Rizzetta & Company

Seven Oaks
Community Development District

Board of Supervisors' Meeting
September 3, 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

September 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, September 3, 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 agenda for this meeting.

1. CALL TO ORDER/ROLL CALL
2. AUDIENCE COMMENTS
3. REPORTS & PRESENTATIONS
- A. District Engineer
- B. District Counsel
- C. Field Operations Manager
  - i. Presentation of Field Manager's Report ..... Tab 1
- D. Clubhouse Manager
  - i. Discussion of Special Olympics
- E. District Manager
  - i. Review of District Manager's Report ..... Tab 2
  - ii. Review of Financial Statements ..... Tab 3
  - iii. Review of Website Compliance Report ..... Tab 4

4. BUSINESS ITEMS
- A. Discussion of Appraisal Report ..... Tab 5
- B. Consideration of 2024-2025 Goals & Objectives Report... Tab 6
- C. Consideration of Request from Silverleaf Townhomes to Convey Common Areas to CDD for Maintenance
- D. Consideration of Flock Camera Proposal..... Tab 7
- E. Discussion of Towing ..... Tab 8

5. CONSENT AGENDA/BUSINESS ADMINISTRATION
- A. Consideration of Minutes of the Board of Supervisors' Meeting held on August 6, 2025, and July O&M Reports for the Enterprise and General Funds ..... Tab 9

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 Field Operations Update

CDD Meeting 09/03/25

Landscaping:

- Pine bark mulch for the entire property and parks begin October 1st
- Trimming of community palm trees is complete

Clubhouse:

- Proposal for multiple window replacement

Powerline Easement Gates:

- Proposal for installing automatic gates with keypad access

6926 HARNEY ROAD • TAMPA, FLORIDA 33617-9202 • (813) 988-5565 • FAX (813) 988-3651
www.asheglassmirror.com

7/31/25

Job: Seven Oaks Country Club Glass Replacement
2910 Sports Core Circle
Wesley Chapel Fl 33544

Contractor: Seven Oaks Country Club
Attn: John Gentilella 813-907-0660
maintenance@sevenoakscdd.com

Glass and Glazing as listed below:

Note: Although all care will be taken, Ashe Glass is not responsible for any surrounding surface damage that may occur as a result of work.

CAFE GLASS REPLACE TOTAL INSTALLED TAX INCLUDED: $3,521.38

Remove and Replace 5 each failed 3/4" clear hard coat low-e tempered insulated units with 5/8" white muttons
Glass sizes as follows:

- 3 each 19" x 70"
- 2 each 31" x 70"

OFFICE GLASS REPLACE TOTAL INSTALLED TAX INCLUDED: $2,181.18

Remove and Replace 3 each failed 3/4" clear hard coat low-e tempered insulated units with 5/8" white muttons
Glass sizes as follows:

- 3 each 19" x 75"

CONFERENCE ROOM GLASS REPLACE TOTAL INSTALLED TAX INCLUDED: $1,030.95

Remove and Replace 1 each failed 3/4" clear hard coat low-e tempered insulated units with 5/8" white muttons
Glass sizes as follows:

- 1 each 19" x 75"

WEIGHT ROOM GLASS REPLACE TOTAL INSTALLED TAX INCLUDED: $6,644.83

Remove and Replace 8 each failed 3/4" clear hard coat low-e tempered insulated units with 5/8" white muttons
Glass sizes as follows:

- 4 each 27" x 55"
- 4 each 27" x 31"

Remove and Replace 4 each failed 1" clear hard coat low-e tempered insulated units with 5/8" white muttons
Glass sizes as follows:

- 1 each door lite at 21" x 64"
- 3 each 35" x 64"

GAME ROOM GLASS REPLACE TOTAL INSTALLED TAX INCLUDED: $4,418.32

Remove and Replace 7 each failed 3/4" clear hard coat low-e tempered insulated units with 5/8" white muttons
Glass sizes as follows:

- 3 each 19" x 67"
- 1 each 27" x 31"
- 2 each 19" x 67"
- 1 each 43" x 43"

KITCHEN GLASS REPLACE TOTAL INSTALLED TAX INCLUDED: $1,927.88

Remove and Replace 3 each failed 3/4" clear hard coat low-e tempered insulated units with 5/8" white muttons
Glass sizes as follows:

- 1 each 43" x 15"
- 2 each 19" x 67"

TOTAL INSTALLED TAX INCLUDED: See line items above
Pricing includes a discount for paying by Cash or Check. Payment by Credit card is available, but above price must be re-quoted.

EXCLUSIONS:

- CLEANING OF GLASS (EXCEPT NOTED ABOVE)
- UNLESS OTHERWISE STATED ABOVE, DEMO IS NOT INCLUDED IN THIS PROPOSAL
- ANYTHING NOT DIRECTLY ADDRESSED IN THIS PROPOSAL
- EXCLUDES PERMITS AND SIGNED AND SEALED ENGINEER DRAWINGS, ASHE GLASS & MIRROR WILL SUPPLY STANDARD FPA'S AND/OR NOA'S FOR THE EXTERIOR PRODUCTS BEING USED. JOB SPECIFIC SIGNED AND SEALED DRAWING ARE AVAILABLE AT ADDITIONAL COST.
- MOLD INSURANCE POLICY
- PAYMENT AND PERFORMANCE BOND, VISUAL MOCK UP PRIOR TO THE START OF INSTALLATION, BLUE MAX PROTECTION ON EXTERIOR WINDOWS OR STOREFRONT, FINAL CLEANING OF WINDOWS AND CURTAIN WALL (GLASS WILL BE FREE FROM FAB MARKS AND GLASS LABELS), AUTOMATIC DOORS OPERATORS, CARD READERS, ETC.

TERMS: 50% Deposit / Balance due prior to installation
LEADTIME: LEAD TIMES MAY CHANGE.

This proposal subject to acceptance within 5 business days and is void thereafter at the option of ASHE GLASS & MIRROR and if accepted, is still subject to inflation adding if job is not started within 5 business days.
******Due to the volatility of the construction material markets, the ongoing tariff implementation on Aluminum and Steel , material shortages as well as product distribution delays world wide, all proposals are subject to change due to manufacturer notice of price increase. These cost will be passed along from ASHE GLASS & MIRROR to the General Contractor******

Thank you,
Brandon Johnson
Project Manager

APPROVED
Signature_____Date_____

Metro Gates, Inc
2161 E COUNTY ROAD 540A #229
LAKELAND, FL 33813 US
METROGATES@HOTMAIL.COM

ADDRESS
SEVEN OAKS
ASSOCIA MGMT. / CLR1267-29930
3550 BUSHWOOD PARK DR.
TAMPA, FL 33618

Estimate 3471

DATE 07/01/2025

EXPIRATION DATE 07/31/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	ESTIMATE	This estimate is for the installation of two gates with access control at both the East and West side of Ancient Oaks Blvd @ Florida Power Road intersection.	1	0.00	0.00
	F1 SWING GATE OPERATOR	Viking F1 swing gate operator	2	3,800.00	7,600.00
	MISCELLANEOUS	Concrete pads for operators	2	800.00	1,600.00
	S.O.S SIREN SENSOR	SIREN OPERATING SENSOR FOR EMERGENCY RESPONSE	2	595.00	1,190.00
	MISCELLANEOUS	Doorking Weigand Keypad	2	475.00	950.00
	KNOX SWITCH 3501	FIRE DEPARTMENT SWITCH	2	280.00	560.00
	SURE-FI KIT	SURE-FI WEIGAND BRIDGE KIT	2	1,300.00	2,600.00
	MISCELLANEOUS	16’ ALUMINUM GATE PANEL WITH HINGE AND STRIKE POST. WHITE IN COLOR.	2	4,000.00	8,000.00
	LABOR	LABOR	24	140.00	3,360.00
	OMRON SAFETY PHOTOBEAM WITH COVER	SAFETY BEAM WITH COVER (REQUIRED SAFETY DEVICE)	2	375.00	750.00
	LOOP	Ground Loops	4	500.00	2,000.00
	DIABLO DSP-7 WIRE IN	Loop Detectors	4	230.00	920.00

Please mail payment to:
Metro Gates, Inc.
2161 E. County Road 540A #229
Lakeland, FL 33813
Upon approval, we will submit an invoice for a 50% deposit which is required prior to beginning work.

TOTAL **$29,530.00**

Tab 2

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Semi-annual Interest Payment:** November 1st
- **Next Regular Meeting:** October 1st (time is TBD)

District Manager's Report

September 3

2025

FINANCIAL SUMMARY		7/31/2025
General Fund Cash & Investment Balance:		$2,762,329
Reserve Fund Cash & Investment Balance:		$3,756,372
Debt Service Fund Cash & Investment Balance:		$947,717
Enterprise Fund Cash Balance:		$46,244
Total Cash and Investment Balances:		**$7,512,662**
General Fund Expense Variance:	**$115,460**	**Under Budget**
Enterprise Fund Expense Variance:	**$8,820**	**Over Budget**

Tab 3

Rizzetta & Company

Seven Oaks
Community Development District

Financial Statements
(Unaudited)

July 31, 2025

Prepared by: Rizzetta & Company, Inc.

sevenoakscdd.com

rizzetta.com

Seven Oaks Community Development District

Balance Sheet

As of 07/31/2025

(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	852,278	(74,517)	0	46,244	824,005	0	0
Investments	1,910,051	3,830,889	947,717	0	6,688,657	0	0
Prepaid Expenses	20,620	0	0	0	20,620	0	0
Refundable Deposits	65,681	0	0	0	65,681	0	0
Fixed Assets	0	0	0	0	0	63,548,041	0
Amount Available in Debt Service	0	0	0	0	0	0	947,717
Amount To Be Provided Debt Service	0	0	0	0	0	0	10,448,283
Total Assets	2,848,630	3,756,372	947,717	46,244	7,598,963	63,548,041	11,396,000
Liabilities							
Accounts Payable	138,027	53,432	0	1,625	193,084	0	0
Accrued Expenses	15,007	0	0	0	15,007	0	0
Other Current Liabilities	0	0	0	1,692	1,692	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	11,396,000
Total Liabilities	153,034	53,432	0	3,317	209,783	0	11,396,000
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	789,335	(343,930)	47,502	11,974	504,880	0	0
Total Fund Equity & Other Credits	2,695,596	3,702,940	947,717	42,926	7,389,179	63,548,041	0
Total Liabilities & Fund Equity	2,848,630	3,756,372	947,717	46,244	7,598,963	63,548,041	11,396,000

See Notes to Unaudited Financial Statements

730 General Fund

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	75,000	75,000	77,754	2,754
Special Assessments				
Tax Roll	3,601,523	3,601,523	3,640,651	39,128
Other Misc. Revenues				
Event Rental	100,000	100,000	93,935	(6,065)
Miscellaneous Revenue	14,050	14,050	14,376	326
Total Revenues	3,790,573	3,790,573	3,826,716	36,143
Expenditures				
Legislative				
Supervisor Fees	15,000	12,500	13,400	(900)
Total Legislative	15,000	12,500	13,400	(900)
Financial & Administrative				
Accounting Services	28,500	23,750	23,750	0
Administrative Services	9,700	8,083	8,083	0
Arbitrage Rebate Calculation	1,000	834	1,000	(166)
Assessment Roll	5,250	5,250	5,250	0
Auditing Services	5,500	5,500	5,500	0
Disclosure Report	2,000	1,666	1,667	0
District Engineer	65,000	54,167	58,135	(3,969)
District Management	44,025	36,688	36,981	(294)
Dues, Licenses & Fees	2,350	1,958	2,517	(558)
Financial & Revenue Collections	5,250	4,375	4,375	0
Legal Advertising	2,000	1,667	337	1,330
Public Officials Liability Insurance	4,372	4,372	4,372	0
Tax Collector/Property Appraiser Fees	150	150	992	(842)
Trustees Fees	11,000	11,000	11,152	(152)
Website Hosting, Maintenance, Backup & E	5,000	4,166	4,448	(282)
Total Financial & Administrative	191,097	163,626	168,559	(4,933)
Legal Counsel				
District Counsel	65,000	54,167	24,949	29,218
Litigation / Mediation	10,000	8,333	0	8,333
Total Legal Counsel	75,000	62,500	24,949	37,551
Law Enforcement				
Off Duty Deputy	13,920	11,600	8,022	3,578
Total Law Enforcement	13,920	11,600	8,022	3,578
Security Operations				
Security Monitoring Services	4,000	3,334	2,138	1,195
Total Security Operations	4,000	3,334	2,138	1,195
Electric Utility Services				
Utility - Irrigation & Landscape Lightin	45,000	37,500	39,002	(1,502)
Utility - Recreation Facilities	90,000	75,000	62,217	12,784

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	250,000	208,333	204,244	4,089
Total Electric Utility Services	385,000	320,833	305,463	15,371
Gas Utility Service				
Utility Services	650	542	577	(36)
Total Gas Utility Service	650	542	577	(36)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	17,000	14,166	9,271	4,896
Solid Waste Assessment	10,000	10,000	10,216	(216)
Total Garbage/Solid Waste Control Services	27,000	24,166	19,487	4,680
Water-Sewer Combination Services				
Utility - Fountains	1,000	834	747	87
Utility - Reclaimed	30,000	25,000	18,810	6,189
Utility Services	30,000	25,000	21,034	3,967
Total Water-Sewer Combination Services	61,000	50,834	40,591	10,243
Stormwater Control				
Aquatic Maintenance	56,376	46,980	47,967	(987)
Lake/Pond Bank Maintenance & Repair	30,000	25,000	15,245	9,755
Stormwater Assessments	6,157	6,157	5,864	293
Stormwater System Maintenance	10,000	8,333	2,800	5,533
Total Stormwater Control	102,533	86,470	71,876	14,594
Other Physical Environment				
Clock Tower Maintenance	2,000	1,667	0	1,667
Community Park Equipment	25,000	20,833	18,169	2,664
Employee - Payroll Taxes	20,000	16,667	16,114	553
Employee - Salaries	248,644	207,203	210,671	(3,468)
Employee - Workers Comp	8,337	8,337	9,608	(1,271)
Entry & Walls Maintenance & Repair	4,000	3,333	6,150	(2,817)
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	213,880	(213,880)
Irrigation Maintenance & Repair	50,000	41,667	42,112	(446)
Landscape - Annuals/Flowers	250,000	208,333	67,468	140,866
Landscape Maintenance	838,803	699,003	696,607	2,396
Landscape Replacement Plants, Shrubs, Tr	150,000	125,000	176,274	(51,274)
Miscellaneous Expense	10,000	8,333	3,940	4,393
Ornamental Lighting & Maintenance	4,000	3,333	3,974	(641)
Pressure Washing	54,000	45,000	28,500	16,500
Tree Trimming Services	280,000	233,334	98,175	135,158
Total Other Physical Environment	2,034,220	1,711,479	1,681,681	29,797
Road & Street Facilities				
Roadway Repair & Maintenance	50,000	41,666	1,246	40,421
Sidewalk Maintenance & Repair	50,000	41,667	51,986	(10,319)
Street Sign Repair & Replacement	10,000	8,333	1,228	7,105
Total Road & Street Facilities	110,000	91,666	54,460	37,207

730 General Fund

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parks & Recreation				
Access Control Maintenance & Repair	6,000	5,000	2,855	2,145
Athletic Court/Field/Playground Maintena	15,000	12,500	16,484	(3,984)
Clubhouse Janitorial Services	45,000	37,500	34,801	2,699
Employee - Payroll Taxes	25,000	20,834	21,030	(196)
Employee - Salaries	337,330	281,108	274,997	6,111
Facility Supplies	6,600	5,500	6,776	(1,276)
Fitness Equipment Maintenance & Repair	15,000	12,500	1,330	11,170
Fountain Service Repair & Maintenance	7,500	6,250	12,215	(5,965)
Furniture Repair & Replacement	7,500	6,250	50,422	(44,172)
Maintenance & Repairs	65,000	54,167	43,053	11,114
Miscellaneous Expense	35,000	29,166	17,702	11,464
Office Supplies	3,000	2,500	4,399	(1,899)
Pest Control	500	417	375	41
Pool Repair & Maintenance	17,000	14,167	12,426	1,742
Pool Service Contract	89,829	74,857	76,040	(1,183)
Storage Shed	3,264	2,720	2,720	0
Telephone, Internet, Cable	10,000	8,333	5,078	3,255
Tennis Court Maintenance & Supplies	30,000	25,000	36,637	(11,637)
Vehicle Maintenance	10,000	8,334	4,712	3,622
Total Parks & Recreation	728,523	607,103	624,052	(16,949)
Special Events				
Special Events	42,630	35,525	51,463	(15,938)
Total Special Events	42,630	35,525	51,463	(15,938)
Total Expenditures	3,790,573	3,182,178	3,066,718	115,460
Total Excess of Revenues Over(Under) Expenditures	0	608,395	759,998	151,603
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	1,906,262	1,906,262
Total Fund Balance, End of Period	0	608,395	2,695,596	2,087,201

730 Reserve Fund

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	150,000	150,000	155,951	5,951
Special Assessments				
Tax Roll	321,748	321,748	321,748	0
Total Revenues	471,748	471,748	477,699	5,951
Expenditures				
Contingency				
Capital Reserve	1,216,259	1,216,259	818,243	398,016
Total Contingency	1,216,259	1,216,259	818,243	398,016
Total Expenditures	1,216,259	1,216,259	818,243	398,016
Total Excess of Revenues Over(Under) Expenditures	(744,511)	(744,511)	(340,544)	403,967
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	(3,387)	(3,387)
Total Other Financing Sources(Uses)	744,511	744,511	(3,387)	(747,898)
Fund Balance, Beginning of Period	0	0	4,046,871	4,046,871
Total Fund Balance, End of Period	0	0	3,702,940	3,702,940

730 Debt Service Fund S2011 & S2021

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	13,422	13,422
Special Assessments				
Tax Roll	564,087	564,087	569,653	5,567
Total Revenues	564,087	564,087	583,075	18,989
Expenditures				
Debt Service				
Interest	103,087	103,087	106,093	(3,007)
Principal	461,000	461,000	461,000	0
Total Debt Service	564,087	564,087	567,093	(3,007)
Total Expenditures	564,087	564,087	567,093	(3,007)
Total Excess of Revenues Over(Under) Expenditures	0	0	15,982	15,982
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
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	194,635	194,635
Total Fund Balance, End of Period	0	0	181,281	181,281

730 Debt Service Fund S2016

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	35,440	35,440
Special Assessments				
Tax Roll	925,434	925,434	934,566	9,132
Total Revenues	925,434	925,434	970,006	44,572
Expenditures				
Debt Service				
Interest	290,434	290,434	274,150	16,284
Principal	635,000	635,000	635,000	0
Total Debt Service	925,434	925,434	909,150	16,284
Total Expenditures	925,434	925,434	909,150	16,284
Total Excess of Revenues Over(Under) Expenditures	0	0	60,856	60,856
Fund Balance, Beginning of Period	0	0	705,581	705,581
Total Fund Balance, End of Period	0	0	766,437	766,437

730 Enterprise Fund

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	42,300	42,300	42,300	0
Club Revenues				
Cafe Revenue	55,000	55,000	59,578	4,578
Total Revenues	97,300	97,300	101,878	4,578
Expenditures				
Parks & Recreation				
Beverages	15,000	12,500	11,385	1,115
Cafe Miscellaneous Expense	1,500	1,250	3,757	(2,507)
Employee - Payroll Taxes	3,300	2,750	3,155	(405)
Employee - Salaries	44,500	37,083	41,258	(4,174)
Equipment	1,500	1,250	2,268	(1,019)
Food	25,000	20,834	23,179	(2,345)
Maintenance & Repairs	2,500	2,083	1,337	746
Supplies	4,000	3,333	3,564	(231)
Total Parks & Recreation	97,300	81,083	89,903	(8,820)
Total Expenditures	97,300	81,083	89,903	(8,820)
Total Excess of Revenues Over(Under) Expenditures	0	16,217	11,975	(4,242)
Fund Balance, Beginning of Period	0	0	30,951	30,951
Total Fund Balance, End of Period	0	16,217	42,926	26,709

Seven Oaks CDD
Investment Summary
July 31, 2025

Account	Investment		Balance as of July 31, 2025
FLCLASS	Average Monthly Yield 4.3481%	$	1,910,051
	Total General Fund Investments	**$**	**1,910,051**
FLCLASS	Average Monthly Yield 4.3481%	$	2,676,516
FLCLASS Enhanced Cash	Average Monthly Yield 4.4224%		1,154,373
	Total Reserve Fund Investments	**$**	**3,830,889**
US Bank Series 2016A Revenue	First American Funds Inc SHS Government Obligation Fund 3763	$	132,379
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		173,670
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		67,936
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		732
	Total Debt Service Fund Investments	**$**	**947,717**

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/P Ledger
From 07/01/2025 to 07/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
730, 2677						
	730 General Fund	07/11/2025	Complete IT Corp	17055	Service Call 07/25	330.00
	730 General Fund	07/28/2025	Custom Canvas Structures Inc.	2844	Fence Repairs 07/25	1,250.00
	730 General Fund	07/24/2025	Ewing Irrigation Products Inc.	27103517	Irrigation Repairs 07/25	316.63
	730 General Fund	07/24/2025	Ewing Irrigation Products Inc.	26985708	Irrigation Repairs 07/25	920.13
	730 General Fund	07/09/2025	Frontier Florida, LLC	813-994-3055-060923-5 07/25 ACH	Telephone, Internet and Cable 07/25	124.99
	730 General Fund	07/21/2025	Juniper Landscaping of Florida, LLC	345644	Pest Control 07/25	7,605.00
	730 General Fund	07/31/2025	Juniper Landscaping of Florida, LLC	349926	Landscape Maintenance 07/25	4,907.34
	730 General Fund	07/31/2025	Juniper Landscaping of Florida, LLC	349931	Landscape Maintenance 07/25	23,636.00
	730 General Fund	07/31/2025	Juniper Landscaping of Florida, LLC	347100	Pest Control 07/25	833.00
	730 General Fund	07/01/2025	Juniper Landscaping of Florida, LLC	342688	Landscape Maintenace 07/25	59,700.33
	730 General Fund	07/15/2025	Lee Electric, Inc.	250588	Service Call -Replace Broken box Landscape Lighting 07/25	333.00
	730 General Fund	07/15/2025	Lee Electric, Inc.	250616	Service Call - Replace Ballast and Bulbs for Tennis Court 07/25	2,487.00
	730 General Fund	07/22/2025	Pasco County Utilities	Pasco Water Summary 07/25 ACH	Pasco Water Summary 07/25 ACH	37.90
	730 General Fund	07/22/2025	Pasco County Utilities	Pasco Water Summary 07/25 ACH	Pasco Water Summary 07/25 ACH	856.17
	730 General Fund	07/22/2025	Pasco County Utilities	Pasco Water Summary 07/25 ACH	Pasco Water Summary 07/25 ACH	1,872.98
	730 General Fund	07/17/2025	Solitude Lake Management, LLC	PSI187508	Site 40 Vegetation Removal 07/25	1,062.50
	730 General Fund	07/25/2025	Withlacoochee River Electric Cooperative, Inc.	WREC Summary 07/25 730	WREC Summary 07/25 730	3,059.70
	730 General Fund	07/25/2025	Withlacoochee River Electric Cooperative, Inc.	WREC Summary 07/25 730	WREC Summary 07/25 730	20,951.62
	730 General Fund	07/25/2025	Withlacoochee River Electric Cooperative, Inc.	WREC Summary 07/25 730	WREC Summary 07/25 730	7,742.66
Sum for 730, 2677						**138,026.95**
730, 2678						
	730 Reserve Fund	07/28/2025	Admiral Furniture, LLC	A-52312 B	Remaining Balance-Furniture Replacement 07/25	48,281.90
	730 Reserve Fund	07/30/2025	Five Star Roofing & Construction, Inc.	292-3495-0001	Roof Repairs 07/25	5,150.00
Sum for 730, 2678						**53,431.90**
730, 2682						
	730 Enterprise Fund	07/30/2025	Coffee International, Inc	42271	Cafe Beverage & Supplies 08/25	109.95
	730 Enterprise Fund	07/30/2025	Coffee International, Inc	42271	Cafe Beverage & Supplies 08/25	566.64
	730 Enterprise Fund	07/31/2025	PFG Florida	8243520	Facility Supplies 07/25	64.63
	730 Enterprise Fund	07/31/2025	PFG Florida	8243520	Facility Supplies 07/25	514.82
	730 Enterprise Fund	07/31/2025	PFG Florida	8243520	Facility Supplies 07/25	6.50
	730 Enterprise Fund	07/31/2025	PFG Florida	8243520	Facility Supplies 07/25	36.20
	730 Enterprise Fund	07/28/2025	Sweetheart Ice Cream, Inc.	15012520908	Cafe Supplies 08/25	326.66
Sum for 730, 2682						**1,625.40**
Sum for 730						**193,084.25**
Sum Total						**193,084.25**

Seven Oaks Community Development District
Notes to Unaudited Financial Statements
July 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 07/31/25.
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.

Tab 4



Quarterly Compliance Audit Report

Seven Oaks

Date: July 2025 - 2nd Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *SchoolStatus Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Web Accessibility Glossary 11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in Florida Statute Chapter 189.069.



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. 189.069, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the WCAG 2.1 levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE**: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.

ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

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

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements

Result: PASSED

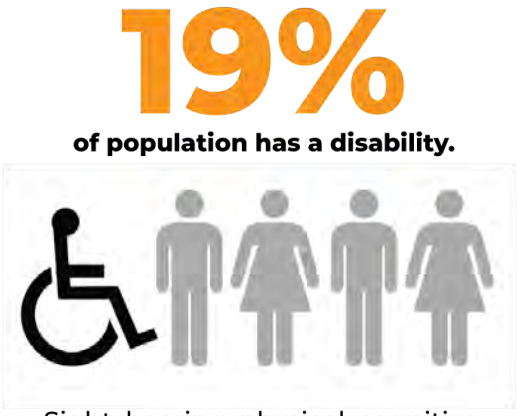
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: *http://webaim.org/resources/contrastchecker*



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: *http://webaim.org/techniques/alttext*



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: *http://webaim.org/techniques/sitetools/*



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: *http://webaim.org/techniques/tables/data*

Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: *http://webaim.org/techniques/acrobat/acroba*t

Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: *http://webaim.org/techniques/captions*

Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: *http://webaim.org/techniques/forms*

Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e..g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 5

APPRAISAL REPORT OF

SEVEN OAKS OFFICE BUILDING AND EXCESS LAND
2940 Sports Core Circle
Wesley Chapel, Pasco County, Florida 33544-8764

URS File Number – 252249



FOR

Mr. Scott Brizendine
District Manager
Seven Oaks Community Development District
5844 Old Pasco Road, Suite 101
Wesley Chapel, Florida 33544

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August 6, 2025

Mr. Scott Brizendine
District Manager
Seven Oaks Community Development District
5844 Old Pasco Road
Wesley Chapel, Florida 33544

RE: Seven Oaks Office Building and Excess Land
2940 Sports Core Circle
Wesley Chapel, Florida, 33544-8764

Dear Mr. Brizendine:

As requested, a detailed investigation, analysis and appraisal have been made of the market value of the fee simple estate of the referenced property, in as-is condition as of the appraisal date.

As requested, we have prepared a complete appraisal and are submitting this appraisal in a narrative appraisal report format. Included within the accompanying appraisal report are exhibits and documented data in support of the value conclusions. All material collected during our analysis has been retained in our files and is available for inspection upon request.

The subject consists of a 1.16 acre or approximately 50,530 square foot site that includes an existing, good quality 3,637 square foot office building. This appraisal assignment includes the market value of both the existing office building with underlying land and the subject's excess land. According to the "Settlement Terms Sheet in RE: S.B. Associates Petition Pursuant to Section 70.51", Florida Statutes for Parcel S12B as subject, the existing office building is allowed many typical office uses, while the vacant land is limited to several uses allowed under the Recreation designation. The subject restrictions on allowable uses and the limitations on density to total of 10,800 square feet building area on the 1.16 acres, leaves a remaining entitlement of approximately 7,163 square feet of building area and requires negative adjustments to comparable land sales.

We estimate $1,675,000 total subject market value for the office building with supporting land and the excess land and allocated as follows:

$ 1,275,000	Building & Supporting Land
$ 400,000	Excess Land
$ 1,675,000	Total Subject Value

This appraisal has been prepared in compliance with the Uniform Standards of Professional Appraisal Practice and governmental regulations, as well as the client's appraisal and reporting requirements.

The opportunity to have been of service is appreciated. Should you have any questions or comments, or require additional information, please do not hesitate to contact us.

Very truly yours,



H. Linwood Gilbert, Jr., MAI
State-Certified General Real Estate Appraiser RZ0940



Wayne Beurnier
State-Certified General Real Estate Appraiser RZ1307

CERTIFICATION

This is to certify that, upon request for valuation by Mr. Scott Brizendine, District Manager, Seven Oaks Community Development District, we have personally inspected, collected and analyzed various data, and appraised the market value of the fee simple estate of the subject property, located at 2940 Sports Core Circle, Wesley Chapel, Florida 33544-8764.

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*. This certificate is also a certification under Florida Real Estate License Law Chapter 475.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives
- We have made a personal inspection of the property that is the subject of this report. Also, we made an inspection of selected comparable properties.

- No one provided significant real property appraisal assistance to the persons signing this certification.

- As of the date of this report, H. Linwood Gilbert, Jr., MAI, has completed the continuing education program for Designated Members of the Appraisal Institute.

- The undersigned appraisers, based on education, work experience and the previous appraisal of properties similar to the subject, are competent and qualified to appraise the property.

This certificate is in accordance with the Uniform Standards of Professional Appraisal Practice Standard Rule 2-3 and with the Appraisal Institute's Supplemental Standards of Professional Practice. It is also a certification under Florida Real Estate Appraisal Board of the Division of Real Estate of the Department of Business and Professional Regulation.

The reader should review the Assumptions and Limiting Conditions, to which this analysis is subject, included at the end of the report.

In our opinion, the fee simple estate of the subject property, located at 2940 Sports Core Circle, Wesley Chapel, Florida 33544-8764, had a market value, in as-is condition and as of the appraisal date of July 14, 2025, of approximately ONE MILLION SIX HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($1,675,000).

The above value does not include personal property, such as furnishings, fixtures and equipment.



