Seven Oaks CDD
2910 Sports Core Circle
3434 Colwell Ave Suite 200
Wesley Chapel, FL 33544

RECEIVED
03/27/25

INVOICE# 15012508307 (Original)

SALES

Product#	Product Desc/UPC Code	U/C	Case/	Unit	Units	Price	ExtPrice
1003	GH Giant Vanilla San 0-77567-00393-5	24	2/	0	48	1.1996	57.58
1057	Magnum Bar Double Ca 0-77567-13282-6	12	2/	0	24	2.4992	59.98
1374	PS Sponge Bob 1-20pk 0-77567-00285-3	20	2/	0	40	1.7605	70.42
1375	PS Spiderman 1-20pk 0-77567-00284-6	20	4/	0	80	1.7605	140.84
SUBTOTAL:		Impulse	10/	0	192		328.82

57200-4664

TOTAL:

10/ 0 192

TOTAL SALES:

\$328.82

Theresa Dimaggio
CUSTOMER SIGNATURE/STORE STAMP

BALANCE DUE:
CHARGE

\$328.82

Taha M
DELIVERY REPRESENTATIVE

Invoice Format: 10

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE, SUITE 200 TAMPA, FLORIDA 33614

Operations and Maintenance Expenditures-General Fund April 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2025 through April 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$127,370.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Drainage Solutions	101632	1100	Removed Sediment Basin Area 04/25	\$ 1,250.00
Amazing Colors Painting Inc.	101656	268	Paint Work-Final Balance 04/25	\$ 15,900.00
Andrew P Mendenhall	101621	AM040225	Board of Supervisor Meeting 04/02/25	\$ 200.00
Andrew P Mendenhall	101626	AM040925	Board of Supervisor Meeting 04/09/25	\$ 200.00
Andrew P Mendenhall	101646	AM041625	Board of Supervisor Meeting 04/16/25	\$ 200.00
Charter Communications	101633	167115201040725	167115201 4/25	\$ 278.38
Cintas Corporation	101627	1905560774	Cleaning Supplies 03/25	\$ 200.00
Cintas Corporation	101634	4226262496	Facility Supplies 04/25	\$ 190.05
Cintas Corporation	101657	4227761226	Facility Supplies 05/25	\$ 190.05
Complete IT Corp	101643	16024	CPU Maintenance 04/25	\$ 235.00
Complete IT Corp	101643	16154	CPU Access Maintenance 04/25	\$ 240.50
Cooper Pools Remodeling & Resurfacing Inc	101658	2025-365	Monthly Fountain Service 04/25	\$ 350.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Cory N Carter	101647	43	Cleaning Service 04/25	\$ 2,200.00
Discovery Golf Cars	101648	94825	Golf Cart Repairs 04/25	\$ 234.95
Ewing Irrigation Products Inc.	101659	25433125	Irrigation Repairs 04/25	\$ 105.83
Expert Security Professionals, LLC	101635	16829	Replaced 3 Existing Camera 03/25	\$ 1,184.78
Florida Department of Health in Pasco County	101636	51-BID-7816016	Wade Pool Permit #51-60-00541 04/25	\$ 145.00
Florida Department of Health in Pasco County	101637	51-BID-7815663	Pool Permit #51-60-00539 04/25	\$ 280.00
Florida Department of Health in Pasco County	101638	51-BID-7816003	Activity Pool Permit #51-60-00542 04/25	\$ 145.00
Florida Department of Health in Pasco County	101639	51-BID-7815657	Resort Pool - Permit 51-60-00540 04/25	\$ 280.00
Foliage Design Systems	101660	04REC4693	Plant Maintenance 04/25	\$ 134.00
Frontier Florida, LLC	20250403-1	813-994-3055-060923-5 03/25 ACH	Telephone, Internet, Cable 03/25	\$ 123.47
Grau & Associates, P.A.	101615	27287	Audit FYE 09/30/2024	\$ 5,500.00
Haskell Termite & Pest Control, Inc.	101649	50522859	Pest Control Clubhouse EOM 04/25	\$ 75.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Integrated Irrigation Services	101616	1936	Irrigation Repairs 03/25	\$ 1,525.00
Joel Ellis	101617	7401	DJ Services - Cinco de Mayo Event 05/25	\$ 400.00
John Christensen	101622	JC040225	Board of Supervisor Meeting 04/02/25	\$ 200.00
John Christensen	101628	JC040925	Board of Supervisor Meeting 04/09/25	\$ 200.00
John Christensen	101650	JC041625	Board of Supervisor Meeting 04/16/25	\$ 200.00
Jon Tomsu	101623	JT040225	Board of Supervisor Meeting 04/02/25	\$ 200.00
Jon Tomsu	101629	JT040925	Board of Supervisor Meeting 04/09/25	\$ 200.00
Jon Tomsu	101651	JT041625	Board of Supervisor Meeting 04/16/25	\$ 200.00
Juniper Landscaping of Florida, LLC	101644	323630	Landscape Enhancement 03/25	\$ 680.00
Juniper Landscaping of Florida, LLC	101644	323886	Landscape Maintenance 03/25	\$ 1,176.00
Juniper Landscaping of Florida, LLC	101644	326854	Landscape Maintenance 03/25	\$ 899.66
Juniper Landscaping of Florida, LLC	101644	326855	Landscape Maintenance 03/25	\$ 1,157.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Juniper Landscaping of Florida, LLC	101644	326856	Landscape Maintenance 03/25	\$ 1,180.00
Juniper Landscaping of Florida, LLC	101663	324855	Pest Control & Fertilization 03/25	\$ 1,170.00
Juniper Landscaping of Florida, LLC	101663	326620	Irrigation Maintenance & Repairs 03/25	\$ 4,623.53
Juniper Landscaping of Florida, LLC	101663	326621	Irrigation Maintenance & Repairs 03/25	\$ 3,433.65
Juniper Landscaping of Florida, LLC	101663	326947	Landscape Maintenance -Ligustrum Replacement 03/25	\$ 6,040.00
Lee Electric, Inc.	101640	250259	Service Call - Replace Ballast and Bulbs for Tennis Court 04/25	\$ 2,487.00
Lee Electric, Inc.	101640	250260	Service Call -Repair Broken PVC Conduit by the Playground 04/25	\$ 4,112.00
Lee Electric, Inc.	101661	250304	Service Call -Breaker Maintenance 04/25	\$ 1,415.00
Lee Electric, Inc.	101661	250322	Service Call-Maintenance & Repairs 04/25	\$ 2,179.00
Lee Electric, Inc.	101661	250328	Service Call 04/25	\$ 534.00
Pasco County Utilities	20250409-1	Pasco Water Summary 03/25 ACH	Pasco Water Summary 03/25 ACH	\$ 2,170.01
Pasco Sheriff's Office	101618	1-20254-11612	Clubhouse Security 3/25	\$ 232.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Professional Green Cleaners, LLC	101652	28890	Clubhouse Cleaning 04/25	\$ 655.00
Rizzetta & Company, Inc.	101614	INV0000098324	District Management Fees 4/25	\$ 7,636.25
Sean Grace	101624	SG040225	Board of Supervisor Meeting 04/02/25	\$ 200.00
Sean Grace	101630	SG040925	Board of Supervisor Meeting 04/09/25	\$ 200.00
Sean Grace	101653	SB041625	Board of Supervisor Meeting 04/16/25	\$ 200.00
Skyway Supply, Inc.	101619	66665	Cleaning Supplies 03/25	\$ 229.90
Solitude Lake Management, LLC	101654	PSI153078	Annual Maintenance - Ponds 02/25	\$ 4,839.00
Solitude Lake Management, LLC	101654	PSI161162	Annual Maintenance - Ponds 01/25	\$ 4,839.00
Solitude Lake Management, LLC	101664	PSI159682	Annual Maintenance - Ponds 04/25	\$ 4,839.00
Stantec Consulting Services, Inc.	101641	2377729	Engineering Services 03/25	\$ 3,028.80
Storage Center in Wesley Chapel	101642	26003	Storage Rental 04/25	\$ 272.00
Straley Robin Vericker	101645	26367	Legal Services 03/25	\$ 2,228.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Theodore H. Rhodes	101625	TR040225	Board of Supervisor Meeting 04/02/25	\$ 200.00
Theodore H. Rhodes	101631	TR040925	Board of Supervisor Meeting 04/09/25	\$ 200.00
Theodore H. Rhodes	101655	TR041625	Board of Supervisor Meeting 04/16/25	\$ 200.00
Waste Connections of Florida	101662	1902656W426	Trash Removal 04/25	\$ 953.48
Withlacoochee River Electric Cooperative, Inc.	101620	WREC Summary 03/25 730	WREC Summary 03/25 730	\$ <u>30,193.88</u>
Report Total				\$ <u>127,370.17</u>

INVOICE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
(813) 568-2891



Bill to
John Gentilella
Seven Oaks CDD
2910 Sports Core Circle
Wesley Chapel, FL 33554

Ship to
John Gentilella
Seven Oaks CDD
2910 Sports Core Circle
Wesley Chapel 33554

RECEIVED
04/01/25

Invoice details
Invoice no.: 1100
Terms: Net 30
Invoice date: 03/31/2025
Due date: 04/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	1st bi-annual cleaning and jetting Removed sediment from large catch basin area	1	\$1,250.00	\$1,250.00
2.		Service at	Seven Oaks	1	\$0.00	\$0.00
Total						\$1,250.00

APPROVED
John G. 04/01/25
Code: 4764



Amazing Colors
Painting Inc.

Invoice
Tax invoice

Raul Galicia
8138021320
amazingcolorspaintinginc@gmail.com

INVOICE NO.	268	ISSUE DATE	4/12/2025	DUE DATE	4/26/2025
PAYMENT METHOD	check				

FROM Amazing Colors Painting Inc. 1316 baythorn drive Wesley Chapel FL 33543 United States :	TO Seven oaks club house 3434 Colwell Ave Tampa, FL 33614 United States, 200 United States	Total due \$15,900.00
P19000027252		

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
FINAL PAYMENT FOR INTERIOR WORK 1. Deposit payment 9600 2. Gathering room ceiling wall paper removal 1400 crown molding work 2500 pillars and drywall 2400 total 15900	1	15,900.00	15,900.00

Subtotal:	\$15,900.00
Total (USD):	\$15,900.00

RECEIVED
04/17/25

APPROVED
John G. 04/17/25
Code: Reserve

RECEIVED
04/03/25

Seven Oaks CDD
Meeting Date: April 2, 2025
SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Andrew Mendenhall	☒	AM040225
Sean Grace	☒	SG040225
Jon Tomsu	☒	JT040225
Jack Christensen	☒	JC040225
Ted Rhodes	☒	TR040225

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:00 PM
Meeting End Time:	4:12 PM
Total Meeting Time:	

Time Over ☒ (3) Hours:	1:12
--	------

Total at \$175 per Hour:	☒
--------------------------	-------------------------------------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	

Business Mileage Round Trip	
IRS Rate per Mile	0.7
Mileage to Charge	\$0.00

DM Signature: M. Hula

RECEIVED
04/10/25

Seven Oaks CDD

Meeting Date: April 9, 2025 Budget Workshop

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Andrew Mendenhall	☒	AM040925
Sean Grace	☒	SG040925
Jon Tomsu	☒	JT040925
Jack Christensen	☒	JC040925
Ted Rhodes	☒	TR040925

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:03
Meeting End Time:	7:44
Total Meeting Time:	1:41

Time Over (3) Hours:	0
----------------------	---

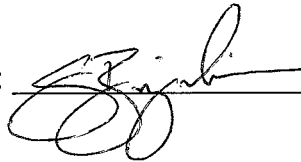
Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	

Business Mileage Round Trip	
IRS Rate per Mile	0.7
Mileage to Charge	\$0.00

DM Signature: _____



Seven Oaks CDD

Meeting Date: April 16, 2025 Ethics Workshop Training Meeting

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Andrew Mendenhall	x	AM041625
Sean Grace	x	SG041625
Jon Tomsu	x	JT041625
Jack Christensen	x	JC041625
Ted Rhodes	x	TR041625

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	12:00 PM
Meeting End Time:	2:00 PM
Total Meeting Time:	2 hours

Time Over ____ (3) Hours:	
---------------------------	--

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	

Business Mileage Round Trip	
IRS Rate per Mile	0.7
Mileage to Charge	\$0.00

DM Signature: _____



SEVEN OAKS CDD
2910 SPORTS CORE CIR
ZEPHYRHILLS, FL 33544-8764

RECEIVED
04/09/25

Invoice Number: 167115201040725
Account Number: 167115201
Invoice Date: 04/07/25
Due Date: Upon Receipt
Security Code:

Summary

Account activity from 04/10/2025 through
05/09/2025 details on following pages

Previous Statement Balance	\$278.88
Payments	\$-278.86
03/28/2025	\$-278.86
Previous Statement Balance Subtotal	\$0.02
Adjustments	\$0.00
Prorated Charges	\$0.00
Recurring Charges	\$263.00
One Time Charges	\$0.00
Taxes, Fees & Surcharges	\$15.36
Current Charges Subtotal	\$278.36
BALANCE DUE	\$278.38

HOW TO CONTACT US

For Sales, Support, or Billing questions, please contact us at:
1-888-812-2591

PAYMENT OPTIONS

Checks:

Charter Communications
Box 223085
Pittsburgh PA 15251-2085

ACH/Wire Transfers:

Bank Name: Mellon Bank
ABA Number: 043000261
Account Name: Charter Communications
Account Number: 0001215564
Email remit information to:
DL-CASHMGMT-FL@CHARTER.COM

Credit Cards:

<http://enterprise.spectrum.com/billpay>

To set up an automatic recurring credit card payment:

Call 1-888-812-2591

Our records reflect a past due balance on your account. Please remit payment upon receipt of this invoice. If payment has already been made, please disregard this notice.

Note: Payments made after 03/28/2025 may not be reflected in the Payments section of this statement. They will appear on the following month's statement.

Please detach and enclose this coupon with your payment.



1900 BLUE CREST LN
SAN ANTONIO, TX 78247

6810 0225 NO RP 07 04072025 NNNNNNNY 01 007099 0016

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



ACCOUNT NUMBER 167115201

DUE DATE	Upon Receipt
PREVIOUS BALANCE SUBTOTAL	\$0.02
CURRENT CHARGES SUBTOTAL	\$278.36
BALANCE DUE	\$278.38

AMOUNT PAID

\$

CHARTER COMMUNICATIONS
BOX 223085
PITTSBURGH, PA 15251-2085



0701500100116711520182000027838

Page 2 of 2
Invoice Number: 167115201040725
Account Number: 167115201
Invoice Date: 04/07/25
Due Date: Upon Receipt
Security Code:



Contact Us at
1-888-812-2591

6810 0225 NO RP 07 04072025 NNNNNNNY 01 007099 0016

Charge Details

Previous Statement Balance	\$278.88
Payments	\$-278.86
03/28/2025	\$-278.86
Previous Statement Balance Subtotal	\$0.02
Adjustments	\$0.00
Prorated Charges	\$0.00
Recurring Charges	\$263.00
Enterprise Hosted Voice Premium Feature Pack 4 @ \$35.00	\$140.00
Spectrum Business Voice 2 @ \$50.00	\$100.00
Hosted Voice Polycom VVX 301 - Rental 4 @ \$5.00	\$20.00
Enterprise Hosted Voice Additional Voice Mail	\$3.00
First Directory Listing	\$0.00
One Time Charges	\$0.00
Taxes, Fees & Surcharges	\$15.36
Regulatory Cost Recovery Fee	\$3.21
Federal Universal Service Fund	\$10.15
Federal Excise Tax	\$0.08
E911 Surcharge	\$1.60
Telephone Relay Surcharge	\$0.32
Current Charges Subtotal	\$278.36
BALANCE DUE	\$278.38

Billing Information

Spectrum Enterprise is now Spectrum Business

Effective with this billing statement, you will notice changes including an updated Spectrum Business logo as well as references to Spectrum Business. These changes will not impact the billing or level of support you currently receive. Should you have any additional questions, please reach out to Customer Care at 888-812-2591.

Late Fee: You may be assessed a late fee for any amounts which are not paid when due. The late fee shall be the lesser of one and one-half percent (1.5%) per month or the highest rate chargeable by law.

Taxes and Fees: Effective April 1, 2025 the Federal Universal Service Fund increased to 36.6%.