H. Linwood Gilbert, Jr., MAI
State-Certified General Real Estate Appraiser RZ0940



Wayne Beurnier
State-Certified General Real Estate Appraiser RZ1307

EXECUTIVE SUMMARY

Property Name:	Seven Oaks Office Building and Excess Land
Property Classification:	One-story office building plus excess land
Address:	2940 Sports Core Circle Wesley Chapel, Pasco County, Florida 33544-8764
Location:	East of Interstate 75 and north of SR 56 in Wesley Chapel, Florida
County:	Pasco County
Municipal Jurisdiction:	Pasco County
Section, Township and Range:	25-26S-19E
Census Tract:	45300-12-101-0321.06
Metropolitan Statistical Area:	Tampa-St. Petersburg-Clearwater
Property Ownership:	SB Associates Limited Partnership
Property Rights Appraised:	Fee simple estate
Legal Description:	Please see Legal Description section
County Identification No.:	25-26-19-0000-0010-0080
Purpose of Appraisal:	Estimate market value as-is
Appraisal/Inspection Dates:	July 14, 2025
Date of Report:	August 6, 2025
Report Type:	Narrative appraisal report
Intended User of Appraisal:	Client, Seven Oaks Community Development District
Intended Use of Appraisal:	Evaluate the property that is the subject of this appraisal for assistance with potential acquisition

Property Assessment 2024:	$409,011
Tax Millage Rate 2024:	16.9431 mils
Ad Valorem Taxes 2024:	$6,930
Non-Ad Valorem Taxes 2024:	$16,246
Total Property Taxes 2024:	$23,176 Gross $22,249 Net
Personal Property Tax 2024:	NA
Neighborhood:	The subject is an office building with excess land located on a collector with residential subdivisions. The immediate market or neighborhood surrounds the traffic artery and extends for approximately two miles, but residents and visitors travel to and from a broader market area.
Zoning District:	MPUD – Master Planned Unit Development
Site Data:	The subject is located at the northeast corner of Ancient Oaks Boulevard and Sports Core Circle. The subject has approximately 192 feet of Ancient Oaks Boulevard frontage but is separated from the boulevard by an unimproved strip of land approximately 25-30 feet wide owned by Seven Oaks Community Development District 1. The subject parcel has 332.68 feet along its northerly boundary which abuts an electrical utility easement for overhead transmission with an access road and power lines. Its easterly boundary is adjacent to the Seven Oaks Community Recreation Center tennis courts, pool and clubhouse. The subject's site is irregular in shape and contains a total of approximately 50,530 square feet or 1.16 acres. Approximately one-third of this site is dedicated to the existing office building and approximately two thirds is vacant and considered excess land. The excess land area is densely vegetated and generally level but slightly below sidewalk grade. Perpendicular parking for the improved office building is provided to the front of the building along the site's southerly boundary. This parking area is owned by the CDD. Public right-of-way parking is not available.

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	Soil is sandy, typical for the area, and it is assumed that no adverse subsoil conditions exist. Municipal potable water and wastewater disposal are available to the site, as are electric and telecommunication services. There are no known impediments to development. Drainage and utility easements appear typical.
Flood Zone Data:	"X", above 100-year flood plain, per FEMA Map Panel 12101C0428F, dated September 26, 2014.
Improvement Data:	The subject property is improved with a one-story masonry office building with concrete block and stucco walls with concrete tile roof cover. The interior is of above average quality with 3,637 square feet of gross building area. This office building utilizes approximately 1/3 of the site. Constructed in 2003, finished areas include a reception area, seven offices, a conference room, a kitchenette, file storage room, work room and two handicapped accessible restrooms. Each restroom has two fixtures. The building's architecture and interior finishes are of good design, good quality materials and above average workmanship. The entry/reception area consists of a raised rotunda with decorative ceiling finish and chandelier, and the reception area floors consist of travertine tile. Other floor areas consist of good quality low pile commercial grade carpet, ceramic or porcelain tile and VCT. Each office has glass partial walls above a wainscot fronting the hallways. Ceiling height in office areas is approximately nine feet. Reception area has a height of approximately twelve feet. The entire building is air conditioned. The roof structure is wood truss and plywood decking under the flat-tile roof covering. This report is subject to receipt of satisfactory structural, mechanical and roof inspections. General condition of building is average to good. Chronical age of subject building is 22 years (2025-2003). Economic life of buildings similar to subject building is typically 50 years. Estimated effective age of building is 15 years, indicating remaining economic life of 35 years.

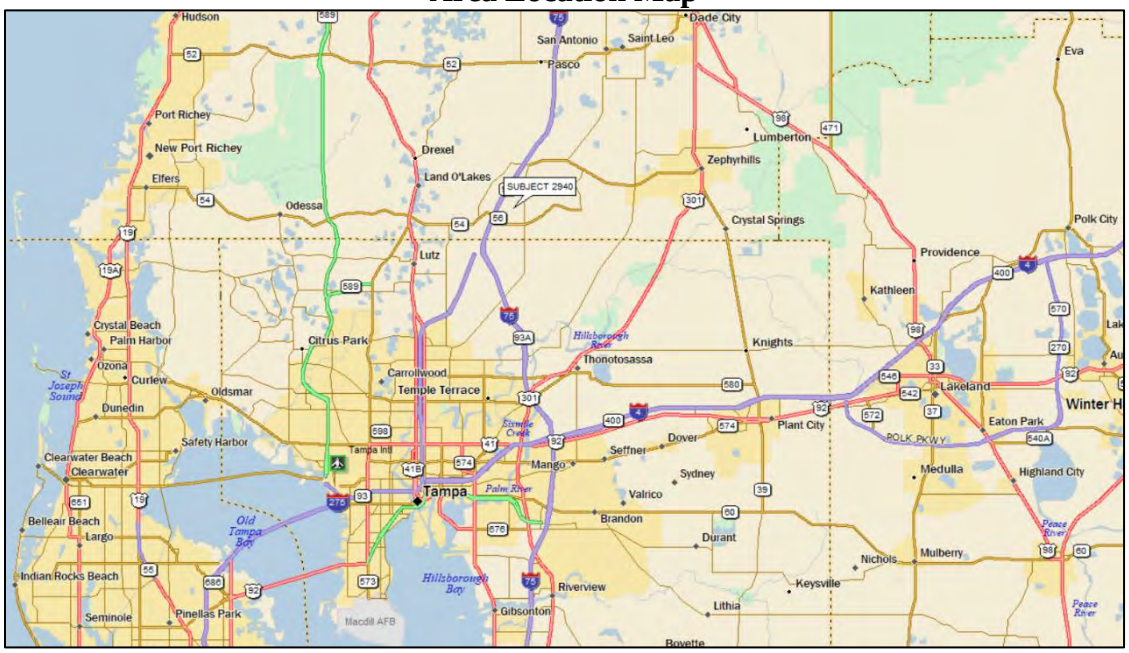
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	Site improvements are asphalt paving, concrete sidewalks, landscaping, lighting, underground drainage and laterals for municipal water and sewer. Site improvements appear adequate and functional. Economic lives of site improvements typically range between 20 and 50 years, depending on the item and its standard useful life.
Personal Property:	No personal property is applicable.
Environmental Conditions:	No unusual environmental conditions were observed, but this appraisal is subject to receipt of a satisfactory environmental audit.
ADA Standards:	The appraisers are not expert in matters of compliance of Americans with Disabilities Act, and our appraisal is subject to receipt of certification by an architect or engineer that no extensive changes to the property are required.
Highest and Best Use:	As if vacant and available, the subject site has a highest and best use for development to limited office use and other uses such as child care, physical therapy and related recreational uses as supported by the market and the Settlement between owner and the CDD. As currently improved, the existing office building is allowed typical uses as may be found in nearby professional office developments. The building contributes value to the site and is therefore representative of its highest and best use as improved, but underutilizes the overall site and leaves room for an additional 7,163 square feet of building development.
Marketing/Exposure Periods:	Nine months / Nine months
Value Indications	
Sales Comparison Approach	$ 400,000 Excess Land Value
Sales Comparison Approach	$1,275,000 Building Value and Site
Income Capitalization Approach	N/A
Final Estimate of Value	**$1,675,000 Total Value As-Is**

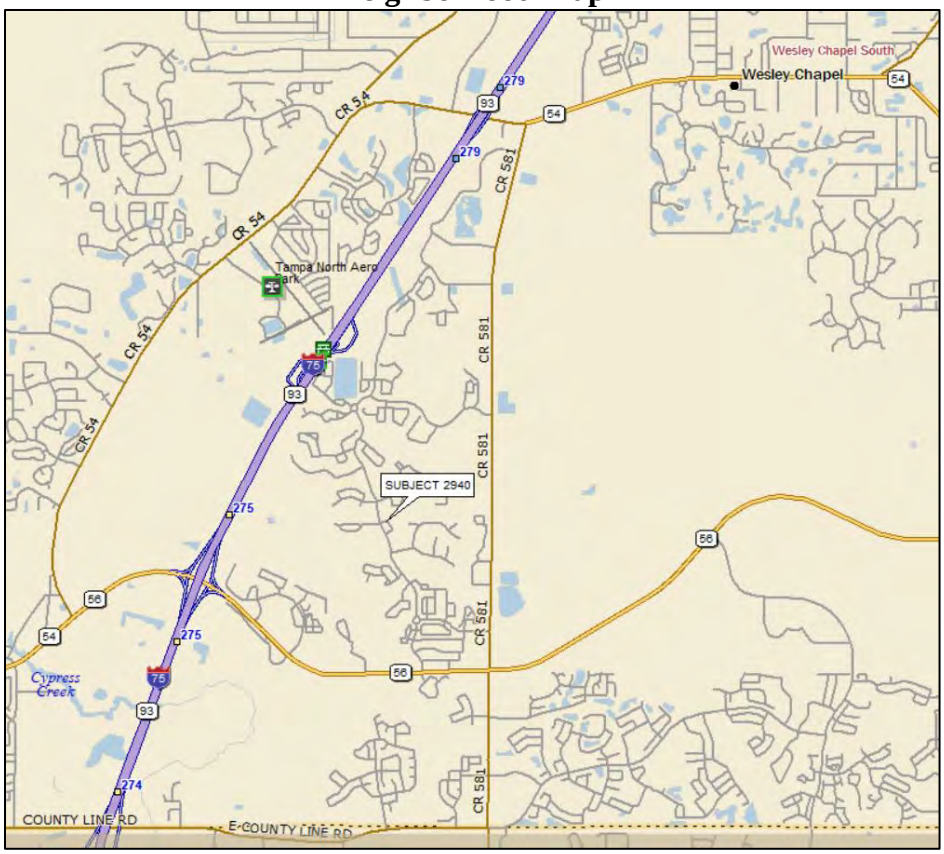
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SUBJECT MAPS AND PHOTOGRAPHS

Area Location Map

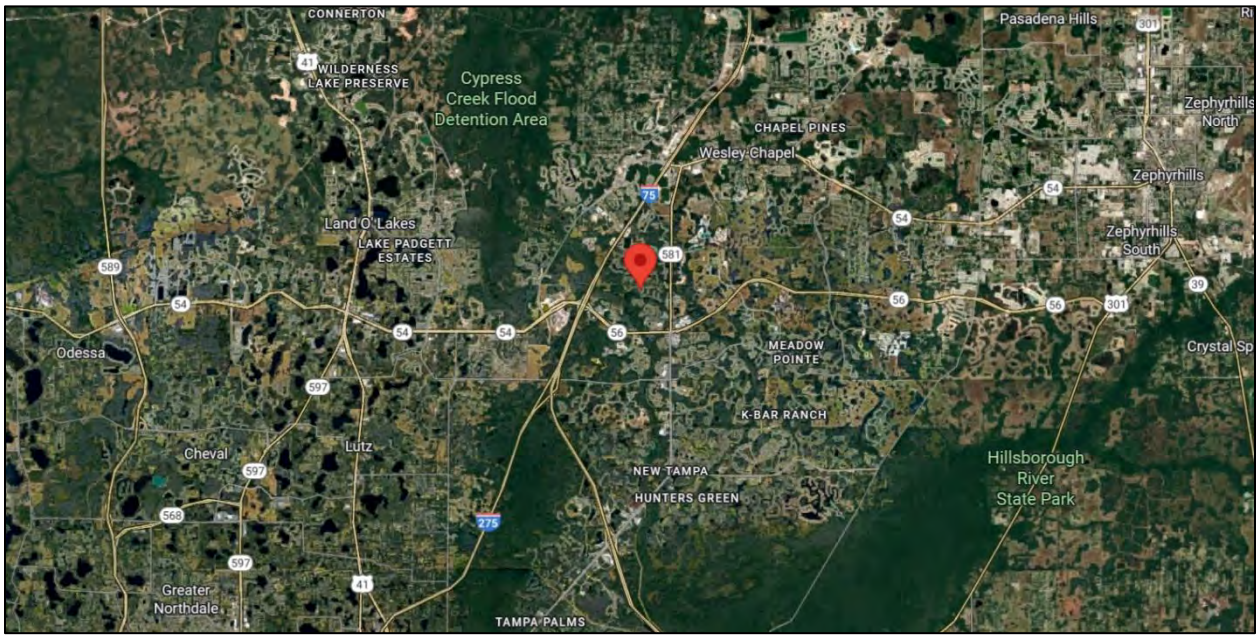


Neighborhood Map

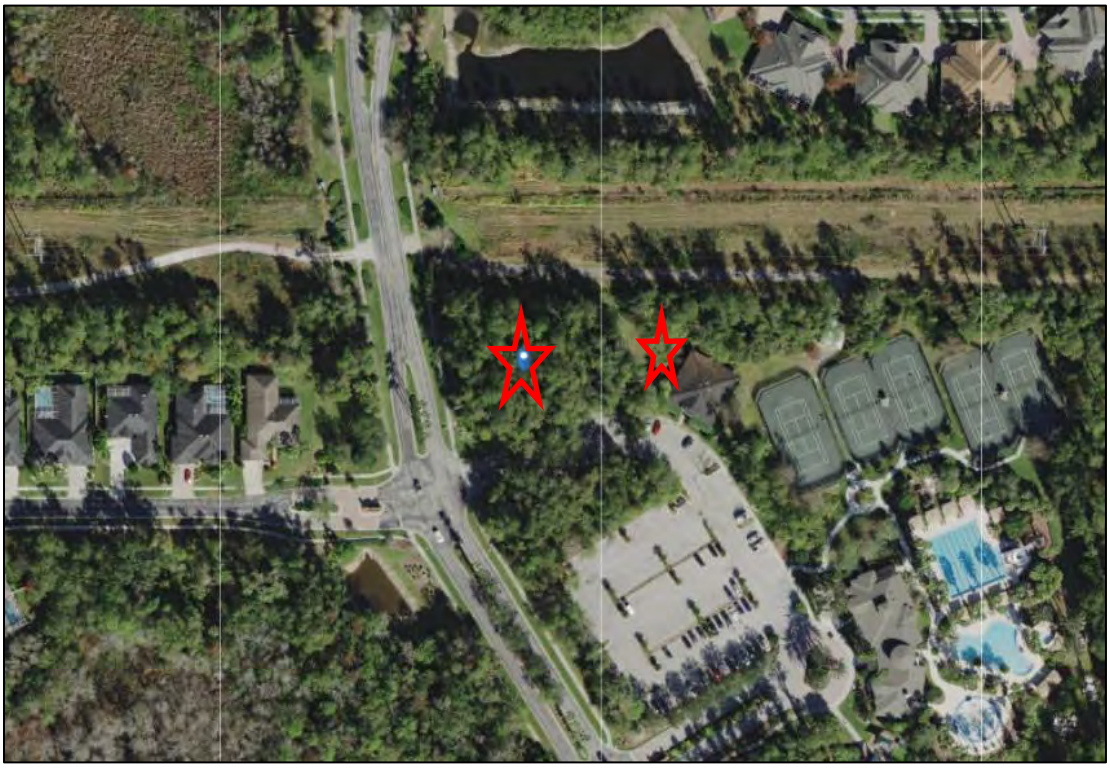


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Area Aerial Map



Neighborhood Aerial Photograph



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Plat Map



Property Appraiser's Aerial Photograph



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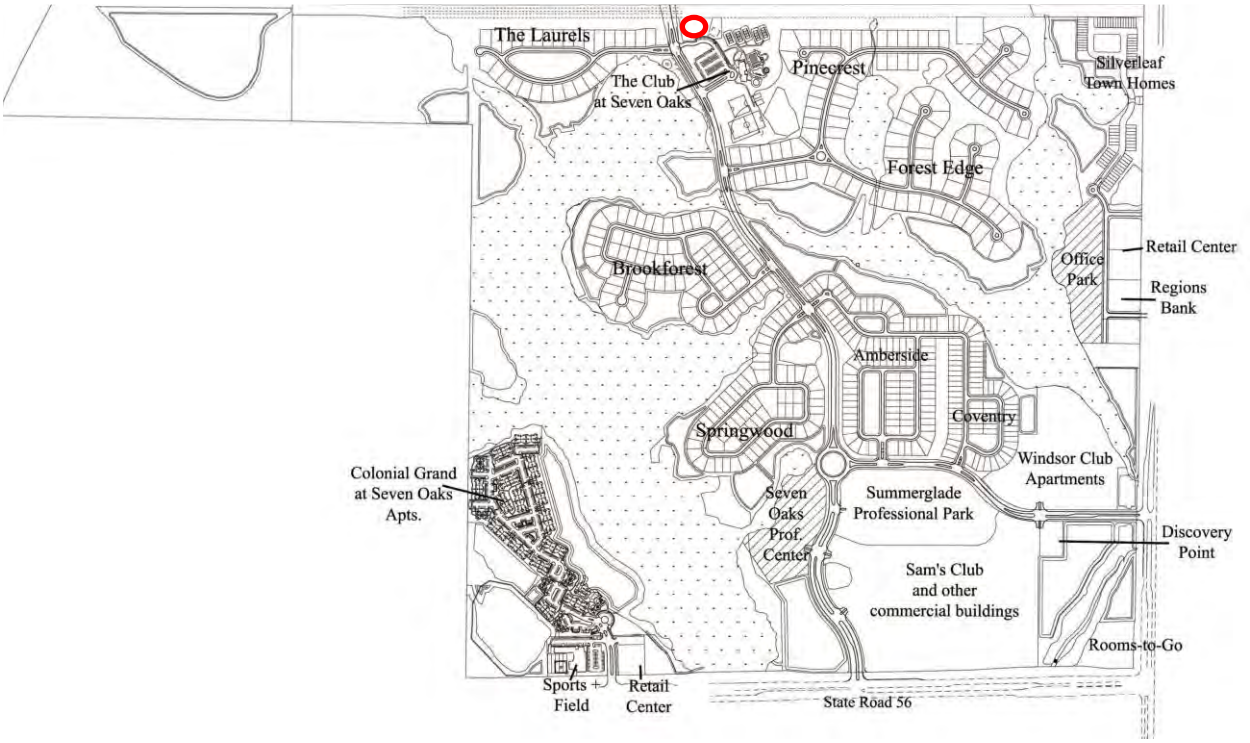
North and South



<<<<<<<<<<<<<<<<<<<<<Power Line Division >>>>>>>>>>>>>>>>>>>

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<<<<<<<<<<<<<<<<<<<<Power Line Division >>>>>>>>>>>>>>>>>>>



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Subject Photographs



1. Front of subject



2. Front west side of entry



3. Rear wall, exit door, AC units



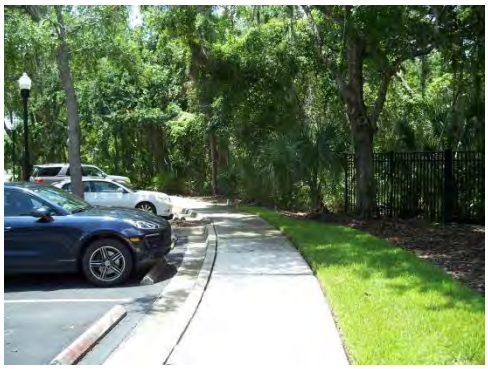
4. Westerly wall



5. Easterly wall



6. Easterly lawn and fence



7. Shared parking and walk toward excess land



8. View of vegetated excess land

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9. Interior view of double-door entrance



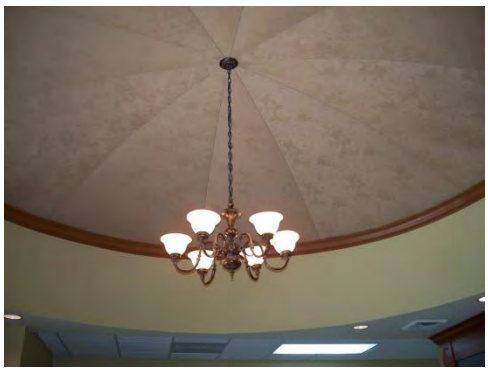
10. Reception desk, conference room behind



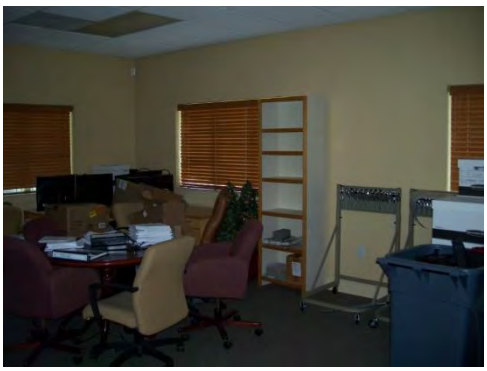
11. Conference room



12. Westerly hallway



13. Detail of entrance rotunda ceiling



14. Corner office

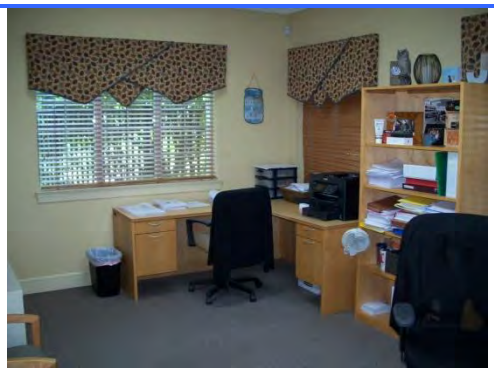


15. Work room

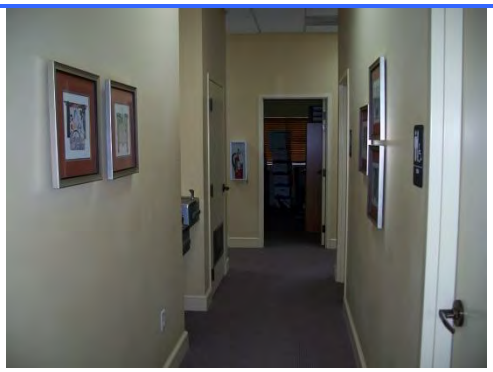


16. Front corner office

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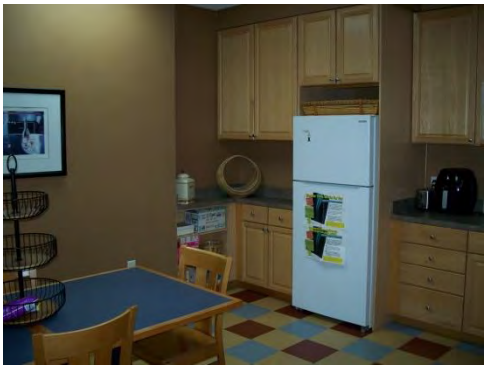
17. View of typical office



18. Mid cross-hallway



19. One of two restrooms



20. Kitchen and dining table



21. Shared parking, subject building in background



22. Excess land on right



23. Sports Core Circle south from Ancient Oaks Bl.



24. Seven Oaks recreational center

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PURPOSE, INTENDED USE AND DATE OF APPRAISAL

Purpose of this appraisal is to estimate, with the highest degree of accuracy possible, the market value, in as-is condition, of the fee simple estate of the subject property.

The intended user of this appraisal report is the client, Seven Oaks Community Development District, Scott Brizendine and Andrew Mendenhall. This appraisal report is prepared for the sole and exclusive use of the intended user and may not be relied upon by any third parties for any purpose whatsoever without the prior written consent of the appraiser. No additional intended users are identified by the appraiser.

The intended use is to evaluate the property that is the subject of this appraisal for assistance with potential acquisition, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report and definition of market value.

Property rights appraised are the fee simple estate of the subject property.

This is a complete appraisal in a narrative appraisal report format. Date of this appraisal is July 14, 2025, the last date of inspection. Date of report is August 6, 2025.

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SCOPE OF APPRAISAL

The scope of work for this appraisal assignment includes the identification of the appraisal problem, which is the valuation of the subject property in its as-is condition. The steps taken in the analysis include:

Personal inspection of the property under appraisement.

In order to determine the competitive market of the subject, analysis was made of regional and neighborhood data and ascertainment of demographic and economic trends that affect the property and its intended use.

In order to determine the competitive market position of the subject, analysis was made of economic trends affecting the property, including supply and demand analysis of properties considered directly competitive in the market, resulting in analysis of highest and best use of the property, both as if vacant and as improved.

Description of the property site, including verification with applicable governmental authorities as to land use regulations, utilities, and property taxes, as well as non-invasive inspection and complete description of the physical characteristics of the existing or planned improvements. Please note that the appraisers are not engineers or contractors, and the inspection is limited to a visual inspection as to general quality and condition. While obvious impairments will be brought to the attention of the client, an inspection by a licensed engineer, pest control or other professional is always recommended.

Estimation of highest and best use of the site, both as if vacant and as improved.

Estimation of value using the sales comparison approach. There is adequate market data to support these approaches to market value.

In order to apply the sales comparison approach, research was made of sales comparable properties through two real estate sales reporting services and the Property Appraiser's Office. Each sale was inspected, photographed and the transaction verified with a party considered knowledgeable as to the details of the transaction and motivation of the parties, principally with the buyer, seller, real estate broker or manager involved. Qualitative and quantitative adjustments are made to comparable sales in order to obtain an indication of value of the subject.

Market research was made of national and local economic trends, survey of available financing and market derived equity returns, and research into appropriate financial and capitalization rates in order to estimate appropriate capitalization and yield rates applicable to the subject. Appropriate capitalization rates are applied to the estimated net income in order to capitalize the income to an indication of value.

Reconciliation of the value indications, with emphasis placed on the approach(es) considered most reflective of current market activity for final value estimate.

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VALUATION DEFINITIONS

Estate is, "1. An owner's degree, quantity, nature, and extent of interest or interests in property. There are many different types of estates, including freehold (fee simple, determinable fee, and life estate) and leasehold. To be an estate in land, an interest must allow possession (either now or in the future). See also freehold estate; leasehold estate. 2. The property of an individual at a point in time."[1] As related to property, the terms *estate* and *interest* are synonymous for the purpose of this appraisal. Unless otherwise distinguished, the term *property* indicates real property in this report.

Fee simple estate is the property interest represented by, "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."[2]

Leased fee estate or interest is, "the ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."[3]

Leasehold estate or interest is, "the right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease."[4]

Excess Land - In regard to an improved site, the land not needed to serve or support the existing improvement(s). In regard to a vacant site or site considered as though vacant, the land not needed to accommodate the site's primary highest and best use. Such land may be separated from the larger site and have its own highest and best use, or it may allow for future expansion of the existing or anticipated improvement.

Hypothetical condition is, "(1) a condition that is presumed to be true when it is known to be false. (Appraisal Institute Standards of Valuation Practice-SVP); or (2) a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Comment: hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in analysis. (USPAP, 2024 ed., page 4)"[5] As an example, this condition is sometimes applied to an anticipated zoning change.

Extraordinary assumption is, "An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property, or conditions external to the property,

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1 Appraisal Institute, ***The Dictionary of Real Estate Appraisal, Seventh Edition.*** Appraisal Institute, Chicago, Illinois, 2022, p. 65.

2 *Ibid*, p. 73.

3 *Ibid*, p. 105.

4 *Ibid*, p. 105.

5 *Ibid*, p. 92.

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such as market conditions or trends, or about the integrity of data used in an analysis. (USPAP, 2024 ed., page 4)"[6]

Market Value for the purposes of this appraisal, as defined in the Federal Register, Department of the Treasury Agencies' appraisal regulations, "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."[7]

Market value is also defined as: "The most probable price, as of a specified date, in cash or in terms equivalent to cash, or in other precisely revealed terms for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently and knowledgeably, and for self-interest, and assuming that neither is under undue duress."[8]

Market value is described, not defined, in the Uniform Standards of Professional Appraisal Practice (USPAP) as, "a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is identified by the appraiser as applicable in an appraisal."[9]

Prospective opinion of value is, "a value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy."[10]

Retrospective value opinion is defined as: "a value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently

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6 *Ibid*, p. 68.

7 Federal Register, Department of the Treasury, ***Interagency Appraisal and Evaluation Guidelines***, December 10, 2010, p. 77472.

8 Appraisal Institute, ***The Dictionary of Real Estate Appraisal, Seventh Edition,*** Appraisal Institute, Chicago, Illinois, 2022, p. 118.

9 The Appraisal Foundation, ***Uniform Standards of Professional Appraisal Practice and Advisory Opinions 2024 Edition,*** USA, 2024, p. 5.

10 Appraisal Institute, ***The Dictionary of Real Estate Appraisal, Seventh Edition,*** Appraisal Institute, Chicago, Illinois, 2022, p. 149, 150.

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sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion."[11]

Encumbrance is defined as, "any claim or liability that affects or limits the title to property. An encumbrance can affect the title such as a mortgage or other lien, or it can affect the physical condition of the property such as an easement. An encumbrance cannot prevent the transfer of possession, but it does remain after the transfer."[12]

Fixture is defined as, "an article that was once personal property but has since been installed or attached to the land or building in a rather permanent manner so that it is regarded in law as part of the real estate."[13]

……

In Florida, a Development of Regional Impact (DRI) refers to a large-scale development project that, due to its size, nature, or location, is likely to have a substantial impact on the health, safety, and welfare of citizens in more than one county. These projects often involve complex review processes and require approvals from multiple governmental agencies.
Here's a more detailed breakdown:

- Impact: DRIs are identified by their potential to affect multiple jurisdictions, often extending beyond the immediate boundaries of the local government.
- Review Process: Florida has specific regulations and thresholds for determining if a project qualifies as a DRI.
- Purpose: The DRI process aims to ensure that large-scale developments are planned and implemented in a way that minimizes negative regional impacts and maximizes positive regional benefits.
- Examples: DRIs can include various types of development, such as large residential complexes, commercial centers, airports, and attractions.
- Historical Context: While the term "Development of Regional Impact" is still used, Florida has streamlined the DRI process and emphasized local government involvement over time.

11 *Ibid*, P. 166
12 *Ibid*, p. 62.
13 *Ibid*, p. 75.

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LEGAL DESCRIPTION

No survey is available and the legal description of the subject property is not available. Examination of the original deed reveals that it included significantly more land than the subject.

We have therefore relied upon information provided by the Pasco County Property Appraiser's office for site dimensions and area. The short form legal description is below.

"That part of sec lying ely of Ancient Oaks Blvd & wly of Seven Oaks parcels s-13a and 13b pb 44 pg 54 & Seven Oaks parcel s-8b1 pb 47 pg 94 & south of Seven Oaks parcel s-8b2 pb 47 pg 141 exc Seven Oaks Community Recreation Center parcel per or 4915 pg 90 or 4924 pg 1206"

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OWNERSHIP AND FIVE-YEAR HISTORY OF SUBJECT PROPERTY

A review of the public records indicates that the subject property ownership is in the name of SB Associates Limited Partnership, with a mailing address of 2940 Sports Core Circle, Wesley Chapel, Florida 33544-8764. According to Official Records Book 4593, page 1558, the property was included with other property that last transferred in April 2001 for consideration of approximately $14,910,040.

The subject property is not known to be listed for sale.

No title search was conducted by the appraisers, and the above is provided for informational purposes only and is not warranted.

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MARKET AREA: LOCATION, DESCRIPTION AND TREND

A market area is a geographic area wherein occupants usually have an observable commonality of interests. Market areas can be large areas, equating to an entire county or even a group of counties, depending on the purpose of analysis. Habitats, buildings and business enterprises may be relatively uniform, as in a district or neighborhood, all within a larger market area; that is, a smaller area exhibits a greater degree of commonality than the larger area. For example, there may be a retail district and/or industrial zone within a mixed use neighborhood which includes residences, and this neighborhood and other connecting neighborhoods and districts may form a larger market area. A market area is the area from which demand for a particular property or use is drawn and will vary by use type. For example, the market area for a community shopping center is larger than the market area for a neighborhood or strip shopping center.

There is no set life expectancy for a market area, neighborhood or district, and major changes can interrupt the order of the stages. In some instances, after a period of decline, a neighborhood may undergo a transition to other land uses, or its life cycle may begin again due to revitalization and redevelopment of land or buildings.

Social considerations in a market area analysis involve a description of occupants and visitors revealing their reasons and motivations for living, working and visiting within the market area. These reasons may include the market areas reputation, environment and availability and convenience to employment, shopping/service centers and recreation centers. Demographic analysis is often related to driving times and linkages to commonly used supporting properties and facilities, rather than by specific census tracts.

A residential neighborhood is typically a group of complementary land uses, such as homes, schools and neighborhood commerce, whereas a district may be characterized by homogenous land uses, such as industrial districts or office districts or high-rise districts. Although a market area may be confined to a neighborhood, a market area is often larger and may include a broad array of land uses and several neighborhoods and census tracts. Some of the smallest areas of commonality may be referred to as traffic analysis zones or commercial nodes which are based on specific traffic routes and particular roadway intersections.

Each neighborhood or district has a dynamic quality of its own, which is described as the life cycle of a neighborhood or district. The complementary land uses that comprise neighborhoods and the homogenous land uses that comprise districts typically evolve through four stages.

1. Growth - A period during which the neighborhood gains public favor and acceptance.
2. Stability - A period of equilibrium without marked gains or losses.
3. Decline - A period of diminishing demand.
4. Revitalization - A period of renewal, modernization and increasing demand.

The demographic analysis that follows was obtained using information from the Appraisal Institute / *Site To Do Business* data service. The compiled information is based on forecast modifications to the 2010 census utilized for demographic projections.

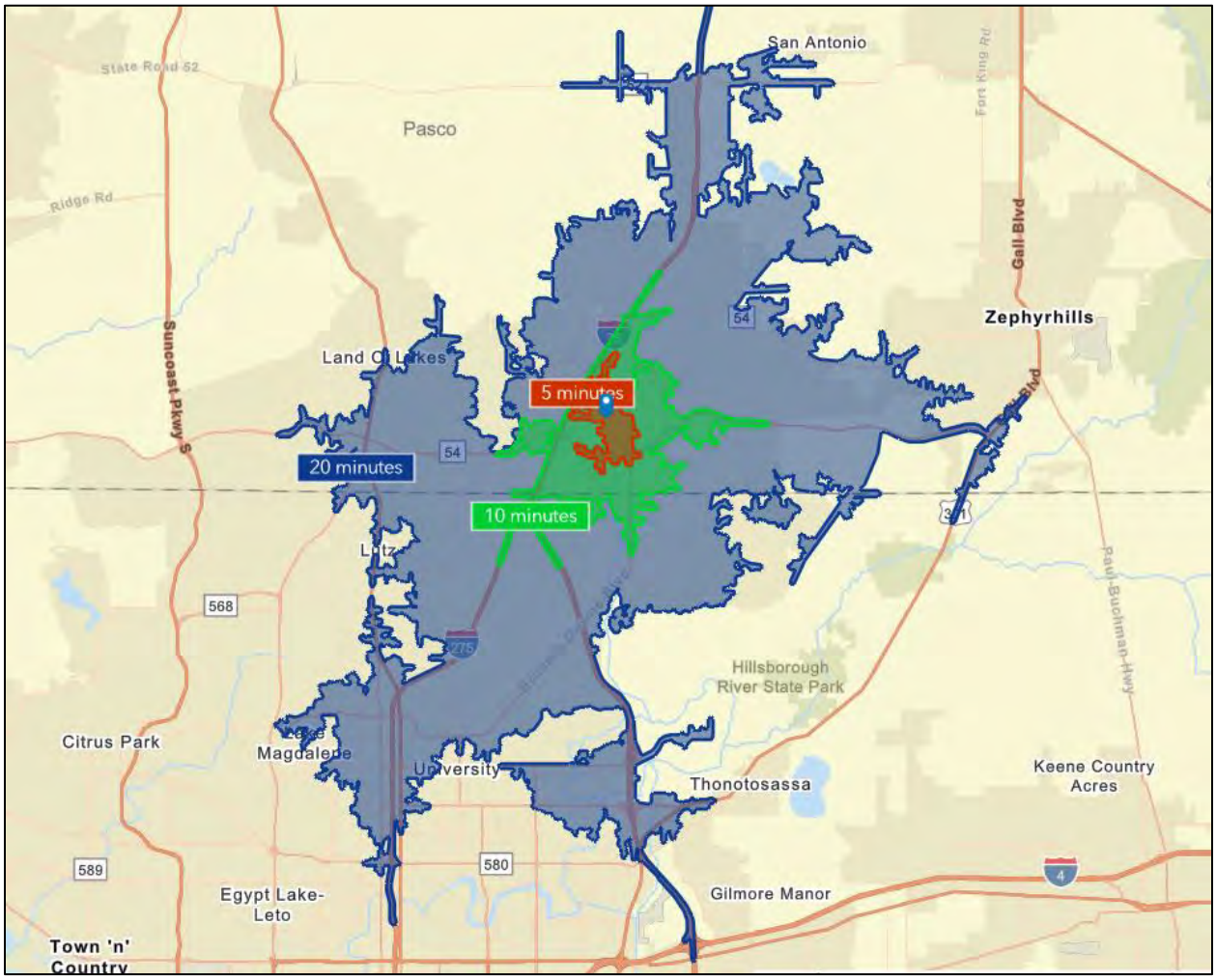
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Market Area

The subject is an office building with excess land located on a collector with residential subdivisions. The immediate market or neighborhood surrounds the traffic artery and extends for approximately two miles, but residents and visitors travel to and from a broader market area. The subject is located in the Tampa-St. Petersburg-Clearwater metropolitan statistical area.

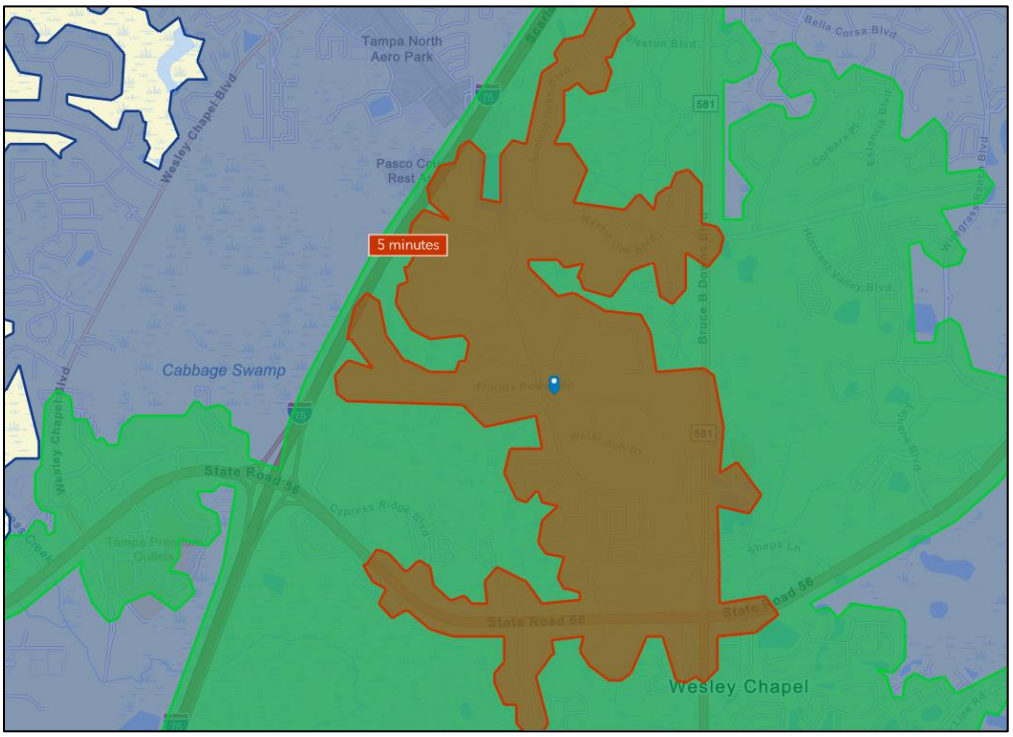
A Drive Time analysis was prepared using 5, 10 and 20-minute drive times. For the subject property, the broader market area is generally described using a 20-minute drive time from the subject property, which best represents the potential market area in terms of the concentration of potential users and employees. The main transportation route through the market area, Interstate 75, extends from north of Tampa to Michigan, and south through Hillsborough County to southern Florida. State Roads 56, 54, and CR 581, and Interstate 275 are also major traffic arteries.

Market Area Boundaries



Source: STDB.com

Five-minute boundary



Source: STDB.com

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Social Influences

Population, Households and Housing

	5 minutes	10 minutes	20 minutes
Population Summary			
2010 Total Population	3,210	14,897	203,874
2020 Total Population	4,575	21,388	251,836
2020 Group Quarters	0	21	3,249
2025 Total Population	4,523	22,315	284,718
2025 Group Quarters	0	26	3,616
2030 Total Population	4,899	24,498	316,540
2025-2030 Annual Rate	1.61%	1.88%	2.14%
2025 Total Daytime Population	5,700	27,389	250,960
Workers	3,623	16,888	108,590
Residents	2,077	10,501	142,370
	5 minutes	**10 minutes**	**20 minutes**
Household Summary			
2010 Households	1,132	5,305	78,681
2010 Average Household Size	2.84	2.81	2.57
2020 Total Households	1,550	7,542	95,380
2020 Average Household Size	2.95	2.83	2.61
2025 Households	1,565	8,108	108,740
2025 Average Household Size	2.89	2.75	2.59
2030 Households	1,701	8,986	121,501
2030 Average Household Size	2.88	2.72	2.58
2025-2030 Annual Rate	1.68%	2.08%	2.24%
2010 Families	832	3,938	51,469
2010 Average Family Size	3.32	3.26	3.10
2025 Families	1,177	5,966	73,182
2025 Average Family Size	3.36	3.21	3.09
2030 Families	1,276	6,598	81,998
2030 Average Family Size	3.35	3.18	3.07
2025-2030 Annual Rate	1.63%	2.03%	2.30%

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esri
THE SCIENCE OF WHERE

Executive Summary

2940 Sports Core Cir, Wesley Chapel, Florida, 33544
Drive time: 5, 10, 20 minute radii

Prepared by Es
Latitude: 28.1995
Longitude: -82.3641

	5 minutes	10 minutes	20 minutes
Population			
2010 Population	3,210	14,897	203,874
2020 Population	4,575	21,388	251,836
2025 Population	4,523	22,315	284,718
2030 Population	4,899	24,498	316,540
2010-2020 Annual Rate	3.61%	3.68%	2.14%
2020-2025 Annual Rate	-0.22%	0.81%	2.37%
2025-2030 Annual Rate	1.61%	1.88%	2.14%
2020 Male Population	48.1%	47.7%	48.5%
2020 Female Population	51.9%	52.3%	51.5%
2020 Median Age	35.8	36.8	37.5
2025 Male Population	48.5%	48.0%	49.1%
2025 Female Population	51.5%	52.0%	50.9%
2025 Median Age	35.9	37.2	38.5

In the identified area, the current year population is 284,718. In 2020, the Census count in the area was 251,836. The rate of change since 2020 was 2.37% annually. The five-year projection for the population in the area is 316,540 representing a change of 2.14% annually from 2025 to 2030. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 38.5, compared to U.S. median age of 39.6.

Race and Ethnicity			
2025 White Alone	52.7%	50.0%	52.1%
2025 Black Alone	11.6%	12.9%	14.2%
2025 American Indian/Alaska Native Alone	0.2%	0.3%	0.5%
2025 Asian Alone	12.3%	13.0%	9.3%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	6.6%	6.6%	7.6%
2025 Two or More Races	16.4%	17.1%	16.3%
2025 Hispanic Origin (Any Race)	23.6%	24.5%	25.5%

Persons of Hispanic origin represent 25.5% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.4 in the identified area, compared to 72.7 for the U.S. as a whole.

Households			
2025 Wealth Index	126	118	104
2010 Households	1,132	5,305	78,681
2020 Households	1,550	7,542	95,380
2025 Households	1,565	8,108	108,740
2030 Households	1,701	8,986	121,501
2010-2020 Annual Rate	3.19%	3.58%	1.94%
2020-2025 Annual Rate	0.18%	1.39%	2.53%
2025-2030 Annual Rate	1.68%	2.08%	2.24%
2025 Average Household Size	2.89	2.75	2.59

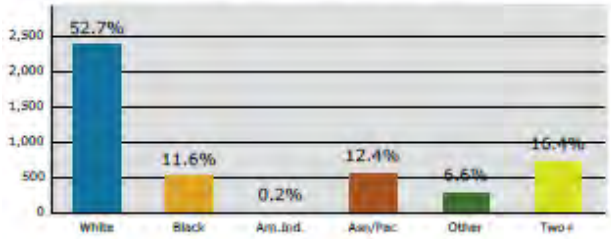
The household count in this area has changed from 95,380 in 2020 to 108,740 in the current year, a change of 2.53% annually. The five-year projection of households is 121,501, a change of 2.24% annually from the current year total. Average household size is currently 2.59, compared to 2.61 in the year 2020. The number of families in the current year is 73,182 in the specified area.

Graphic Profile

2940 Sports Core Cir, Wesley Chapel, Florida, 33544
Drive time: 5 minute radius

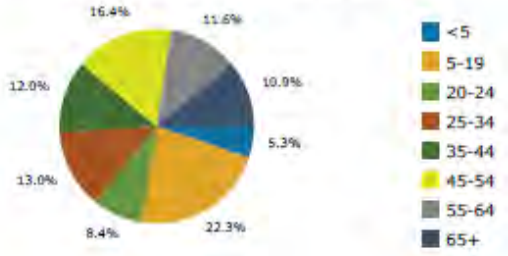
Prepared by Esr
Latitude: 28.1996
Longitude: -82.3641

2025 Population by Race

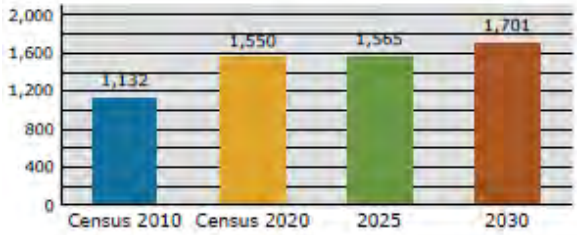


2025 Percent Hispanic Origin:23.6%

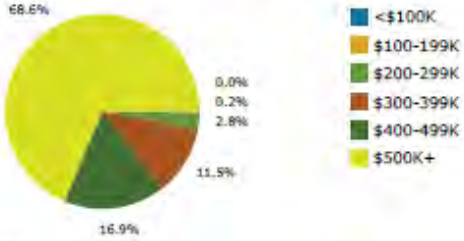
2025 Population by Age



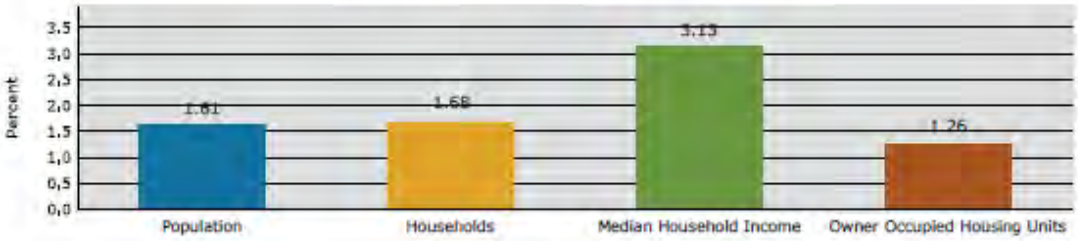
Households



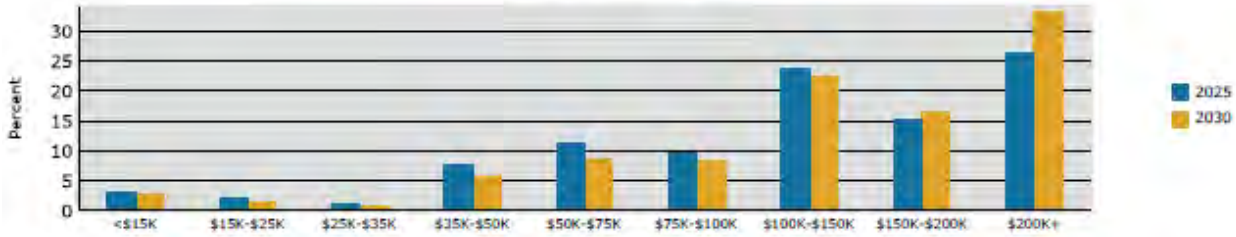
2025 Home Value



2025-2030 Annual Growth Rate



Household Income



6161·Dr·Martin·Luther·King·Jr·Street·North·●·Suite·200·●·St.·Petersburg,·Florida·33703·●·727-289-5782

	5 minutes	10 minutes	20 minutes
2025 Population 25+ by Educational Attainment			
Total	2,897	14,915	196,581
Less than 9th Grade	3.5%	2.9%	2.7%
9th - 12th Grade, No Diploma	1.4%	1.5%	3.9%
High School Graduate	8.1%	11.7%	18.3%
GED/Alternative Credential	0.6%	2.0%	3.2%
Some College, No Degree	21.2%	18.3%	15.9%
Associate Degree	7.0%	7.7%	11.0%
Bachelor's Degree	32.7%	31.4%	27.2%
Graduate/Professional Degree	25.6%	24.5%	17.9%

	5 minutes	10 minutes	20 minutes
Housing Unit Summary			
2000 Housing Units	45	1,737	57,417
Owner Occupied Housing Units	91.1%	83.1%	56.3%
Renter Occupied Housing Units	2.2%	10.4%	33.5%
Vacant Housing Units	6.7%	6.4%	10.2%
2010 Housing Units	1,255	5,804	89,524
Owner Occupied Housing Units	52.1%	61.0%	54.6%
Renter Occupied Housing Units	38.2%	30.4%	33.3%
Vacant Housing Units	9.8%	8.6%	12.1%
2020 Housing Units	1,668	8,046	102,343
Owner Occupied Housing Units	57.0%	59.1%	55.2%
Renter Occupied Housing Units	35.9%	34.7%	37.9%
Vacant Housing Units	6.7%	6.4%	6.8%
2025 Housing Units	1,754	8,977	117,772
Owner Occupied Housing Units	55.4%	57.4%	57.1%
Renter Occupied Housing Units	33.8%	33.0%	35.2%
Vacant Housing Units	10.8%	9.7%	7.7%
2030 Housing Units	1,875	9,822	130,307
Owner Occupied Housing Units	55.2%	57.9%	59.5%
Renter Occupied Housing Units	35.5%	33.6%	33.7%
Vacant Housing Units	9.3%	8.5%	6.8%

	5 minutes	10 minutes	20 minutes
2025 Population by Age			
Total	4,524	22,314	284,719
0 - 4	5.3%	5.4%	5.4%
5 - 9	5.6%	5.8%	5.8%
10 - 14	7.7%	7.1%	6.3%
15 - 24	17.4%	14.8%	13.4%
25 - 34	13.0%	14.2%	14.4%
35 - 44	12.0%	13.3%	13.5%
45 - 54	16.4%	15.2%	12.9%
55 - 64	11.6%	11.9%	11.9%
65 - 74	6.7%	7.3%	9.4%
75 - 84	3.3%	4.0%	5.3%
85 +	0.9%	1.0%	1.5%
18 +	76.1%	77.1%	78.8%

Five-Minute Market Area

esri
THE SCIENCE OF WHERE

Housing Profile

2940 Sports Core Cir, Wesley Chapel, Florida, 33544
Drive time: 5 minute radius

Prepared by Esri
Latitude: 28.19966
Longitude: -82.36415

Population		Households	
2020 Total Population	4,575	2025 Median Household Income	$128,244
2025 Total Population	4,523	2030 Median Household Income	$149,644
2030 Total Population	4,899	2025-2030 Annual Rate	3.13%
2025-2030 Annual Rate	1.61%		

	Census 2020		2025		2030	
Housing Units by Occupancy Status and Tenure	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total Housing Units	1,668	100.0%	1,754	100.0%	1,875	100.0%
Occupied	1,550	92.9%	1,565	89.2%	1,701	90.7%
Owner	951	57.0%	972	55.4%	1,035	55.2%
Renter	599	35.9%	593	33.8%	666	35.5%
Vacant	111	6.7%	189	10.8%	174	9.3%

	2025		2030	
Owner Occupied Housing Units by Value	**Number**	**Percent**	**Number**	**Percent**
Total	971	100.0%	1,033	100.0%
<$50,000	0	0.0%	0	0.0%
$50,000-$99,999	0	0.0%	0	0.0%
$100,000-$149,999	0	0.0%	0	0.0%
$150,000-$199,999	2	0.2%	0	0.0%
$200,000-$249,999	10	1.0%	0	0.0%
$250,000-$299,999	17	1.8%	1	0.1%
$300,000-$399,999	112	11.5%	43	4.2%
$400,000-$499,999	164	16.9%	146	14.1%
$500,000-$749,999	412	42.4%	551	53.3%
$750,000-$999,999	218	22.5%	265	25.7%
$1,000,000-$1,499,999	27	2.8%	25	2.4%
$1,500,000-$1,999,999	0	0.0%	0	0.0%
$2,000,000+	9	0.9%	2	0.2%
Median Value	$609,830		$648,140	
Average Value	$641,611		$670,886	

A detailed categorical expenditure set for the subject market area during 2025 is as follows.

	5 minutes	10 minutes	20 minutes
2025 Consumer Spending			
Apparel & Services: Total $	$5,535,512	$25,919,791	$284,930,250
Average Spent	$3,537.07	$3,196.82	$2,620.29
Spending Potential Index	144	131	107
Education: Total $	$3,474,618	$16,858,156	$195,793,137
Average Spent	$2,220.20	$2,079.20	$1,800.56
Spending Potential Index	124	117	101
Entertainment/Recreation: Total $	$8,823,090	$41,809,841	$462,962,792
Average Spent	$5,637.76	$5,156.62	$4,257.52
Spending Potential Index	137	126	104
Food at Home: Total $	$15,520,590	$73,189,997	$839,198,500
Average Spent	$9,917.31	$9,026.89	$7,717.48
Spending Potential Index	133	121	104
Food Away from Home: Total $	$9,227,705	$43,371,505	$476,424,262
Average Spent	$5,896.30	$5,349.22	$4,381.32
Spending Potential Index	143	130	106
Health Care: Total $	$15,826,959	$75,382,013	$861,726,151
Average Spent	$10,113.07	$9,297.24	$7,924.65
Spending Potential Index	131	120	102
HH Furnishings & Equipment: Total $	$6,390,520	$30,217,867	$333,374,806
Average Spent	$4,083.40	$3,726.92	$3,065.80
Spending Potential Index	140	128	105
Personal Care Products & Services: Total $	$2,316,268	$10,907,028	$121,924,163
Average Spent	$1,480.04	$1,345.22	$1,121.24
Spending Potential Index	141	128	107
Shelter: Total $	$57,883,621	$271,518,621	$3,037,066,531
Average Spent	$36,986.34	$33,487.74	$27,929.62
Spending Potential Index	139	126	105
Support Payments/Cash Contributions/Gifts in Kind: Total $	$7,890,326	$37,161,781	$393,430,918
Average Spent	$5,041.74	$4,583.35	$3,618.09
Spending Potential Index	153	139	110
Travel: Total $	$7,810,127	$37,084,573	$405,074,802
Average Spent	$4,990.50	$4,573.82	$3,725.17
Spending Potential Index	138	127	103
Vehicle Maintenance & Repairs: Total $	$2,977,908	$13,979,532	$156,261,274
Average Spent	$1,902.82	$1,724.17	$1,437.02
Spending Potential Index	141	128	107

Recreation Expenditures - Five-Minute Market Area

	Spending Potential Index	Average Amount Spent	Total
TV/Video/Audio	134	$1,653.44	$2,587,641
Cable & Satellite Television Services	117	$776.05	$1,214,511
Televisions & Video	158	$677.51	$1,060,297
Audio	140	$196.78	$307,954
Rental of TV/VCR/Radio/Sound Equipment	100	$0.23	$359
Repair of TV/Radio/Sound Equipment	155	$2.89	$4,521
Entertainment/Recreation Fees and Admissions	149	$1,391.37	$2,177,499
Tickets to Theatre/Operas/Concerts	136	$154.67	$242,062
Tickets to Movies	161	$59.57	$93,221
Tickets to Parks or Museums	159	$67.92	$106,287
Admission to Sporting Events, excl.Trips	157	$143.51	$224,596
Fees for Participant Sports, excl.Trips	160	$264.82	$414,449
Fees for Recreational Lessons	162	$270.07	$422,659
Membership Fees for Social/Recreation/Health Clubs	136	$429.51	$672,179
Dating Services	113	$1.31	$2,047
Toys/Games/Crafts/Hobbies	142	$253.69	$397,032
Toys/Games/Arts/Crafts/Tricycles	141	$214.19	$335,208
Playground Equipment	173	$9.85	$15,411
Play Arcade Pinball/Video Games	153	$8.73	$13,667
Online Gaming Services	156	$15.21	$23,809
Stamp & Coin Collecting	102	$5.71	$8,936
Recreational Vehicles and Fees	152	$293.02	$458,582
Docking and Landing Fees for Boats and Planes	103	$15.15	$23,710
Camp Fees	156	$104.40	$163,390
Payments on Boats/Trailers/Campers/RVs	167	$121.32	$189,870
Rental of Boats/Trailers/Campers/RVs	137	$52.15	$81,612
Sports, Recreation and Exercise Equipment	148	$384.54	$601,799
Exercise Equipment and Gear, Game Tables	139	$111.16	$173,967
Bicycles	135	$102.70	$160,733
Camping Equipment	180	$38.27	$59,893
Hunting and Fishing Equipment	166	$73.76	$115,440
Winter Sports Equipment	153	$21.71	$33,969
Water Sports Equipment	167	$15.89	$24,873
Other Sports Equipment	169	$13.34	$20,884
Rental/Repair of Sports/Recreation/Exercise Equipment	142	$5.28	$8,262
Photographic Equipment and Supplies	132	$91.22	$142,762
Film	134	$0.94	$1,478
Photo Processing	134	$14.28	$22,356
Photographic Equipment	133	$24.24	$37,940
Photographer Fees/Other Supplies & Equip Rental/Repair	131	$51.75	$80,988
Reading	119	$153.95	$240,925
Magazine/Newspaper Subscriptions	92	$42.08	$65,850
Magazine/Newspaper Single Copies	92	$5.58	$8,726
Books/Digital Books/Book Subscriptions	127	$57.21	$89,535
Digital Book Readers	153	$49.08	$76,814

Economic Influences

Economic considerations involve the financial capacity of a neighborhood's occupants to rent or own property, to maintain it in an attractive and desirable condition, and to renovate or rehabilitate it when needed. In general, residential property values declined during the 2008-2009 recession, but have continued to improve since about 2012. The market area is expected to continue with increasing population levels and corresponding growth of housing units and stable to increasing home values.

Business Climate and Economic Activity

In the five-minute market area, there is an approximate ratio of 79.9% white-collar occupations and 11.6% services occupations.

2025 Employed Population 16+ by Occupation	5 minutes	10 minutes	20 minutes
Total	2,470	11,963	143,861
White Collar	79.9%	79.0%	70.6%
Management/Business/Financial	27.6%	26.8%	21.7%
Professional	29.7%	30.7%	28.4%
Sales	13.1%	11.1%	9.7%
Administrative Support	9.6%	10.4%	10.9%
Services	11.6%	12.9%	14.9%
Blue Collar	8.5%	8.1%	14.4%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	0.0%	0.7%	3.8%
Installation/Maintenance/Repair	2.1%	2.1%	2.4%
Production	3.1%	2.2%	1.9%
Transportation/Material Moving	3.3%	3.2%	6.2%

The ten basic industries and the participation in the market are reflected in the chart below. The services industry makes up the largest employment pool due to the significant retail and restaurants establishments along SR 56.

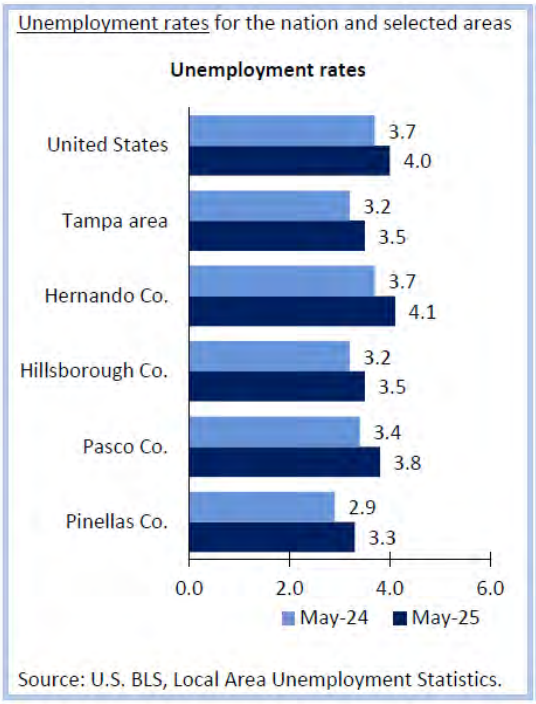
6161 Dr Martin Luther King Jr Street North • Suite 200 • St. Petersburg, Florida 33703 • 727-289-5782

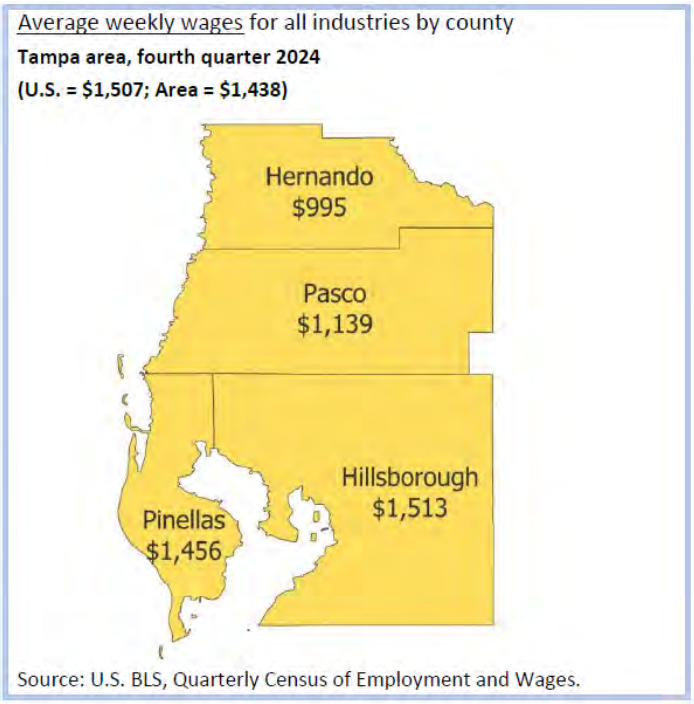
2025 Employed Population 16+ by Industry	5 minutes	10 minutes	20 minutes
Total	2,471	11,962	143,860
Agriculture/Mining	0.3%	0.2%	0.3%
Construction	3.8%	3.8%	6.8%
Manufacturing	5.5%	4.9%	4.4%
Wholesale Trade	1.9%	1.8%	2.1%
Retail Trade	13.5%	11.8%	11.1%
Transportation/Utilities	2.8%	3.4%	4.0%
Information	2.5%	2.6%	2.1%
Finance/Insurance/Real Estate	5.6%	12.3%	11.4%
Services	62.2%	55.4%	54.4%
Public Administration	1.7%	3.8%	3.5%

Employment and Unemployment

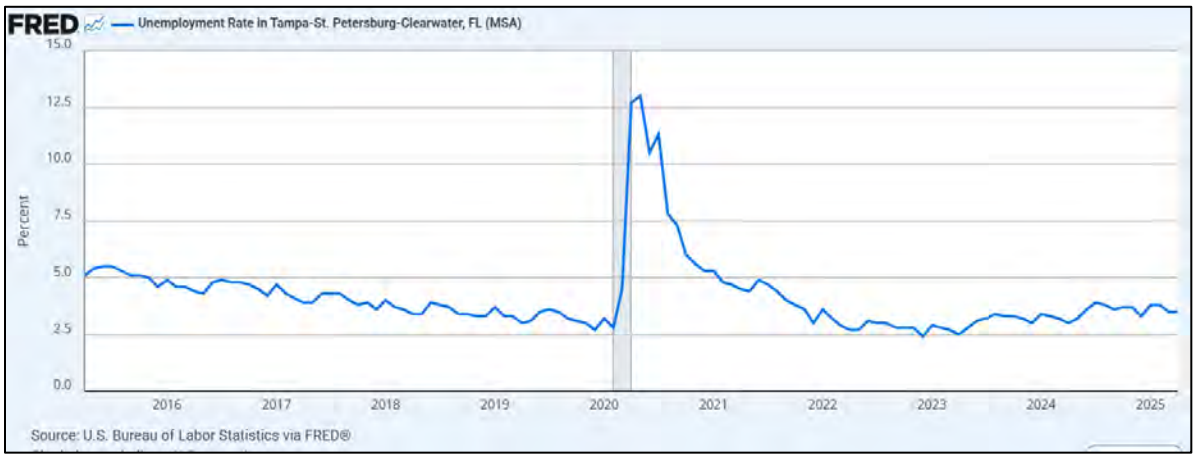
The subject four-county MSA unemployment in June 2025 was approximately 4.0% from a civilian labor force of about 1,710,000 throughout Pinellas, Hillsborough, Pasco and Hernando Counties.