The following taxes, fees and surcharges are included in the price of the Spectrum Voice services: Federal USF \$6.01, Florida State CST \$4.37, Florida CST \$2.24, Florida Local CST \$2.17, E911 Fee \$0.80, TRS Surcharge \$0.16, Sales Tax \$0.09

Spectrum Voice Provider - Charter Communications Operating, LLC's service subsidiaries





REMIT PAYMENT TO:
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 813-626-8852
PAYMENT INQUIRY 813-644-8365

INVOICE

SHIP TO: SEVEN OAKS COMMUNITY
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

INVOICE # 1905560774
INVOICE DATE 03/25/2025
SERVICE TICKET # 9314047373
CUSTOMER REF # DEVELOPMENT DISTRICT I

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

RECEIVED
03/27/25

SOLD TO # 13471172
PAYER # 13496923
PAYMENT TERMS NET 10 EOM
SORT # 00740070271
CINTAS ROUTE 79 / DAY 4 / STOP 011

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	789340010	GLV/IND/VNYL/LTXFREE/100CT/CLR-00M	D		20	5.000	100.00	N
	789340010	GLV/IND/VNYL/LTXFREE/100CT/CLR-00L	D		40	5.000	200.00	N
		SUBTOTAL					300.00	
		SUBTOTAL					300.00	
		TAX					0.00	
		TOTAL USD					300.00	

Cleaning
Supplies

\$ 200.00 General
57200-4704

Cafe Supplies

\$ 100.00

57200-3222



REMIT PAYMENT TO:
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 813-626-8852
PAYMENT INQUIRY 813-644-8365

INVOICE

SHIP TO: SEVEN OAKS COMMUNITY
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

INVOICE # 4226262496
INVOICE DATE 04/03/2025
CUSTOMER REF # DEVELOPMENT DISTRICT

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

RECEIVED
04/14/25

SOLD TO # 13471172
PAYER # 13496923
PAYMENT TERMS NET 10 EDM
SORT # 00740070271
CINTAS ROUTE 79 / DAY 4 / STOP 011

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2700	TERRY TOWEL - WHITE-	02	F	360	0.220	79.20	N
	X2700	TERRY TOWEL - WHITE-	L 02	F	29	1.300	37.70	N
	X7000	20"MICROFIBER NDP BL-	02	F	30	0.320	9.60	N
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0740 3X5 7 OAKS 'A'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0741 3X5 7 OAKS 'A'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0742 3X5 7 OAKS 'A'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0743 3X5 7 OAKS 'B'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0744 3X5 7 OAKS 'B'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0745 3X5 7 OAKS 'B'						
	X84401	4X6 LOGO MAT	02	F	1	10.000	10.00	N
		D0746 4X6 7 OAKS						
		SUBTOTAL					178.50	
		SERVICE CHARGE					11.55	N
		SUBTOTAL					190.05	
		TAX					(0.00)	
		TOTAL USD					190.05	

Theresa DiMaggio

57200-4704

TOTAL ADJUST. _____
TAX ADJUST. _____
NET TOTAL _____

CUSTOMER TOTAL CURRENT: 300.00 PAST DUE: 29.98 30 DAYS: 0.00 60 DAYS: 0.00 90+ DAYS: 15.94

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0074 / 7101 PARK EAST BLVD. / TAMPA, FL 33610



REMIT PAYMENT TO:
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 813-626-8852
PAYMENT INQUIRY 813-644-8365

INVOICE

SHIP TO: SEVEN OAKS COMMUNITY
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

INVOICE # 4227761226
INVOICE DATE 04/17/2025
CUSTOMER REF # DEVELOPMENT DISTRICT I

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

SOLD TO # 13471172
PAYER # 13496923
PAYMENT TERMS NET 10 EDM
SORT # 00740070271
CINTAS ROUTE 79 / DAY 4 / STOP 010

RECEIVED
04/21/25

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2700	TERRY TOWEL - WHITE-	02	F	360	0.220	79.20	N
	X2700	TERRY TOWEL - WHITE-	L 02	F	29	1.300	37.70	N
	X7000	20"MICROFIBER MOP BL-	02	F	30	0.320	9.60	N
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0740 3X5 7 OAKS 'A'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0741 3X5 7 OAKS 'A'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0742 3X5 7 OAKS 'A'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0743 3X5 7 OAKS 'B'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0744 3X5 7 OAKS 'B'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0745 3X5 7 OAKS 'B'						
	X84401	4X6 LOGO MAT	02	F	1	10.000	10.00	N
		D0746 4X6 7 OAKS						
		SUBTOTAL					178.50	
		SERVICE CHARGE					11.55	N
		SUBTOTAL					190.05	
		TAX					(0.00)	
		TOTAL USD					190.05	

Theresa D. Maffio

57200-4704

TOTAL ADJUST. _____
TAX ADJUST. _____
NET TOTAL _____

You will notice the annual price adjustment on your invoices beginning in May. Rental rates are being adjusted to



REMIT PAYMENT TO:
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

INVOICE #
INVOICE DATE

4227761226
04/17/2025

INVOICE

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE	TOTAL TAX
------------	----------	-------------	------	------	-----	------------	------	-----------

account for increases in labor, fleet expenses, raw material costs, and utilities. Thanks for your trust in Cintas. We remain committed to providing you with the highest quality service in our industry.

CUSTOMER TOTAL CURRENT: 37.00 PAST DUE: 300.00 30 DAYS: 29.96 60 DAYS: 0.00 90+ DAYS: 15.94

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0074 / 7101 PARK EAST BLVD. / TAMPA, FL 33610

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



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

Invoice #	16024
Invoice Date	04-01-25
Balance Due	\$235.00

RECEIVED
04/14/25

Item	Description	Unit Cost	Quantity	Line Total
MSP REMOTE Contract	- Covers up to 5 computers, every computer thereafter is \$45 each. 1 Year Contract at date of installation (30 day cancelation after 1 year).	\$225.00	1.0	\$225.00
Cloud Backup	- Per 1 TB	\$10.00	1.0	\$10.00

Subtotal	\$235.00
Tax	\$0.00
Invoice Total	\$235.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$235.00



Computer
maintenance

Theresa Dimaggio

57200-4785

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



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

Invoice #	16154
Invoice Date	04-11-25
Balance Due	\$240.50

RECEIVED
04/14/25

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 2 Reader Monthly Data Plan (3-12 readers)	- Brivo Onair Tier 2 Reader Monthly Data Plan (For each reader from 3-12 on the account) Applies to ACS6000, ACS300 and Mercury - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$16.00	8.0	\$128.00
1000 Brivo Onair Mobile Passes	1000 Brivo Onair Mobile Passes for a single Account, monthly subscription	\$62.50	1.0	\$62.50
100 Brivo Onair Mobile Passes	100 Brivo Onair Mobile Passes for a single Account, monthly subscription	\$25.00	2.0	\$50.00

Subtotal	\$240.50
Tax	\$0.00
Invoice Total	\$240.50
Payments	\$0.00
Credits	\$0.00
Balance Due	\$240.50



Theresa Dimaggio

Access
Control

57200-4729

INVOICE

Cooper Pools, CP Leak
Detection, CP
Remodeling/Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:Seven Oaks Fountains

Bill to
Seven Oaks Fountains
3434 Colwell Ave Suite 200
Tampa, FL 33614 United States

Ship to
Seven Oaks Fountains
2910 Sports Core Circle
Wesley Chapel, FL 33544
United States

Invoice details

Invoice no.: 2025-365
Terms: Net 30
Invoice date: 04/01/2025
Due date: 05/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Fountain Service	Commercial Monthly Fountain Service April 2025	1	\$350.00	\$350.00

Total \$350.00

Ways to pay



View and pay

RECEIVED
04/02/25

APPROVED

John G. 04/02/25
Code: 4643

Contractors Invoice

WORK PERFORMED AT:

SEVEN OAKS CDD

3434 Colwell Ave #200

TAMPA, FL

33614

TO:

Cory Carter

3591 BERRADS CROSS CT

LAND O' LAKES, FL 34638

DATE

04/08/2025

YOUR WORK ORDER NO.

43

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

RECEIVED
04/14/25

Commercial cleaning
Services For The Month
OF April 2025

Theresa D'Amico

57200 - 4704

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of

Twenty Two

Hundred

Dollars (\$ 2200.00)

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

04

30

2025

In accordance with our ☐ Agreement ☒ Proposal

No.

43

Dated

04

08

2025

Discovery Golf Cars

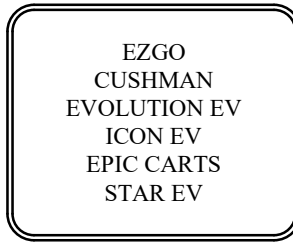
3904 Land o Lakes Blvd
Land o Lakes, FL 34639

Phone: 813-996-5522

Fax: 813-996-1204

Ethan@discoverygolfcars.com

discoverygolfcars.com



Invoice

Date	Invoice #
4/8/2025	94825

Bill To				Ship To			
Seven Oaks CDD 3434 Colwell Avenue Sute 200 Tampa, FL 33614				2910 Sports Core Circle Wesley Chapel, FL 33544			
Customer E-mail		maintenance@sevenoaksdc...					
Customer Phone	Customer Alt. P...	Customer Fax	Terms	P.O. No.	Rep	Tech	
cell 813-230-7987					SA		
Description			Qty	Rate		Amount	
CUSHMAN 1200 3387751 evaluation jumps out of gear, check cart over. hard to engage in fnr and now jumps 4/10/2025 kevin evaluated and repaired cart onsite- sift arm bent from drive belt,l bent arm back and adjusted. labor			1	0.00 139.95		0.00 139.95	
			1	95.00		95.00	
 John G. 04/17/25 Code: 4660							
Received by: _____ Date: _____				Subtotal \$234.95			
Printed name: _____				Sales Tax (0.0%) \$0.00			
ALL SALES FINAL NO RETURNS ON ELECTRICAL PARTS ROAD SERVICE OR PICKUP AND DELIVERY NOT INCLUDED IN WARRANTY BALANCE DUE UPON RECEIPT A CREDIT CARD PROCESSING FEE OF 3% MAY BE APPLIED ALL INVOICES ARE SUBJECT TO A 5% PER MONTH LATE FEE AFTER 90 DAYS OF COMPLETION.				Total \$234.95			
				Payments/Credits \$0.00			
				Balance Due \$234.95			



Invoice Number: 25433125

Created: Apr 04,2025

Sold To

SEVEN OAKS COMM DEVELOPMENT DI
3434 COLWELL AVE SUITE 200
TAMPA, Florida
United States 33614

Ship To

SEVEN OAKS COMM DEVELOPMENT DI
2910 SPORTS CORE CIRCLE
WESLEY CHAPEL, Florida
United States 33544
ID: 230269

Order Information

Order Date: Apr 04,2025	Order Number: 19334223	Payment Method:
Delivery Method: WILL CALL	PO Number:	Sales Location: Lutz #202
Tracking Number:	Job Name:	Sales Person: 862821

SKU	Product Name	Price	Qty	UOM	Subtotal
<u>07000460</u>	2 SCH 40 PVC BE PIPE	\$83.00 /per 100	20.00	EA	\$16.60
<u>61000100</u>	1/2X100 PVC BLACK FLEX HOSE	\$58.42 /per 100	100.00	EA	\$58.42
<u>44010820</u>	PRO-15H HUNTER HALF NOZZLE	\$0.88	25.00	EA	\$21.90
<u>08007052</u>	1/2 PT 705 CLEAR PVC CEMENT W/BRUSH	\$8.91	1.00	EA	\$8.91

Subtotal:	\$105.83
Shipping & Handling:	\$0.00
Tax:	\$0.00
Grand Total:	\$105.83

APPROVED
John G. 04/17/25
Code: 4609

ESP

3904 Corporex Park Dr. Suite 150
Tampa, FL 33619
8132401043
install@myespsecurity.com
www.myespsecurity.com



INVOICE

BILL TO

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

INVOICE # 16829**DATE** 04/02/2025**DUE DATE** 05/02/2025**TERMS** Net 30

DATE	PRODUCT/SERVICE	DESCRIPTION	AMOUNT
03/31/2025	Service	Replace three existing cameras, 1 @ \$1,435.77	1,435.77T
	Refund	Refund on one camera, 1 @ \$ -250.99 Jeff	-250.99T

Please be sure to write your INVOICE Number
on your check.

Thank you for your business.

SUBTOTAL 1,184.78
TAX 0.00
TOTAL 1,184.78
BALANCE DUE **\$1,184.78**

Pay invoice

RECEIVED
04/02/25

APPROVED

John G. 04/02/25

Code: 4647

There will be a 10% late fee applied to all balances over 30 days.

There will be a \$35 charge for all returned checks.



Florida Department of Health
in Pasco County
Notification of Fees Due



51-BID-7816016

Permit Number

51-60-00541

For: Swimming Pools - Wading Pool

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Fee Amount: \$145.00

Previous Balance: \$0.00

Total Amount Due: \$145.00

Payment Due Date: 06/30/2025 or Upon Receipt

Mail To: Seven Oaks CDD
2910 Sports Core Circle
Wesley Chapel, FL 33544

RECEIVED
04/14/25

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Seven Oaks Wade Pool
Location: 2910 Sports Core Circle
Wesley Chapel, FL 33543

Pool Volume: 885
gallons
Bathing Load: 13
Flow Rate: 50

Owner Information:

Name: Seven Oaks CDD
Address: 2910 Sports Core Circle
(Mailing) Wesley Chapel, FL 33544
Home Phone: (813) 994-1001 Work Phone: (813) 994-1001

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 51-60-00541 Bill ID: 51-BID-7816016

Billing Questions call DOH-Pasco at: (727) 841-4425

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Pasco County
7509 State Road 52
Hudson, FL 34667

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:81183

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





Florida Department of Health
in Pasco County
Notification of Fees Due



51-BID-7815663

Permit Number

51-60-00539

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Fee Amount: \$280.00

Previous Balance: \$0.00

Total Amount Due: \$280.00

Payment Due Date: 06/30/2025 or Upon Receipt

RECEIVED
04/14/25

Mail To: Seven Oaks Junior Olympic Pool
2910 Sports Core Circle
Wesley Chapel, FL 33543

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Seven Oaks Junior Olympic Pool
Location: 2910 Sports Core Circle
Wesley Chapel, FL 33543

Pool Volume: 185,500
gallons
Bathing Load: 200
Flow Rate: 1000

Owner Information:

Name: Seven Oaks CDD
Address: 2910 Sports Core Circle
(Mailing) Wesley Chapel, FL 33544
Home Phone: (813) 994-1001 Work Phone: ()

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: **51-60-00539** Bill ID: **51-BID-7815663**

Billing Questions call DOH-Pasco at: (727) 841-4425

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Pasco County
7509 State Road 52
Hudson, FL 34667

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:81183

PERMIT HOLDERS CAN NOW

pay invoices online!

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- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





Permit Number

51-60-00542

For: Swimming Pools - Water Activity

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

**Florida Department of Health
in Pasco County
Notification of Fees Due**



51-BID-7816003

Fee Amount: \$145.00
Previous Balance: \$0.00

Total Amount Due: \$145.00

Payment Due Date: 06/30/2025 or Upon Receipt

Mail To: Seven Oaks CDD
2910 Sports Core Circle
Wesley Chapel, FL 33544

RECEIVED
04/14/25

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Seven Oaks Activity Pool
Location: 2910 Sports Core Circle
Wesley Chapel, FL 33543

Pool Volume: 2,900
gallons
Bathing Load: 20
Flow Rate: 100

Owner Information:

Name: Seven Oaks CDD
Address: 2910 Sports Core Circle
(Mailing) Wesley Chapel, FL 33544
Home Phone: (813) 994-1001 Work Phone: ()

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **51-60-00542** Bill ID: **51-BID-7816003**

Billing Questions call DOH-Pasco at: (727) 841-4425

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Pasco County
7509 State Road 52
Hudson, FL 34667

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:81183

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





Florida Department of Health
in Pasco County
Notification of Fees Due



51-BID-7815657

Permit Number

51-60-00540

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Fee Amount: \$280.00

Previous Balance: \$0.00

Total Amount Due: \$280.00

Payment Due Date: 06/30/2025 or Upon Receipt

RECEIVED
04/14/25

Mail To: Seven Oaks CDD
2910 Sports Core Circle
Wesley Chapel, FL 33544

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Seven Oaks Resort Pool
Location: 2910 Sports Core Circle
Wesley Chapel, FL 33543

Pool Volume: 93,000
gallons
Bathing Load: 102
Flow Rate: 510

Owner Information:

Name: Seven Oaks CDD
Address: 2910 Sports Core Circle
(Mailing) Wesley Chapel, FL 33544
Home Phone: (813) 994-1001 Work Phone: (813) 994-1001

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 51-60-00540 Bill ID: 51-BID-7815657

Billing Questions call DOH-Pasco at: (727) 841-4425

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Pasco County
7509 State Road 52
Hudson, FL 34667

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:81183

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Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



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

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

INVOICE

Invoice Number: 04REC4693

Invoice Date: Apr 1, 2025

RECEIVED
04/21/25

Bill To:

SEVEN OAKS CDD
3434 COLWELL AVE.
SUITE 200
TAMPA, FL 33614

Ship to:

SEVEN OAKS CLUBHOUSE
2910 SPORTS CORE CIRCLE
WESLEY CHAPEL, FL 33544

Customer ID	Customer PO	Payment Terms	
SEVEN OAKS CLUB	TAX EXEMPT	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Email		5/1/25

Quantity	Description	Unit Price	Amount
1.00	GUARANTEED MAINTENANCE	134.00	134.00
<i>Theresa Dimaggio</i> <i>plant maintenance</i> <i>57200-4647</i>			

Check/Credit Memo No:

Subtotal	134.00
Sales Tax	
Total Invoice Amount	134.00
Payment/Credit Applied	
TOTAL	134.00

All credit card payments need to be made through our portal at
<https://connect.ebizcharge.net/fdo>

For questions or concerns about your invoice or payment please email
accountsreceivable@foliagedesign.com or call 407-245-7776

**Your Monthly Invoice****Account Summary**

New Charges Due Date	4/02/25
Billing Date	3/09/25
Account Number	813-994-3055-060923-5
PIN	
Previous Balance	123.47
Payments Received Thru 3/05/25	-123.47
Thank you for your payment!	
Balance Forward	.00
New Charges	123.47
Total Amount Due	\$123.47



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800-801-6652



MyFrontier app



P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 09 03112025 NNNNNNNN 01 000125 0001

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



**You are all set with Auto Pay! To
review your account, go to
frontier.com or MyFrontier mobile
app.**



Date of Bill
Account Number

3/09/25
813-994-3055-060923-5

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855-518-1197
business.frontier.com/fiber-internet



For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711.