Unemployment rates for May 2024 and May 2025 were as follows.





In June 2025, the unemployment rate for Florida was 3.7%, from a civilian labor force of about 11.2 million. The U.S. unemployment rate was 4.2% in July 2025. Please see chart of Tampa Bay MSA 10-year historical unemployment trends.



Governmental Influences

The subject market area includes a large area of the south middle of Pasco County and a large area of northern middle Hillsborough County. The market area is governed by these jurisdictions for future land use plans and zoning codes. The purpose and primary effect of the Future Land Use Plan is to provide a general outline for growth for a given area in an attempt to support and provide for orderly growth within the state. The implementation of this land use plan has the effect of eventually requiring the zoning ordinances to be in compliance with the plan within a reasonable period of time. The designations, therefore, of the land use plan should be viewed as the long-term intentions with respect to a given land area and its boundaries. Most commercial land uses are designated along major traffic arteries and at commercial nodes within the market area, which are often surrounded by residential uses. The governmental tax burdens within the market area appear to be in proportion to the governmental services provided.

Environmental Influences

Property uses within the market area include residential uses, including single-family, condominiums, apartments and supporting commercial uses that include retail stores, restaurants, professional services, medical services and banking, among other uses. The main transportation routes are Interstate 75 and 275. The primary commercial corridors include east-west SR 54 and SR 56, and north-south Bruce B. Downs Boulevard, US 41 and North Dale Mabry Highway in this market. Places of worship and schools are also convenient. Fire and police protection appear to be adequate for the present population. The market area has good transportation routes via roadways connecting linkages. In addition to nearby recreational gulf and bay waters, there are parks and golf courses also nearby.

Conclusion

Outlook for the subject neighborhood appears favorable. Nearby commercial and residential properties have relatively high and improving occupancy and market rental rates. Newer and redeveloped commercial and residential properties are evident in and around this market. The substantial population base within and surrounding the market area provides a good employee pool and consumer base. Growth of population and housing are expected to increase significantly in the future, yet at a rate less than the last fifteen years. The population density is expected to increase in the market area long term, as more intense development occurs on the available land and underdeveloped sites. Property values are generally increasing and are expected to appreciate over the long term. These factors favorably influence the subject neighborhood and the greater market area, and no adverse factors were noted.

REAL PROPERTY ASSESSMENTS AND TAXES

The subject parcel identification and assessments are obtained from the Property Appraiser's office as noted below. The 2024 millage rate for ad valorem taxes on real property is 16.9431 mils in the subject district. Taxes for 2024 are paid and there are no delinquent taxes.

Real Property Assessments and Taxes 2024

Parcel Number	Assessed Value	Ad Valorem Taxes	Non-Ad Valorem	Total Gross Tax	Total Net Tax
25-26-19-0000-0010-0080	**$409,011**	**$6,930**	**$ 16,246**	**$23,176**	**$22,249**
Total	**$409,011**	**$6,930**	**$ 16,246**	**$23,176**	**$22,249**

Assessed values are based on a property's condition as of January 1 of each year and are preliminary until certified to the Florida Department of Revenue in June. The county Property Appraiser first estimates a market or just value, then applies various caps or exemptions to arrive at taxable values, which may vary among taxing authorities. The 10% cap on annual assessment increases for commercial properties while under the same ownership does not apply to school board taxes. Non-Ad Valorem taxes are not based on value but are typically fixed amounts for a fire, lighting, road or water district. Therefore, it may not be possible to estimate taxes by simply multiply the assessed value by the millage rate. The tax millage rate in a geographic district is determined by the amount of funds necessary to provide all governmental services, such as schools, police, fire/rescue, library, etc., divided by the overall tax base.

A Truth in Millage (TRIM) notice setting forth proposed taxes is sent to property owners in August, with an appeal period through September. The final millage rate is established by each county commission in October, and property tax invoices are then mailed to owners for earliest payment during November.

Property taxes in Florida are due by March 31, but may be paid as early as November 1, when a 4% discount is allowed. The discount decreases by 1% per month until March, when there is no discount. Prudent property owners typically take advantage of the 4% discount and pay real estate taxes in November, rather than in March of the following year.

Taxes become delinquent April l, after which time a penalty is imposed. Certificates for delinquent taxes are auctioned approximately 60 days from delinquency, and the holder of a tax certificate may seek foreclosure to recoup investment or to acquire title in approximately 22 months if taxes and penalties remain unpaid.

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Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

2024 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
25-26-19-0000-00100-0080		UF

Pay your current taxes online at www.pascotaxes.com

SB ASSOCIATES LIMITED
PARTNERSHIP
2940 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

2940 SPORTS CORE CIRCLE

THAT PART OF SEC LYING ELY OF ANCIENT
OAKS BLVD & WL
See Additional Legal on Tax Roll

Paid 11/27/2024 **Receipt # 25-1305-000938** **$22,248.83 Paid By** **SB ASSOCIATES LIMITED PARTNERSHIP**

Ad Valorem Taxes

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4292	409,011	0	409,011	3,038.62
SCHOOL OPERATING STATE LAW	727-774-2268	3.0830	409,011	0	409,011	1,260.98
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	409,011	0	409,011	613.52
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	409,011	0	409,011	409.01
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	409,011	0	409,011	305.94
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	409,011	0	409,011	868.13
COUNTY PARKS MSTU	727-847-8980	0.0000	409,011	0	409,011	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	409,011	0	409,011	165.73
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1909	409,011	0	409,011	78.08
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2242	409,011	0	409,011	91.70
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0204	409,011	0	409,011	8.34
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0416	409,011	0	409,011	17.01
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0044	409,011	0	409,011	1.80
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0256	409,011	0	409,011	10.47
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.1073	409,011	0	409,011	43.89
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0096	409,011	0	409,011	3.93
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0131	409,011	0	409,011	5.36
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0094	409,011	0	409,011	3.84
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0087	409,011	0	409,011	3.56
Total Millage	16.9431		**Total Ad Valorem Taxes**			$6,929.91

Non-Ad Valorem Taxes

Levying Authority	Telephone	Amount
SEVEN OAKS CDD	813-933-5571	16,112.95
COUNTY STORMWATER	727-834-3611	133.00

Total Non-Ad Valorem Taxes	$16,245.95
Total Combined Taxes & Assessments	$23,175.86

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

♦PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT♦

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

2024 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
25-26-19-0000-00100-0080		UF

Pay your current taxes online at www.pascotaxes.com

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

The property values shown are for the 2025 tax year and a work in progress. They are subject to change until the tax roll is certified.

Just Value	**$402,740**	
Ag Land	$0	
Land	$165,491	
Building	$236,874	
Extra Features	$375	
	Non-School	**School**
Assessed	$402,740	$402,740
Homestead Exemption	-$0	-$0
Additional Exemptions	-$0	-$0
Taxable Value	**$402,740**	**$402,740**

Applying 2024 millage and 2024 non-ad valorem taxes, we estimate property taxes for 2025.

2025 Assessments and Taxes Estimate	
$402,740	Total Property Assessment
0.0169431	2024 Millage Rate
$ 6,824	Gross Ad Valorem Property Taxes
$ 16,113	Non-Ad Valorem Taxes (CDD)
$ 133	Non-Ad Valorem Taxes Stormwater
$ 23,070	Gross Poperty Taxes (estimate)
$ 22,147	Net Property Taxes

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LAND USE AND ZONING CLASSIFICATION

The Land Use plan sets forth the physical plans for growth and development of a community. The primary thrust of the Plan is to determine the overall development of the county, where it was, where it is today and how the future land use patterns and policies will reflect and meet the needs of growth tomorrow, and zoning is a specifically delineated area or district within which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings. The Land Use Plan and Zoning work hand in hand and must be compatible in intent prior to development of any property.

In the event of pre-existing conditions of lot or building non-conformities, a property may be considered legally conforming per a "grandfather" rule. Pre-existing conditions in compliance, which predate adoption of zoning regulations or become non-conforming by virtue of right-of-way changes, typically will place the property in a special exception category as legally non-conforming.

Zoning

MPUD – Master Planned Unit Development

The subject land is located within a development zoned MPUD – Master Planned Unit Development, which designates allowable uses for parcels within the MPUD. One 3,637 square foot professional office building is located on the subject site. The owner anticipated development of the 2/3 of the site which remains undeveloped with another 7,163 square feet of professional office but use of the site is/was limited to recreation use. The owner filed a petition challenging a denial of a request to allow the full scope of office uses, eventually resulting in a settlement, which is presented below.

CONFIDENTIAL SETTLEMENT NEGOTIATIONS

SETTLEMENT TERMS SHEET IN RE: S.B. ASSOCIATES PETITION PURSUANT TO SECTION 70.51, FLORIDA STATUTES

1) **SB Associates § 70.51, F.S. Petition.** SB Associates filed a petition pursuant to § 70.51, Florida Statutes, challenging the County's Board of County Commissioner's ("BOCC's") March 14, 2018 denial of SB Associates request for a minor modification to the Seven Oaks Master Planned Unit Development ("MPUD") zoning to allow the full scope of office uses of a 1.21 acre parcel of land (the "Property") adjacent to the Seven Oaks Recreation Center located within the Seven Oaks DRI.

2) **The Subject Property**. The Property is referred to as Parcel S-12B and is a part of a larger parcel designated Parcel S-12 and labeled "Community Rec. and Center" on the Seven Oaks MPUD Master Plan. The Property is partially developed with a 3,600 square foot office building. The remainder of the Property is vacant.

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3) **Allowed Land Uses of the Property**. The following land uses shall be allowed on Seven Oaks MPUD Parcel S12B:

a) **Allowed Principal Uses**:
   i) Recreational facilities which include, but are not limited to, swimming pool, tennis club, gymnasium, amusement arcade, bowling alley, shuffleboard court, baseball batting cages (indoor) miniature golf course (indoor), golf driving range (indoor), billiard or pool halls, dance school or classes, skating rink, indoor movie theater, martial arts studio, yoga studio, laser tag facility, video game center, escape room, acting or theater studio, music lesson studio, art studio, bingo hall, whirlpool, saunas, exercise classes, racquetball, handball and tennis courts, weightlifting and cardiovascular equipment, spa, personal trainer, and CrossFit.

b) Allowed Accessory and Ancillary Uses:
   i) Office for a swimming coach or tennis coach, day care for children, meeting space, storage facility for sports equipment, office for sports medicine physician, physical therapist, occupational therapist, massage therapist, chiropractor, nutritionist, office for the operator of the Clubhouse (HOA, CDD, etc.), fitness supplement store, fitness store for apparel and equipment, smoothie bar, café/eating place similar to the Nutrition Factory, laundry, dry cleaning facility limited to drop off/ pick up with no chemical processing on site.

c) Building Location and Allowed Size:
   i) Both Principal and Accessory and Ancillary Uses are specifically allowed to be located within one or more free-standing buildings on Parcel S-12B and one or more Principal, Accessory or Ancillary Uses may be located in the same building. There is no limit to the maximum size of an individual Principal or Accessory and Ancillary Use nor is there a limitation on the number of allowable Principal or Accessory and Ancillary Uses that can be located on Seven Oaks Parcel S12B, subject to the total allowable square footage for this parcel of 10,800 square feet of which 3,600 square feet is allocable to the existing office building.

d) **Additional Allowed Uses.** In addition to the uses allowed in Section 3.a-c, the following additional principal land uses shall be allowed in the existing office building on Seven Oaks MPUD Parcel S-12B:
   i) Professional offices or services to include office uses principally dedicated to the provision of professional services including, but not limited to, accounting, medical, legal, dental, engineering, land surveying, clerical/bookkeeping, consultant, drafting, research, real estate, investment, tax and financial, title and abstract companies, stock brokerage, bonding, and other similar services not principally involving the wholesale or retail sale of personal property stored or displayed on the premises.
   ii) Veterinary Clinic, provided that this use shall be conducted wholly within a completely enclosed building.

4) **Modification of MPUD**. Subject to BOCC approval at a noticed public hearing, the County shall modify the conditions of approval and the Master Plan of the Seven Oaks MPUD consistent with the allowed uses for Parcel S-12B as described above in paragraphs 5 and 6 of this Term Sheet.

5) **Settlement Contingencies**. The settlement agreement will be contingent upon satisfaction of the following conditions Seven Oaks MPUD conditions of approval allowing the land uses

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consistent with paragraphs 5 and 6 and (iii) either expiration of the applicable appeal period for items (i) and (ii) above with no third party legal appeal or challenge having been timely filed, or if such appeal or legal challenge is timely filed, the final resolution of such appeal or legal challenge in a manner acceptable to SB Associates.

6) **Changes In County Regulations**. Notwithstanding any changes to County rules, regulations or policies that may become effective after execution of this Agreement, the Property may be developed and used in accordance with the County rules, regulations and policies in effect as of the date of execution of the settlement agreement.
7) precedent: (i) BOCC ratification and approval of the settlement agreement; (ii) the final modification of

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CONCURRENCY AND IMPACT FEES

The 2011 Amendments to Chapter 163, Florida Statutes, required local governments to adopt comprehensive land use plans that include minimum specified levels of service for four types of public services and facilities, including sanitary sewer, stormwater, potable water and solid waste. Chapter 163 also prohibits local governments from issuing development permits if levels of service are below the specified level or if the development's impact would cause levels of service to fall below the specified levels. This means that the availability of public facilities must be concurrent with the impacts of the development. The original concurrency requirements became effective in January 1990. A local government may extend the concurrency requirement so that it applies to additional facilities within its jurisdiction such as schools, transportation including mass transit, and parks and recreation

According to employees of the Planning and Land Use/Zoning Department, it does not appear that concurrency guidelines would adversely affect typical development on the subject site.

Impact/Mobility Fees

The local and county jurisdictions charge water, sewer and transportation impact fees on new development. Redevelopment is charged the difference between the fees required under the new classification and those required under the previous classification.

Permit and Service Fees

Each jurisdiction typically has several departments monitoring the various aspects of property development. Additional permit fees, plan review fees, hookup charges, inspection fees, service fees, deposits, and special fees, such as, tree removal/replacement charges, may all be applicable to new construction. If all impact/mobility fees, permit fees, and service charges are applicable to a development, then the total cost is typically between 2% and 5% of the total project's development costs, including land and improvements.

SITE DESCRIPTION

Data sources for this site description include information provided by the Property Appraiser's office, other public records, a personal inspection by the appraisers and review of a site plan and survey.

Site Description

The subject is located at the northeast corner of Ancient Oaks Boulevard and Sports Core Circle. The subject has approximately 192 feet of Ancient Oaks Boulevard frontage but is separated from the boulevard by an unimproved strip of land approximately 25-30 feet wide owned by Seven Oaks Community Development District 1. The subject parcel has 332.68 feet along its northerly boundary which abuts an electrical utility easement for overhead transmission with an access road and power lines. Its easterly boundary is adjacent to the Seven Oaks Community Recreation Center tennis courts, pool and clubhouse. The subject's site is irregular in shape and contains a total of approximately 50,530 square feet or 1.16 acres. Approximately one-third of this site is dedicated to the existing office building and approximately two thirds is vacant and considered excess land. The excess land area is densely vegetated and generally level but slightly below sidewalk grade. Perpendicular parking for the improved office building is provided to the front of the building along the site's southerly boundary. This parking area is owned by the CDD. Public right-of-way parking is not available.

Soil is sandy, typical for the area, and it is assumed that no adverse subsoil conditions exist. Municipal potable water and wastewater disposal are available to the site, as are electric and telecommunication services. There are no known impediments to development. Drainage and utility easements appear typical.

Property Characteristics

Land Area	50,530 square feet or 1.16 acres
Site Configuration	Irregular
Approximate Dimensions	Frontage of approximate 315 feet along the street, rear north boundary is 322.68 feet, and mean depth of approximately 160 to 170 feet
Terrain/Vegetation	Generally level with landscaped areas and mature trees
Soil Conditions	Appears to be sandy to sandy loam, typical for the area. No subsidence was noted, but many areas of Florida are susceptible to soil issues, and a geotechnical investigation by a professional engineer is always recommended.

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Access	The subject fronts the parking area along Sports Core Circle which is owned by the Seven Oaks CDD, a 15.5 acre site supporting fiver tennis courts, two pools, basketball court, soccer field and a 9,600 square feet clubhouse/recreation center. It is assumed that appropriate cross access and parking easements are in place for the subject property. Pedestrian and vehicular access is along the southerly subject boundary.
Flood Zone	"X", above 100-year flood plain
FEMA Map Panel	12101C0428F, dated September 26, 2014
Drainage	Sheet flow, underground drainage, detention areas, retention ponds and typical run-off into municipal stormwater system
Potable water	Pasco County Utilities
Sewer	Pasco County Utilities
Garbage collection	Waste Connections, or others
Electricity	Withlacoochee River Electric Coop., Inc.
Telecommunications	Frontier, Spectrum and others
Police protection	Pasco County Sheriff's Department
Fire protection	Pasco County Fire Protection and the nearest facility is Fire Station 26 at 28229 Aronwood Boulevard, Wesley Chapel, Florida
Public transportation	PCPT - Pasco County Public Transportation
Emergency medical service	Pasco County

Encumbrances

According to the county Property Appraiser maps, there were no significant easements related to the subject site. However, typical utility easements may be present and should not negatively affect the property. The appraiser is not aware of any title encumbrances, easements, encroachments, deed restrictions, covenants, association rules, special assessments or other

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possible encumbrances which may adversely affect title to the subject property. No title search information has been presented to the appraiser.

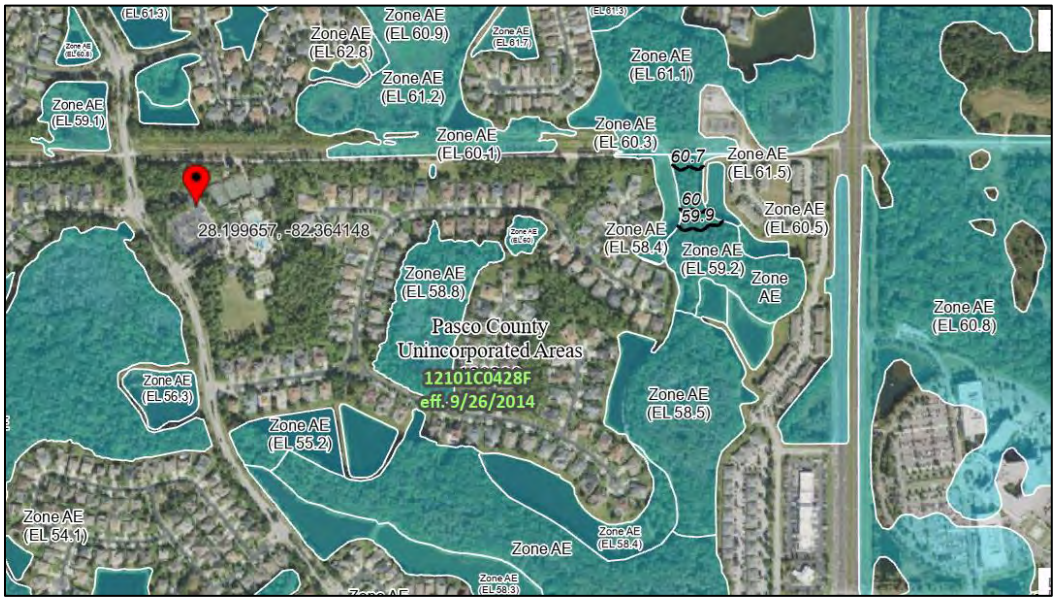
Florida Power Road Easement Upon Seven Oaks CDD Land (North of Subject)
View east from Ancient Oaks Boulevard, subject to the right



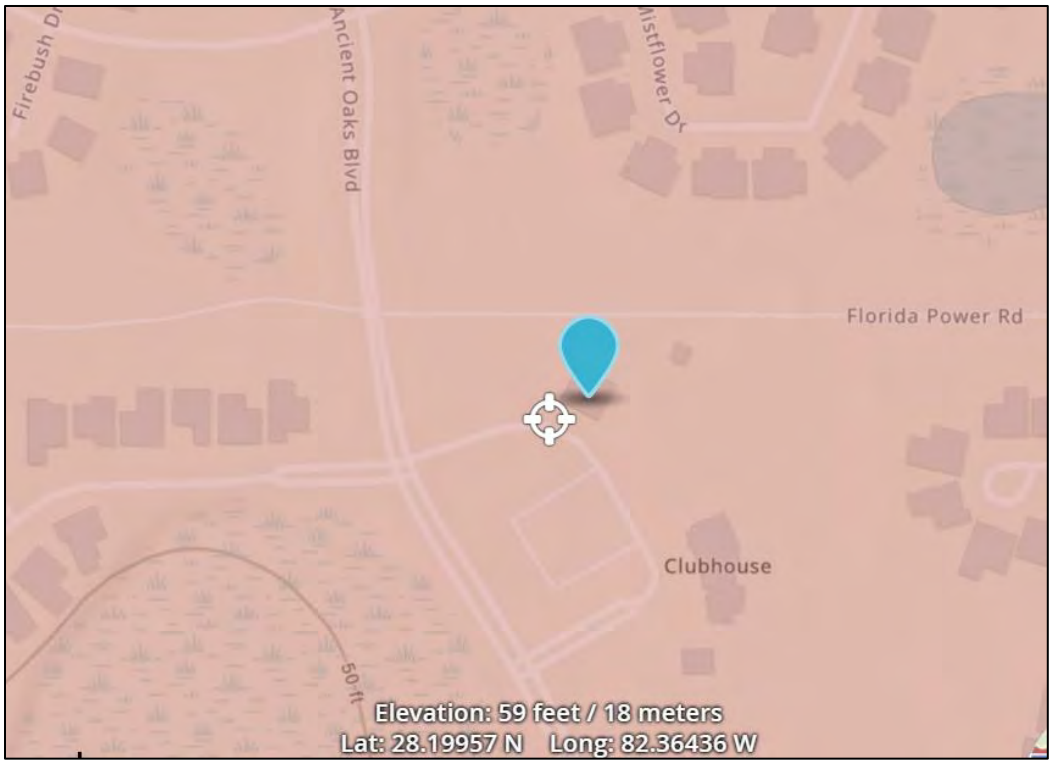
Aerial View



FEMA Flood Map



USG Topographic Map – 59 Feet Above MSL



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IMPROVEMENT DESCRIPTION

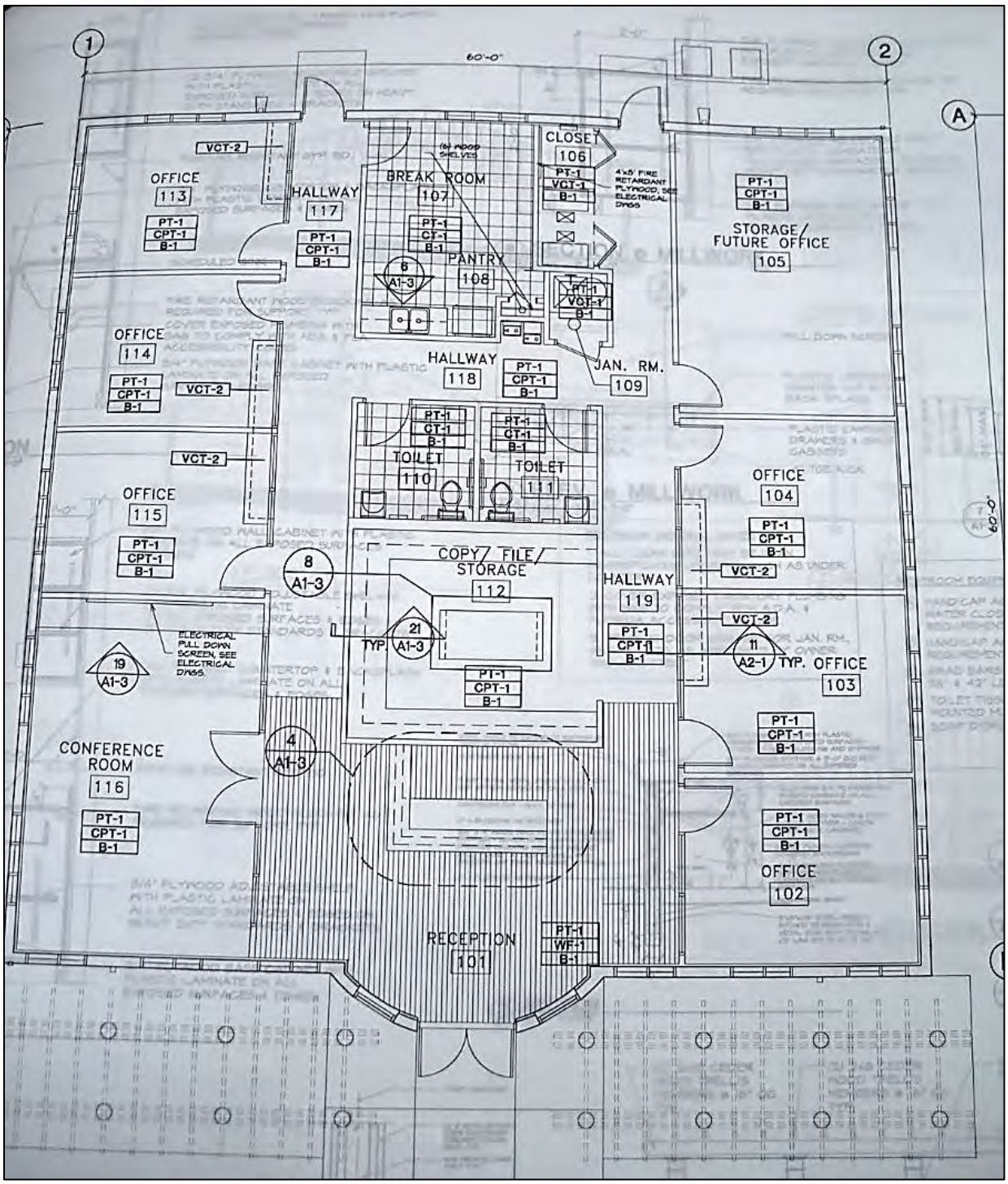
Data source for description of improvements includes the Property Appraiser's office and personal inspection. The interior of the subject building was inspected and photographed. Building dimensions were taken from Property Appraiser records and verified by appraiser field measurements where possible.

The subject property is improved with a one-story masonry office building with concrete block and stucco walls with concrete tile roof cover. The interior is of above average quality with 3,637 square feet of gross building area. This office building utilizes approximately 1/3 of the site. Constructed in 2003, finished areas include a reception area, seven offices, a conference room, a kitchenette, file storage room, work room and two handicapped accessible restrooms. Each restroom has two fixtures. The building's architecture and interior finishes are of good design, good quality materials and above average workmanship. The entry/reception area consists of a raised rotunda with decorative ceiling finish and chandelier, and the reception area floors consist of travertine tile. Other floor areas consist of good quality low pile commercial grade carpet, ceramic or porcelain tile and VCT. Each office has glass partial walls above a wainscot fronting the hallways. Ceiling height in office areas is approximately nine feet. Reception area has a height of approximately twelve feet. The entire building is air conditioned. The roof structure is wood truss and plywood decking under the flat-tile roof covering. This report is subject to receipt of satisfactory structural, mechanical and roof inspections.

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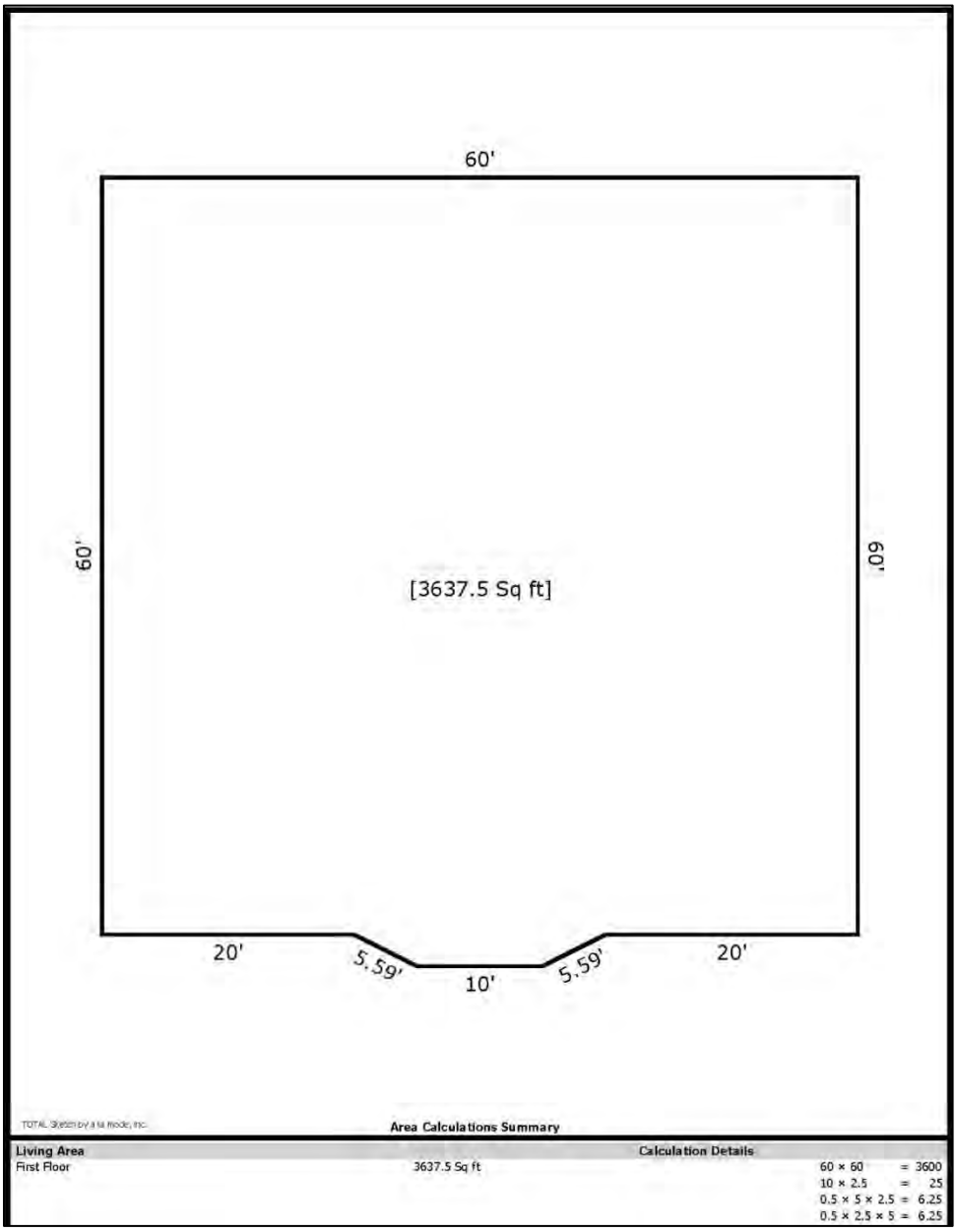
Floor Plan

Reception, six/seven offices, conference room, kitchen, file storage, two restrooms



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Building Sketch



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	3637.5 Sq ft	60 × 60	= 3600
		10 × 2.5	= 25
		0.5 × 5 × 2.5	= 6.25
		0.5 × 2.5 × 5	= 6.25

Based on non-invasive visual inspection and knowledge of construction of similar buildings in the market, the following description is offered.