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

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Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



Date of Bill
Account Number

3/09/25
813-994-3055-060923-5

CURRENT BILLING SUMMARY

Local Service from 03/09/25 to 04/08/25

Qty Description 813/994-3055.0

Non Basic Charges

	Charge
Business Fiber Internet 1 Gig	104.99
1 Usable Static IP Address	19.99
Auto Pay Discount	-5.00
Printed Bill Fee	3.49
Total Non Basic Charges	123.47

TOTAL 123.47





Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Seven Oaks Community Development District
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice No. 27287
Date 04/01/2025

RECEIVED
04/01/25

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>5,500.00</u>
Current Amount Due	\$ <u><u>5,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,500.00	0.00	0.00	0.00	0.00	5,500.00

Payment due upon receipt.



Termite & Pest Control, Inc.
1519 W. Hillsborough Ave. Tampa, FL 33603
(813) 239-1790 / (813) 239-0168 fax

Seven Oaks Community
Development
C/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390

INVOICE

50522859

INVOICE DATE	04/03/25	DUE DATE	
CUSTOMER #	10057581	TERMS	COD
PURCHASE ORDER #			

RECEIVED
04/07/25

AMOUNT DUE: \$75.00

For Service At: Seven Oaks Community
Development
Clubhouse
2910 Sports Core Cir
Wesley Chapel, FL 33544-8764

PLEASE RETURN WITH PAYMENT

Service / Product Description
Pest - EOM Service

Quantity / Price
1 @ \$75.00

Amount
\$75.00

**THERE IS A 3% SURCHARGE ON
ALL CREDIT CARD PAYMENTS.**

INVOICE

Seven Oaks Community
Development
C/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390

Send Payment To

Total Tax: \$0.00
Total This Invoice: \$75.00
Payments Received: \$0.00

Invoice: 50522859 Invoice Date: 04/03/25

\$75.00

**PLEASE PAY
THIS AMOUNT →**

INVOICE



**INTEGRATED
IRRIGATION**
S E R V I C E S

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

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

BILL TO

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

Invoice No.: **1936**
Issue date: **Mar 29, 2025**
Due date: **Apr 12, 2025**

Payment method: **Credit card**

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
March maintenance	1	1,525.00	1,525.00
Invoice for 3 visits this month.			
3 x \$500.00 = \$1500.00			
additional parts for misc. repairs \$25			

*March total = \$1525.00

TOTAL (USD):	\$1,525.00
---------------------	-------------------

TOTAL DUE (USD)	\$1,525.00
------------------------	-------------------

RECEIVED
03/31/25

APPROVED

John G. 03/31/25
Code: 4609



E-MAIL: JOEYJAMZ@MSN.COM

813-333-3578

WWW.JOEYJAMDJ.COM

Invoice # 7401

INVOICE SUMMITTED TO:

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

PHONE: (813) 907 7987

DATE 11/18/2024

Venue: Seven Oaks Club House

FOR DJ SERVICES

5/3/25

1pm-4pm

\$400.00

****Please make check out to Joel Ellis****

Cinco De
Mayo Event

RECEIVED
01/20/2025

Thank you

Seven Oaks reserves the right to reschedule my services if inclement weather does

Not permit the event to be held on said date.

RESPECTFULLY SUBMITTED,

JOEL ELLIS

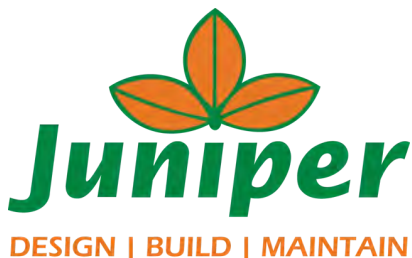
Theresa Dimaggio

57400-4775

* please mail check
to Clubhouse By April 25th

Please Remit Payment to:

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



Invoice 323630

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
03/31/25	4/30/2025
Account Owner	PO#
Charlie Hemelgarn	

Item	Qty/UOM	Rate	Ext. Price	Amount
#323929 - Viburnum 3519 Hickory Loop				\$680.00
<i>Landscape Material - 03/28/2025</i>				
Enhancement Labor	2.00HR	\$60.00	\$120.00	
Odoratissimum Viburnum, 30 gallon - 30G	2.0030g	\$280.00	\$560.00	

Install 2 Viburnum 30 gallon

Grand Total \$680.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$135,166.06	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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

RECEIVED
03/31/25

APPROVED

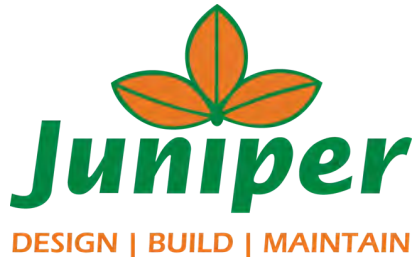
John G. 03/31/25
Code: 4650

Thank you for allowing us to serve you.

JuniperLandscaping.com

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PO Box 628395
Orlando FL 32862-8395



Invoice 323886

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
03/31/25	4/30/2025
Account Owner	PO#
Charlie Hemelgarn	

Item	Amount
#298533 - Seven Oaks 2024-2025 Landscape Maintenance Agreement	
<i>Fertilize Turf: Bahia - March - 03/20/2025</i>	<i>\$1,176.00</i>

Grand Total \$1,176.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$136,342.06	\$0.00	\$0.00	\$0.00	\$0.00

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

RECEIVED
04/01/25

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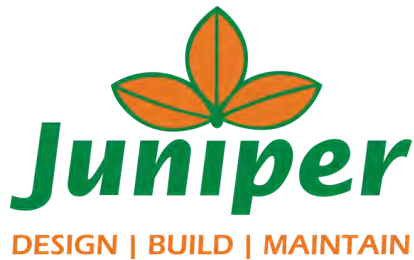
John G. 04/01/25
Code: 4604

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PO Box 628395
Orlando FL 32862-8395



Invoice 326854

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

RECEIVED
04/10/25

Date	Due Date
04/07/25	5/7/2025
Account Owner	PO#
Charlie Hemelgarn	

Item	Amount
#314695 - Seven Oaks CDD Rustic Pine Place <i>Landscape Material - 03/31/2025</i>	\$899.66

Grand Total \$899.66

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$74,020.18	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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APPROVED

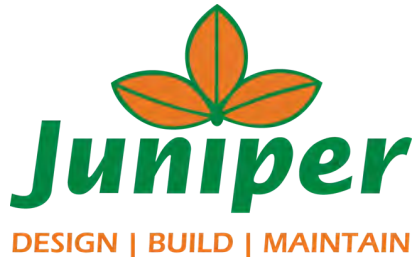
John G. 04/09/25
Code: 4650

Thank you for allowing us to serve you.

JuniperLandscaping.com

Please Remit Payment to:

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



Invoice 326855

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

RECEIVED
04/10/25

Date	Due Date
04/07/25	5/7/2025
Account Owner	PO#
Charlie Hemelgarn	

Item	Amount
#315158 - Seven Oaks Pine Crest Circle plants <i>Landscape Material - 03/31/2025</i>	\$1,157.00

Grand Total **\$1,157.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$74,020.18	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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APPROVED

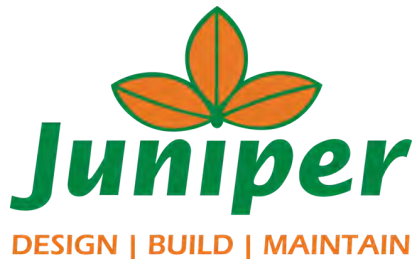
John G. 04/09/25
Code: 4650

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JuniperLandscaping.com

Please Remit Payment to:

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PO Box 628395
Orlando FL 32862-8395



Invoice 326856

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

RECEIVED
04/10/25

Date	Due Date
04/07/25	5/7/2025
Account Owner	PO#
Charlie Hemelgarn	

Item	Amount
#316462 - Stone Creek Circle	\$1,180.00
<i>Landscape Material - 03/31/2025</i>	

Grand Total \$1,180.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$74,020.18	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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APPROVED

John G. 04/09/25

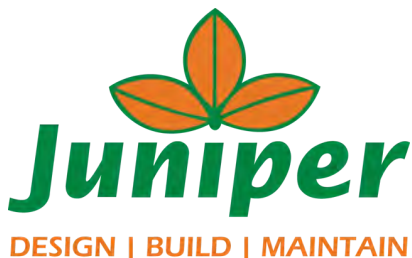
Code: 4650

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PO Box 628395
Orlando FL 32862-8395



Invoice 324855

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
04/01/25	5/1/2025
Account Owner	PO#
Charlie Hemelgarn	

Item	Amount
#298533 - Seven Oaks 2024-2025 Landscape Maintenance Agreement	
<i>Pest Control (All Labor & Materials - 03/20/2025</i>	<i>\$833.00</i>
<i>Fertilize Specialty Plants: March - 03/20/2025</i>	<i>\$337.00</i>

Grand Total \$1,170.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$86,238.34	\$50,493.73	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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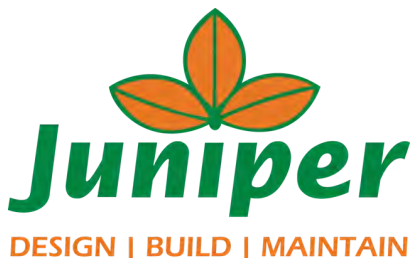
RECEIVED
04/02/25
APPROVED
John G. 04/02/25
Code: 4604

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JuniperLandscaping.com

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 PO Box 628395
 Orlando FL 32862-8395



Invoice 326620

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
03/31/25	4/30/2025
Account Owner	PO#
Charlie Hemelgarn	

Item	Qty/UOM	Rate	Ext. Price	Amount
#324002 - Irrigation Modification Ancient Oaks BLVD				\$4,623.53

Section 3 - 03/31/2025

Irrigation Tech Labor	30.00HR	\$75.00	\$2,250.00
Irritrol Adjustable Flood Bubbler	124.00EA	\$5.77	\$715.65
KF Black IPS Flex Pipe PVC 3/4 in. x 100 ft. (Sold per ft.)	320.00FT	\$3.17	\$1,014.84
Misc Fittings - 1.25" - 2"	16.00EA	\$8.57	\$137.14
PVC Purple Reclaimed Pipe 1-1/2 in. x 20 ft. SDR-21 (CL 200) Bell End (Sold per ft.)	350.00FT	\$1.31	\$459.99
Sch 40 PVC 90 Degree Reducing Elbow 3/4 in. x 1/2 in. Socket x FIPT	124.00EA	\$1.26	\$155.88
Sch 40 PVC Reducer Bushing Flush Style 1 -1/2 in. x 3/4 in. Spigot x FIPT	62.00EA	\$3.63	\$224.97
Sch 40 PVC Tee 1-1/2 in. Socket	62.00EA	\$3.89	\$240.91

Ancient Oaks Blvd

Add irrigation to new viburnum. 2 Bubblers per plant

https://maps.app.goo.gl/a16zRDy5eLj9fqkz5?g_st=com.microsoft.Office.Outlook.compose-shareextension

APPROVED **RECEIVED**
 04/17/25
 John G. 04/17/25
 Code: 4650

Grand Total \$4,623.53

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$70,783.52	\$0.00	\$0.00	\$0.00	\$0.00

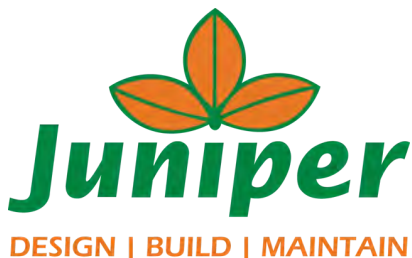
**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

Thank you for allowing us to serve you.

JuniperLandscaping.com

Please Remit Payment to:

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



Invoice 326621

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
03/31/25	4/30/2025
Account Owner	PO#
Charlie Hemelgarn	

Item	Qty/UOM	Rate	Ext. Price	Amount
#324009 - Irrigation Modification Mystic Oaks				\$3,433.65

Section 1 - 03/31/2025

Irrigation Tech Labor	25.00HR	\$75.00	\$1,875.00
Irritrol Adjustable Flood Bubbler	68.00EA	\$5.77	\$392.45
KF Black IPS Flex Pipe PVC 3/4 in. x 100 ft. (Sold per ft.)	300.00FT	\$3.17	\$951.41
Misc Fittings - 1.25" - 2"	10.00EA	\$8.57	\$85.71
PVC Purple Reclaimed Pipe 1-1/2 in. x 20 ft. SDR-21 (CL 200) Bell End (Sold per ft.)	200.00FT	\$1.31	\$262.85
Sch 40 PVC 90 Degree Reducing Elbow 3/4 in. x 1/2 in. Socket x FIPT	68.00EA	\$1.26	\$85.48
Sch 40 PVC Reducer Bushing Flush Style 1 -1/2 in. x 3/4 in. Spigot x FIPT	34.00EA	\$3.63	\$123.37
Sch 40 PVC Tee 1-1/2 in. Socket	34.00EA	\$3.89	\$132.11

Mystic Oak Blvd

Add irrigation to new viburnum. 2 Bubbler's per plant.

https://maps.app.goo.gl/WrTBoRyyCR9LNmKRA?g_st=com.microsoft.Office.Outlook.compose-shareextension
APPROVED

John G. 04/17/25
 Code: 4650

Grand Total **\$3,433.65**
RECEIVED
 04/17/25

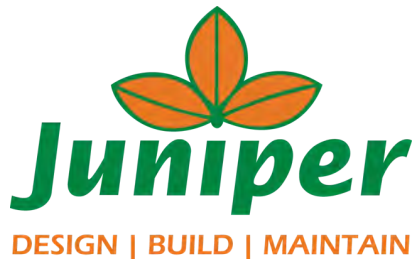
1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$70,783.52	\$0.00	\$0.00	\$0.00	\$0.00

Thank you for allowing us to serve you.

JuniperLandscaping.com

Please Remit Payment to:

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



Invoice 326947

Bill To
Seven Oaks CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

RECEIVED
04/10/25

Date	Due Date
04/07/25	5/7/2025
Account Owner	PO#
Charlie Hemelgarn	

Item	Amount
#313295 - Seven Oaks Ligustrum replacement	\$6,040.00
Landscape Material - 02/06/2025	
Irrigation Renovation - 03/31/2025	

Grand Total \$6,040.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$80,060.18	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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

APPROVED

John G. 04/09/25

Code: 4650

Thank you for allowing us to serve you.

JuniperLandscaping.com



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

(813) 230-7987
ClubhouseManager@sevenoakscdd.com

RECEIVED
04/03/25

JOB	#250259
SERVICE DATE	Apr 02, 2025
INVOICE DATE	Apr 02, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Apr 02, 2025
AMOUNT DUE	\$2,487.00

SERVICE ADDRESS

2910 Sports Core Cir
Wesley Chapel, FL 33544

CONTACT US

P.O. Box 270184
Tampa, FL 33688

(813) 908-0035
Luis@LeeElectricOnline.com

Service completed by: Fabricio Martinez

INVOICE

Services	qty	unit price	amount
Custom Job Commercial Provide and replace ballast and bulbs for tennis court lights. 1= Court- 1 2= Court 3	3.0	\$589.00	\$1,767.00
Custom Job Residential Lift equipment	1.0	\$720.00	\$720.00

Subtotal \$2,487.00

Job Total \$2,487.00

Amount Due \$2,487.00

Thank you for the opportunity to service your electrical needs!

See our [Terms & Conditions](#)

APPROVED

John G.4/03/25
Code: 4764



RECEIVED
04/10/25

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

(813) 230-7987
ClubhouseManager@sevenoakscdd.com

JOB	#250260
SERVICE DATE	Apr 09, 2025
INVOICE DATE	Apr 09, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Apr 09, 2025
AMOUNT DUE	\$4,112.00

SERVICE ADDRESS

2910 Sports Core Cir
Wesley Chapel, FL 33544

CONTACT US

P.O. Box 270184
Tampa, FL 33688

(813) 908-0035
Luis@LeeElectricOnline.com

Service completed by: Alexander Hobby, Luis Espel

INVOICE

Services	qty	unit price	amount
Custom Job Commercial Repair broken pvc conduit by the playground 3" PVC with 3 of the 350mcm and a 4/0 wire. Coordinate disconnect and reconnection. Tested power and all is working fine.	1.0	\$4,112.00	\$4,112.00

Subtotal \$4,112.00

Job Total \$4,112.00

Amount Due **\$4,112.00**

Thank you for the opportunity to service your electrical needs!

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APPROVED
John G. 04/09/25
Code: 4764



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

(813) 230-7987
maintenance@sevenoakscdd.com

JOB	#250304
SERVICE DATE	Apr 14, 2025
INVOICE DATE	Apr 14, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Apr 14, 2025
AMOUNT DUE	\$1,415.00

SERVICE ADDRESS

2910 Sports Core Cir
Wesley Chapel, FL 33544

CONTACT US

P.O. Box 270184
Tampa, FL 33688

(813) 908-0035
Luis@LeeElectricOnline.com

Service completed by: Alexander Hobby

INVOICE

Services	qty	unit price	amount
Custom Services - Custom Job Commercial	1.0	\$1,415.00	\$1,415.00
Edenfield Breaker keeps tripping and customer indicated when they reset the breaker the contactor smokes. After arriving noticed that the junction boxes were had uncovered and fixed were buried again and needed to be found. Found two of the boxes near the PALMETO BEND location. After opening the contactor box by the panel and saw it was burnt. Replaced it with a new contactor. After tracing the wires from multiple areas found that there are two lines coming out from the contactor and the one going towards edenfield and there is a broken box in the median where the wires have been damaged and the box was broken and hanging off. Replaced the box with a new in ground box with new connections. Tested and everything is working fine now.			

Subtotal \$1,415.00

Job Total \$1,415.00

Amount Due \$1,415.00

RECEIVED
04/17/25

APPROVED

John G. 04/17/25
Code: 4616

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

(813) 230-7987
maintenance@sevenoakscdd.com

JOB	#250322
SERVICE DATE	Apr 14, 2025
INVOICE DATE	Apr 16, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Apr 16, 2025
AMOUNT DUE	\$2,179.00

SERVICE ADDRESS

2910 Sports Core Cir
Wesley Chapel, FL 33544

CONTACT US

P.O. Box 270184
Tampa, FL 33688

(813) 908-0035
Luis@LeeElectricOnline.com

Service completed by: Pablo Davila, Fabricio Martinez

INVOICE

Services	qty	unit price	amount
Custom Services - Custom Job Commercial Remove wiring for old undercabinet lighting.	1.0	\$264.00	\$264.00
Custom Job Commercial Remove receptacle from old microwave.	1.0	\$201.00	\$201.00
Custom Job Commercial Remove and blank off existing receptacle down below, tap power from existing box and add another gfci protected receptacle at the same height as the other two.	1.0	\$264.00	\$264.00
Custom Job Commercial Remove 3 track lights in club house, provide and install 3 of the 6" LED wafer lights to replace them. We will have to go through the attic to remove the boxes for the track lighting to use them.	1.0	\$1,450.00	\$1,450.00

APPROVED

John G. 04/17/25
Code: 4647

RECEIVED
04/17/25

Subtotal	\$2,179.00
Job Total	\$2,179.00
Amount Due	\$2,179.00

Thank you for the opportunity to service your electrical needs!



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

(813) 230-7987
maintenance@sevenoakscdd.com

RECEIVED
04/23/25

JOB	#250328
SERVICE DATE	Apr 17, 2025
INVOICE DATE	Apr 22, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Apr 22, 2025
AMOUNT DUE	\$534.00

SERVICE ADDRESS

2910 Sports Core Cir
Wesley Chapel, FL 33544

CONTACT US

P.O. Box 270184
Tampa, FL 33688

(813) 908-0035
Luis@LeeElectricOnline.com

Service completed by: Fabricio Martinez

INVOICE

Services	qty	unit price	amount
Custom Job Commercial	3.0	\$178.00	\$534.00
Provide and replace 2 of the in ground round junction boxes that were covered up with new sod and keep them raised so that they do not get covered up again. Also replace one 4" square plastic box with a new in ground round junction box.			

Subtotal	\$534.00
Job Total	\$534.00
Amount Due	\$534.00

Thank you for the opportunity to service your electrical needs!

See our [Terms & Conditions](#)

APPROVED
John G. 04/23/25
Code: 4616



Pasco County Utilities Services
Seven Oaks CDD

Invoice # Summary Water 3/25

Date: 03/21/25

Service Dates: 02/11/25-03/13/25

Customer #	Account #	Amount	Due Date	Service Address	GL Code	Obj Code	Credit
01228300	0010595	\$ 17.82	4/7/2025	0 Summergate Blvd	53600	4310	
01228300	0010600	\$ 59.13	4/7/2025	0 Ancient Oaks Blvd	53600	4310	
01228302	0010605	\$ -	4/7/2025	0 Ancient Oaks/Beech	53600	4310	
01228300	0010610	\$ 12.96	4/7/2025	0 Ancient Oaks/Sports	53600	4310	
01228304	0010635	\$ -	4/7/2025	0 Fordham Dr	53600	4310	
01228304	0010640	\$ 0.81	4/7/2025	0 Millhopper Ave	53600	4310	
01228303	0010645	\$ 26.73	4/7/2025	0 Silvermoss Dr	53600	4310	
01228302	0010650	\$ -	4/7/2025	0 Kirkwood Cir	53600	4310	
01228302	0010655	\$ -	4/7/2025	0 Rosehaven Dr	53600	4310	
01228304	0010660	\$ 51.03	4/7/2025	0 Baybrook Loop	53600	4310	
01228303	0010675	\$ -	4/7/2025	0 Silvermoss Dr	53600	4310	
01228303	0010690	\$ 17.01	4/7/2025	0 Water Ash Dr	53600	4310	
01228304	0010695	\$ 25.11	4/7/2025	0 Arrowgrass Dr	53600	4310	
01228304	0010705	\$ -	4/7/2025	0 Ancient Oaks Blvd	53600	4310	
01228304	0010710	\$ -	4/7/2025	0 Edenfield Dr	53600	4310	
01228304	0010715	\$ -	4/7/2025	0 Sisal Loop	53600	4310	
01228304	0010720	\$ 2.43	4/7/2025	0 Firebush Dr	53600	4310	
01228304	0010730	\$ -	4/7/2025	0 Pine Point Dr	53600	4310	
01228303	0010740	\$ 12.96	4/7/2025	0 Cotton Key Ln	53600	4310	
01228303	0010745	\$ 10.53	4/7/2025	0 Shoregrass Dr	53600	4310	
01228304	0010755	\$ -	4/7/2025	0 Laurel Chase Ln	53600	4310	
01228304	0010760	\$ 12.96	4/7/2025	0 Pine Point Dr	53600	4310	
01228304	0010765	Credit	4/7/2025	0 Big Cypress Way	53600	4310	\$ 19.72
01228304	0010770	Credit	4/7/2025	0 Cedar Park Ct	53600	4310	\$ 58.03
01228304	0010775	Credit	4/7/2025	0 Blue Springs Pl	53600	4310	\$ 83.33
01228304	0010780	Credit	4/7/2025	0 Lake Valley Pl	53600	4310	\$ 32.98
01228304	0010785	Credit	4/7/2025	0 Water Ash Dr	53600	4310	\$ 24.92
01228304	0010790	\$ -	4/7/2025	0 Stillbrook Dr	53600	4310	
01228304	0010795	\$ 4.86	4/7/2025	0 Edenfield Dr	53600	4310	
01228303	0010800	\$ 10.53	4/7/2025	3247 Chapel Creek Ci	53600	4310	
01228301	0010810	\$ 1.62	4/7/2025	0 Mystic Oaks Blvd	53600	4310	
01228304	0010815	Credit	4/7/2025	0 Mystic Oaks Blvd	53600	4310	\$ 165.00
01228301	0010820	Credit	4/7/2025	0 Mystic Oaks Blvd	53600	4310	\$ 165.00
01060349	0010835	\$ 17.82	4/7/2025	27403 Mistflower Dr	53600	4310	
01228304	0010845	\$ 3.24	4/7/2025	00000 Fawnmist Dr	53600	4310	
01228304	0010855	\$ 8.45	4/7/2025	0 Fern Glade Ct	53600	4310	
01228303	0010875	Credit	4/7/2025	3152 Grassglen Pl	53600	4310	\$ 110.61
01228303	0010880	\$ 2.43	4/7/2025	0 Fiddlers Green Loop	53600	4310	
01228304	0010885	\$ 10.53	4/7/2025	0 Ancient Oaks Blvd	53600	4310	
01228304	0010890	\$ 14.58	4/7/2025	0 Eagleston Blvd	53600	4310	
01228304	0010900	\$ 4.05	4/7/2025	0 Gentlewinds Pl	53600	4310	
01228304	0010905	\$ 4.86	4/7/2025	0 Rustic Pine Pl	53600	4310	
01228298	0010965	\$ 4.86	4/7/2025	10 Roseling Ct	53600	4310	
01228298	0010970	\$ 7.29	4/7/2025	10 Wildstar Cir- Park	53600	4310	
01228299	0010990	Credit	4/7/2025	0 Wildstar Cir	53600	4310	\$ 43.55
01228299	0010995	\$ 2.43	4/7/2025	0 Kalanchoe Pl	53600	4310	
01228304	0011000	\$ 6.48	4/7/2025	0 Rustic Pine Pl	53600	4310	
01228304	0011010	\$ 5.67	4/7/2025	0 Granite Glen Loop	53600	4310	
01228303	0011015	\$ 1.62	4/7/2025	0 Stonecreek Way	53600	4310	
01060339	0011020	Credit	4/7/2025	0 Winged Elm Dr	53600	4310	\$ 125.00
01228303	0011025	\$ 8.91	4/7/2025	0 Watermark Dr	53600	4310	
01228304	0011030	\$ -	4/7/2025	0 Watermark Dr	53600	4310	
01228304	0011035	\$ 1.62	4/7/2025	0 Indigo Pond Ct	53600	4310	
01228305	0011070	Credit	4/7/2025	3964 Windcrest Dr	53600	4310	\$ 64.14
01228305	0011075	\$ 28.35	4/7/2025	4261 Windcrest Dr	53600	4310	
01228302	0469715	\$ 37.32	4/7/2025	0 Ancient Oaks Blvd &	53600	4674	
01228302	0469720	\$ 86.47	4/7/2025	0 Ancient Oaks Blvd &	53600	4674	
01228303	0469735	\$ 1,633.58	4/7/2025	2910 Sports Core Circ	53600	4301	
01369272	0989675	\$ 3.24	4/7/2025	Vermillion Sky North	53600	4310	
01369272	0989680	\$ 3.24	4/7/2025	Vermillion Sky South	53600	4310	
01369272	0989690	\$ 6.48	4/7/2025	Autumn Breeze Reclai	53600	4310	

Total \$ 2,170.01

Total by Code	4301	\$ 1,633.58	Recreational Facility
	4310	\$ 412.64	Reclaimed Water (Acct # starts with 100)
	4674	\$ 123.79	Decorative Entry Fountain
Grand Total		<u>\$ 2,170.01</u>	



PASCO COUNTY UTILITIES
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NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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(352) 521-4285

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MAR 2 2025



BY:

2576 0 1
37-93238

SEVEN OAKS CCD

Service Address: 0 SUMMERGATE BOULEVARD

Bill Number: 22091708

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010595	01228300
Please use the 15-digit number below when making a payment through your bank	
001059501228300	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	43765803	2/11/2025	77843	3/13/2025	77865	30	22

Usage History
Reclaimed

March 2025	22
February 2025	110
January 2025	249
December 2024	271
November 2024	293
October 2024	45
September 2024	67
August 2024	83
July 2024	67
June 2024	226
May 2024	405
April 2024	97

Transactions

Previous Bill	89.10
Payment 03/10/25	-89.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	22 Thousand Gals X \$0.81 17.82
Total Current Transactions	17.82
TOTAL BALANCE DUE	\$17.82



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Account #	0010595
Customer #	01228300
Balance Forward	0.00
Current Transactions	17.82

Total Balance Due	\$17.82
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

SEVEN OAKS CCD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
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NEW PORT RICHEY, FL 34656-2139

012283004001059502209170830000017824



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MAR 24 2025



BY:

2575 0 1
37-93238

SEVEN OAKS CCD

Service Address: **0 ANCIENT OAKS BOULEVARD**

Bill Number: 22091707

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010600	01228300
Please use the 15-digit number below when making a payment through your bank	
001060001228300	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	43765802	2/11/2025	59828	3/13/2025	59901	30	73

Usage History

Reclaimed

March 2025	73
February 2025	195
January 2025	191
December 2024	509
November 2024	508
October 2024	188
September 2024	514
August 2024	350
July 2024	442
June 2024	1013
May 2024	1130
April 2024	522

Transactions

Previous Bill	157.95
Payment 03/10/25	-157.95 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	73 Thousand Gals X \$0.81
	59.13
Total Current Transactions	59.13
TOTAL BALANCE DUE	\$59.13



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Account # 0010600
Customer # 01228300

Balance Forward 0.00
Current Transactions 59.13

Total Balance Due \$59.13
Due Date 4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/07/2025.

SEVEN OAKS CCD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
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012283004001060012209170760000059136



PASCO COUNTY UTILITIES
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MAR 2 2025

2580 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS/BEECH G**

Bill Number: 22091706

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pourates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08762403	2/11/2025	40654	3/13/2025	40654	30	0

Usage History
Reclaimed

March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024
August 2024
July 2024
June 2024
May 2024
April 2024

0
3
4
0
0
0
0
0
49
91
1
0

Previous Bill
Payment 03/10/25
Balance Forward
TOTAL BALANCE DUE

2.43
-2.43 CR
0.00
\$0.00



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Account # 0010605
Customer # 01228302

Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date **4/7/2025**

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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012283028001060562209170690000000000



PASCO COUNTY UTILITIES
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Pay By Phone: 1-855-786-5344

RECEIVED
MAR 24 2025



2577 0 1
37-93238

SEVEN OAKS CCD

Service Address: 0 ANCIENT OAKS/SPORTS

Bill Number: 22091709

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010610	01228300
Please use the 15-digit number below when making a payment through your bank	
001061001228300	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08404817	2/11/2025	21847	3/13/2025	21863	30	16

Usage History

Reclaimed

March 2025	16
February 2025	94
January 2025	210
December 2024	244
November 2024	316
October 2024	66
September 2024	168
August 2024	159
July 2024	243
June 2024	677
May 2024	692
April 2024	245

Transactions

Previous Bill	76.14
Payment 03/10/25	-76.14 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$0.81
	12.96
Total Current Transactions	12.96
TOTAL BALANCE DUE	\$12.96

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0010610
Customer # 01228300
Balance Forward 0.00
Current Transactions 12.96

Total Balance Due \$12.96
Due Date 4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/07/2025.