Structural Design

Foundations	Reinforced concrete footings
Floor Structures	Poured concrete slab
Building Frame	Masonry load bearing perimeter walls
Roof Structures	Wood trusses with plywood decking in hip design
Roof Covering	Flat concrete tile

Exterior Description

Exterior Walls	Concrete block with painted stucco finish
Eave Height	Approximately 10 feet from floor level
Exterior Doors	Wood with glass face design and hollow metal rear exit
Windows	Sliding aluminum windows

Interior Description

Walls and Wall Coverings	Painted drywall over wood or metal studs
Interior Trim & Hardware	Average to good quality
Interior Doors	Wood frame with glass center and hollow core wooden doors
Ceiling	Generally suspended acoustical panels
Floor Covering	Travertine, commercial grade carpet, ceramic or porcelain tile, and VCT floor cover.
Elevators/Stairways	Not applicable

Equipment and Mechanical Systems

Plumbing	Plumbing and restrooms appear adequate

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Electrical Service	Commercial grade for office uses, generally in average condition
Lighting	Typically overhead inset fluorescent lighting
Heating and Air Conditioning	Individual split systems
Fire Protection System	The building is not wet sprinklered for fire protection, but manual fire extinguishers are located within the building

Quality, Condition and Economic Life

The subject building improvements appear to be of average to good quality materials and average to good workmanship, as compared to similar buildings constructed in this community at about the same time as the subject's construction. No opinion can be expressed as to the original building plans or the obtaining of proper building permits, however, as built in 2003 this structure likely meets county and state building regulations.

General condition of building is average to good. Chronical age of subject building is 22 years (2025-2003). Economic life of buildings similar to subject building is typically 50 years. Estimated effective age of building is 15 years, indicating remaining economic life of 35 years.

Deferred maintenance appears minor, limited to pressure washing, cleaning and touch up painting.

Site Improvements

Site improvements are asphalt paving, concrete sidewalks, landscaping, lighting, underground drainage and laterals for municipal water and sewer. Site improvements appear adequate and functional. Economic lives of site improvements typically range between 20 and 50 years, depending on the item and its standard useful life.

Personal Property

No personal property is applicable.

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MARKETABILITY AND ESTIMATED MARKETING PERIOD

Marketability looks at the market appeal of the subject property; more specifically, it analyzes and supports a reasonable marketing period to affect the sale of the subject property. Included in this analysis is a discussion of supply, competition, and demand of the subject property and competitive properties located within the market area.

Marketability is defined as, "the relative desirability of a property (for sale or lease) in comparison with similar or competing properties in the area."[14] That is, a property with good marketability has superior features or condition in comparison with competing properties.

A marketability study is "a microeconomic study that examines the marketability of a given property or class of properties, usually focusing on the market segment(s) in which the property is likely to generate demand. Marketability studies are useful in determining a specific highest and best use, testing a specific highest and best use, testing development proposals, and projecting an appropriate tenant mix."[15] While this type of study is typically quite detailed and specific, a brief version is part of the highest and best use analysis of every appraisal.

A marketability analysis is defined as, "the study of how a specific property is expected to perform in a specific market. A marketability analysis expands on a market analysis by addressing a specific property.[16]

Market value estimates imply that an adequate marketing effort and reasonable time for exposure occurred prior to the effective date of the appraisal.

Exposure time is, "(1) the time a property remains on the market, or (2) the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is always presumed to occur prior to the effective date of the appraisal."[17]

> "Exposure time is different for various types of property and under various market conditions. It is noted that the overall concept of reasonable exposure encompasses not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable effort. This statement focuses on the time component.
>
> The fact that exposure time is always presumed to occur prior to the effective date of the appraisal is substantiated by related facts in the appraisal process: supply/demand conditions as of the effective date of the appraisal; the use of current cost information; the analysis of historical sales information (sold after exposure and after completion of negotiations between the seller and buyer); and

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14 Appraisal Institute, ***The Dictionary of Real Estate Appraisal, Sixth Edition,*** Appraisal Institute, Chicago, Illinois, 2015, p. 138.
15 Appraisal Institute, ***The Dictionary of Real Estate Appraisal, Fifth Edition,*** Appraisal Institute, Chicago, Illinois, 2010, p. 120.
16 Appraisal Institute, ***The Dictionary of Real Estate Appraisal, Sixth Edition,*** Appraisal Institute, Chicago, Illinois, 2015, p. 138.
17 *Ibid*, p. 82.

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the analysis of future income expectancy projected from the effective date of the appraisal."[18]

Marketing time is defined as, "an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."[19]

Strengths & Weaknesses

Strengths of the subject include a well-constructed building of good quality materials and workmanship.

A weakness of the subject is that it is located on an internal collector roadway with little exposure to traffic that does not live within the Seven Oaks subdivisions. This makes the site less conducive to retail or attractive to those who desire visibility from significant traffic. Additionally, the permitted uses are somewhat limited per agreement with the present owner and the Seven Oaks CDD.

Reasonable Exposure and Marketing Period for Subject

The appraiser must analyze historical data and future projections in order to estimate historical market exposure time and the future marketing period. According to owners and brokers active in the subject's market area and in similar markets, it was revealed that there is an increasingly active market for this type of property throughout the area and in the subject's local market. The presence of an active market was supported by review of data obtained from the Property Appraiser's office for transfer of such properties. During the last few years, the marketing period for similar properties has typically ranged from four to twelve months, but with some properties requiring more than twelve months if they are of an unusual condition or if they appear to be priced above the market. The subject property should be well received if placed on the market for sale. Based on the above, we estimate a typical exposure period for comparable sales of nine months. Similarly, a marketing period for the subject of nine months is estimated. This includes the subject office building and excess land sold at same time.

Selling commissions in order to affect the sale of a property similar to the subject are usually 6.0% and downward. For the subject property type and its value range, a commission level of 5.0% is typical.

Availability of Mortgage Financing

At the present time, third-party financing is readily available for acquisition and/or development of properties similar to the subject. Conversations with commercial bank lenders implied that appropriate interest rates for properties similar to the subject would typically range from

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[18] Appraisal Institute, ***Uniform Standards of Professional Appraisal Practice and Advisory Opinions 2006 Edition***, The Appraisal Foundation, USA, 2006, p. 90.

[19] Appraisal Institute, ***The Dictionary of Real Estate Appraisal, Sixth Edition,*** Appraisal Institute, Chicago, Illinois, 2015, p. 140.

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approximately 6.0% to 7.0%, dependent on the term and length of period between interest rate reviews. The loan-to-value ratio would typically range between 50% and 75% of value. Additional prerequisites for approval of financing include the personal guarantee of the owner, as well as an excellent credit history and prior successful ownership of properties similar to the subject. Strength and quality of the cash flows from the property and the condition of the property would also be considered. Typical buyers are owner/users or experienced property investors with motivation of positive cash flow.

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HIGHEST AND BEST USE ANALYSIS

The highest and best use concept is reflective of a basic assumption about real estate and market behavior; that the price a buyer will pay for a property is based on their conclusion about the most profitable use of the site or property. Therefore, sites and improved properties tend to be put to their highest and best uses and, in this manner, maximize the profit potential for the property owner.

The determination of a property's highest and best use may or may not conform with the existing use of the site because the alternative uses of the site may be restricted by the presence of improvements or legal encumbrances. The highest and best use is determined separately for the land or site as though vacant and available to be put to its highest and best use than for the improvements.

Highest and best use is defined as, "(1) the reasonably probable use and property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. (2) the use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for that asset when formulating the price that it would be willing to bid. (3) the highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions). "[20]

The first determination reveals the fact that land value is derived from potential land use. Land has limited value unless there is a present or anticipated use for it; the amount of value depends on the nature of the land's anticipated use. According to the concept of surplus productivity, the highest and best use of a site is that use among all reasonable alternative uses that yields the highest present land value after payments are made for labor, capital, and coordination.

The highest and best use of a property as improved refers to the optimal use that could be made of the property, including all existing structures. The implication is that the existing improvement should be renovated or retained as long as it continues to contribute to the total market value of the site, or until the return from a new improvement would more than off-set the cost of demolishing the existing building and constructing a new one.

To determine the highest and best use of the subject site, as if vacant, the use must meet four criteria. The highest and best use must be 1) legal permissibility, 2) physically possible, 3) financially feasible, and 4) maximally productive. These criteria should usually be considered sequentially; a use may be financially feasible, but this is irrelevant if it is physically impossible or legally prohibited.

[20] Appraisal Institute, ***The Dictionary of Real Estate Appraisal, Sixth Edition,*** Appraisal Institute, Chicago, Illinois, 2015, p. 109.

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Legal Permissibility

Restrictions, zoning codes, building codes, land use controls, and environmental regulations are considered because they may preclude many possible highest and best uses.

- The subject site is zoned MPUD – Master Planned Unit Development, in which a variety of uses are permitted, limited by parking, setback and lot coverage requirements.

- The subject site is of sufficient size to meet minimum development criteria.

- The existing office building is allowed most uses which are allowed in typical office zoned districts.

- The vacant land may be developed with up to 7,163 square feet of office or other buildings with principal uses including amusement arcade, indoor golf driving range, pool hall, dance school, movie theater, martial arts or yoga studio, acting or music studio, spa and personal trainer. Accessory and ancillary uses include office for a swimming or tennis coach, day care for children, medical office for a doctor practicing sports medicine, physical therapist, occupational therapist, massage therapist, chiropractor, nutritionist, office for the operator of the Clubhouse (HOA, CDD, etc.), fitness supplement store, fitness store for apparel and equipment, smoothie bar, café/eating place similar to the Nutrition Factory, laundry, dry cleaning facility limited to drop off/ pick up.

Physically Possible

The size, shape, area, and terrain of a site affect uses to which land may be developed.

- The subject site is 50,530 square feet or 1.16 acres, is generally level and readily developable with utilities available. The excess land portion is heavily vegetated with mature trees and shrubbery and is slightly below grade of existing sidewalk. As vacant the portion with the existing office is pad ready for development.

  The site has adequate frontage for visibility. Primary vehicle access is from Sports Core Circle (owned by the CDD), off Ancient Oaks Boulevard.
- No soil tests were available. However, improvements in the general area have typically been constructed without undue foundation expense.

- Municipal potable water, sewer, garbage collection and electricity are available.

- Overall, the site size, topography, configuration, and orientation are sufficient for development.

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Financially Feasible

All the potential uses of the subject site that are expected to produce a positive return are regarded as financially feasible and are examined here.

- The market area population is served by good quality linkages providing good quality access throughout the county, the MSA and statewide. The market area population, social characteristics, and income characteristics are average. The outlook for the market area is positive, with growth expected for the economic base, population and income characteristics.

- Certain office uses are permitted and will fit the site. The office market is improving, yet investors are taking a conservative approach to speculative building. However, the market appears to support build to suit space.

Maximally Productive

Physically, the subject can support combinations of building area scenarios in multiple story designs, limited by floor area ratio and parking requirements. However, market demand and rental rates do not typically support the additional costs for vertical construction and structured parking in this neighborhood. For this reason, all developments in the neighborhood are of one or occasionally two-story design.

As if vacant, the maximally productive use of the subject site is for development to office use in a single story design. According to the Settlement between owner and CDD, the site could be developed with up to 10,800 square feet of improved building area. As there is an existing 3,637 square foot building, an additional 7,163 square feet of building area may be added. Some perpendicular parking is currently provided to the front of the site and, with full development of the site, additional onsite parking is likely required in the excess land area.

Highest and Best Use As If Vacant

Physically, the subject property is suitable for office development, and legally, the subject site can be developed with certain office uses. The subject site has average quality linkages, along with access and visibility from Ancient Oaks Boulevard.

Financial analysis of all physically possible and legally permissible uses indicates the property will be best utilized for a build-to-suit development of an office use consistent with zoning regulations, or to hold for future development until economic conditions improve sufficiently to support speculative development.

As if vacant and available, the subject site has a highest and best use for development to limited office use and other uses such as child care, physical therapy and related recreational uses as supported by the market and the Settlement between owner and the CDD.

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Highest and Best Use As Improved

As currently improved, the existing office building is allowed typical uses as may be found in nearby professional office developments. The building contributes value to the site and is therefore representative of its highest and best use as improved, but underutilizes the overall site and leaves room for an additional 7,163 square feet of building development.

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INTRODUCTION TO THE APPRAISAL PROCESS

Traditionally, three approaches are used to arrive at an estimate of market value, the cost, sales comparison, and income capitalization approaches. Ideally, each approach, properly employed, provides an accurate indication of value, but, due to the unique characteristics of various types of properties, one or more of the approaches may be inappropriate or inapplicable in arriving at an estimate of value. The three approaches are:

Cost Approach

The cost approach is based on the principle of substitution, that no prudent person would pay more for a property than the cost to acquire a similar site and construct a building of equal desirability and utility, assuming no undue or costly delay. The procedure involves first estimating value of the site as if vacant. Anticipated direct and indirect costs necessary to reconstruct all improvements are then estimated, predicated upon labor and material prices prevailing on the appraisal date. From this construction cost estimate, deductions are made for accrued depreciation caused by physical deterioration and functional and economical obsolescence. This depreciated cost figure is then added to the estimated value of the site, resulting in the indication of value by the cost approach. The cost approach is most accurate when applied to a relatively new structure with no functional deficiencies, and which represents highest and best use of the site. The depreciation estimates are difficult to precisely measure from market data, so the indication of value may largely depend on the experience, judgment and ability of the appraiser, especially for older improvements.

Sales Comparison Approach

The sales comparison approach is also based on the principle of substitution; that a prudent person would pay no more for a property than the cost to acquire another property of similar desirability or utility. The process involves the collecting, analyzing, and comparing of sales, listings and offers for properties similar to the property under appraisement. After the most comparable property transactions are identified, adjustments are made for such variables as changes in market conditions since date of sale, location, size, physical characteristics and terms of sale.

Advantages of the sales comparison approach are that it permits direct comparison of the property under appraisement to factual market transactions involving similar properties, and that it is probably the approach most easily understood. Limitations of the sales comparison approach are that no two properties are identical, and dissimilarities between the comparable properties and the subject may relate to intangible qualities that are difficult to measure. Application of this approach may be limited by the lack of data for specific types of properties.

Income Capitalization Approach

The income capitalization approach is based on the principle of anticipation; that value of a property may be measured by the present worth of anticipated future benefits accruing to the ownership and use of the property. The procedure involves estimating gross income the property

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is capable of producing, then deducting vacancy/collection losses and expenses which might be incurred in the operation. Resultant net income, as estimated by the appraiser, is converted to an indication of value through various means of capitalization or discounting.

The income capitalization approach is most accurate in valuation of income producing properties. If sufficient sales of tenant-occupied, investor-owned comparables may be located, the income capitalization approach can provide a highly accurate value indication. The approach, however, has limited application for non-income producing properties, such as vacant land.

Reconciliation of Value Indications

Final step in the valuation process is reconciliation of value estimates indicated by the approaches outlined above, weighting each according to their relative importance, based on market appropriateness and availability and reliability of data. Dependent on type of property and purpose of appraisal, one or all of the approaches may be considered reliable. Result of this final reconciliation of values is the estimate of value as defined in the report.

Valuation Methodology

The three approaches to market value estimation were considered. As discussed earlier, depreciation for existing improvements must be measured in the market, using data from the sales comparison approach. For this reason, the cost approach does not provide an independent estimate of value and has not been developed. Additionally, the improved office building is typically acquired by owner-occupants, rendering the income capitalization approach less applicable. The sales comparison approach does include data of sufficient quantity and quality to derive a reasonably accurate indication of value and has been developed and reported below.

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SALES COMPARISON APPROACH – OFICE BUILDING

The sales comparison approach, like the cost approach, is based on the principle of substitution; in other words, the value of a property should be no higher than the cost to acquire another property offering similar physical or locational attributes.

This procedure involves market research to identify similar properties which have recently sold or are offered for sale, investigation of the sale transactions to insure their validity and to determine motivating forces, and comparison of the sold properties to the subject, adjusting prices paid for various dissimilarities having a discernible effect on value. Adjustments are made for such factors as changes in market conditions since time of sale, location, size, land area, income producing capabilities, and if available, terms of sale.

This analysis is usually processed on a "unit of comparison" basis. The unit of comparison most commonly employed for improved properties such as the subject is price paid per square foot of building area including land and may be analyzed separately from land value on a contributory value basis.

The application of the market or sales comparison method requires the appraiser to follow the following steps:

1. Market research - to obtain information about transactions, listings and other offerings similar to the subject.
2. Verification of the information to determine if it is factual, accurate, reflects arm's length market conditions, and whether or not any unusual terms or conditions were present.
3. Develop relevant units of comparison.
4. Compare the subject and comparable sales according to the elements of comparison and adjust the sales price of each comparable toward the subject.
5. Reconcile the multiple value indications that result from the comparable sales into a single value indication.

Applying the sales comparison approach to value to the subject property, these five steps were employed. In our research of the public records, we searched for sales with a highest and best use the same as or similar to the highest and best use of the subject and with buildings of generally similar construction quality, size, age and condition. The comparable sales were verified with a principal of the transaction, or with persons with direct knowledge of the transaction.

In the verification process, we have attempted to obtain additional data that is normally appropriate in the sales comparison approach. This data would include the intended use of the property, mortgage terms, extraordinary acquisition or development costs, and any other data deemed relevant.

Salient data regarding the comparable sales considered most indicative of value of the subject follow.

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Comparable Improved Sales

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Comparable Improved Sale Number 1



Location	Cypress Glen Professional Park 26823 Tanic Drive Wesley Chapel, Pasco County, Florida 33544
Date of Sale	December 2024
Grantor	CLE Partners III, LLC
Grantee	Tirumala Capital, LLC
Indicated Consideration	$965,000
Allocated to Land	$300,000
Allocated to Improvements	$665,000
Recorded In	OR Book 2024-214393
Tax Parcel ID	262619-0050-00000-0160
Site Description	
Land Use/Zoning	MPUD, Pasco County
Flood Zone District	FEMA “X” above 100 year flood area
Land Area Owned	3,075 Square feet
Floor Area Ratio	0.20 including common area estimate
Improvement Description	
Construction	Masonry, concrete tile roof
Condition	Average
Year Built	2007
Effective Age	12 Years
Stories	1
Building GBA	2,992 square feet

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Units of Comparison

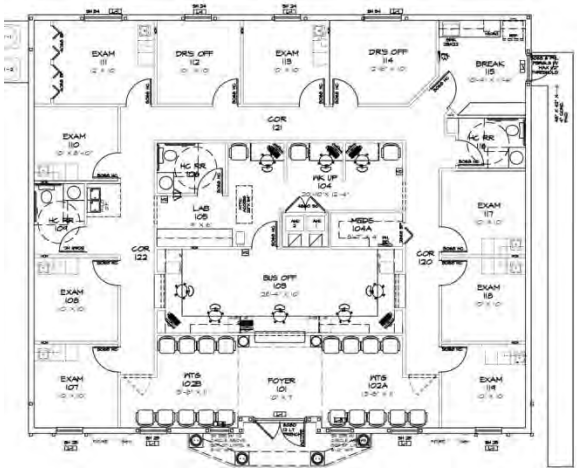
Price per GBA Sq. Ft.	$322.53 including land $222.26 excluding land

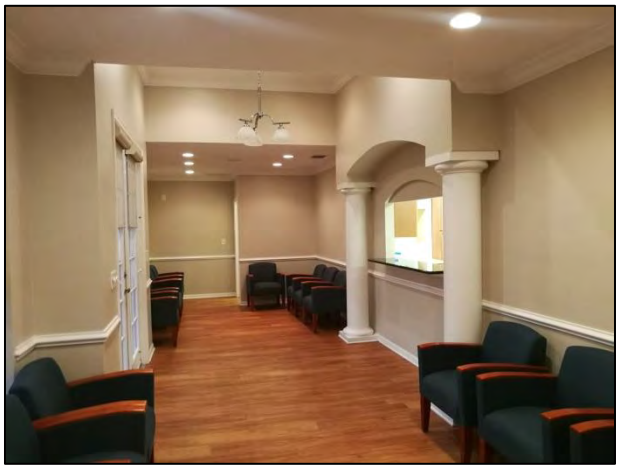
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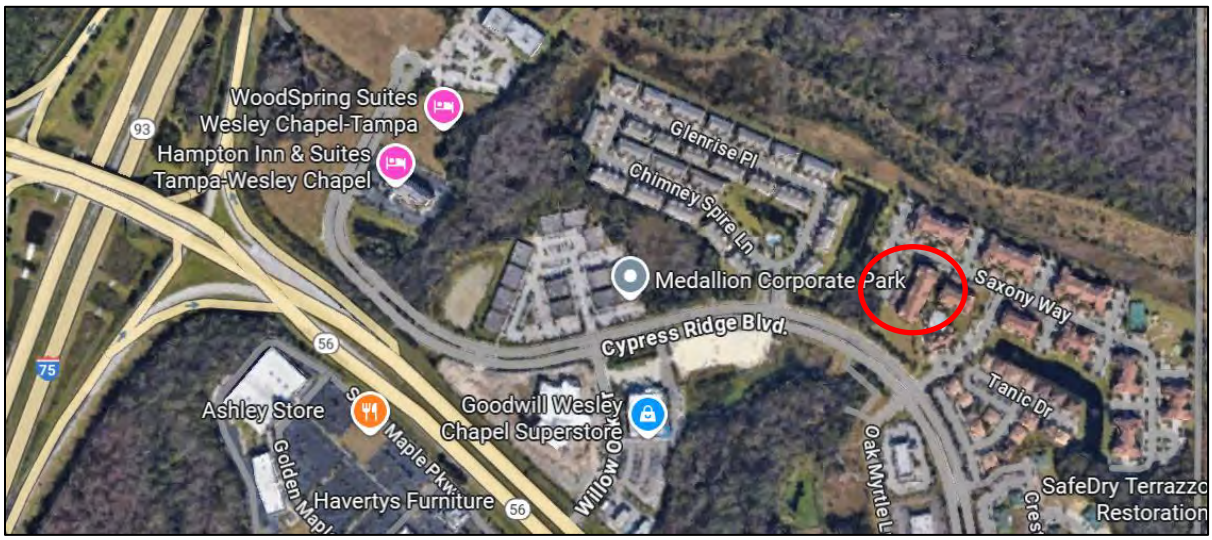
This comparable is located off Cypress Ridge Boulevard north of SR 56 and east of Interstate 75, and among several other similar professional office buildings. SR 56 in this area is a major commercial corridor including Tampa Premium Outlets and numerous national brand restaurants. This unit is designed as medical office with good quality interior including eight exam rooms.

This comparable was on the market approximately 2.5 months. There was no distress in this arm's length transaction. First Citizens Bank & Trust provided $768,000 toward acquisition at time of purchase. The property was previously purchased in December 2018 for $2,000,000.

Verification — Commercial Asset Partners, Heidi Tuttle-Beisner, CoStar, Public Records, Deed, Mortgage







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Comparable Improved Sale Number 2



Location	Seven Oaks Professional Park 2224 Ashley Oaks Circle Wesley Chapel, Pasco County, Florida 33544
Date of Sale	June 2024
Grantor	Dhruve Northstar Investments Inc.
Grantee	RNDK Real Estate, LLC
Indicated Consideration	$1,008,000
Recorded In	2024-117596
Tax Parcel ID	25-26-19-0000-00100-0290
Site Description	
Land Use/Zoning	MPUD, Pasco County
Flood Zone District	FEMA “X” above 100 year flood area
Land Area Owned	3,051 Square feet
Floor Area Ratio	0.20 including common area estimate
Improvement Description	
Construction	Masonry
Condition	Average
Year Built	2006
Effective Age	13 Years
Stories	1
Building GBA	2,946 square feet

Units of Comparison

Price per GBA Sq. Ft.	$342.16 including land $240.33 excluding land

Comments

This comparable is located off Ancient Oaks Boulevard north of SR 56 and east of Interstate 75, and among several other similar professional office buildings. SR 56 in this area is a major commercial corridor including Tampa Premium Outlets and numerous national brand restaurants. This double unit is designed as medical office space with good quality interior. The buyer investor reportedly purchased at a 6.1% capitalization rate with two tenants units 101 and 102.

There was no distress in this arm's length cash purchase transaction. The property was previously purchased in December 2019 for $590,000.

Verification — Dhruve Northstar Investments Inc., Tejal Dhruve 614-684-8334, CoStar,LoopNet, Public Records, Deed





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Comparable Improved Sale Number 3



Location	Cypress Ridge Professional Center 26908 Ridgebrook Drive Wesley Chapel, Pasco County, Florida 33544
Date of Sale	December 2023
Grantor	Purely FIT2, LLC
Grantee	40 West Central Avenue Onset, LLC
Indicated Consideration	$933,000
Allocated to Land	$290,000
Allocated to Improvements	$643,000
Recorded In	OR Book 2023-213937
Tax Parcel ID	262619-0030-00000-019A
Site Description	
Land Use/Zoning	MPUD, Pasco County
Flood Zone District	FEMA “X” above 100 year flood area
Land Area Owned	3,000 Square feet
Floor Area Ratio	0.20 including common area estimate
Improvement Description	
Construction	Masonry, shingle roof
Condition	Average
Year Built	2018
Effective Age	5 Years
Stories	1
Building GBA	3,000 square feet

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Units of Comparison

Price per GBA Sq. Ft.	$311.00 including land $214.33 excluding land

Comments

This comparable is located off Cypress Ridge Boulevard north of SR 56 and east of Interstate 75, and among several other similar professional office buildings. SR 56 in this area is a major commercial corridor including Tampa Premium Outlets and numerous national brand restaurants. This building was previously used as a fitness studio with partial open space.

This comparable was on the market approximately seven months with original asking price of $949,000. There was no distress in this arm's length cash transaction. The property was previously purchased in February 2018 for $580,600.

Verification	Berkshire Hathaway, Dave Rabon, CoStar, Public Records, Deed



Comparable Improved Sale Number 4



Location	Stonewood Professional Park 2625 Stonewood Park Loop Land O' Lakes, Pasco County, Florida 34638
Date of Sale	July 2024
Grantor	CAOG, LLC
Grantee	Merricks Law Group, PA Inc.
Indicated Consideration	$1,300,000
Allocated to Land	$ 370,000
Allocated to Improvements	$ 930,000
Recorded In	OR Book 2024-128754
Tax Parcel ID	262618-0000-02500-0049
Site Description	
Land Use/Zoning	OP2, Pasco County
Flood Zone District	FEMA "X" above 100 year flood area
Land Area Owned	3,699 Square feet
Floor Area Ratio	0.20 including common area estimate
Improvement Description	
Construction	Masonry, shingle roof
Condition	Good
Year Built	2022
Effective Age	2 Years
Stories	1
Building GBA	3,702 square feet

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Units of Comparison

Price per GBA Sq. Ft.	$351.16 including land $251.22 excluding land

Comments

This comparable is located on north side of SR 54, one mile west of Land O' Lakes Boulevard/US 41 and east of Interstate 75, and among nine other similar professional office buildings. This location is six miles east of Interstate 75 and four miles east of Suncoast Parkway toll road. This building was previously used as executive suites and has special communications and security equipment, including four of the eight offices having digital/fingerprint locks. There are three bathrooms. The building has visibility from SR 54. The buyer will use the building as a law office.

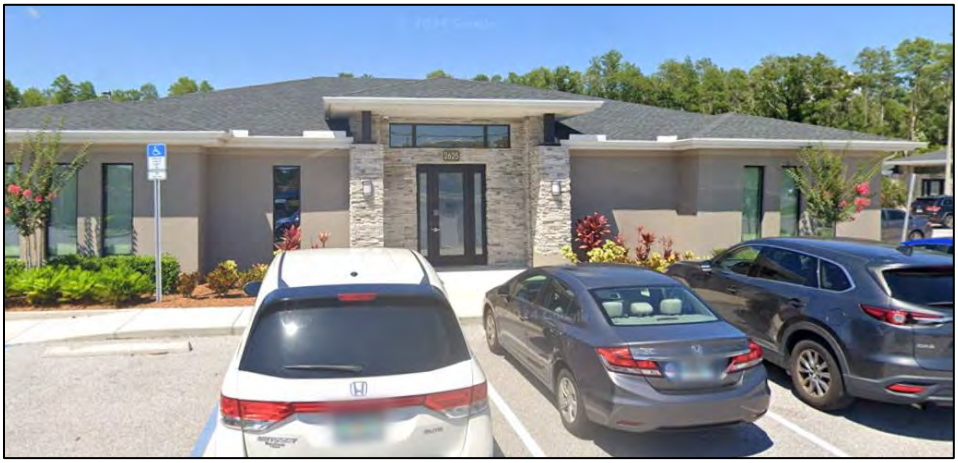
This comparable was on the market end of May 2024 and quickly closed seven weeks later. Original asking price was $1,300,000. There was no distress in this arm's length transaction. Truist Bank provided $1,000,000 toward the acquisition. The property was previously purchased as vacant land in November 2020 for $321,200 or $86.83 per square foot for the pad ready site.