SEVEN OAKS CCD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

012283004001061002209170900000012962



PASCO COUNTY UTILITIES
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LAND O' LAKES
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RECEIVED
MAR 24 2025



2596 0 1
37-93238

SEVEN OAKS CDD

Service Address: 0 FORDHAM DR

Bill Number: 22091710

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010635	01228304
Please use the 15-digit number below when making a payment through your bank	
001063501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075228	2/11/2025	1758	3/13/2025	1758	30	0

Usage History
Reclaimed

March 2025	0
February 2025	17
January 2025	16
December 2024	19
November 2024	21
October 2024	17
September 2024	20
August 2024	16
July 2024	69
June 2024	77
May 2024	26
April 2024	13

Previous Bill
Payment 03/10/25 13.77
Balance Forward -13.77 CR
TOTAL BALANCE DUE 0.00
\$0.00

Please return this portion with payment

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Account #	0010635
Customer #	01228304
Balance Forward	0.00
Current Transactions	0.00
Total Balance Due	\$0.00
Due Date	4/7/2025

Round-Up Donations to Charity

Amount Enclosed	
-----------------	--

☐ Check this box to participate in Round-Up.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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01228304200106353220917100000000000000



PASCO COUNTY UTILITIES
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LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

RECEIVED
MAR 2 2025



2597 0 1
37-93238

SEVEN OAKS CDD

Service Address: 0 MILLHOPPER AVENUE

Bill Number: 22091711

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010640	01228304
Please use the 15-digit number below when making a payment through your bank	
001064001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399014	2/11/2025	260	3/13/2025	261	30	1

Usage History
Reclaimed

March 2025	1
February 2025	3
January 2025	3
December 2024	4
November 2024	4
October 2024	5
September 2024	5
August 2024	4
July 2024	18
June 2024	20
May 2024	7
April 2024	4

Transactions

Previous Bill	2.43
Payment 03/10/25	-2.43 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1 Thousand Gals X \$0.81 0.81
Total Current Transactions	0.81
TOTAL BALANCE DUE	\$0.81



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Account # 0010640
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.81

Total Balance Due	\$0.81
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/07/2025.

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012283042001064072209171170000000815



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SEVEN OAKS CDD

Service Address: **0 SILVERMOSS DR**

Bill Number: 22091712

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010645	01228303
Please use the 15-digit number below when making a payment through your bank	
001064501228303	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010345	2/11/2025	20218	3/13/2025	20251	30	33

Usage History		Transactions	
	Reclaimed	Previous Bill	
March 2025	33	Payment 03/10/25	34.83
February 2025	43		-34.83 CR
January 2025	34	Balance Forward	0.00
December 2024	53	Current Transactions	
November 2024	8	Reclaimed	
October 2024	0	Reclaimed	33 Thousand Gals X \$0.81
September 2024	9		26.73
August 2024	28	Total Current Transactions	26.73
July 2024	183	TOTAL BALANCE DUE	\$26.73
June 2024	441		
May 2024	51		
April 2024	13		



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Account # 0010645
Customer # 01228303
Balance Forward 0.00
Current Transactions 26.73

Total Balance Due \$26.73
Due Date 4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

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SEVEN OAKS CDD

Service Address: 0 KIRKWOOD CIRCLE

Bill Number: 22091713

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010650	01228302
Please use the 15-digit number below when making a payment through your bank	
001065001228302	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	11010346	2/11/2025	3056	3/13/2025	3056	30	0

Usage History
Reclaimed

March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024
August 2024
July 2024
June 2024
May 2024
April 2024

0
15
13
17
14
15
19
14
64
71
21
8

Transactions

Previous Bill
Payment 03/10/25

12.15

Balance Forward

-12.15 CR

0.00

TOTAL BALANCE DUE

\$0.00

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Account # 0010650
Customer # 01228302

Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 4/7/2025

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: 0 ROSEHAVEN DR

Bill Number: 22091714

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
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Service		Meter #	Previous		Current		# of Days	Consumption in thousands
Reclaim		08075213	Date	Read	Date	Read		
			2/11/2025	922	3/13/2025	922	30	0
Usage History								
March 2025		Reclaimed		Transactions				
February 2025		0						
January 2025		0						

Usage History
Reclaimed

March 2025	0
February 2025	0
January 2025	1
December 2024	0
November 2024	0
October 2024	0
September 2024	0
August 2024	0
July 2024	2
June 2024	1
May 2024	2
April 2024	2

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0010655
Customer # 01228302

Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 4/7/2025

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: **0 BAYBROOK LOOP**

Bill Number: 22091715

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

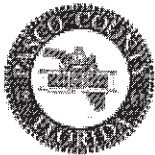
Account #	Customer #
0010660	01228304
Please use the 15-digit number below when making a payment through your bank	
001066001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct 1, 2024.
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Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08399018	2/11/2025	1336	3/13/2025	1399	30	63

Usage History	
	Reclaimed
March 2025	63
February 2025	29
January 2025	20
December 2024	64
November 2024	4
October 2024	5
September 2024	22
August 2024	17
July 2024	73
June 2024	83
May 2024	27
April 2024	15

Transactions	
Previous Bill	23.49
Payment 03/10/25	-23.49 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	63 Thousand Gals X \$0.81
	51.03
Total Current Transactions	51.03
TOTAL BALANCE DUE	\$51.03



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Account # 0010660
Customer # 01228304
Balance Forward 0.00
Current Transactions 51.03

Total Balance Due	\$51.03
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/07/2025.



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SEVEN OAKS CDD

Service Address: **0 SILVERMOSS DR**

Bill Number: 22091716

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08399013	2/11/2025	546	3/13/2025	546	30	0

Usage History

Reclaimed

March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	3
September 2024	13
August 2024	10
July 2024	43
June 2024	52
May 2024	17
April 2024	9

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0010675
Customer # 01228303

Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 4/7/2025

Round-Up Donations to Charity

Amount Enclosed

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Service Address: 0 WATER ASH DR

Bill Number: 22091717

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08399003	2/11/2025	2262	3/13/2025	2283	30	21

Usage History
Reclaimed

March 2025	21
February 2025	22
January 2025	22
December 2024	23
November 2024	24
October 2024	9
September 2024	11
August 2024	29
July 2024	58
June 2024	65
May 2024	0
April 2024	0

Transactions

Previous Bill
Payment 03/10/25

Balance Forward	17.82
Current Transactions	-17.82 CR
Reclaimed	0.00
Reclaimed	
Total Current Transactions	21 Thousand Gals X \$0.81 17.01
TOTAL BALANCE DUE	17.01
	\$17.01



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Account # 0010690
Customer # 01228303
Balance Forward 0.00
Current Transactions 17.01

Total Balance Due \$17.01
Due Date 4/7/2025

10% late fee will be applied if paid after due date
The Total Due will be electronically
transferred on 04/07/2025.

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BY:

SEVEN OAKS CDD

Service Address: 0 ARROWGRASS DR

Bill Number: 22091718

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010695	01228304
Please use the 15-digit number below when making a payment through your bank	
001069501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010344	2/11/2025	6598	3/13/2025	6629	30	31

Usage History

Reclaimed

March 2025	31
February 2025	27
January 2025	29
December 2024	25
November 2024	28
October 2024	27
September 2024	43
August 2024	40
July 2024	39
June 2024	36
May 2024	38
April 2024	43

Transactions

Previous Bill	21.87
Payment 03/10/25	-21.87 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	31 Thousand Gals X \$0.81
	25.11
Total Current Transactions	25.11
TOTAL BALANCE DUE	\$25.11

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Account # 0010695
Customer # 01228304
Balance Forward 0.00
Current Transactions 25.11

Total Balance Due \$25.11
Due Date 4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/07/2025.

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SEVEN OAKS CDD

Service Address: 0 ANCIENT OAKS BOULEVARD

Bill Number: 22091719

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16555196	2/11/2025	12825	3/13/2025	12825	30	0

Usage History
Reclaimed

March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0
September 2024	0
August 2024	0
July 2024	0
June 2024	0
May 2024	0
April 2024	0

Transactions

TOTAL BALANCE DUE 0.00
\$0.00

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Account # 0010705
Customer # 01228304

Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 4/7/2025

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: 0 EDENFIELD DR

Bill Number: 22091720

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010710	01228304
Please use the 15-digit number below when making a payment through your bank	
001071001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075214	2/11/2025	2530	3/13/2025	2530	30	0

Usage History
Reclaimed

March 2025	0
February 2025	12
January 2025	11
December 2024	14
November 2024	32
October 2024	38
September 2024	39
August 2024	37
July 2024	86
June 2024	94
May 2024	7
April 2024	18

Transactions

Previous Bill	
Payment 03/10/25	9.72
Balance Forward	-9.72 CR
TOTAL BALANCE DUE	\$0.00

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Account #	0010710
Customer #	01228304
Balance Forward	0.00
Current Transactions	0.00
Total Balance Due	\$0.00
Due Date	4/7/2025

Round-Up Donations to Charity

Amount Enclosed	
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SEVEN OAKS CDD

Service Address: 0 SISAL LOOP

Bill Number: 22091721

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08075223	2/11/2025	1481	3/13/2025	1481	30	0

Usage History
Reclaimed

March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	1
September 2024	0
August 2024	1
July 2024	0
June 2024	1
May 2024	0
April 2024	0
	1

Transactions

TOTAL BALANCE DUE 0.00
\$0.00

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Account # 0010715
Customer # 01228304

Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 4/7/2025

Round-Up Donations to Charity

Amount Enclosed

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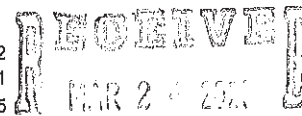


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2604 0 1
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SEVEN OAKS CDD

Service Address: **0 FIREBUSH DR**

Bill Number: 22091723

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

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Account #	Customer #
0010720	01228304
Please use the 15-digit number below when making a payment through your bank.	
001072001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075226	2/11/2025	1438	3/13/2025	1441	30	3

Usage History

Reclaimed

March 2025	3
February 2025	8
January 2025	5
December 2024	8
November 2024	68
October 2024	33
September 2024	30
August 2024	27
July 2024	43
June 2024	55
May 2024	33
April 2024	10

Transactions

Previous Bill	6.48
Payment 03/10/25	-6.48 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$0.81 2.43
Total Current Transactions	2.43
TOTAL BALANCE DUE	\$2.43



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Account #	0010720
Customer #	01228304
Balance Forward	0.00
Current Transactions	2.43

Total Balance Due	\$2.43
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/07/2025.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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012283042001072062209172340000002431

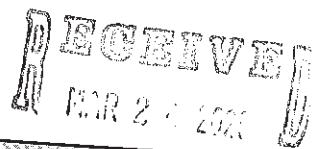


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2603 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 PINE POINT DR**

Bill Number: 22091722

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pourates for details.

Account #	Customer #
0010730	01228304
Please use the 15-digit number below when making a payment through your bank	
001073001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	09016347	2/11/2025	663	3/13/2025	663	30	0

Usage History
Reclaimed

March 2025	0
February 2025	0
January 2025	2
December 2024	3
November 2024	2
October 2024	3
September 2024	3
August 2024	2
July 2024	2
June 2024	2
May 2024	10
April 2024	0

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0010730
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 4/7/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

SEVEN OAKS CDD
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2588 0 1
37-93237

SEVEN OAKS CDD

Service Address: 0 COTTON KEY LANE

Bill Number: 22091724

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010740	01228303
Please use the 15-digit number below when making a payment through your bank	
001074001228303	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08075225	2/11/2025	2300	3/13/2025	2316	30	16

Usage History

Reclaimed

March 2025	16
February 2025	16
January 2025	14
December 2024	19
November 2024	22
October 2024	21
September 2024	21
August 2024	19
July 2024	109
June 2024	137
May 2024	79
April 2024	0

Transactions

Previous Bill	12.96
Payment 03/10/25	-12.96 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$0.81 12.96
Total Current Transactions	12.96
TOTAL BALANCE DUE	\$12.96



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Account # 0010740
Customer # 01228303
Balance Forward 0.00
Current Transactions 12.96

Total Balance Due	\$12.96
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/07/2025.

SEVEN OAKS CDD
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2589 0 1
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SEVEN OAKS CDD

Service Address: **0 SHOREGRASS DR**

Bill Number: 22091725

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010745	01228303
Please use the 15-digit number below when making a payment through your bank	
001074501228303	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404824	2/11/2025	1135	3/13/2025	1148	30	13

Usage History
Reclaimed

March 2025	13
February 2025	15
January 2025	14
December 2024	14
November 2024	17
October 2024	15
September 2024	16
August 2024	11
July 2024	45
June 2024	52
May 2024	14
April 2024	0

Transactions

Previous Bill	12.15
Payment 03/10/25	-12.15 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$0.81 10.53
Total Current Transactions	10.53
TOTAL BALANCE DUE	\$10.53



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Account # 0010745
Customer # 01228303
Balance Forward 0.00
Current Transactions 10.53

Total Balance Due	\$10.53
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/07/2025.

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SEVEN OAKS CDD

Service Address: **0 LAUREL CHASE LANE**

Bill Number: 22091727

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010755	01228304
Please use the 15-digit number below when making a payment through your bank	
001075501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399015	2/11/2025	619	3/13/2025	619	30	0

Usage History
Reclaimed

March 2025	0
February 2025	0
January 2025	0
December 2024	1
November 2024	8
October 2024	0
September 2024	0
August 2024	0
July 2024	4
June 2024	45
May 2024	43
April 2024	18
	6

TOTAL BALANCE DUE 0.00
\$0.00

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Account # 0010755
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 4/7/2025

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: 0 PINE POINT DR

Bill Number: 22091728

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0010760	01228304
Please use the 16-digit number below when making a payment through your bank	
001076001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399021	2/11/2025	726	3/13/2025	742	30	16

Usage History		Transactions	
	Reclaimed		
March 2025	16	Previous Bill	12.15
February 2025	15	Payment 03/10/25	-12.15 CR
January 2025	15	Balance Forward	0.00
December 2024	16	Current Transactions	
November 2024	17	Reclaimed	
October 2024	16	Reclaimed	16 Thousand Gals X \$0.81 12.96
September 2024	16	Total Current Transactions	12.96
August 2024	16	TOTAL BALANCE DUE	\$12.96
July 2024	15		
June 2024	12		
May 2024	15		
April 2024	18		



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Account # 0010760
Customer # 01228304
Balance Forward 0.00
Current Transactions 12.96

Total Balance Due \$12.96
Due Date 4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

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SEVEN OAKS CDD

Service Address: **0 BIG CYPRESS WAY**

Bill Number: 22091729

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010765	01228304
Please use the 15-digit number below when making a payment through your bank	
001076501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703396	2/11/2025	205	3/13/2025	205	30	0

Usage History
Reclaimed

March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024
August 2024
July 2024
June 2024
May 2024
April 2024

0
0
0
0
1
1
0
1
0
1
0
1

Transactions

Previous Bill

Balance Forward

-19.72 CR

-19.72 CR

TOTAL BALANCE DUE

-\$19.72 CR



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Account #	0010765
Customer #	01228304
Balance Forward	-19.72 CR
Current Transactions	-19.72 CR
Total Balance Due	-\$19.72 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD
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SEVEN OAKS CDD

Service Address: **0 CEDAR PARK CT**

Bill Number: 22091730

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241283	2/11/2025	111	3/13/2025	111	30	0

Usage History
Reclaimed

March 2025 0
February 2025 0
January 2025 1
December 2024 1
November 2024 1
October 2024 0
September 2024 1
August 2024 1
July 2024 1
June 2024 0
May 2024 1
April 2024 1

Transactions

Previous Bill -58.03 CR
Balance Forward -58.03 CR
TOTAL BALANCE DUE -58.03 CR

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Account # 0010770
Customer # 01228304
Balance Forward -58.03 CR
Current Transactions -58.03 CR
Total Balance Due -58.03 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD
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SEVEN OAKS CDD

Service Address: 0 BLUE SPRINGS PLACE

Bill Number: 22091731

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0010775	01228304
Please use the 15-digit number below when making a payment through your bank	
001077501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241326	2/11/2025	80	3/13/2025	80	30	0

Usage History
Reclaimed

March 2025 0
February 2025 0
January 2025 0
December 2024 0
November 2024 0
October 2024 0
September 2024 0
August 2024 0
July 2024 0
June 2024 0
May 2024 0
April 2024 0

Transactions

Previous Bill
Balance Forward -83.33 CR
TOTAL BALANCE DUE -83.33 CR
-83.33 CR

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Account # 0010775
Customer # 01228304
Balance Forward -83.33 CR
Current Transactions -83.33 CR
Total Balance Due -83.33 CR

CREDIT - DO NOT PAY

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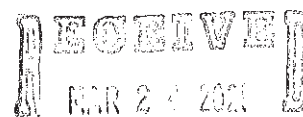


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SEVEN OAKS CDD

Service Address: **0 LAKE VALLEY PLACE**

Bill Number: 22091732

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

BY:

2610 0 1

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Account #	Customer #
0010780	01228304
Please use the 15-digit number below when making a payment through your bank	
001078001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241327	2/11/2025	143	3/13/2025	144	30	1

Usage History

Reclaimed

March 2025	1
February 2025	1
January 2025	0
December 2024	1
November 2024	1
October 2024	1
September 2024	0
August 2024	1
July 2024	1
June 2024	1
May 2024	0
April 2024	1

Transactions

Previous Bill	-33.79 CR
Balance Forward	-33.79 CR
Current Transactions	
Reclaimed	
Reclaimed	1 Thousand Gals X \$0.81
	0.81
Total Current Transactions	0.81
TOTAL BALANCE DUE	-\$32.98 CR



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Account #	0010780
Customer #	01228304
Balance Forward	-33.79 CR
Current Transactions	0.81
Total Balance Due	-\$32.98 CR

CREDIT - DO NOT PAY

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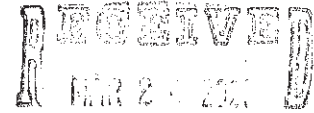


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SEVEN OAKS CDD

Service Address: **0 WATER ASH DR**

Bill Number: 22091733

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

BY:

2611 0 1
37-93238

Account #	Customer #
0010785	01228304
Please use the 15-digit number below when making a payment through your bank	
001078501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	07235215	2/11/2025	138	3/13/2025	139	30	1

Usage History
Reclaimed

March 2025	1
February 2025	1
January 2025	1
December 2024	1
November 2024	1
October 2024	1
September 2024	1
August 2024	0
July 2024	1
June 2024	1
May 2024	1
April 2024	0

Transactions

Previous Bill	
Balance Forward	-25.73 CR
Current Transactions	-25.73 CR
Reclaimed	
Reclaimed	1 Thousand Gals X \$0.81
Total Current Transactions	0.81
TOTAL BALANCE DUE	-\$24.92 CR

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Account #	0010785
Customer #	01228304
Balance Forward	-25.73 CR
Current Transactions	0.81
Total Balance Due	-\$24.92 CR

CREDIT - DO NOT PAY

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SEVEN OAKS CDD

Service Address: 0 STILLBROOK DR

Bill Number: 22091734

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241565	2/11/2025	344	3/13/2025	344	30	0
Transactions							

Usage History
Reclaimed

March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0
September 2024	0
August 2024	0
July 2024	0
June 2024	0
May 2024	0
April 2024	0

TOTAL BALANCE DUE 0.00
\$0.00

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Account # 0010790
Customer # 01228304

Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 4/7/2025

Round-Up Donations to Charity

Amount Enclosed

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1 0 1
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SEVEN OAKS CDD

Service Address: **0 EDENFIELD DR**

Bill Number: 22091735

Billing Date: 3/24/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010795	01228304
Please use the 15-digit number below when making a payment through your bank	
001079501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399005	2/11/2025	1893	3/13/2025	1899	30	6

Usage History		
Water		
March 2025	6	
February 2025	14	
January 2025	0	
December 2024	0	
November 2024	4	
October 2024	4	
September 2024	5	
August 2024	5	
July 2024	4	
June 2024	3	
May 2024	4	
April 2024	5	

Transactions		
Previous Bill		11.34
Payment 03/10/25		-11.34 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	6 Thousand Gals X \$0.81	4.86
Total Current Transactions		4.86
TOTAL BALANCE DUE		\$4.86



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Account # 0010795
Customer # 01228304
Balance Forward 0.00
Current Transactions 4.86

Total Balance Due \$4.86
Due Date 4/10/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 04/10/2025.**

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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SEVEN OAKS CDD

Service Address: **3247 CHAPEL CREEK CIRCLE**

Bill Number: 22091736

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service		Meter #	Previous		Current		# of Days	Consumption in thousands
Reclaim		13915301	Date	Read	Date	Read		
			2/11/2025	8613	3/13/2025	8626	30	13

Please visit bit.ly/pcurates for details.

and charges took effect Oct. 1, 2024.

001080001228303

Usage History

Reclaimed

13

March 2025

February 2025

Transactions

Usage History
Reclaimed

March 2025	13
February 2025	38
January 2025	38
December 2024	51
November 2024	41
October 2024	53
September 2024	37
August 2024	32
July 2024	30
June 2024	26
May 2024	30
April 2024	40

Previous Bill
Payment 03/10/25

Balance Forward	30.78
Current Transactions	-30.78 CR
Reclaimed	0.00
Reclaimed	
Total Current Transactions	13 Thousand Gals X \$0.81 10.53
TOTAL BALANCE DUE	10.53
	\$10.53



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Account #	0010800
Customer #	01228303
Balance Forward	0.00
Current Transactions	10.53
Total Balance Due	\$10.53
Due Date	4/7/2025

10% late fee will be applied if paid after due date
The Total Due will be electronically transferred on 04/07/2025.

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01228303500108005220917368000001053



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SEVEN OAKS CDD

Service Address: 0 MYSTIC OAKS BOULEVARD

Bill Number: 22091737

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0010810	01228301
Please use the 15-digit number below when making a payment through your bank	
001081001228301	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13113816	2/11/2025	29728	3/13/2025	29730	30	2

Usage History

Reclaimed

March 2025	2
February 2025	43
January 2025	110
December 2024	140
November 2024	208
October 2024	50
September 2024	100
August 2024	71
July 2024	104
June 2024	323
May 2024	402
April 2024	122

Transactions

Previous Bill	34.83
Payment 03/10/25	-34.83 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$0.81
	1.62
Total Current Transactions	1.62
TOTAL BALANCE DUE	\$1.62

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Account #	0010810
Customer #	01228301
Balance Forward	0.00
Current Transactions	1.62

Total Balance Due	\$1.62
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/07/2025.

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Service Address: 0 MYSTIC OAKS BOULEVARD

Bill Number: 22091738

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

BY:

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Account #	Customer #
0010815	01228304
Please use the 15-digit number below when making a payment through your bank	
001081501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15556918	2/11/2025	14406	3/13/2025	14406	30	0

Usage History
Reclaimed

March 2025 0
February 2025 0
January 2025 0
December 2024 0
November 2024 0
October 2024 0
September 2024 0
August 2024 0
July 2024 0
June 2024 0
May 2024 0
April 2024 0

Previous Bill

Balance Forward

-165.00 CR

TOTAL BALANCE DUE

-165.00 CR

-\$165.00 CR

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Account # 0010815
Customer # 01228304
Balance Forward -165.00 CR
Current Transactions -165.00 CR
Total Balance Due - \$165.00 CR

CREDIT - DO NOT PAY

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SEVEN OAKS CDD

Service Address: **0 MYSTIC OAKS BOULEVARD**

Bill Number: 22091739

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010820	01228301
Please use the 15-digit number below when making a payment through your bank	
001082001228301	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15556917	2/11/2025	6941	3/13/2025	6941	30	0

Usage History

Reclaimed

March 2025 0
February 2025 0
January 2025 0
December 2024 0
November 2024 0
October 2024 0
September 2024 0
August 2024 0
July 2024 0
June 2024 0
May 2024 0
April 2024 0

Transactions

Previous Bill -165.00 CR
Balance Forward -165.00 CR
TOTAL BALANCE DUE - \$165.00 CR



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Account # 0010820
Customer # 01228301
Balance Forward -165.00 CR
Current Transactions -165.00 CR
Total Balance Due - \$165.00 CR

CREDIT - DO NOT PAY

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SEVEN OAKS COMM DEV DISTRICT II

Service Address: 27403 MISTFLOWER DR

Bill Number: 22091741

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010835	01060349
Please use the 15-digit number below when making a payment through your bank	
001083501060349	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994342	2/11/2025	2055	3/13/2025	2077	30	22

Usage History
Reclaimed

March 2025	22
February 2025	25
January 2025	22
December 2024	14
November 2024	5
October 2024	5
September 2024	6
August 2024	6
July 2024	22
June 2024	23
May 2024	5
April 2024	0

Transactions

Previous Bill	20.25
Payment 03/10/25	-20.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	22 Thousand Gals X \$0.81
	17.82
Total Current Transactions	17.82
TOTAL BALANCE DUE	\$17.82



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Account #	0010835
Customer #	01060349
Balance Forward	0.00
Current Transactions	17.82

Total Balance Due	\$17.82
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

SEVEN OAKS COMM DEV DISTRICT II
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SEVEN OAKS CDD

Service Address: 0 FAWN Mist DR

Bill Number: 22091742

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010845	01228304
Please use the 15-digit number below when making a payment through your bank	
001084501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	06707280	2/11/2025	2753	3/13/2025	2757	30	4

Usage History

Reclaimed

March 2025	4
February 2025	7
January 2025	7
December 2024	7
November 2024	5
October 2024	8
September 2024	7
August 2024	6
July 2024	5
June 2024	8
May 2024	10
April 2024	8

Transactions

Previous Bill	5.67
Payment 03/10/25	-5.67 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	4 Thousand Gals X \$0.81
	3.24
Total Current Transactions	3.24
TOTAL BALANCE DUE	\$3.24



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Account #	0010845
Customer #	01228304
Balance Forward	0.00
Current Transactions	3.24

Total Balance Due	\$3.24
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/07/2025.

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SEVEN OAKS CDD

Service Address: 0 FERN GLADE CT

Bill Number: 22091744

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0010855	01228304
Please use the 15-digit number below when making a payment through your bank	
001085501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	06707284	2/11/2025	2694	3/13/2025	2706	30	12

Usage History
Reclaimed

March 2025	12
February 2025	11
January 2025	13
December 2024	10
November 2024	9
October 2024	13
September 2024	11
August 2024	11
July 2024	9
June 2024	8
May 2024	9
April 2024	18

Transactions

Previous Bill	-1.27 CR
Balance Forward	-1.27 CR
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$0.81
	9.72
Total Current Transactions	9.72
TOTAL BALANCE DUE	\$8.45



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Account # 0010855
Customer # 01228304

Balance Forward -1.27 CR
Current Transactions 9.72

Total Balance Due \$8.45
Due Date 4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

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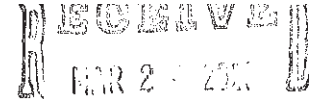


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SEVEN OAKS CDD

Service Address: **3152 GRASSGLEN PLACE**

Bill Number: 22091745

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010875	01228303
Please use the 15-digit number below when making a payment through your bank	
001087501228303	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
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Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	190811999	2/11/2025	40	3/13/2025	40	30	0

Usage History

Reclaimed

March 2025 0
February 2025 0
January 2025 1
December 2024 0
November 2024 0
October 2024 0
September 2024 1
August 2024 0
July 2024 1
June 2024 1
May 2024 2
April 2024 0

Transactions

Previous Bill -110.61 CR
Balance Forward -110.61 CR
TOTAL BALANCE DUE - \$110.61 CR



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Account # 0010875
Customer # 01228303
Balance Forward -110.61 CR
Current Transactions -110.61 CR
Total Balance Due - \$110.61 CR

CREDIT - DO NOT PAY

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SEVEN OAKS CDD

Service Address: **0 FIDDLERS GREEN LOOP**

Bill Number: 22091746

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994345	2/11/2025	3763	3/13/2025	3766	30	3

Usage History

Reclaimed

March 2025	3
February 2025	6
January 2025	6
December 2024	6
November 2024	6
October 2024	8
September 2024	10
August 2024	6
July 2024	21
June 2024	27
May 2024	24
April 2024	8

Transactions

Previous Bill	4.86
Payment 03/10/25	-4.86 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$0.81
Total Current Transactions	2.43
TOTAL BALANCE DUE	\$2.43



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Account #	0010880
Customer #	01228303
Balance Forward	0.00
Current Transactions	2.43
Total Balance Due	\$2.43
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

SEVEN OAKS CDD
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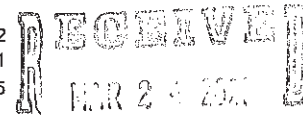
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2616 0 1

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BY:

SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS BOULEVARD**

Bill Number: 22091747

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010885	01228304
Please use the 15-digit number below when making a payment through your bank.	
001088501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404810	2/11/2025	20036	3/13/2025	20049	30	13

Usage History

Reclaimed

March 2025	13
February 2025	53
January 2025	102
December 2024	143
November 2024	224
October 2024	32
September 2024	90
August 2024	63
July 2024	79
June 2024	319
May 2024	412
April 2024	112

Transactions

Previous Bill	42.93
Payment 03/10/25	-42.93 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$0.81 10.53
Total Current Transactions	10.53
TOTAL BALANCE DUE	\$10.53



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Account # 0010885
Customer # 01228304
Balance Forward 0.00
Current Transactions 10.53

Total Balance Due	\$10.53
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/07/2025.

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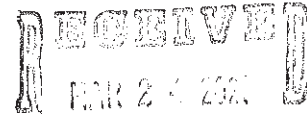


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SEVEN OAKS CDD

Service Address: **0 EAGLESTON BOULEVARD**

Bill Number: 22091749

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	0604845	2/11/2025	78495	3/13/2025	78513	30	18

Usage History

Reclaimed

March 2025	18
February 2025	59
January 2025	89
December 2024	97
November 2024	166
October 2024	30
September 2024	76
August 2024	126
July 2024	247
June 2024	353
May 2024	378
April 2024	113

Transactions

Previous Bill	47.79
Payment 03/10/25	-47.79 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	18 Thousand Gals X \$0.81
	14.58
Total Current Transactions	14.58
TOTAL BALANCE DUE	\$14.58



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Account # 0010890
Customer # 01228304

Balance Forward 0.00
Current Transactions 14.58

Total Balance Due \$14.58
Due Date 4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

SEVEN OAKS CDD
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SEVEN OAKS CDD

Service Address: **0 GENTLEWINDS PLACE**

Bill Number: 22091748

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0010900	01228304
Please use the 15-digit number below when making a payment through your bank	
001090001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994343	2/11/2025	4113	3/13/2025	4118	30	5

Usage History
Reclaimed

March 2025	5
February 2025	25
January 2025	25
December 2024	26
November 2024	26
October 2024	24
September 2024	26
August 2024	25
July 2024	29
June 2024	23
May 2024	42
April 2024	6

Transactions

Previous Bill	20.25
Payment 03/10/25	-20.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	5 Thousand Gals X \$0.81
	4.05
Total Current Transactions	4.05
TOTAL BALANCE DUE	\$4.05



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Account #	0010900
Customer #	01228304
Balance Forward	0.00
Current Transactions	4.05

Total Balance Due	\$4.05
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

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012283042001090022209174850000004057

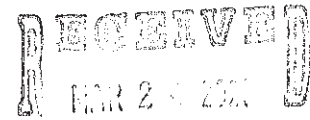


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SEVEN OAKS CDD

Service Address: **0 RUSTIC PINE PLACE**

Bill Number: 22091750

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010905	01228304
Please use the 15-digit number below when making a payment through your bank	
001090501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	0602074	2/11/2025	6831	3/13/2025	6837	30	6

Usage History

Reclaimed

March 2025	6
February 2025	8
January 2025	6
December 2024	7
November 2024	7
October 2024	13
September 2024	12
August 2024	13
July 2024	61
June 2024	68
May 2024	35
April 2024	0

Transactions

Previous Bill	6.48
Payment 03/10/25	-6.48 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$0.81 4.86
Total Current Transactions	4.86
TOTAL BALANCE DUE	\$4.86



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Account # 0010905
Customer # 01228304
Balance Forward 0.00
Current Transactions 4.86

Total Balance Due	\$4.86
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/07/2025.