Verification	Bridgewater Commercial Real Estate, Chris Dumke, CoStar, LoopNet, Public Records, Deed, Mortgage









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Comparable Improved Sale Number 5



Location	Stonewood Professional Park 2716 Stonewood Park Loop Land O' Lakes, Pasco County, Florida 34638
Date of Sale	February 2024
Grantor	Comprehensive Foot & Ankle Center PA
Grantee	P&P Flamingo, LLC
Indicated Consideration	$1,000,000
Allocated to Land	$ 320,000
Allocated to Improvements	$ 680,000
Recorded In	OR Book 2024-035946
Tax Parcel ID	262618-0000-02500-0042
Site Description	
Land Use/Zoning	OP2, Pasco County
Flood Zone District	FEMA "X" above 100 year flood area
Land Area Owned	3,233 Square feet
Floor Area Ratio	0.20 including common area estimate
Improvement Description	
Construction	Masonry, shingle roof
Condition	Good
Year Built	2020
Effective Age	3 Years
Stories	1
Building GBA	3,189 square feet

Units of Comparison

Price per GBA Sq. Ft.	$313.58 including land $213.23 excluding land

Comments

This comparable is located on north side of SR 54, one mile west of Land O' Lakes Boulevard/US 41 and east of Interstate 75, and among nine other similar professional office buildings. This location is six miles east of Interstate 75 and four miles east of Suncoast Parkway toll road. This building was previously used as medical office with eight exam rooms and two bathrooms and was vacant at time of sale, and buyer's broker then leased the property for three years at $32.00 per square foot.

There was no distress in this arm's length cash transaction. The property was previously purchased as vacant land in August 2019 for $277,200 or $85.74 per square foot for the pad ready site.

Verification	Pinnacle Realty Advisors, Bryant Mercier 813-907-8998, CoStar, LoopNet, Public Records, Deed



Comparable Improved Sale Number 6



Location	Lake Fern Professional Park 19151 North Dale Mabry Highway Lutz, Hillsborough County, Florida 33548
Date of Sale	April 2025
Grantor	WMG Real Estate 2, LLC
Grantee	Concordia Holdings, LLC
Indicated Consideration	$1,741,400
Allocated to Land	$ 450,000
Allocated to Improvements	$1,291,400
Recorded In	OR Book 2025-141919
Tax Parcel ID	Folio #013042-0020
Site Description	
Land Use/Zoning	C2, Hillsborough County
Flood Zone District	FEMA “X” above 100 year flood area
Land Area Owned	4,672 Square feet
Floor Area Ratio	0.20 including common area estimate
Improvement Description	
Construction	Masonry, tile roof
Condition	Average
Year Built	2016
Effective Age	8 Years
Stories	1+
Building GBA	5,163 square feet (508 square feet as second floor)

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Units of Comparison

Price per GBA Sq. Ft.	$337.28 including land $250.13 excluding land

Comments

This comparable is located on east side of Dale Mabry Highway south of Lutz Lake Fern Road. The buildings lack visibility due to set back and trees. This location is five miles from Veterans Expressway/Suncoast Parkway to the southwest, and six miles north of Interstate 75. There are two other similar professional office buildings in this park. The investor buyer was reported to purchase at 6.9% capitalization rate with Heartland Dental as tenant with six more years.

There was no distress in this arm's length transaction. Cadence Bank provided an adjustable rate mortgage of $906,925 with 25 year term. The property was previously purchased in June 2019 for $1,000,000.

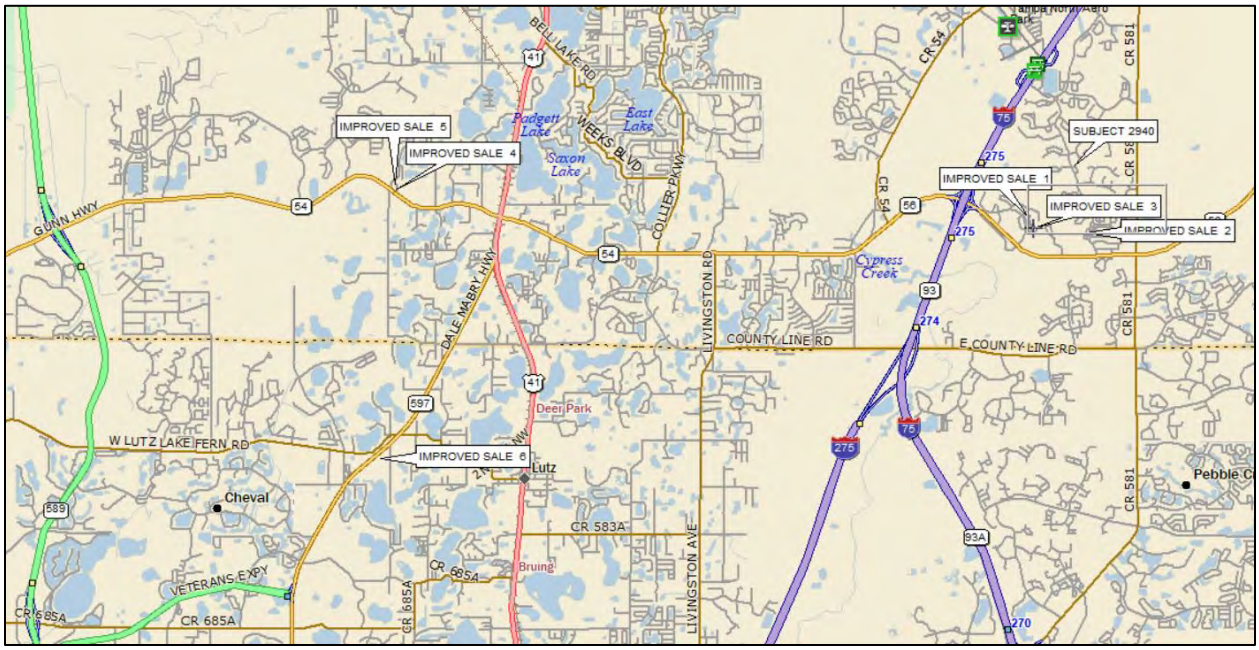
Verification — Broker Marcus & Millichap, Evan Cannan 727-480-1362, CoStar, Public Records, Deed, Mortgage



Improved Comparable Sales Chart

NO	LOCATION	DATE ORBP	GRANTOR GRANTEE	GBA SF LAND SF GBA SF	ALLOCATE: $ GBA $ LAND $ IMPROV	$/GBA SF $/LAND SF $/IMPROV	TOTAL LAND% ZONING	YB/EFF AGE FAR(e) CONSTRC	APPRAISER COMMENTS
1	26823 Tanic Drive	Dec-24	CLE Partners III, LLC	2,992	$ 965,000	$ 322.53	100%	2007 / 12	**Off of Cypress Ridge Blvd. Zero lot line within Cypress Glen Professional Park. FAR allocated for parking etc. MPUD Zoning. Cash buyer.**
	Wesley Chapel, FL 33544	2024	Tirumala Capital, LLC	3,075	$ 300,000	$ 97.56	31%	0.20	
	North of SR 56	214393	262619-0050-00000-0160	2,992	$ 665,000	$ 222.26	MPUD	Masonry	
2	2224 Ashley Oaks Circle	Jun-24	Dhruve Northstar Investments	2,946	$ 1,008,000	$ 342.16	100%	2006 / 13	Zero lot line, Bldg 29 Seven Oaks Professional Park. FAR allocated for parking etc. MPUD Zoning. Cash buyer. 6.11% Cap.
	Wesley Chapel, FL 33544	2024	RNDK Real Estate, LLC	3,051	$ 300,000	$ 98.33	30%	0.20	
	Off Ancient Oaks Blvd.	117596	252619-0000-00100-0290	2,946	$ 708,000	$ 240.33	MPUD	Masonry	
3	26908 Ridgebrook Drive	Dec-23	Purely FIT2, LLC	3,000	$ 933,000	$ 311.00	100%	2018 / 5	Previously fitness studio; zero lot line within Cypress Ridge Professional Center. FAR allocated for parking etc. MPUD Zoning. Cash buyer.
	Wesley Chapel, FL 33544	2023	40 West Central Avenue Onset	3,000	$ 290,000	$ 96.67	31%	0.20	
	North of SR 56	213937	262619-0030-00000-019A	3,000	$ 643,000	$ 214.33	MPUD	Masonry	
4	2625 Stonewood Park Loop	Jul-24	CAOG LLC	3,702	$ 1,300,000	$ 351.16	100%	2022 / 2	In office park, visible from SR 54, zero lot, FAR allocated for parking etc. OP2 Zoning
	Land O' Lakes, FL 34638	2024	Merricks Law Group, PA Inc.	3,699	$ 370,000	$ 100.03	28%	0.20	
	On SR 54 west of US 41	128754	262618-0000-02500-0049	3,702	$ 930,000	$ 251.22	OP2	Masonry	
5	2716 Stonewood Park Loop	Feb-24	Comprehensive Foot & Ankle…	3,189	$ 1,000,000	$ 313.58	100%	2020 / 3	In office park, visible from SR 54, zero lot, FAR allocated for parking etc. OP2 Zoning. Cash buyer.
	Land O' Lakes, FL 34638	2024	P&P Flamingo, LLC	3,233	$ 320,000	$ 98.98	32%	0.20	
	On SR 54 west of US 41	035946	262618-0000-02500-0042	3,189	$ 680,000	$ 213.23	OP2	Masonry	
6	19151 N. Dale Mabry Hwy	Apr-25	WMG Real Estate 2, LLC	5,163	$ 1,741,400	$ 337.28	100%	2016 / 8	504 sf 2nd story. Zero lot line in Lake Fern Professional Park. FAR allocated for parking etc. PD Zoning. Cadence Bank lender. 6.9% Cap
	Lutz, FL 33548	2025	Concordia Holdings, LLC	4,672	$ 450,000	$ 96.32	26%	0.20	
	NW Tampa-Hillsborough Co.	141919	Folio #013043-0020	5,163	$ 1,291,400	$ 250.13	PD	Masonry	

Improved Comparable Sales Map



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Analysis of Comparable Improved Sales

All comparable improved sales are adjusted toward the subject for either the comparable's superior or inferior characteristics. The size of the adjustments applied to the comparable sales are in proportion to the magnitude of the difference between the comparable sale and the subject as perceived in the market.

Commercial properties are typically analyzed on a unit of comparison basis. The unit of comparison to be used is that unit customarily used in the market in the subject property's locale. After discussions with commercial developers and investors and as evidenced by market activity, it is believed the overall sale price per square foot of gross heated and cooled building area is appropriate as the unit of comparison for the sales comparison approach. Since the gross building area and the gross leasable area were similar for each comparable property, we did not further distinguish any difference for square foot comparisons.

There were a variety of comparable sales found in the subject market. The sales presented herein are the best data available and represent a reasonable basis from which to estimate value of the subject building and supporting land in the current market.

Conditions of Sale

There may be a variety of conditions of a sale for which adjustments are applicable, including contributory value of FF&E or personal property, concessions by seller, below market seller financing, pay-outs by buyer such as for back taxes, and atypical motivation by buyers or sellers, such as the duress to sell under threat of foreclosure or quick liquidation of a lender-owned property.

Conditions of sale are important to the explanation of each transaction. The conditions of sale for most commercial property transactions conform to the definition of market value as applied to real estate. That is, there is a reasonable amount of exposure time, buyers and sellers are well informed of the property and the market, and neither buyer nor seller under duress to transact.

The improved sales were all verified as arm's length transactions, and all sales were found to be equivalent to cash transactions. No concessions were found to distort the price of each sale as reported. All sales represent realty. The motivations of the buyers and sellers were found to be typical for the marketplace.

Market Conditions

The comparable sales are adjusted for changes in market conditions which have occurred between the date of the comparable sale and the date of the value estimate of the subject site. The degree of the adjustment is in proportion to the magnitude of change that has occurred in the market in the subject property's locale, between the date of the comparable sale and the date of valuation of the subject. The greater the magnitude of change that has occurred, the greater the upward or downward adjustment is be applied to the comparable price.

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Supported by increasing demand and low interest rates, real estate prices in the market area increased steadily from 1995 to about 2007, with a pause in 2001. Due to declining demand, a price leveling became noticeable by late 2007 for most property types. Historically, the annual increases typically averaged 3% to 5% in early years, then climbed to rates between 10% and 20%, possibly more for certain locations during 2004 to 2006, but price increases generally halted, then retreated as demand abated. Prices were fairly stable in 2007, declined in 2008 and 2009 before beginning to stabilize in 2010. Pricing was essentially flat in 2010 and 2011 and began slowly increasing by 2012 and continuing into 2025. All comparables sales are increased at a market appreciation rate of 6.0% per annum.

Zoning / Land Use

This category considers differences in the zoning, current and future land use of the comparables as related to the subject. Properties allowing more intensive uses typically sell for higher prices per unit than those with more use restrictions in place and are adjusted accordingly. Zoning designations of the comparables were the same or reasonably similar to the existing subject building and required no adjustment.

Community Development District

The subject is within a district that requires payment of annual assessments of approximately $16,000, of which about 25% is for bond payment which expires in eight years. None of the comparable sales are within a CDD; however, the comparables typically pay a CAM expense to respective Property Owner Associations. An adjustment of -5.0% is applied to comparables not within a CDD.

Location

The adjustment for location is made for market relevant factors such as proximity to complementary supporting uses, zoning and land use regulations, traffic design and traffic volumes, corner influence, transportation and utilities linkages and demographic characteristics, including population density, buying power, primary work force age, disposable income, etc. In general, several of the comparables were superior to the subject as related to traffic and linkages, and some comparables were inferior. Some comparables are located on corners and have superior exposure. The majority of comparables have similar locations. One comparable has an inferior location due to transportation linkage.

Floor Area Ratio – FAR

The Floor Area Ratio reflects the ratio of land to building area, which affects ease of access, parking and the ability to expand. For example, a small site will feel cramped and a parking space may not be available during certain times of the day. All comparable sales are in parks which have estimated 0.20 FARs similar to the subject building with allocated land for 0.22. It is common that FARs for office parks are typically in a range of 0.19 to 0.22 including the pad site and allocated common area.

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Building Size

Adjustments for building size may be given based upon economies of scale for materials and job labor, and also because the land cost may be averaged over a smaller building area. Typically, smaller buildings are given negative adjustments, as they exhibit higher costs per square foot, and larger buildings are given positive adjustments. Although one sale was about 40% larger, it was adjusted for partial second floor space without elevator. Otherwise, no comparable was of significantly larger or smaller size than the subject, so no adjustments were warranted.

Physical Characteristics

Comparison of physical characteristics included consideration for differences of architectural appeal and building quality, effective age and condition which reflects the degree of maintenance, building size and parking availability.

Comparables with superior quality of construction materials or other characteristics were given negative adjustments, and those comparables with inferior construction were given positive adjustments. The comparables do not have the fine architectural appeal as the subject. Also, most comparables were slightly inferior to the subject good quality construction. Two comparables with medical theme interiors are superior to the subject office interior, and other comparables are slightly inferior to the subject office interior and design. The effective ages of the comparables varied, but all comparables were built after subject construction year 2003, and their estimated effective ages were superior to subject.

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Summary of Sales Comparison Approach – Office Building

Prior to adjustments, the sales indicated a range of prices from $311.00 to $351.16 per building square foot. The prices of all comparables were then adjusted for transactional and market conditions and locational and physical differences, as perceived by the marketplace. This analysis indicated an adjusted price range from $323.80 to $361.06 per square foot.

We also searched for listings similar properties and none were found in the subject immediate neighborhood. A listing on the market for one month located at 17718 Hunting Bow Circle with 3,500 square feet has an asking price of $1,300,000 or $371 per square foot. The location off SR 54 west of US 41 is inferior to the subject. The medical interior and the effective age are superior to the subject. This property is in a professional office park east of Suncoast Parkway and is offered as a 6.68% capitalization rate for an investment. Adjusting for minor differences indicated an adjusted price for the listed comparable of approximately $350.00 per square foot, but again noting that it is a listing and not a sale.

With primary emphasis on Sales 1, 2 and 3, the nearest sales, and Sale 6, the most recent sale, it is our opinion that $350.00 per square of gross building area best represents the indication of market value of the subject office with allocated land by the sales comparison approach.

3,637 square feet x $350.00 per square foot = $1,272,950 or Rounded, $1,275,000

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COMPARABLE IMPROVED SALES								ADJUSTMENTS								
NO	LOCATION	DATE ORBP	GBA SF LAND SF GBA SF	ALLOCATE: $ GBA $ LAND $ IMPROV	$/GBA SF $/LAND SF $/IMPROV	YB/EFF AGE FAR(e) CONSTRC	APPRAISER COMMENTS	MKT & SALE COND	ADJ PRICE: $GBA	LOC	CDD	BLDG QUAL	PHYS COND	FAR/ PKG	NET ADJ	ADJ PRICE: GBA SF
1	26823 Tanic Drive	Dec-24	2,992	$ 965,000	$ 322.53	2007 / 12	Off of Cypress Ridge Blvd. Zero lot line within Cypress Glen Professional Park. FAR allocated for parking etc. MPUD Zoning. Cash buyer.	3.5%	$333.82	0%	-5%	5%	-3%	0%	-3%	**$323.80**
	Wesley Chapel, FL 33544	2024	3,075	$ 300,000	$ 97.56	0.20					No			0.20		
	North of SR 56	214393	2,992	$ 665,000	$ 222.26	Masonry		3.5%	$230.04	0%		5%	-3%	-	2%	**$235**
2	2224 Ashley Oaks Circle	Jun-24	2,946	$ 1,008,000	$ 342.16	2006 / 13	Zero lot line, Bldg 29 Seven Oaks Professional Park. FAR allocated for parking etc. MPUD Zoning. Cash buyer. 6.11% Cap.	6.5%	$364.40	0%	-5%	5%	-2%	0%	-2%	**$357.11**
	Wesley Chapel, FL 33544	2024	3,051	$ 300,000	$ 98.33	0.20					No			0.20		
	Off Ancient Oaks Blvd.	117596	2,946	$ 708,000	$ 240.33	Masonry		6.5%	$255.95	0%		5%	-2%	-	3%	**$264**
3	26908 Ridgebrook Drive	Dec-23	3,000	$ 933,000	$ 311.00	2018 / 5	Previously fitness studio; zero lot line within Cypress Ridge Professional Center. FAR allocated for parking etc. MPUD Zoning. Cash buyer.	9.5%	$340.55	0%	-5%	15%	-10%	0%	0%	**$340.55**
	Wesley Chapel, FL 33544	2023	3,000	$ 290,000	$ 96.67	0.20					No			0.20		
	North of SR 56	213937	3,000	$ 643,000	$ 214.33	Masonry		9.5%	$234.70	0%		15%	-10%	-	5%	**$246**
4	2625 Stonewood Park Loop	Jul-24	3,702	$ 1,300,000	$ 351.16	2022 / 2	In office park, visible from SR 54, zero lot, FAR allocated for parking etc. OP2 Zoning	6.0%	$372.23	0%	-5%	15%	-13%	0%	-3%	**$361.06**
	Land O' Lakes, FL 34638	2024	3,699	$ 370,000	$ 100.03	0.20					No			0.20		
	On SR 54 west of US 41	128754	3,702	$ 930,000	$ 251.22	Masonry		6.0%	$266.29	0%		15%	-13%	-	2%	**$272**
5	2716 Stonewood Park Loop	Feb-24	3,189	$ 1,000,000	$ 313.58	2020 / 3	In office park, visible from SR 54, zero lot, FAR allocated for parking etc. OP2 Zoning. Cash buyer.	8.5%	$340.23	0%	-5%	15%	-12%	0%	-2%	**$333.43**
	Land O' Lakes, FL 34638	2024	3,233	$ 320,000	$ 98.98	0.20					No			0.20		
	On SR 54 west of US 41	035946	3,189	$ 680,000	$ 213.23	Masonry		8.5%	$231.36	0%		15%	-12%	-	3%	**$238**
6	19151 N. Dale Mabry Hwy	Apr-25	5,163	$ 1,741,400	$ 337.28	2016 / 8	504 sf 2nd story. Zero lot line in Lake Fern Professional Park. FAR allocated for parking etc. PD Zoning. Cadence Bank lender. 6.9% Cap	1.5%	$342.34	5%	-5%	12%	-7%	0%	5%	**$359.46**
	Lutz, FL 33548	2025	4,672	$ 450,000	$ 96.32	0.20					No			0.20		
	NW Tampa-Hillsborough Co.	141919	5,163	$ 1,291,400	$ 250.13	Masonry		1.5%	$253.88	5%		12%	-7%	-	10%	**$279**

SALES COMPARISON APPROACH – EXCESS LAND

To estimate the value of the site as if vacant, the site is compared with recent sales of sites having a similar highest and best use and other similar characteristics. Comparable land sales are reduced to a common denominator or unit of comparison such as price per front foot, square foot or acre, price per buildable square foot, or price per dwelling unit, a common land use index. Adjustments are then applied for factors such as favorable financing, zoning, environmental and physical characteristics and other factors previously noted.

In searching the Public Records, a number of land sales were found. However, most were discarded, as they were considered so dissimilar that no supportable indication of value for the subject could be determined. Several land sales, however, exhibited characteristics sufficiently similar to the subject site and are included in this analysis.

Please refer to the land sales summary chart and location map included within this section for orientation. The comparable land sales were purchased for development generally consistent with the highest and best use of the subject property.

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Comparable Land Sales

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Comparable Land Sale Number 1



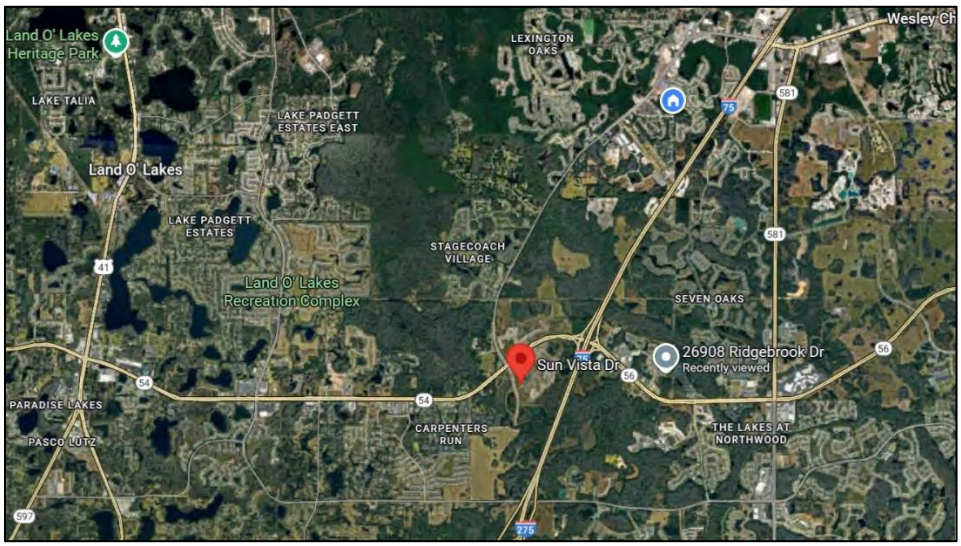
Location	Outparcel to Tampa Premium Outlets 1854 Sun Vista Drive (Grand Cypress Drive) Wesley Chapel, Florida 33559
Date of Sale	December 2023
Grantor	2016 Grand Cypress Dr, LLC
Grantee	SDGFTU Grand Cypress, LLC
Indicated Consideration	$2,162,500
Recorded In	OR Book 2024-004333
Tax Parcel ID	27-26-19-0100-00000-002B
Site Description	
Gross Land Area	4.59 acres; 200,000 square feet, net land
Useable Land Area	Same
Flood Zone District	FEMA "X" above 100 year flood area
Land Use / Zoning	Mixed Use Planned Development
Units of Comparison	
Sale Price Per Gross Sq. Ft.	$10.81

Comments

This comparable demonstrates the strong demand of commercial growth in the subject's wider neighborhood. This outparcel comparable was cleared at sale. It is significantly larger than subject excess land. The comparable has superior location within a significant commercial development. Visibility will likely be diminished in the future with development along Wesley Chapel Boulevard to the west. However, this comparable has been developed with a high wall structure as Kohl's department store next to At Home retailer.

There was no distress in this arm's length cash transaction. The property was previously purchased in 2018 in a larger land acquisition of $7,250,000.

Verification	Hilco Real Estate, Fernando Palacios, 301-996-5190; CoStar, Public Records, Deed



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Comparable Land Sale Number 2



Location	North Dale Mabry Highway North of Lutz Lake-Fern Road Lutz, Florida 33548
Date of Sale	June 2024
Grantor	VSR Holdings, LLC
Grantee	VRSS Developers, LLC
Indicated Consideration	
Nominal	$455,000
Adjusted	N/A
Recorded In	OR Book 2024-240206
Tax Parcel ID	Folio # 012528-0300
Site Description	
Gross Land Area	61,135 square feet
Useable Land Area	Same
Zoning	BPO, Hillsborough County
Units of Comparison	
Sale Price Per Gross Sq. Ft.	$7.44

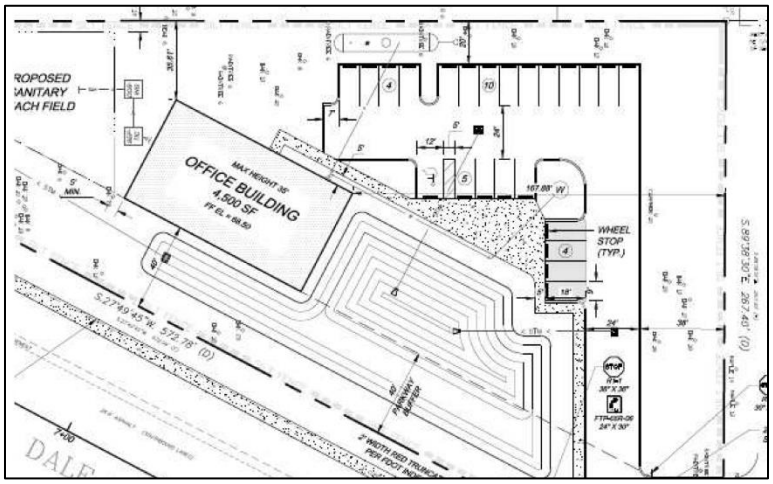
Comments

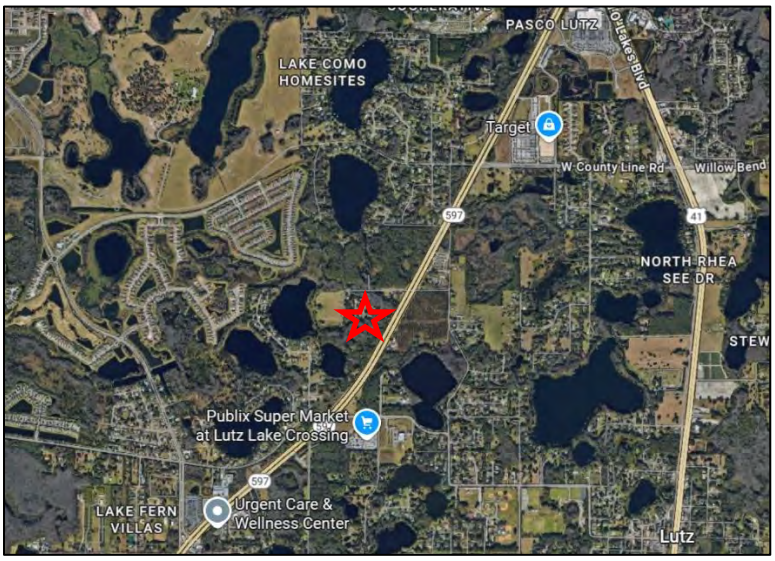
This comparable site is located on the west side of North Dale Mabry Highway not of Lutz Lake Fern Road in norther Hillsborough County. Considerable due diligence was completed and alternative proposed construction plans were in place at time of sale with two site plan designs

available. The first design is for a single 4,500 SF medical/professional office building with 23 parking spaces and an open retention area. The alternative plan is a higher density with underground retention and consists of a 4,500 SF building, as well as another 3,100 SF building, with a total of 45 parking spaces.

There was no distress in this arm's length cash transaction. The property was previously purchased in August 2021 for $295,000.

Verification — Bay Street Commercial, LLC, Mike Braccia 813-625-2375, CoStar, LoopNet, Public Records, Deed





Comparable Land Sale Number 3



Location	North of SR 54, east side of road 3714 Land O' Lakes Boulevard Land O' Lakes, Florida 34639
Date of Sale	October 2023
Grantor	RR Sharp Properties, LLC
Grantee	Second Chances Salon, Inc.
Indicated Consideration	$355,000
Recorded In	OR Book 2023-185520
Tax Parcel ID	24-26-18-0000-01700-0000
Site Description	
Gross Land Area	0.62 acres; 27,007 square feet
Useable Land Area	Same
Flood Zone District	FEMA "X" above 100 year flood area
Land Use / Zoning	C2
Units of Comparison	
Sale Price Per Gross Sq. Ft.	$13.14

Comments

This comparable is cleared and has good visibility for retail or office. It is slightly smaller than subject excess land. This comparable has an overall inferior neighborhood location with respect to disposable income and seven mile distance to Interstate 75.

Verification	People's Choice Realty Services, LLC, Kathy Weber 813-220-5985; CoStar, Public Records, Deed



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Comparable Land Sale Number 4



Location	Executive Park of Valrico subdivision 1200 East Bloomingdale Avenue Valrico, Florida 33596
Date of Sale	March 2024
Grantor	GF Financial, LLC
Grantee	Driven Brands, Inc.
Indicated Consideration	$559,900
Recorded In	OR Book 2024, page 110809
Tax Parcel ID	Folio #073176-9035
Site Description	
Gross Land Area	0.71 acres; 30,931 square feet
Useable Land Area	Same
Flood Zone District	FEMA "X" above 100 year flood area
Land Use / Zoning	Planned Development
Units of Comparison	
Sale Price Per Gross Sq. Ft.	$18.10

Comments

This comparable is heavily vegetated and is nearly same size as subject excess land. The comparable has superior location with good visibility for retail or office.

Verification	Century 21 Beggins, Michael Moriarity, 651-271-1533; CoStar, LoopNet, Public Records, Deed

Built-out Executive Park is NW of the 1200 E. Bloomingdale Ave. site



Comparable Land Sale Number 5



Location	19107 West Geraci Road South of Lutz Lake-Fern Road Lutz, Florida 33558
Date of Sale	July 2025 Listing
Grantor	PETO SCIO, LLC
Grantee	Listing
Indicated Consideration	
Nominal	$530,000 Asking
Adjusted	N/A
Recorded In	OR Book NA
Tax Parcel ID	Folio # 013286-0000
Site Description	
Gross Land Area	41,806 square feet
Useable Land Area	Same
Zoning	BPO, Hillsborough County
Units of Comparison	
Sale Price Per Gross Sq. Ft.	$12.68

Comments

This mostly cleared comparable site is located to the west of North Dale Mabry Highway in Lutz, Hillsborough County. As vacant, it does not have visibility from Dale Mabry Highway.

This location is inferior to the subject excess land due to lower disposable income and a farther distance to Interstate 75 than subject. This property has been on the market for 16 months and it was previously purchased in August 2014.