SEVEN OAKS CDD
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SEVEN OAK CDD

Service Address: **10 ROSELING CT**

Bill Number: 22091751

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0010965	01228298
Please use the 16-digit number below when making a payment through your bank	
001096501228298	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241566	2/11/2025	1903	3/13/2025	1909	30	6

Usage History

Reclaimed

March 2025	6
February 2025	8
January 2025	7
December 2024	8
November 2024	0
October 2024	2
September 2024	10
August 2024	6
July 2024	25
June 2024	28
May 2024	4
April 2024	4

Transactions

Previous Bill	6.48
Payment 03/10/25	-6.48 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$0.81 4.86
Total Current Transactions	4.86
TOTAL BALANCE DUE	\$4.86



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Account # 0010965
Customer # 01228298
Balance Forward 0.00
Current Transactions 4.86

Total Balance Due \$4.86
Due Date 4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

SEVEN OAK CDD
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SEVEN OAK CDD

Service Address: **10 WILDSTAR CIR - PARK**

Bill Number: 22091752

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0010970	01228298
Please use the 15-digit number below when making a payment through your bank	
001097001228298	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580270	2/11/2025	1344	3/13/2025	1353	30	9

Usage History
Reclaimed

March 2025	9
February 2025	11
January 2025	16
December 2024	21
November 2024	4
October 2024	0
September 2024	0
August 2024	0
July 2024	0
June 2024	0
May 2024	62
April 2024	1

Transactions

Previous Bill	8.91
Payment 03/10/25	-8.91 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	9 Thousand Gals X \$0.81
	7.29
Total Current Transactions	7.29
TOTAL BALANCE DUE	\$7.29



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Account #	0010970
Customer #	01228298
Balance Forward	0.00
Current Transactions	7.29

Total Balance Due	\$7.29
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

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SEVEN OAKS

Service Address: **0 WILDSTAR CIRCLE**

Bill Number: 21962095

Billing Date: 2/27/2025

Billing Period: 12/27/2024 to 1/27/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010990	01228299
Please use the 15-digit number below when making a payment through your bank	
001099001228299	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	67234048	12/27/2024	471	1/27/2025	474	31	3

Usage History

Water

January 2025	3
December 2024	3
November 2024	2
October 2024	3
September 2024	3
August 2024	2
July 2024	3
June 2024	1
May 2024	3
April 2024	2
March 2024	3
February 2024	3

Transactions

Previous Bill	-45.98 CR
Balance Forward	-45.98 CR
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$0.81 2.43
Total Current Transactions	2.43
TOTAL BALANCE DUE	-\$43.55 CR



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Account #	0010990
Customer #	01228299
Balance Forward	-45.98 CR
Current Transactions	2.43
Total Balance Due	-\$43.55 CR

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SEVEN OAKS

Service Address: **0 KALANCHOE PLACE**

Bill Number: 22091753

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0010995	01228299
Please use the 15-digit number below when making a payment through your bank	
001099501228299	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	67234047	2/11/2025	1276	3/13/2025	1279	30	3

Usage History

Month	Reclaimed
March 2025	3
February 2025	3
January 2025	4
December 2024	3
November 2024	2
October 2024	4
September 2024	3
August 2024	2
July 2024	3
June 2024	2
May 2024	2
April 2024	7

Transactions

Previous Bill	2.43
Payment 03/10/25	-2.43 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$0.81
Total Current Transactions	2.43
TOTAL BALANCE DUE	\$2.43



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Account #	0010995
Customer #	01228299
Balance Forward	0.00
Current Transactions	2.43

Total Balance Due	\$2.43
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/07/2025.

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SEVEN OAKS CDD

Service Address: 0 RUSTIC PINE PLACE

Bill Number: 22091754

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0011000	01228304
Please use the 15-digit number below when making a payment through your bank	
001100001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15104610	2/11/2025	618	3/13/2025	626	30	8

Usage History

Reclaimed

March 2025	8
February 2025	0
January 2025	0
December 2024	1
November 2024	2
October 2024	2
September 2024	3
August 2024	2
July 2024	3
June 2024	1
May 2024	2
April 2024	1

Transactions

Current Transactions

Reclaimed

Reclaimed

8 Thousand Gals X \$0.81

6.48

Total Current Transactions

6.48

TOTAL BALANCE DUE

\$6.48



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Account # 0011000

Customer # 01228304

Balance Forward 0.00

Current Transactions 6.48

Total Balance Due \$6.48

Due Date 4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

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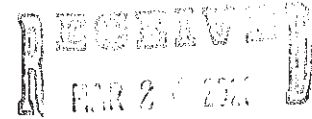


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SEVEN OAKS CDD

Service Address: **0 GRANITE GLEN LOOP**

Bill Number: 22091756

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

Account #	Customer #
0011010	01228304
Please use the 15-digit number below when making a payment through your bank	
001101001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12705483	2/11/2025	2552	3/13/2025	2559	30	7

Usage History

Reclaimed

March 2025	7
February 2025	0
January 2025	7
December 2024	8
November 2024	1
October 2024	13
September 2024	19
August 2024	24
July 2024	83
June 2024	191
May 2024	16
April 2024	6

Transactions

Current Transactions

Reclaimed

Reclaimed

7 Thousand Gals X \$0.81

5.67

Total Current Transactions

5.67

TOTAL BALANCE DUE

\$5.67



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Account # 0011010
Customer # 01228304

Balance Forward 0.00
Current Transactions 5.67

Total Balance Due \$5.67
Due Date 4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

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SEVEN OAKS COMM DEV DIST #2

Service Address: **0 WINGED ELM DR**

Bill Number: 22091757

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241568	2/11/2025	0	3/13/2025	0	30	0

Usage History
Reclaimed

March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0
September 2024	0
August 2024	0
July 2024	0
June 2024	0
May 2024	0
April 2024	0

Previous Bill

Balance Forward

TOTAL BALANCE DUE

-125.00 CR

-125.00 CR

-\$125.00 CR

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Account #	0011020
Customer #	01060339
Balance Forward	-125.00 CR
Current Transactions	-125.00 CR
Total Balance Due	-\$125.00 CR

CREDIT - DO NOT PAY

SEVEN OAKS COMM DEV DIST #2
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BY:

Account #	Customer #
0011030	01228304
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001103001228304	
Transactions	

SEVEN OAKS CDD

Service Address: 0 WATERMARK DR

Bill Number: 22091759

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	09558342	2/11/2025	1680	3/13/2025	1680	30	0

Usage History
Reclaimed

March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	1
October 2024	1
September 2024	2
August 2024	2
July 2024	0
June 2024	0
May 2024	0
April 2024	0

TOTAL BALANCE DUE 0.00
\$0.00

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Account # 0011030
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 4/7/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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Pay By Phone: 1-855-786-5344



2623 0 1
37-93237

SEVEN OAKS CDD

Service Address: **0 INDIGO POND CT**

Bill Number: 22091760

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0011035	01228304
Please use the 16-digit number below when making a payment through your bank	
001103501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201377801	2/11/2025	89	3/13/2025	91	30	2

Usage History

Reclaimed

March 2025	2
February 2025	2
January 2025	2
December 2024	2
November 2024	2
October 2024	2
September 2024	2
August 2024	1
July 2024	0
June 2024	0
May 2024	0
April 2024	0

Transactions

Previous Bill	1.62
Payment 03/10/25	-1.62 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$0.81
	1.62
Total Current Transactions	1.62
TOTAL BALANCE DUE	\$1.62



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0011035
Customer # 01228304
Balance Forward 0.00
Current Transactions 1.62

Total Balance Due	\$1.62
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

012283042001103542209176050000001623



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

RECEIVED
MAR 24 2025



2624 0 1
37-93237

SEVEN OAKS CDD

Service Address: **3964 WINDCREST DR**

Bill Number: 22091761

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0011070	01228305
Please use the 15-digit number below when making a payment through your bank	
001107001228305	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08399017	2/11/2025	53	3/13/2025	65	30	12

Usage History
Reclaimed

March 2025	12
February 2025	19
January 2025	16
December 2024	13
November 2024	1
October 2024	0
September 2024	0
August 2024	0
July 2024	0
June 2024	0
May 2024	0
April 2024	0

Transactions

Previous Bill	
Balance Forward	-73.86 CR
Current Transactions	-73.86 CR
Reclaimed	
Reclaimed	12 Thousand Gals X \$0.81 9.72
Total Current Transactions	9.72
TOTAL BALANCE DUE	-\$64.14 CR

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0011070
Customer #	01228305
Balance Forward	-73.86 CR
Current Transactions	9.72
Total Balance Due	-\$64.14 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

012283059001107052209176120000000000



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

RECEIVED
MAR 24 2025



2625 0 1
37-93237

SEVEN OAKS CDD

Service Address: **4261 WINDCREST DR**

Bill Number: 22091762

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08404831	2/11/2025	1936	3/13/2025	1971	30	35

Usage History
Reclaimed

March 2025	35
February 2025	32
January 2025	33
December 2024	39
November 2024	25
October 2024	17
September 2024	18
August 2024	22
July 2024	77
June 2024	89
May 2024	38
April 2024	1

Transactions

Previous Bill	
Payment 03/10/25	25.92
Balance Forward	-25.92 CR
Current Transactions	0.00
Reclaimed	
Reclaimed	35 Thousand Gals X \$0.81
Total Current Transactions	28.35
TOTAL BALANCE DUE	\$28.35



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0011075
Customer # 01228305

Balance Forward 0.00
Current Transactions 28.35

Total Balance Due	\$28.35
Due Date	4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

012283059001107502209176290000028358



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 621-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

RECEIVED
MAR 2 2025



2583 0 1
37-93238

SEVEN OAKS CDD

Service Address: 0 ANCIENT OAKS & SR 56

Bill Number: 22093443

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0469715	01228302
Please use the 15-digit number below when making a payment through your bank	
046971501228302	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	08741652	2/11/2025	439	3/13/2025	447	30	8

Usage History

Irrigation

March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024
August 2024
July 2024
June 2024
May 2024
April 2024

8
2
3
3
3
0
1
2
7
4
3
1

Transactions

Previous Bill	17.28
Payment 03/10/25	-17.28 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	10.60
Water Tier 1	8.0 Thousand Gals X \$3.34
	26.72
Total Current Transactions	37.32
TOTAL BALANCE DUE	\$37.32



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0469715
Customer # 01228302
Balance Forward 0.00
Current Transactions 37.32

Total Balance Due \$37.32
Due Date 4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

012283028046971522209344370000037327



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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LAND O' LAKES
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(727) 847-8131
(352) 521-4285

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Pay By Phone: 1-855-786-5344

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MAR 24 2025



SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS & SR 56**

Bill Number: 22093445

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	08741650	2/11/2025	1117	3/13/2025	1133	30	16

Usage History

	Irrigation
March 2025	16
February 2025	13
January 2025	8
December 2024	6
November 2024	4
October 2024	3
September 2024	4
August 2024	2
July 2024	4
June 2024	4
May 2024	4
April 2024	2

Transactions

Previous Bill	64.07
Payment 03/10/25	-64.07 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	10.60
Water Tier 1	10.0 Thousand Gals X \$3.34
Water Tier 2	5.0 Thousand Gals X \$6.69
Water Tier 3	1.0 Thousand Gals X \$9.02
Total Current Transactions	86.47
TOTAL BALANCE DUE	\$86.47



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account # 0469720
Customer # 01228302
Balance Forward 0.00
Current Transactions 86.47

Total Balance Due \$86.47
Due Date 4/7/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 04/07/2025.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

012283028046972062209344510000086471



PASCO COUNTY UTILITIES
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LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

PAID 2 4 2025



SEVEN OAKS CDD

Service Address: **2910 SPORTS CORE CIRCLE**

Bill Number: 22096659

Billing Date: 3/21/2025

Billing Period: 2/11/2025 to 3/14/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Please visit bit.ly/pcurates for details.						Payment through your bank	
						046973501228303	
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	12272488	2/11/2025	24652	3/14/2025	24769	31	117
Transactions							
Previous Bill							

March 2025	Usage History	Water
February 2025		117
January 2025		130

Usage History

March 2025	Water	117
February 2025		130
January 2025		106
December 2024		166
November 2024		142
October 2024		93
September 2024		160
August 2024		164
July 2024		188
June 2024		244
May 2024		209
April 2024		177

Previous Bill	1,841.06
Payment 03/10/25	-1,841.06 CR
Balance Forward	
Current Transactions	0.00
Water	
Water Base Charge	39.80
Water Tier 1	52.50
Water Tier 2	83.50
Water Tier 3	167.25
Water Tier 4	378.84
Sewer	
Sewer Base Charge	99.71
Sewer Charges	811.98
Total Current Transactions	1,633.58
TOTAL BALANCE DUE	\$1,633.58



Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

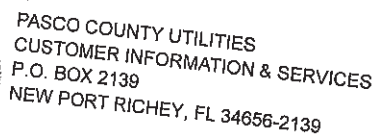
Account #	0469735
Customer #	01228303
Balance Forward	0.00
Current Transactions	1,633.58
Total Balance Due	\$1,633.58
Due Date	4/7/2025

10% late fee will be applied if paid after due date
The Total Due will be electronically transferred on 04/07/2025.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

012283035046973502209665910001633588



LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

RECEIVED
MAR 24 1954



RY 2567 0 1
37-93239

Service Address: VERMILLION SKY NORTH RECLAIM DR
Bill Number: 22094367

VERMILLION
22094367

Billing Date: 22094367
Billing Period: 3/21/2025

Billing Period: 2/11/2025 to 3/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pourates for details.

Usage History
Reclaimed

Month	Reclaimed
March 2025	4
February 2025	6
January 2025	5
December 2024	5
November 2024	11
October 2024	15
September 2024	21
August 2024	18
July 2024	13
June 2024	11
May 2024	3
April 2024	0

Previous Bill
Payment 03/10/25

Balance Forward		4.86
Current Transactions		-4.86 CR
Reclaimed		0.00
Reclaimed		
Total Current Transactions	4 Thousand Gals X \$0.81	3.24
TOTAL BALANCE DUE		3.24
		\$3.24



TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](https://pascocountyfl.net/pascoeasypay)

☐ Check this box if entering change of mailing address on back.

Account # 0989675
Customer # 01369272

Balance Forward	0.00
Current Transactions	3.24
Total Pay	

Total Balance Due	3.24
Due Date	\$3.24
10% late fee will	4/7/2025

4/7/2025
10% late fee will be applied if paid after due date
Total Due will be elected

The Total Due will be electronically transferred on 04/07/2025.

SEVEN OAKS CDD
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

013692728098967522209436790000000000

01369272809896806220943686000000000000

01369272809896905220943703000000000000



RECEIVED
03/31/25

Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
7432 Little Road
New Port Richey, FL 34654

Invoice: I-20254-11612
Service Total: \$232.00
Payments Total:

Amount Due: \$232.00
Invoice Date: 4/1/2025
Sent Date: 3/31/2025

SEVEN OAKS CDD
2910 SPORTS CORE CIRCLE

WESLEY CHAPEL, FL 33544

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
3/9/2025	GERARDI, JOHN - 5099	Security @ Seven Oaks CDD	1:00 PM	4.00	\$58.00	\$232.00
Total:						\$232.00

Questions regarding Invoice Charges please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: PascoSheriffsOffice@ServiceRequests.us

Theresa D. Maggio
52100 - 3401

Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: ExtraDuty@pascosheriff.org

Make Checks Payable To:

Pasco Sheriff's Office

Mail Checks To:

Pasco Sheriff's Office
ATTN: Extra Duty Program
7432 Little Road New Port Richey, Florida 34654

Invoice #: I-20254-11612

Invoice Total: \$232.00

Invoice For: SEVEN OAKS CDD

Payment Terms: Due upon receipt

Please include Invoice # in check comment

Late Payments

Unpaid invoices over 30 days from the date of invoice are considered late payments and may be subject to legal action, including collections. Extra Duty Employers are responsible for the cost of attorney's fees, court fees and/or collection's fees as a result of any legal action. In addition, a late fee penalty may be implemented at the rate of 2% of the total invoice added per day.

Customers who wish to make payments to the Pasco Sheriff's Extra Duty Office may do so on the AllPaid Payment Platform. Cardholders can now make payments with Visa®, MasterCard®, American Express® and Discover® (service charges apply). To make an online payment via the AllPaid platform, please visit <https://allpaid.com/plc/a005v9>.

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

RECEIVED
04/14/25

Invoice
28890

Customer	DATE	PAGE
849	4/11/2025	1

SOLD TO:
Seven Oaks Cdd 3434 Colwell Ave #200 Tampa, FL 33614

SHIP TO:

PO NO.	TERMS	SALESPERSON	SHIP VIA	SHIP DATE	FOB
	Net 30 days			4/11/2025	

ITEM	QUANTITY	UNIT	DESCRIPTION	TX	UNIT PRICE	AMOUNT
	1.00		Restrooms floor scrub done on April 11 2025		\$150.00	\$150.00
	1.00		Deep scrub at Fitness Center		\$280.00	\$280.00
	1.00		Cafe floor scrub		\$185.00	\$185.00
	1.00		Odor control service		\$40.00	\$40.00

Theresa Dimaggio

57200-4704

COMMENTS
Thank you for your business!

Subtotal	\$655.00
Freight	\$0.00
Tax	\$0.00
Total Amount	\$655.00
Amount Received	\$0.00
Balance Due	\$655.00

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/2/2025	INV0000098324

Bill To:

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

RECEIVED
03/27/25

Services for the month of	Terms	Client Number
April	Upon Receipt	00730

[illegible]



Invoice

Date	Invoice Number
3/24/2025	66665

Bill To

Seven Oaks CDD
Theresa DiMaggio
3434 Colwell Avenue STE 200
Tampa, FL 33614

RECEIVED
03/27/25

Ship To

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

P.O. Number	Terms	Due Date	Rep	Ship Date	Via
Theresa	Net 30	4/23/2025	BK	3/19/2025	
Quantity	Item Code	Description	Price Each	Amount	
2	Monk EPA Wipes	Monk EPA Certified Disinfecting Wipes 3200 ct. (4 rolls 800 sheets) 42lbs	114.95	229.90	
1	Shipping No Charge	SHIPPING: NO CHARGE! FedEx Package 1 Tracking #: 286757516517 FedEx Package 2 Tracking #: 286757518690 <i>Theresa DiMaggio</i> <i>57200-4619</i>	0.00	0.00	
			Subtotal	\$229.90	
			Total	\$229.90	
			Payments/Credits	\$0.00	
			Balance Due	\$229.90	



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI153078
Invoice Date: 3/14/2025

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

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

Ship Via
Ship Date 3/13/2025
Due Date 4/13/2025
Terms Net 30

Customer ID S2303
P.O. Number
P.O. Date 3/13/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	4,839.00	4,839.00
February Billing					
2/1/2025 - 2/28/2025					
Seven Oaks Pond 00					
Seven Oaks Cdd LAKE ALL					
Pond 81 - Seven Oaks CDD					

RECEIVED
04/17/25

APPROVED

John G. 04/17/25

Code: 4601

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 4,839.00

Subtotal: 4,839.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 4,839.00



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI161162
Invoice Date: 4/11/2025

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

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

Ship Via
Ship Date 4/10/2025
Due Date 5/11/2025
Terms Net 30

Customer ID S2303
P.O. Number
P.O. Date 4/10/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	4,839.00	4,839.00
January Billing					
1/1/2025 - 1/31/2025					
Seven Oaks Pond 00					
Seven Oaks Cdd LAKE ALL					
Pond 81 - Seven Oaks CDD					

RECEIVED
04/17/25

APPROVED
John G. 04/17/25
Code: 4601

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 4,839.00

Subtotal: 4,839.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 4,839.00



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI159682
Invoice Date: 4/1/2025

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

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

Ship Via
Ship Date 4/1/2025
Due Date 5/1/2025
Terms Net 30

Customer ID S2303
P.O. Number
P.O. Date 4/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	4,839.00	4,839.00
April Billing					
4/1/2025 - 4/30/2025					
Seven Oaks Pond 00					
Seven Oaks Cdd LAKE ALL					
Pond 81 - Seven Oaks CDD					

RECEIVED
04/02/25
APPROVED
John G. 03/02/25
Code: 4601

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 4,839.00

Subtotal: 4,839.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 4,839.00



INVOICE

Invoice Number	2377729
Invoice Date	April 3, 2025
Customer Number	122354
Project Number	238202065

Bill To

Seven Oaks Community
Development District
Accounts Payable
C/O Rizzetta & Co
5844 Old Pasco Road, Suite
100
Wesley Chapel FL 33544
United States

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center
Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$3,028.80

For Period Ending:

March 28, 2025

RECEIVED
04/04/25

Due upon receipt or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number2377729

Project Number238202065

Top Task 2025

2025 FY General Consulting

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 10				
Nolte, Robert (Frank)	2025-03-19	1.00	190.00	190.00
Nolte, Robert (Frank)	2025-03-24	1.00	190.00	190.00
		2.00		380.00
Level 12				
Woodcock, Gregory (Greg)	2025-03-04	2.00	217.00	434.00
Woodcock, Gregory (Greg)	2025-03-05	4.00	217.00	868.00
Woodcock, Gregory (Greg)	2025-03-12	4.00	217.00	868.00
Woodcock, Gregory (Greg)	2025-03-20	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-03-26	1.00	217.00	217.00
		12.00		2,604.00
Professional Services Subtotal		14.00		2,984.00

Disbursements

	Date	Cost	%	Current Amount
Direct - Vehicle (mileage)				
Woodcock, Gregory (Greg)	2025-03-12			44.80
US7695124 64 MILES				
Disbursements Subtotal				44.80

Top Task 2025 Total

3,028.80

Total Fees & Disbursements

\$3,028.80

INVOICE TOTAL (USD)

\$3,028.80

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-03-19	238202065	2025	Direct - Regular		NOLTE, ROBERT (FRANK)	1.00	190.00	190.00	CALCULATING AREAS ALONG ANCIENT OAKS BOULEVARD FOR MILLING AND RESURFACING COSTS.
2025-03-24	238202065	2025	Direct - Regular		NOLTE, ROBERT (FRANK)	1.00	190.00	190.00	COORDINATION WITH ENGINEER FOR ROADWAY PAVING COST ESTIMATES
Total employee: NOLTE, ROBERT (FRANK)						2.00		\$380.00	
2025-03-04	238202065	2025	Direct - Regular		WOODCOCK, GREGORY (GREG)	2.00	217.00	434.00	CALL WITH SUNCOAST PAVING TO SET MEETING TO REVIEW MILLING AND RESURFACING OPTIONS FOR PHASING AND STRUCTURAL NUMBER. REVIEW FULL DEPTH RECLAIM SPECIFICATIONS
2025-03-05	238202065	2025	Direct - Regular		WOODCOCK, GREGORY (GREG)	4.00	217.00	868.00	PREPARE FOR AND ATTEND CDD MEETING. REVIEW AREA HOLDING WATER ON SILVERMOSS. MILL AND RESURFACE PROJECT REVIEW AND SUMMARY.
2025-03-12	238202065	2025	Direct - Regular		WOODCOCK, GREGORY (GREG)	4.00	217.00	868.00	PREPARE FOR AND ATTEND MEETING AT SEVEN OAKS CLUBHOUSE WITH SUNCOAST PAVING TO DISCUSS PAVING PROJECT LEGISTICS.
2025-03-20	238202065	2025	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW PAVEMENT AREAS. COORDINATE WITH SUNCOAST REGARDING PRICING AND PROJECT PHASING.
2025-03-26	238202065	2025	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	CALL WITH SUNCOAST PAVING REGARDING PRICING FOR FDR AND MILL AND RESURFACE 3". PREPARE AND COORDINATE PROJECT LIMITS WITH SUNCOAST.
2025-03-12	238202065	2025	Direct - Vehicle (mileage)		WOODCOCK, GREGORY (GREG)	44.80	1.00	44.80	SEVEN OAKS PAVING MEETING
Total employee: WOODCOCK, GREGORY (GREG)						56.80		\$2,648.80	
Total Project 238202065						58.80		\$3,028.80	

INVOICE

MAKE CHECK PAYABLE TO:

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

Unit(s) 1112
Tenant 199081
Invoice 26003
Invoice Date April 7, 2025
Due Date May 7, 2025

Amount Due **\$272.00**

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

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

RECEIVED
04/14/25

Signature _____

AMOUNT ENCLOSED \$ _____

DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

UNIT	DATE	ITEM/SERVICE	AMOUNT	TAX	DUE
1112	5/7/2025	Rent 5/7-6/6	272.00	0.00	272.00
			Subtotal	\$	272.00
			Taxes	\$	0.00
			Balance Due	\$	272.00

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

PAY ONLINE AT www.storagecenterinwesleychapel.com

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

IMPORTANT NOTICE

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

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

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

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

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

Theresa DiMaggio

5700-4753

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

April 16, 2025

Client: 001315

Matter: 000001

Invoice #: 26367

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

RECEIVED
04/16/25

SERVICES

Date	Person	Description of Services	Hours	Amount
3/5/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	2.6	\$793.00
3/14/2025	VKB	REVIEW AUDITOR'S LETTER REQUESTING RESPONSE FOR FY 23-24 AUDIT; REVIEW AND REVISE AUDIT RESPONSE LETTER.	0.9	\$274.50
3/14/2025	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$87.50
3/14/2025	KCH	PREPARE SERVICES AGREEMENT WITH LASTING IMPRESSIONS FOR PARTY PLANNING; EMAILS WITH T.DEMAGGIO REGARDING SAME; REVIEW OF SUNBIZ INFORMATION; REVIEW CORRESPONDENCE REGARDING POTENTIAL LITIGATION.	1.3	\$396.50
3/16/2025	KCH	EMAILS WITH T.DEMAGGIO REGARDING AGREEMENT FOR HOLIDAY PARTIES AND LASTING IMPRESSIONS.	0.1	\$30.50
3/17/2025	KCH	PREPARE FORM FOOD TRUCK AGREEMENT.	0.5	\$152.50
3/19/2025	KCH	REVIEW TENTATIVE AGENDA.	0.2	\$61.00
3/20/2025	MS	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/25/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$61.00
3/31/2025	MS	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
3/31/2025	KCH	REVIEW DRAFT FINANCIAL AUDIT FOR YEAR ENDING SEPTEMBER 31, 2024; EMAIL WITH B.LHEUREUX REGARDING SAME.	0.3	\$91.50

April 16, 2025
Client: 001315
Matter: 000001
Invoice #: 26367

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
		Total Professional Services	8.2	\$2,228.00
		Total Services	\$2,228.00	
		Total Disbursements	\$0.00	
		Total Current Charges		\$2,228.00
		Previous Balance		\$823.50
		Less Payments		(\$823.50)
		PAY THIS AMOUNT		\$2,228.00

Please Include Invoice Number on all Correspondence



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

PAGE 1

ACCOUNT NO. 6426-016005
INVOICE NO. 1902656W426
STATEMENT DATE 04/20/25
DUE DATE 04/27/25
BILLING PERIOD 11-11

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

FOR ASSISTANCE CALL
Customer Service (352) 583-4204
One Time Payments (800) 457-1379

INVOICE STATEMENT

RECEIVED
04/23/25

Date	Description	Amount
	Contract No: 16005-1 Service Location Acct #016005-0001	
	SEVEN OAKS COMM DEV DIST 2910 SPORTS CORE CIRCLE WESLEY C	
04/20/25	FUEL SURCHARGE	\$ 147.43
04/20/25	ENVIRONMENTAL SURCHARGE	\$ 73.28
04/20/25	BASIC SERVICE CHARGE	\$ 732.77
	5/1/2025-5/31/2025	
	Invoice Total	\$ 953.48
	Account Balance	\$ 953.48

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date. ****
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

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

VIEW/PAY YOUR BILL ONLINE! * Make payments * Set up recurring payments * *Access your account 24/7 *Go paperless * View Statements * *It's FREE! There is no charge to view or pay your bill on our website*
Go to myaccount.wcicustomer.com and follow the online bill pay prompts to register today.

Please remit to the address below and return your remit stub with your payment

NNNNNNNNNNY



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-016005
INVOICE NO. 1902656W426
STATEMENT DATE 04/20/25
DUE DATE 04/27/25
PAY THIS AMOUNT 953.48

WRITE
AMOUNT
PAID \$

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

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH, PA 15253-5233

6426 00000000000000000000X0160051 0000009534800000000000001902656 4

SUMMARY BILLING

Customer Name
SEVEN OAKS CDD

Customer Number
10203732

Bill Date
03/26/2025

RECEIVED
MAR 31 2025

BY:

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1338799		02/20	03/21	GS	131		0.00	52.28	52.28
1338800		02/20	03/21	GS	147		0.00	53.75	53.75
1338801		02/20	03/21	GS	127		0.00	51.91	51.91
1338802		02/20	03/21	GS	5		0.00	40.63	40.63
1338803		02/20	03/21	GS	107		0.00	50.06	50.06
1338804		02/20	03/21	GS	78		0.00	47.37	47.37
1338817		02/20	03/21	GS	9		0.00	40.99	40.99
1338818				PL			0.00	14,397.46	14,397.46
1338819		02/20	03/21	GS	8		0.00	40.90	40.90
1338820		02/20	03/21	GS	0		0.00	40.16	40.16
1338821		02/20	03/21	GS	8		0.00	40.90	40.90
1338822		02/20	03/21	GS	154		0.00	54.41	54.41
1338823		02/20	03/21	GS	116		0.00	50.89	50.89
1338824		02/20	03/21	GS	106		0.00	49.97	49.97
1338825		02/20	03/21	GS	70		0.00	46.64	46.64
1338826		02/20	03/21	GS	106		0.00	49.97	49.97
1338827		02/20	03/21	GS	130		0.00	52.18	52.18
1338828		02/20	03/21	GS	4		0.00	40.53	40.53
1338829		02/20	03/21	GS	3		0.00	40.44	40.44
1338830		02/20	03/21	GS	3		0.00	40.44	40.44
1338831		02/20	03/21	GS	3		0.00	40.44	40.44
1338832		02/20	03/21	GS	4		0.00	40.53	40.53
1338833		02/20	03/21	GS	4		0.00	40.53	40.53
1338834		02/20	03/21	GS	4		0.00	40.53	40.53
1338835		02/20	03/21	GS	0		0.00	40.16	40.16
1338836		02/20	03/21	GS	12		0.00	41.27	41.27
1338837		02/20	03/21	GS	4		0.00	40.53	40.53
1338838		02/20	03/21	GS	124		0.00	51.63	51.63
1338839		02/20	03/21	GS	4		0.00	40.53	40.53
1338840		02/20	03/21	GS	162		0.00	55.15	55.15

*** Continued on Next Page ***

District: OP17

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

OP17

** Summary Bill **



SUMMARY BILLING

Customer Name
SEVEN OAKS CDD

**Customer
Number**
10203732

Bill Date
03/26/2025

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1338842		02/20	03/21	GS	124		0.00	51.63	51.63
1338805	ANC-PUMP	02/20	03/21	GS	147		0.00	53.75	53.75
1338813	ANCI-WELL	02/20	03/21	GS	0		0.00	40.16	40.16
1338787	BAYBROOK	02/20	03/21	GS	0		0.00	40.16	40.16
1338783	BEECHGROV	02/20	03/21	GS	85		0.00	48.02	48.02
1338778	BRIARGLAD	02/20	03/21	GS	4		0.00	40.53	40.53
1338785	BROOKFRST	02/20	03/21	GS	194		0.00	58.10	58.10
1338812	CHAPELCRE	02/20	03/21	GS	141		0.00	53.20	53.20
1338788	CLOCK	02/20	03/21	GS	309		0.00	68.74	68.74
1338789	CLUBHOUSE	02/20	03/24	LP	16000	80	0.00	1,657.58	1,657.58
1338816	COTTONKEY	02/20	03/21	GS	4		0.00	40.53	40.53
1338786	ENTRANCE	02/20	03/21	GS	78		0.00	47.37	47.37
1338790	ENTRANCE	02/20	03/21	GS	80		0.00	47.56	47.56
1338794	ENTRANCE	02/20	03/21	GS	74		0.00	47.00	47.00
1338806	FIRE-PUMP	02/20	03/21	GS	4		0.00	40.53	40.53
1338775	FNTN/AOAK	02/20	03/21	LP	12081	32	0.00	1,083.51	1,083.51
1338797	GATE-ARRO	02/20	03/21	GS	15		0.00	41.55	41.55
1338792	IRRIGATN	02/20	03/21	GS	4		0.00	40.53	40.53
1338782	KIRKWOOD	02/20	03/21	GS	5		0.00	40.63	40.63
1338795	LANDSCAPE	02/20	03/21	GS	25		0.00	42.47	42.47
1338777	LAUREL	02/20	03/21	GS	176		0.00	56.44	56.44
1338772	LIGHTS			PL			0.00	5,830.15	5,830.15
1338780	MILLHOPPR	02/20	03/21	GS	5		0.00	40.63	40.63
1338809	MIST-GATE	02/20	03/21	GS	60		0.00	45.71	45.71
1338791	POOL	02/20	03/21	LP	48320	140	0.00	4,273.55	4,273.55
1338779	ROSEHAVEN	02/20	03/21	GS	5		0.00	40.63	40.63
1338811	SHOREGRAS	02/20	03/21	GS	132		0.00	52.37	52.37
1338815	SHOREGRAS	02/20	03/21	GS	4		0.00	40.53	40.53
1338796	SIGN	02/20	03/21	GS	10		0.00	41.09	41.09
1338781	SILVERMOS	02/20	03/21	GS	2		0.00	40.35	40.35

*** Continued on Next Page ***

District: OP17

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

OP17

** Summary Bill **

SUMMARY BILLING

Customer Name
SEVEN OAKS CDD

**Customer
Number**
10203732

Bill Date
03/26/2025

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1338784	SILVERMOS	02/20	03/21	GS	82		0.00	47.74	47.74
1338808	SISAL-PUM	02/20	03/21	GS	0		0.00	40.16	40.16
1338793	STORAGE	02/20	03/21	GS	27		0.00	42.66	42.66
1338807	WEKIVA-PU	02/20	03/21	GS	2		0.00	40.35	40.35
1338814	WELL-3017	02/20	03/21	GS	181		0.00	56.90	56.90
1338773	WELL/AOAK	02/20	03/21	GS	10		0.00	41.09	41.09
1338774	WELL/SUMM	02/20	03/21	GS	797		0.00	113.88	113.88
1338810	WINGED EL	02/20	03/21	GS	138		0.00	52.92	52.92
Subtotal:					80958	252	0.00	30,193.88	30,193.88

Bill Date: 03/26/2025

Becomes Past Due On: 04/16/2025

Please Pay: 30,193.88

District: OP17

10203732 OP17
SEVEN OAKS CDD
PETE WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

** Summary Bill **

000133877200301938800309175002