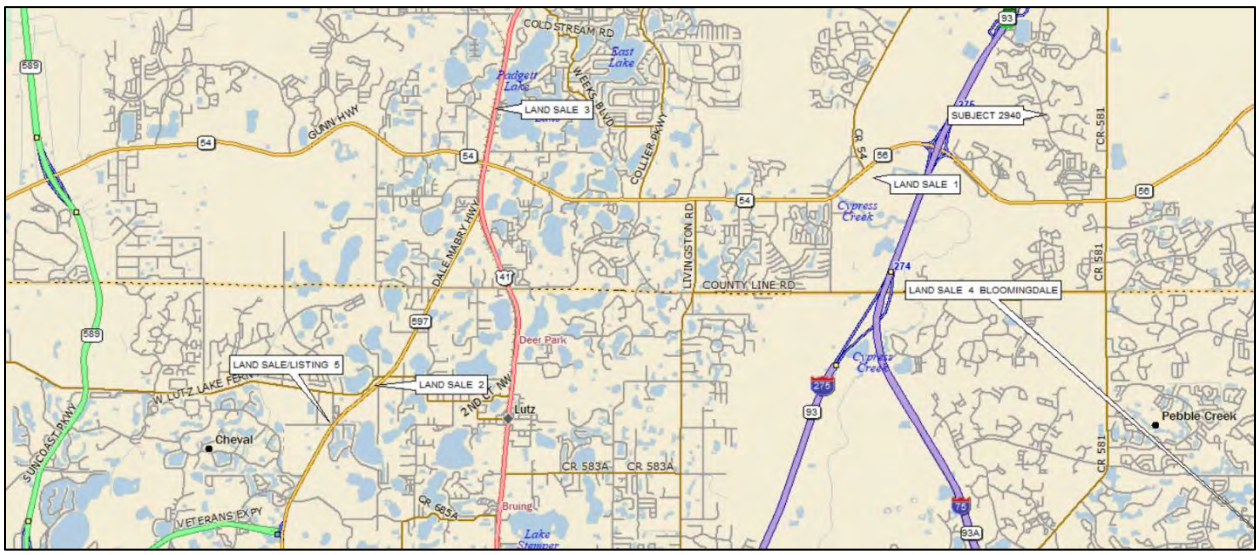
Verification Grimaldi Commercial Realty Corp., Kari Grimaldi 813-376-3386 CoStar, Public Records,



Comparable Land Sales Chart

NO	LOCATION	DATE ORBP	GRANTOR GRANTEE	SALE PRICE	SQ FT ACRES	$/SQ FT $/ACRE	COMMENTS
1	1854 Sun Vista Drive Wesley Chapel, FL 33559	Jan-24 2024-004333	2016 Grand Cypess Dr, LLC SDGFTU Grand Cypress, LLC	$ 2,162,500	200,000 4.59	$ 10.81 $470,993	SEQ SR 56 & Wesley Chapel Bl. Net land. Outparcel Tampa Premium
2	N. Dale Mabry Hwy Lutz, FL 33548	Jun-24 2024-240206	VSR Holdings, LLC VRSS Developers, LLC	$ 455,000	61,135 1.40	$ 7.44 $324,197	BPO zoning. Triangulated site, with proposed bldg plans.
3	3714 Land O' Lakes Blvd. Land O' Lakes, FL 33601	Oct-23 2023-185520	RR Sharp Properties, LLC Second Chance Salon Inc.	$ 355,000	27,007 0.62	$ 13.14 $572,585	Cleared lot. 1.4 miles north of SR 54.
4	1200 E. Bloomingdale Ave Valrico, FL 34219	Mar-24 2024-110809	PETO SCIO, LLC Listing	$ 559,900	30,931 0.71	$ 18.10 $788,505	Heavily vegetated, abuts office park, good visibility, on market 4 years
5	19107 W. Geraci Road Lutz, FL 33558	Jul-25 NA	PETO SCIO, LLC Listing	$ 530,000	41,806 0.96	$ 12.68 $552,237	Partially cleared lot. NWQ of Dale Mabry. S. of Lutz Lake Fern Road.

Comparable Land Sales Map



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Analysis of Comparable Land Sales

All comparable land sales are adjusted toward the subject site for either the comparable sites' superior or inferior characteristics in relation to the subject site. The size of the adjustments applied to the comparable land sales are in proportion to the magnitude of the difference perceived in the market between the comparable land sale and the subject site.

Land is typically analyzed on a unit of comparison basis. The unit of comparison used in the appraisal is the unit of comparison that is customarily used by purchasers in the market in the subject property's locale. After discussions with developers and investors and as evidenced by market activity, it is believed the overall sale price per square foot is appropriate as the unit of comparison and will be utilized in the following analysis process.

Conditions of Sale

There may be a variety of conditions of a sale for which adjustments are applicable, including contributory value of FF&E or personal property, business value, below-market seller financing, pay-outs by buyer such as for back taxes, and atypical motivation by buyers or sellers, such as the duress to sell under threat of foreclosure or quick liquidation of a lender-owned property.

Conditions of sale are important to the explanation of each transaction. The conditions of sale for most commercial property transactions conform to the definition of market value. That is, there is a reasonable amount of exposure time, buyers and sellers are well informed of the property and the market, and neither buyer nor seller is under duress to transact.

The comparable sales were verified as arm's length transactions, and all sales were found to be equivalent to cash transactions. All sales represent realty. The motivations of the buyers and sellers were found to be typical for the marketplace. Transactions reflected an owner user or an investor's motivation to buy.

Market Conditions

The comparable land sales are adjusted for changes in market conditions which have occurred between the date of the comparable land sale and the date of the value estimate of the subject site. The degree of the adjustment is in proportion to the magnitude of change that has occurred in the market for land in the subject property's locale, between the date of the comparable land sale and the date of valuation of the subject site. The greater the magnitude of change that has occurred, the greater the upward or downward adjustment is be applied to the comparable price.

Analysis shows stability and appreciation, and analysis of a larger sample of comparable land sales throughout the area and discussions with brokers, buyers, and investors in the area, all indicate that property values are stable to increasing. Brokers and investors will typically have a broader sample upon which to base conclusions and a good indication for buyer's expectations, motivations and activity in the market area.

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Supported by increasing demand, it appears land prices in the market area increased steadily from about 2001 until about 2006, when the economic slowdown began. The annual increases typically averaged 3% to 5% in early years, then climbed to rates between 10% and 20%, possibly more for certain locations, in 2004 and 2005, then flattened as demand slowed and were declining by 2008. The decline of values increased in 2009, was generally flat in 2010 and 2011 and began slowly improving by 2012. Prices increased rapidly from 2013 through 2015, then increases moderated, yet continued upward into 2025. All comparable sales are increased at a rate of 6.0% per annum.

Contributory Value

In cases when a comparable sale has improvements which contributed to the purchase price, the estimated value of those improvements may be subtracted from the purchase price in order to estimate the portion of the price paid for the land. Also, any personal property which may have contributed to a transaction price is subtracted in order to determine the price paid for the real property. Conversely, when existing improvements or personal property are costly to remove in order to prepare the real property for highest and best use, the removal expenses may be added to the purchase price. No comparable sales were adjusted for these factors.

Extraordinary Site Development Costs

Extraordinary site development costs include any cost necessary to ready the comparable site for development in excess of what is typical in the market and applicable to the subject. The extraordinary costs may include excessive grading, fill dirt, legal expenses, off-site improvements, etc. Where applicable, cost of extraordinary site development is added to the nominal purchase price of the comparable sites to render the adjusted purchase price. No comparable sales were adjusted for these factors.

Community Development District

The subject is within a CDD district that requires payment of annual assessments. None of the comparables are located within a CDD district or in a park requiring CAM reimbursement. An adjustment of -5.0% is applied to those not within a CDD. This adjustment includes a $28,400 bond pay-off coincident to a sale of the subject land and office buildings.

Zoning and Land Use

This category considers differences in the zoning, current and future land use of the comparables as related to the subject. Properties allowing more intensive uses typically sell for higher prices per unit than those with more use restrictions in place and are adjusted accordingly. Zoning designations of the comparables generally allowed for a broader range of potential uses and required negative adjustments, except for Sale 2 with BPO limited use zoning. However, it is important to focus on what uses may be allowable and appropriate and have sufficiently supportive demand, rather than those that are prohibited.

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Location

The adjustment for location is made for market relevant factors such as proximity to complementary supporting uses, size of roadway and traffic volumes, transportation linkages, population and labor markets and corner influence. Negative adjustments were applied to those sales which have superior locational characteristics, and, conversely, a positive adjustment is given if a comparable has an inferior locational character.

Physical Characteristics

Adjustments were made for terrain, soil characteristics, configuration and general utility or developability of the site, as well as utility availability.

Configuration and utility of the comparable sales were generally similar to the shape and developability of the subject, except for one comparable which is triangulated and given plus adjustment for its slight impairment of development.

Size

The adjustment for difference in size is based upon the economic principle of diminishing marginal returns, which states that the rate of return beyond a certain point fails to increase in proportion to additional investments of labor or capital. Capital in this sense refers to physical assets such as land or building, and not money. The above principle states that the greater the land area, or quantity of units purchased, a developer will typically pay less for each additional land unit, thus lowering the overall average unit sale price. Although assemblage or plottage may be necessary and result in the assembled site having greater value than the sum of the parts, this states that larger sites will typically sell for a lower price per square foot than a smaller site.

The comparable sites ranged in size of 27,007 to 200,000 square feet. The subject excess land is 33,686 square feet. Sites of significantly greater size than the subject's size would require a positive adjustment, while sites of significantly smaller size than the subject would typically require a negative adjustment. However, the adjustments may be tempered by the inflexibility or limited utility of a comparable site. Sale 1 is considerably larger and adjusted upward. Sale 2 is somewhat larger and is adjusted upward at a lesser degree.

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Summary of Land Value

The sales comparison approach is one of the narrowing of a range in values. In other words, adjustments were applicable to the comparable sales for all factors which can be measured by market data, reducing the sales prices to a smaller range in values.

The comparable sales ranged from $7.44 to $18.10 per square foot. Following adjustment, the range in prices was from $8.88 to $15.64 per square foot. With emphasis on Sale 2 with limited commercial use and heavily vegetated, Sale 4 with nearest in size and heavily vegetated and with light emphasis of Sale/Listing 5 with a similar degree of visibility as the subject, it is our opinion the $12.00 per square foot best represents market value for the subject excess land.

Final value estimate of excess land value is, rounded, approximately $400,000.

33,686 square feet x $12.00 per square foot = $404,232, or rounded $400,000

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NO	LOCATION	DATE ORBP	SALE PRICE	SQ FT ACRES	$/SQ FT $/ACRE	COMMENTS	MKT & SALE COND	ADJ PRC	LOC	CDD	ZONING	PHYS	SIZE	NET	ADJ PRC
1	1854 Sun Vista Drive Wesley Chapel, FL 33559	Jan-24 2024-004333	$ 2,162,500	200,000 4.59	$ 10.81 $470,993	SEQ SR 56 & Wesley Chapel Bl. Net land. Outparcel Tampa Premium	9.5%	$11.84	-20%	-5%	-5% MPUD	-5% Cleared	10%	-25%	**$ 8.88**
2	N. Dale Mabry Hwy Lutz, FL 33548	Jun-24 2024-240206	$ 455,000	61,135 1.40	$ 7.44 $324,197	BPO zoning. Triangulated site, with proposed bldg plans.	6.5%	$7.93	10%	-5%	0% BPO	10% Triangle	5%	20%	**$ 9.51**
3	3714 Land O' Lakes Blvd. Land O' Lakes, FL 33601	Oct-23 2023-185520	$ 355,000	27,007 0.62	$ 13.14 $572,585	Cleared lot. 1.4 miles north of SR 54.	11.0%	$14.59	10%	-5%	-5% C2	-5% Cleared	0%	-5%	**$13.86**
4	1200 E. Bloomingdale Ave Valrico, FL 34219	Mar-24 2024-110809	$ 559,900	30,931 0.71	$ 18.10 $788,505	Heavily vegetated, abuts office park, good visibility, on market 4 years	8.0%	$19.55	-10%	-5%	-5% PD	0% Trees	0%	-20%	**$15.64**
5	19107 W. Geraci Road Lutz, FL 33558	Jul-25 NA	$ 530,000	41,806 0.96	$ 12.68 $552,237	Partially cleared lot. NWQ of Dale Mabry. S. of Lutz Lake Fern Road.	0.0%	$12.68	10%	-5%	-5% C2	-5% Cleared	0%	-5%	**$12.04**

INCOME CAPITALIZATION APPROACH

For this assignment the income capitalization approach was not employed. N/A

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RECONCILIATION AND FINAL VALUE ESTIMATE

The value conclusions of the Cost, Sales Comparison and Income Capitalization Approaches are as follows:

Cost Approach	N/A
Sales Comparison Approach:	
Office Building with Land	$1,275,000
Excess Land	$ 400,000
Income Capitalization Approach	N/A

The cost approach is most appropriate when the improvements represent the highest and best use of the site, the improvements are relatively new and depreciation is limited. Due to the age of the improvements, depreciation is difficult to measure in the market, and the cost approach is considered less reliable and was not employed.

The sales comparison approach employs the principal of substitution, meaning that a buyer would pay no more for the subject property than the price for which they could acquire a similar property offering similar utility and investor goal fulfillment. A variety of sales of properties quite similar to the subject were found throughout the market, and those considered most applicable to the subject were included within the report. Based on analysis of these sales, the indication of value of the subject excess land and office building by the sales comparison approach is considered quite reliable, and the indication of value is given primary weight.

$ 1,275,000	Building & Supporting Land
$ 400,000	Excess Land
$ 1,675,000	Total Subject Value

The income capitalization approach was not utilized in the estimation of value for the subject property.

Therefore, with full weight on the sales comparison approach, it is our opinion that the market value of the fee simple estate of the subject property, in as-is condition and as of the appraisal date, July 14, 2025, is approximately $1,675,000.

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ASSUMPTIONS AND LIMITING CONDITIONS

1. The conclusions as to market value contained herein represent the opinion of the undersigned and are not to be construed in any way as a guarantee or warranty, either expressed or implied, that the property described herein will actually sell for the market value contained in this opinion.

2. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

3. No furniture, furnishings, or equipment, unless specifically indicated herein, has been included in our value conclusions. Only the real estate has been considered.

4. The property is appraised free and clear of all encumbrances, unless otherwise noted.

5. No survey of the property was made or caused to be made by the appraiser. It is assumed the legal description closely delineates the property. It was checked with public records for accuracy. Drawings in this report are to assist the reader in visualizing the property and are only an approximation of grounds or building plan.

6. It is assumed that there are no hidden or unapparent conditions of the property's subsoil or structure that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. Subsurface rights (minerals, oil, or water) were not considered in this report.

8. Description and condition of physical improvements, if any, described herein are based on visual observation. As no engineering tests were conducted, no liability can be assumed for soundness of structural members.

9. The appraiser has inspected any improvements. Unless otherwise noted, subject improvements are assumed to be free of termites, dry rot, wet rot, or other infestation. Inspection by a reputable pest control company is recommended for any existing improvement.

10. All value estimates have been made contingent on zoning regulations and land use plans in effect as of the date of appraisal and based on information provided by governmental authorities and employees.

11. It is assumed that there is full compliance with all applicable federal, state, and local environmental laws and regulations, unless noncompliance is stated, defined, and considered in the appraisal report.

12. It is assumed that all applicable zoning and land use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.

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13. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is predicated.

14. No responsibility is assumed by the appraiser for applicability of "concurrency laws", referring to the 1985 amendments to Chapter 163, Florida Statutes. At this time, it is unclear what effect, if any, these laws might have on any property in any given county. As various legislative and judicial action is pending, the reader is cautioned to fully investigate the likelihood of development moratorium or other governmental action with appropriate municipal, county, or state officials.

15. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

16. Appraisal does not constitute an inspection for compliance with local building, fire, or zoning codes. Reader is advised to contact local government offices to ensure compliance with applicable ordinances.

17. This appraisal report covers only the premises herein; and no figures provided, analysis thereof, or any unit values derived therefrom are to be construed as applicable to any other property, however similar they may be.

18. Distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Separate valuations of land and improvements must not be used in any other manner, nor in conjunction with any other appraisal, and are invalid if so used.

19. Certain data used in compiling this report was furnished by the client, his counsel, employees, and/or agent, or from other sources believed reliable. However, no liability or responsibility may be assumed for complete accuracy.

20. An effort was made to verify each comparable sale noted in the report. There are times when it is impossible to confirm a sale with the parties involved in the transaction; however, all sales are confirmed through public records.

21. Consideration for preparation of this appraisal report is payment in full by the client of all charges due the appraiser in connection therewith. Any responsibility by the appraiser for any part of this report is conditioned upon full and timely payment.

22. The appraiser, by reason of this report, is not required to give testimony in court with reference to the property herein, nor obligated to appear before any governmental body, board, or agent, unless arrangements have been previously made therefor.

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23. Unless otherwise noted, this appraisal has been prepared solely for the private use of the client who is listed above as the addressee. No other party is entitled to rely on the information, conclusions, or opinions contained herein.

24. Neither all nor any portion of the contents of this appraisal shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the appraiser, particularly as to valuation conclusions, identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation. Furthermore, neither all nor any portion of the contents of this appraisal shall be used in connection with any offer, sale, or purchase of a security (as that term is defined in Section 2(l) of the Securities Act of 1933) without the prior express written consent of the appraiser.

25. Possession of this report or copy thereof does not convey any right of reproduction or publication, nor may it be used by any but the client, the mortgagee, or its successors or assigns, mortgage insurers, or any state or federal department or agency without the prior written consent of both the client and the appraiser, and, in any event, only in its entirety.

26. Before any loans or commitments are made predicated on value conclusions reported in this appraisal, the mortgagee should verify facts and valuation conclusions contained in this report with the appraiser.

27. Cost estimates for construction or reproduction of improvements are based on information from Marshall Valuation Service and other sources referenced in the report and are assumed accurate.

28. Estimates of expenses, particularly as to assessment by the County Property Appraiser and subsequent taxes, are based on historical or typical data. Such estimates are based on assumptions and projections which, as with any prediction, are affected by external forces, many unforeseeable. While all estimates are based on our best knowledge and belief, no responsibility can be assumed that such projections will come true.

29. Responsible ownership and competent property management are assumed.

30. Unless stated otherwise, the possibility of hazardous material, which may or may not be present on the property, was not observed by the appraiser during the course of the normal inspection and research conducted during the appraisal assignment. The appraiser, however, is not professionally qualified to detect such substances, and inspection by a professional in the field is recommended for any property. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials could affect the value of the property, if found. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. This appraisal report is subject to receipt of an environmental audit confirming that no hazardous or toxic material is located on the premises. Should such material be discovered, final value estimates herein would be reduced by the cost to remove such substances and to restore the

premises to serviceable condition and may further be reduced by indirect expenses and income losses incurred by the owner during abatement. Such adjustments to the value estimate contained herein may be made only by the appraiser and only upon receipt of the environmental audit, construction cost estimates and other data satisfactory to the appraiser at his sole discretion.

31. The Americans With Disabilities Act (ADA), enacted in 1990, provided civil rights protection to persons with disabilities. Title III of this act provides that persons with disabilities are to be provided access equal to, or similar to, that available to the general public in all areas of "public accommodation," which generally means any retail, recreation, social service or lodging establishment. It does not apply to "commercial facilities," which could be a single-tenant office or manufacturing facility, and generally does not require alterations to existing buildings, unless other alterations are made. This latter is subject to interpretation, but it should be assumed that any significant renovation requiring a building permit will also require that the building be brought to current handicap requirements for all or a portion of the building. The appraiser is not professionally qualified in these matters, this appraisal does not constitute an inspection as to compliance with the provisions of the act, and no responsibility is assumed for any known or unknown conditions related to the act, civil rights or building code provisions. A number of professional engineering firms specialize in these matters, and such professional advice should be obtained if there is any doubt as to conformity existing.

6161·Dr·Martin·Luther·King·Jr·Street·North·●·Suite·200·●·St.·Petersburg,·Florida·33703·●·727-289-5782

APPRAISER QUALIFICATIONS

6161 Dr Martin Luther King Jr Street North • Suite 200 • St. Petersburg, Florida 33703 • 727-289-5782

QUALIFICATIONS OF

H. LINWOOD GILBERT, JR., MAI
PRESIDENT

PRESIDENT, URBAN REALTY SOLUTIONS – TAMPA, FLORIDA, DECEMBER 1991 TO PRESENT

Mr. Gilbert is the principal of Urban Realty Solutions, a real estate research and appraisal firm providing market value appraisals, market studies, feasibility analyses, damage studies and litigation support on marina, commercial, industrial and residential developments. Services available through related firms include owner representation, market research, site selection, permitting, development budgets, marketing plans, brokerage, construction progress inspections, property management and cash flow and absorption projections. Financial analysis through use of Argus and other software. Consultation with municipalities and private investors regarding economic impacts and multiplier effect of public construction and development incentives.

Litigation support for construction damages, lost profits, inverse condemnation and Bert J. Harris Act damages due to imposition of Inordinate Burden.

Experience includes development, construction, brokerage and property management for a variety of office, retail, industrial and marina developments. Appraisals have included all types and sizes of residential, commercial, industrial, retail and resort properties.

Mr. Gilbert has qualified as an expert witness in bankruptcy, state and federal courts and in the US Virgin Islands.

The firm is incorporated as Gilbert Associates, Inc., DBA Urban Realty Solutions, and has been in operation since 1991.

LICENSES AND CERTIFICATIONS

Florida State Certified General Real Estate Appraiser License Number RZ0940
Florida Licensed Real Estate Broker Numbers BK272378 and BK3005632
Georgia State Certified General Real Estate Appraiser No. 363425
Maryland State Certified General Real Estate Appraiser
South Carolina Licensed Real Estate Broker No. 94753
Merchant Marine Master Captain License 3043346
Numerous Temporary and Reciprocal Licenses across the United States and Caribbean

EDUCATION

University of Georgia, Bachelor of Business Administration, 1973
Major in General Business
Minors in Finance, Management, Marketing and Real Estate

CONTINUING EDUCATION

Courses 101 and 201
Society of Real Estate Appraisers
Course II, Urban Properties
(Commercial/Income)
Course VI, Investment Analysis
Course VIII, Residential Appraisal
Capitalization Theories and Techniques (IBB)
Rate Extraction Seminar
Course X, Market Analysis
Standards of Professional Practice
Applied Appraisal Techniques
Valuation Litigation / Mock Trial
Capital Market Influences on Real Estate
Valuation
Analyzing Operating Expenses
USPAP "Core" Update for Appraisers
Power Lines and Electro-Magnetic Fields
Effect on Value and People
Eminent Domain and Land Valuation
Litigation – ALI/ABA
Litigation Skills for the Appraiser: An Overview
Construction Contracts – Strategies for Project
Completion and Litigation Avoidance
CLE Eminent Domain Conference 2001
Appraisals & Federal Regulations
The Valuation of Wetlands
Appraising for Pension Fund Portfolios
Development Analysis
Valuation of Hotels and Motels
Income Capitalization Workshop
Advanced Capitalization Workshop
Calculator and Computer Solutions to
Contemporary Problems
Hewlett Packard Financial Calculators –
Advanced Course
Impact of Environmental Considerations on
Real Estate Appraisals
Appraisal Regulations of the Federal Banking Agencies
Discount and Capitalization Rate Components
The Appraiser as Expert Witness
Complex Litigation Appraisal
Discount and Capitalization Rate Components
Understanding Limited Appraisals and
Reporting Options
Tax Credits for Low Income Housing
Fair Lending and the Appraiser
Appraisal of Nursing Facilities
Economic Worth of On-Premise Signage
Florida Ad Valorem Property Tax Update
Regulatory Takings & Property Rights
Transportation Issues & Eminent Domain
Regression Analysis in Appraisals
Analyzing Distressed Real Estate
Marina Retrofit, Redesign & Construction
FDEP Appraising Submerged Land Easements
Developing Resort, 2nd Home and Golf Course
Communities, Urban Land Institute
Valuing Enhancement Projects (LEED Green
Buildings) & Financial Returns, BOMI
Marina Dry Stack Conference, AMI
Green Marina Design
Marina Shoreline Development &
Permitting, LSI
Feasibility, Investment Timing & Options, AI
Florida State Law Update for Real Estate Appraisers
National USPAP Update Course
Business Practices and Ethics
Inverse Condemnation
New Technology for the Real Estate Appraiser
Instructor Leadership and Development Conference
Separating Real and Personal Property from Intangible
Business Assets
Analyzing Commercial Lease Clauses
Litigation Appraisal
The Appraiser As An Expert Witness
Oil Spills and Property Values
Supervisor/Trainee Roles & Rules
Professional's Guide to Uniform Residential Appraisal
Report
IRS Valuation
Federal Agencies and Appraisal: Program Updates
Green Building for Appraisers
Valuation of Solar Photovoltaic Systems

H. Linwood Gilbert, Jr., MAI, has completed the continuing education program of the Appraisal Institute.

Mr. Gilbert has also attended courses and seminars covering various aspects of real estate valuation, lending, leasing, marketing and management sponsored by The Urban Land Institute, The Ohio State University, The Massachusetts Institute of Technology, Robert Morris Associates, The Northwest Center for Professional Education, New York University, St. Petersburg College, the University of Shopping Centers (sponsored by The International Council of Shopping Centers), CCIM Institute, Federal Housing Administration, the Environmental Assessment Association and others. He has been a guest lecturer at NAIOP Real Estate Development course, Instructor of a Real Estate Appraisal Course for the International Marina Institute and was guest lecturer at the St. Petersburg BAR Association on ad valorem taxation. Mr. Gilbert is qualified as an Expert Witness in real estate valuation matters in bankruptcy and civil courts.

PROFESSIONAL EXPERIENCE

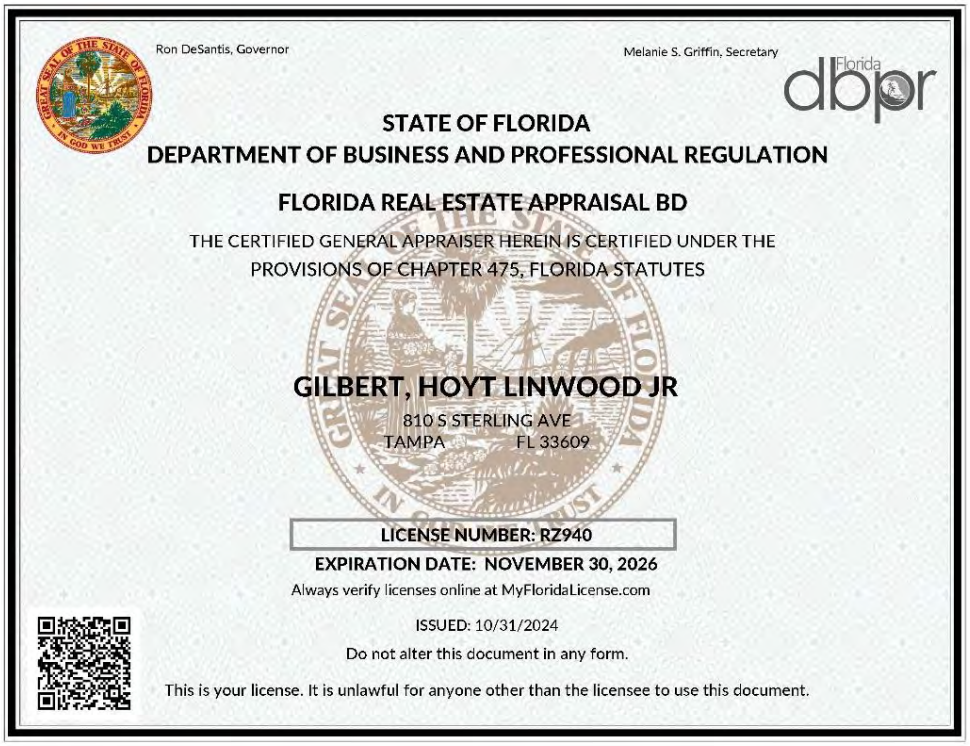
April 1993 to September 2004	*Principal, Executive Vice President, Urban Economics, Inc. –Tampa, Florida* Principal of real estate research and appraisal firm providing services similar to those provided under Urban Realty Solutions. The firm also focused on support for litigation through valuation and damage studies. Broker of transactions totaling $100+ million.
February 1991 to Current	*President, Gilbert Associates, Inc. – St. Petersburg, Florida* Real estate consulting firm providing market research, highest and best use analysis and other financial planning and marketing services. Prepared guidelines for the marketing, construction and management of distressed developments, including determination of status of development approvals, such as Development of Regional Impact, environmental and local permitting; assistance in selection of consultants and contractors, and value engineering for proposed construction. Broker of record for St. Petersburg CBD Master Retail Development company, including oversight of the St. Petersburg Pier Festive Market.
1983 to February 1991	*Vice President, Development, Talquin Development Company – St. Petersburg, Florida* Responsible for development of all projects in the Tampa Bay area for this Florida Progress Corporation subsidiary, which was begun by Gilbert and two partners and later acquired by Florida Progress. Conducted feasibility analyses for most projects undertaken by Development Division. Managed Development Division and was project director from concept through completion of Bank of America Tower, a 330,000-square foot, $50 million mixed-use development, The Harborage at Bayboro, a 635-slip marine complex, plus numerous office, retail, historical redevelopment and industrial projects. Negotiated partnership with The Wilson Company for development of Carillon Corporate Center, Tampa Bay's premiere mixed use development. Organized construction, marketing, and property management departments, as well as the marine division. Property development and management included approximately 750,000 square feet of commercial and industrial properties. Negotiated major leases for buildings, air rights and submerged lands, and design/build contracts, including conversion of historic school building to moderate income apartments. Provided private sector leadership in the planning and implementation of St. Petersburg's Intown Redevelopment program.
1978 to 1983	*Vice President, Warren Hunnicutt, Jr., Inc. – St. Petersburg, Florida* Appraised and conducted feasibility analyses on virtually all types of commercial, industrial, hospitality and residential properties, and including islands and environmentally sensitive lands. Conducted and published first county-wide surveys of retail and industrial markets.
1972 to 1978	*Assistant Vice President, Construction Lending and Review Appraiser, Century First National Bank (now Wells Fargo) –St. Petersburg, Florida* Construction and permanent loan underwriting and administration and review appraiser. Three years as Special Assets officer, handling all legal proceedings, construction completion and marketing of foreclosed properties, which ranged from major hotels to high-rise condominiums.
1969 to 1972	*Real Estate Loan Representative, The Citizens & Southern National Bank – Athens, Georgia* Underwrote and administered construction and permanent single-family FHA/VA and conventional loans. Appraiser trainee. Also trained in credit card, sales finance, branch management, installment lending and other departments under commercial banking management training program.

PROFESSIONAL AFFILIATIONS

Appraisal Institute	MAI Professional Designation
Real Estate Investment Council, Inc.	Member
Association of Eminent Domain Professionals	Member
The International Marina Institute	Member, Instructor
Southwest Florida Marine Industries Association	Member
Marina Operators Association of America	Member
Florida Association for the Restoration of Ethics, Inc.	Member
Urban Land Institute	Member
PIANC – The World Association for Waterborne Transport Infrastructure	Member
Drystack Working Group	Member

CIVIC ACTIVITIES

Past and present memberships include: Board of Directors of Tampa Union Station Preservation and Restoration, Inc.; Co-chairman, Council of Elders of the Community Alliance of St. Petersburg, a biracial organization; Former Board of Governors and Chairman, Transportation Committee, The St. Petersburg Area Chamber of Commerce; Former Board Member and Treasurer, The National Association of Industrial and Office Parks; Former Board Member, The Science Center of Pinellas County (an educational institution); Former Board Member and Transportation Committee Chairman, The Committee of 100 of Pinellas County; Former Board Member, Gulfcoast Certified Development Corporation; Member, Leadership St. Pete and Leadership Tampa Bay Alumni Associations, and a Member of the former St. Petersburg Suncoasters, sponsors of the Festival of States. Member, Marine Industry Association of Southwest Florida.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

GILBERT, HOYT LINWOOD JR
810 S STERLING AVE
TAMPA FL 33609

LICENSE NUMBER: RZ940
EXPIRATION DATE: NOVEMBER 30, 2026
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ISSUED: 10/31/2024

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QUALIFICATIONS OF

WAYNE BEURNIER
CERTIFIED GENERAL APPRAISER

EDUCATION

Ohio Dominican University, Bachelor of Business Administration
Ohio Department of Transportation, Real Estate Principles
Xavier University/University of Dayton, Master of Business Administration program
Real Estate Institute of Ohio State University, Graduate of Realtors Institute

CONTINUING EDUCATION

Real Estate Taxation
Coal Financing
Philosophy of Science
FNMA Guidelines
Appraisal AB II, Florida
Litigation Valuation
Florida Mortgage Brokerage
Residential Appraisal Review
Market Abstraction
Business Value Capitalization
Manufactured Housing
Subdivision Analysis
Site Analysis and Valuation
Historic Properties
Warehouse Incubators
Florida State Law Update – Current
USPAP Regulations – Current

APPRAISAL INSTITUTE

- Appraisal Principles
- Capitalization
- Single-Family
- Urban Properties
- Condemnation
- Investments
- Industrial
- Standards of Professional Practice
- Capitalization 310

OHIO STATE UNIVERSITY

Insurance Procedures
Real Estate Marketing
Real Estate Finance
Real Estate Valuation
National Security Policy
Real Estate Law
Financial Institutions
Geography & Climate
Production & Operations Management
Economic Geography

LICENSES AND CERTIFICATIONS

Certified General Real Estate Appraiser, State of Florida, License Number RZ1307
Licensed Real Estate Broker, State of Florida, License Number BK434062

PROFESSIONAL AFFILIATIONS

National Association of Realtors
Florida Association of Realtors
Greater Tampa Association of Realtors

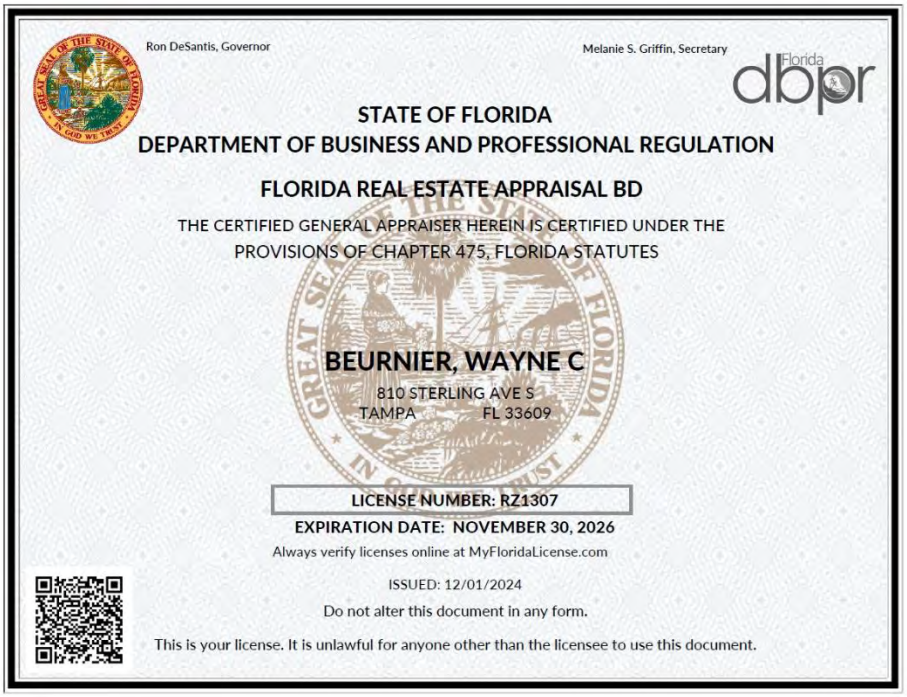
PROFESSIONAL EXPERIENCE

September 2004 – Present	Urban Realty Solutions, Tampa, Florida
September 1997 – 2004	Associate Appraiser, Urban Economics, Inc., Tampa, Florida
1990-1997	Appraiser Owner, Beurnier Associates, Realty Consultant, Tampa, Florida
1989-1990	Associate Appraiser, Regional Appraisal Company, Manhattan, New York
1988-1989	Appraiser Owner, Beurnier Associates, Tampa Florida
1987	Associate Appraiser, Marshall and Stevens, Tampa, Florida
1986	Associate Appraiser, Henderson Appraisal Company, Tampa, Florida
1984-1985	Associate Appraiser, AmeriFirst Appraisal Company, Fort Myers, Florida
1981-1984	Associate Appraiser, Nash – Wilson Appraisal Company, Columbus, Ohio
1976-1980	Appraiser Owner, Beurnier and Associates, Columbus, Ohio
1971-1975	Staff and Review Appraiser, Policy and Procedures Development, Bureau of Appraisals, Ohio Department Of Transportation, Columbus, Ohio

APPRAISAL EXPERIENCE

Mr. Beurnier's experience has included real estate market valuation, insurance valuation and liquidation valuation. Clients included financial institutions, states and municipalities, attorneys, merger and acquisitions principals, real estate developers, property owners and prospective purchasers. Assignments have been in several states and with a concentration of Florida.

Classifications of valuation include: complex real estate; simplex going concern business values; eminent domain; ad valorem tax appeal; litigation support; federal tax reporting; most categories of vacant land including subdivision analysis; residential single-family, condominiums, estates and small income properties; agricultural properties; mobile home and manufactured home parks; RV parks; hotels/motels; resorts; golf courses; automotive services; self-storage facilities; industrial warehouses; flex space; processing plants; hi-tech and clean room facilities; juvenile correctional facilities; church facilities; apartment buildings and cooperatives; suburban and high rise office buildings; single and multi-tenant retail properties; triple net properties; restaurants; mixed use properties; commercial condominiums-medical, office, retail and industrial; coastal, river and lake marinas; feasibility analysis; and highest and best use analysis.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

BEURNIER, WAYNE C

810 STERLING AVE S
TAMPA FL 33609

LICENSE NUMBER: RZ1307
EXPIRATION DATE: NOVEMBER 30, 2026

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ISSUED: 12/01/2024

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U·R·S

ADDENDUM

Engagement Letter

2024 Property Taxes

Contract for Professional Services

June 18, 2025

PARTIES TO AGREEMENT:

Client
Seven Oaks Community Development District
c/o Mr. Scott Brizendin
Vice President
Rizzetta & Company
12750 Citrus Park Drive
Suite 115
Tampa, FL 33625
813-514-0400
sbrizendine@rizzetta.com

Consultant
H. Linwood Gilbert, MAI
Urban Realty Solutions
6161 Dr. Martin Luther King Jr St N
St. Petersburg, FL 33703
Phone 727-415-5331 (Cell)
Fax 813-358-1055
linwood@urbanrealtysolutions.com

Client hereby engages Consultant to complete a Real Property Appraisal Assignment as follows:

PROPERTY IDENTIFICATION
2940 Sports Core Circle
Wesley Chapel, FL 33544-8764
Tax ID 25-26-19-0000-00100-0080

PROPERTY TYPE
Office and vacant land

INTENDED USERS
The Client
Note: No other users are intended by Consultant. Consultant shall consider the intended users when determining the level of detail to be provided in the Report.

INTENDED USE
To assist the Client with internal asset management
Note: No other use is intended by Consultant. The intended use as stated shall be used by Consultant in determining the appropriate Scope of Work for the assignment.

DATE OF OPINION
Current date

HYPOTHETICAL CONDITIONS, EXTRAORDINARY ASSUMPTIONS
The subject includes an office building and vacant land and is limited to recreational use by zoning. The property will be valued as if alternative uses are available and the appraisal will require use of hypothetical conditions or extraordinary assumptions.

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APPLICABLE REQUIREMENTS OTHER THAN THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)
Uniform Standards of Professional Appraisal Practice and Advisory Opinions and The Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

ANTICIPATED SCOPE OF WORK

- Inspection of the market and neighborhood
- Inspect premises and analyze surveys, plans, etc.
- Survey and analyze land and office building sales
- Estimate value using the sales comparison approach
- Reconcile value estimates to a final value estimate
- Report findings to client in summary appraisal report.

ANALYSIS METHODOLOGY
The sales comparison approach

REPORT OPTION
Summary Narrative

DATE OF COMPLETION & DELIVERY
Approximately three to four weeks from authorization to proceed and receipt of data

DATA TO BE PROVIDED BY CLIENT
Client will provide surveys and other data as may be available

PAYMENT TO CONSULTANT
The fee for the analysis, valuation and preparation of the appraisal report on the Property will be $3,400.

Additional fees may become applicable for related meetings with the Client or representative. Additional requests or meetings will be based on the following hourly rates.

H. Linwood Gilbert, MAI	$375 per hour – Litigation
	$200 per hour – Appraisal & Consulting
Senior Associate	$155 per hour
Associate	$125 per hour
Research	$ 75 per hour
Clerical	$ 65 per hour

RETAINER
A retainer in the amount of 50% of the proposed fee is requested. The balance of the appraisal fee will be payable upon completion and delivery of the appraisal report in PDF format.

DELIVERY OF REPORT
We will make every effort to complete the assignment as quickly as possible. Report(s) will be delivered by email in PDF format approximately three to four weeks from commencement.

Printed copies are available upon request. If more than three paper copies are requested, additional fees may apply.

TESTIMONY
Testimony, depositions, meetings, additional work and preparation for same are billed at the previously noted rates and in addition to the above fees.

CONFIDENTIALITY
Consultant shall not provide a copy of the written Report to, or disclose the results of the Report prepared in accordance with this Agreement, with any party other than Client, unless Client authorizes, except as directed by law or as stipulated in the Confidentiality Section of the Ethics Rule of the Uniform Standards of Professional Appraisal Practice (USPAP).

CHANGES TO AGREEMENT
Any changes to the assignment as outlined in this Agreement shall necessitate a new Agreement. The identity of the client, intended users, or intended use; the date of opinion type of methodology; or property or real property interest cannot be changed without a new Agreement.

CANCELLATION
Client may cancel this Agreement at any time prior to the Consultant's delivery of the Report upon written notification to the Consultant. Client shall pay Consultant for work completed on assignment prior to Consultant's receipt of written cancellation notice, unless otherwise agreed upon by Consultant and Client in writing.

NO THIRD PARTY BENEFICIARIES
Nothing in this Agreement shall create a contractual relationship between the Consultant or the Client and any third party, or any cause of action in favor of any third party. This Agreement shall not be construed to render any person or entity a third party beneficiary of this Agreement, including, but not limited to, any third parties identified herein.

USE OF EMPLOYEES OR INDEPENDENT CONTRACTORS
Consultant may use employees or independent contractors at Consultant's discretion to complete the assignment, unless otherwise agreed by the parties. Notwithstanding, Consultant shall sign the written Report and take full responsibility for the services provided as a result of this Agreement.

TESTIMONY AT COURT OR OTHER PROCEEDINGS
Unless otherwise stated in this Agreement, Client agrees that Consultant's assignment pursuant to this Agreement shall not include the Consultant's participation in or preparation for oral or written discovery, sworn testimony in a judicial, arbitration or administrative proceeding, or attendance at any judicial, arbitration, or administrative proceeding relating to this assignment.

CONSULTANT INDEPENDENCE
Consultant cannot agree to provide an opinion that is contingent on a predetermined conclusion. Consultant cannot guarantee to the outcome of the assignment in advance. Consultant cannot ensure that the opinion developed as a result of this Assignment will serve to facilitate any specific objective of Client or others or advance any particular cause. Consultant's opinion will be developed competently and with independence, impartiality and objectivity.

EXPIRATION OF AGREEMENT
This Agreement is valid only if signed by both Consultant and Client and returned within 10 days of the Date of Agreement specified.

GOVERNING LAW & JURISDICTION
The interpretation and enforcement of this Agreement shall be governed by the laws of the state in which the Consultant's principal place of business is located, exclusive of any choice of law rules.

ATTORNEYS' FEES
If either party brings an action or proceeding to enforce the terms hereof or declare rights hereunder, the Prevailing Party (as hereafter defined) in any such proceedings, action or appeal thereon, shall be entitled to reasonable attorneys' fees. Such fees may be awarded in the same suit or recovered by separate suit, whether or not such action or proceeding is pursued to decision or judgment. The term "Prevailing Party" shall include, without limitation, a party who substantially obtains or defeats the relief sought, as the case may be, whether by compromise, settlement, judgment or the abandonment by the other party of its claim or defense. The attorneys' fee award shall not be computed in accordance with any court fee schedule, but shall be such as to fully reimburse all attorneys' fees reasonably incurred. The attorneys' fees shall include all matters such as pretrial, trial, appellate, post-trial and bankruptcy proceedings.

WORKFILE AND ANALYSIS
Consultant will provide to Client a complete Workfile upon request and upon payment of a copying charge, provided that all payments for services are current.

By Consultant:	**By Client:**
H. Linwood Gilbert	A. P. M
Signature	**Signature**
H. Linwood Gilbert, Jr., MAI	Andrew P. Mendenhall
Printed Name	**Printed Name**
6/18/2025	6/25/25
Date	**Date**

Subject 2024 Property Tax Including CDD Non-Ad Valorem Tax

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

2024 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
25-26-19-0000-00100-0080		UF

Pay your current taxes online at www.pascotaxes.com

SB ASSOCIATES LIMITED
PARTNERSHIP
2940 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

Scan to Pay

2940 SPORTS CORE CIRCLE

THAT PART OF SEC LYING ELY OF ANCIENT OAKS BLVD & WL
See Additional Legal on Tax Roll

Paid 11/27/2024 **Receipt # 25-1305-000938** **$22,248.83 Paid By SB ASSOCIATES LIMITED PARTNERSHIP**

Ad Valorem Taxes

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4292	409,011	0	409,011	3,038.62
SCHOOL OPERATING STATE LAW	727-774-2268	3.0830	409,011	0	409,011	1,260.98
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	409,011	0	409,011	613.52
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	409,011	0	409,011	409.01
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7460	409,011	0	409,011	305.94
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	409,011	0	409,011	868.13
COUNTY PARKS MSTU	727-847-8980	0.0000	409,011	0	409,011	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	409,011	0	409,011	165.73
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1909	409,011	0	409,011	78.08
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2242	409,011	0	409,011	91.70
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0204	409,011	0	409,011	8.34
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0416	409,011	0	409,011	17.01
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0044	409,011	0	409,011	1.80
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0256	409,011	0	409,011	10.47
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.1073	409,011	0	409,011	43.89
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0096	409,011	0	409,011	3.93
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0131	409,011	0	409,011	5.36
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0094	409,011	0	409,011	3.84
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0087	409,011	0	409,011	3.56
Total Millage	16.9431		**Total Ad Valorem Taxes**			$6,929.91

Non-Ad Valorem Taxes

Levying Authority	Telephone	Amount
SEVEN OAKS CDD	813-933-5571	16,112.95
COUNTY STORMWATER	727-834-3611	133.00

Total Non-Ad Valorem Taxes	$16,245.95
Total Combined Taxes & Assessments	$23,175.86

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

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Mike Fasano
Pasco County Tax Collector
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2024 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
25-26-19-0000-00100-0080		UF

Pay your current taxes online at www.pascotaxes.com

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

Comparable 2024 Property Tax Comparison Without CDD Non-Ad Valorem Tax
26908 Ridgebrook Drive – 3,000 Sq. Ft. Building

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

2024 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
26-26-19-0030-00000-019A		UF

Pay your current taxes online at www.pascotaxes.com

40 WEST CENTRAL AVENUE ONSET LLC
26908 RIDGEBROOK DR
WESLEY CHAPEL, FL 33544

Scan to Pay

26908 RIDGEBROOK DRIVE UNIT 101

CYPRESS RIDGE PROFESSIONAL CENTER
OR 7036 PG
See Additional Legal on Tax Roll

Paid 11/15/2024 Receipt # 25-1-016718 $12,957.11 Paid By MARCH STREET, LLC

Ad Valorem Taxes

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4292	791,000	0	791,000	5,876.50
SCHOOL OPERATING STATE LAW	727-774-2268	3.0830	791,000	0	791,000	2,438.65
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	791,000	0	791,000	1,186.50
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	791,000	0	791,000	791.00
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	791,000	0	791,000	591.67
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	791,000	0	791,000	1,678.90
COUNTY PARKS MSTU	727-847-8980	0.0000	791,000	0	791,000	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	791,000	0	791,000	320.51
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1909	791,000	0	791,000	151.00
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2242	791,000	0	791,000	177.34
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0204	791,000	0	791,000	16.14
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0416	791,000	0	791,000	32.91
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0044	791,000	0	791,000	3.48
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0256	791,000	0	791,000	20.25
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.1073	791,000	0	791,000	84.87
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0096	791,000	0	791,000	7.59
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0131	791,000	0	791,000	10.36
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0094	791,000	0	791,000	7.44
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0087	791,000	0	791,000	6.88
Total Millage	16.9431		**Total Ad Valorem Taxes**			$13,401.99

Non-Ad Valorem Taxes

Levying Authority	Telephone	Amount
COUNTY STORMWATER	727-834-3611	95.00

Total Non-Ad Valorem Taxes	$95.00
Total Combined Taxes & Assessments	$13,496.99

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

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NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
26-26-19-0030-00000-019A		UF

Pay your current taxes online at www.pascotaxes.com

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-027

Tab 6

Seven Oaks Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. Financial Transparency

Goal 1.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

Seven Oaks Community Development District

District Manager:_____ Date:_____

Print Name: Scott Brizendine

Seven Oaks Community Development District

Tab 7

Flock Safety + FL - Seven Oaks CDD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Christian Hillhouse
christian.hillhouse@flocksafety.com
813-694-8869

Created Date: 07/08/2025
Expiration Date: 08/31/2025
Quote Number: Q-147231
PO Number:

flock safety

flock safety

Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To: 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

Ship To: 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

Billing Company Name: FL - Seven Oaks CDD
Billing Contact Name:
Billing Email Address:
Billing Phone:

Subscription Term: 12 Months
Payment Terms: Net 15
Retention Period: 30 Days
Billing Frequency: Annual Plan - First Year Invoiced at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$15,000.00**
Flock Safety Platform			
Flock Safety Platform - Community	Included	1	Included
Flock Safety LPR Products			
Flock Safety LPR - Neighborhoods, fka Sparrow	Included	6	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	$650.00	6	$3,900.00

Subtotal Year 1:	$18,900.00
Annual Recurring Subtotal:	$15,000.00
Estimated Tax:	$0.00
Contract Total:	$18,900.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	$18,900.00
Annual Recurring after Year 1	$15,000.00
Contract Total	$18,900.00

*Tax not included

Product and Services Description

FlockOS Features	Description
Flock Safety Platform - Community	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Flock Safety LPR - Neighborhoods, fka Sparrow	Residential grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Real-Time NCIC alerts sent to Shared Agencies	Alert sent to any shared community Law Enforcement agency when a vehicle entered into the NCIC crime database passes by a Flock camera
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera

FLOCK SAFETY EQUIPMENT INSTALLATION

CASE NUMBER: PREVIEW
PERMITTING JURISDICTION:

ON BEHALF OF

FL - Seven Oaks CDD

CONTACT LIST

PERMITTING

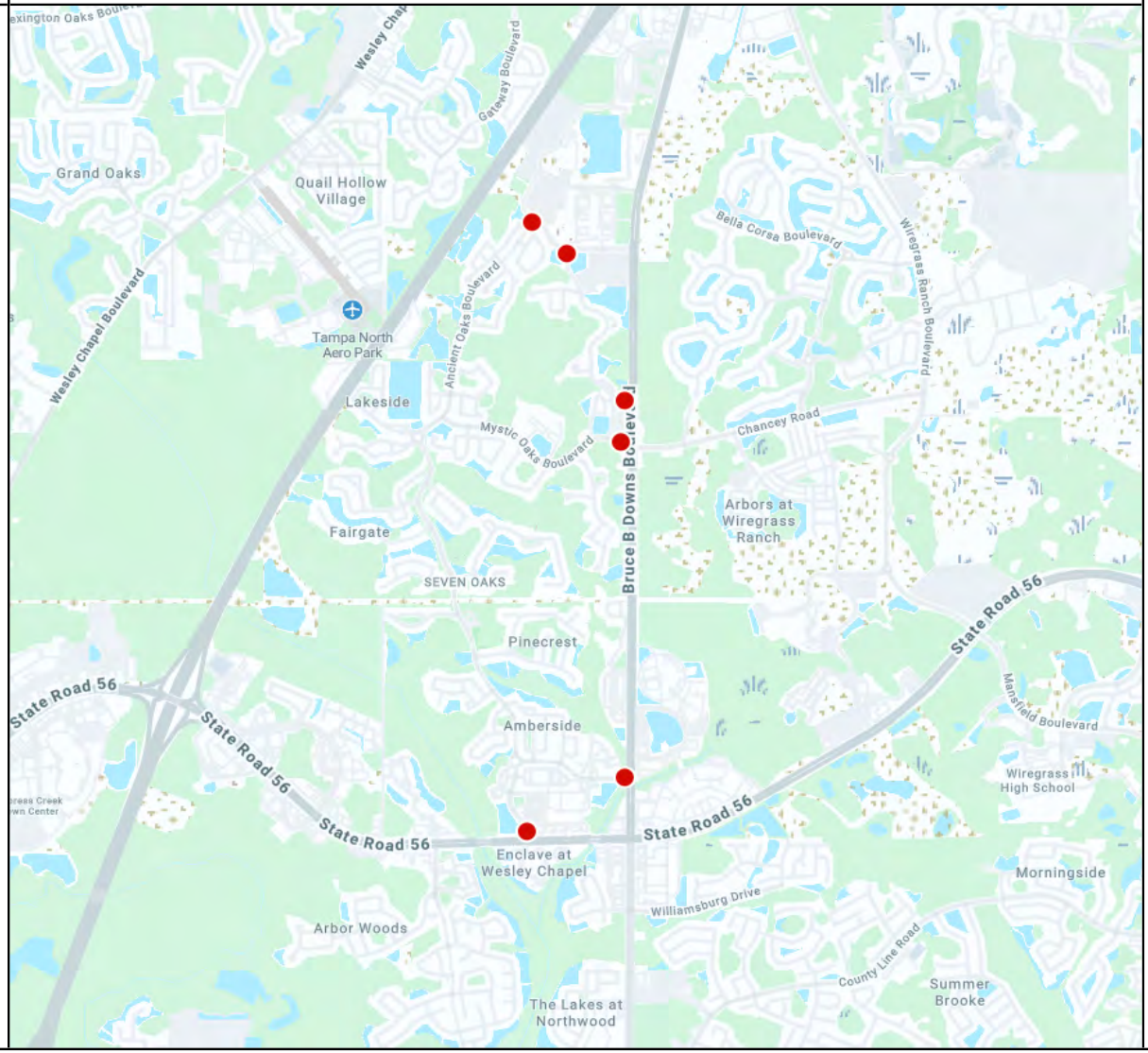
PROJECT MANAGER
raphael.philip@flocksafety.com

SEE APPROVED PERMIT FOR LISTED INSPECTOR*

DRAWING INDEX

T.01	COVER SHEET & LOCATION MAPS
GN.01	GENERAL NOTES
A.01 - A.06	PLAN DRAWINGS
SPEC.01 - SPEC.03	EQUIPMENT & FOUNDATION DETAILS

811 Know what's below. Call before you dig.



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FL - Seven Oaks CDD

PREVIEW

Flock Safety
1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

REV	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
0	07/08/2025	FLK	PRELIM

I HEREBY CERTIFY THIS DOCUMENT WAS PREPARED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA

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FLOCK SAFETY EQUIPMENT INSTALLATION

CASE NUMBER: PREVIEW
PERMITTING JURISDICTION:

COVER SHEET & LOCATION MAPS

SHEET:	REV:
T.01	**0**

THIS DOCUMENT HAS BEEN DRAWN BASED OFF THE MOST RECENT AVAILABLE DATA & AERIAL IMAGERY. THIS INCLUDES RIGHT OF WAY, EXISTING UTILITIES, & PRIVATE PROPERTY LINES. IT REMAINS THE RESPONSIBILITY OF OTHERS TO VERIFY ALL DATA PRIOR AND EXISTING SURROUNDING FACILITIES TO VERIFY & CONFLICTS ABOVE & BELOW GRADE. ALL CONSTRUCTION TO FOLLOW FLORIDA DEPARTMENT OF TRANSPORTATION GENERAL GUIDELINES. DO NOT SCALE DRAWINGS. CALL 811 PRIOR TO DIGGING.

GENERAL & CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL AGENCY SPECIFICATIONS UNLESS SPECIFICALLY STATED OR SHOWN OTHERWISE HEREIN.

2. ALL WORK SHALL CONFORM TO ALL APPLICABLE ELECTRICAL CODES EXCEPT WHEN STATE DEPARTMENT OF TRANSPORTATION AND LOCAL AGENCY STANDARDS SUPERSEDE.

3. CONTRACTOR SHALL ENSURE ALL PROPOSED EQUIPMENT INSTALLED IS IN ACCORDANCE WITH NESC REQUIREMENTS AND CLEARANCES.

4. ALL CONSTRUCTION AND/OR MAINTENANCE ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC DEVICES, THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PLANS PREPARATION MANUAL AND DRAINAGE MANUAL.

5. THE PERMITTING AGENCY RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY PERMITTED METHODS OF INSTALLATION, SCOPE OF WORK AND RESTORATION THAT MAY BE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY AND ENVIRONMENTAL WELL BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM.

6. SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS, THE ENGINEER/PERMITTEE SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY. IN NO CASE WILL ANYTHING LESS THAN THE DEPARTMENTS MINIMUM STANDARDS BE ALLOWED.

7. FLOCK SAFETY SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES 48 HOURS PRIOR TO CONSTRUCTION.

7.1. INSTALLS INVOLVING FLOCK SAFETY PROVIDED POLES, A MINIMUM OF 2' SEPARATION SHALL BE MAINTAINED FROM ALL EXISTING UTILITIES AND STORM DRAIN STRUCTURES.

8. THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY 7:00AM TO 5:30PM UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BEFORE WORKING THE ALTERNATE SCHEDULE.

9. FLOCK SAFETY SHALL BE RESPONSIBLE TO APPLY AND OBTAIN AN APPROVED TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD AND LOCAL STANDARDS AS REQUIRED.

10. WORK INVOLVING TEMPORARY LANE CLOSURES ARE TO BE DONE BETWEEN THE HOURS OF 8:00AM AND 5:00PM. MONDAY THROUGH FRIDAY UNLESS OTHERWISE STATED BY THE DEPARTMENT OF TRANSPORTATION.

11. CONTRACTOR SHALL PROVIDE SAFE ACCESS PER CURRENT GENERAL STANDARDS FOR ALL PEDESTRIAN TRAFFIC REGULATIONS ON ALL EXCAVATIONS OPENED IN THE TRAFFIC ZONE CONTROL AREA.

12. NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH ALL APPROPRIATE PEDESTRIAN MAINTENANCE OF TRAFFIC SIGNS IN PLACE PRIOR TO PATHWAY BEING AFFECTED.

12.1. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING.

13. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTY IN THE VICINITY OF THE CONSTRUCTION.

14. NO WORK SHALL BE PERFORMED DURING THE WEEKS OF ANY STATE OR FEDERAL HOLIDAYS UNLESS OTHERWISE APPROVED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

15. ALL WORK ZONES ARE TO BE SET UP AND MAINTAINED BY SOMEONE WHO HAS THE FLORIDA DEPARTMENT OF TRANSPORTATION INTERMEDIATE TRAFFIC CONTROL LEVEL TRAINING OR EQUIVALENT.

16. THE PERMITTING AGENCY RETAINS THE RIGHT TO MAKE ALTERATIONS TO THE PERMIT, ATTACHED SKETCH OR CHARACTER OF WORK AS MAY BE CONSIDERED NECESSARY OR DESIRABLE DURING THE PROGRESS OF THE WORK FOR SATISFACTORY COMPLETION OF THE PROPOSED CONSTRUCTION.

17. THE PERMITTEE SHALL NOTIFY THE PERMITTING AGENCY OF DATE OF COMPLETION, REQUEST A FINAL INSPECTION AND A NOTICE OF FINAL ACCEPTANCE.

18. IF THE PROPOSED CANNOT BE INSTALLED PER THE APPROVED PERMITTED PLAN AND BY GENERAL SPECIFICATIONS, A REVISED PLAN MUST BE PROVIDED TO THE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OF PRODUCTS OR MATERIALS AT THE GIVEN LOCATIONS WHERE CONFLICTS OCCUR.

19. CONTRACTOR SHALL RESTORE RIGHT-OF-WAY TO EQUAL OR BETTER CONDITION UPON COMPLETION OF WORK AND TO THE SATISFACTION OF THE STATE DEPARTMENT OF TRANSPORTATION AND LOCAL AGENCY AT NO ADDITIONAL COMPENSATION.

19.1. RESTORATION MAY INCLUDE BUT IS NOT LIMITED TO GRADING AND SODDING IN ANY DISTURBED AREA.

19.2. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS TO THE STATE DEPARTMENT OF TRANSPORTAION SPECIFICATIONS.

20. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO GENERAL FACILITIES AND/OR PRIVATE PROPERTY CAUSED BY CONSTRUCTION OF THE PROJECT.

21. ALL ROADWAY PAVEMENT, CURBS,GUTTERS AND STORM WATER COLLECTORS WILL BE KEPT FREE OF MUD AND OTHER DEBRIS AT ALL TIMES DURING CONSTRUCTION.

22. NO STOCKPILING, STORING OR SEMI PERMANENT USE OF THE RIGHT OF WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT.

23. THE CONTRACTOR SHALL HAVE AN AUTHORIZED PERSON AVAILABLE AT/OR NEAR THE WORK SITE TO ADDRESS EMERGENCY ISSUES ASSOCIATED WITH THE PROJECT.

ADA COMPLIANCE NOTES

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADA TITLE II AND ALL STATE DEPARTMENT OF TRANSPORTATION AND LOCAL STANDARDS. USE STATE DEPARTMENT OF TRANSPORTATION CURRENT EDITION STANDARDS FOR PEDESTRIAN CONTROL PLANS FOR CLOSURE OF SIDEWALK.

2. MINIMUM SIDEWALK CLEAR PEDESTRIAN ACCESS ROUTE (PAR) IS 48" WIDE.

3. NO OBSTRUCTION IS PERMITTED ALONG THE WIDTH OF THE SIDEWALK UP TO 7'-0" IN HEIGHT.

DRAWINGS

1. THE WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE FOLLOWING ATTACHED DRAWINGS THAT ARE HEREBY MADE A PART OF THE STATEMENT OF WORK, BY THIS REFERENCE.

SPECIFICATIONS

1. THE WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THAT CERTAIN "MASTER AGREEMENT, OUTSIDE PLANT MAINTENANCE CONSTRUCTION SERVICES," PROVIDED THAT SUCH AN AGREEMENT EXISTS BETWEEN FLOCK SAFETY AND CONTRACTOR. IN THE ABSENCE OF SUCH AN AGREEMENT, THE SPECIFICATIONS CONTAINED IN AN AGREEMENT TO BE EXECUTED BY THE PARTIES PRIOR TO THE COMMENCEMENT OF WORK SHALL GOVERN.

MATERIALS

1. INSTALLER SHALL RECEIVE FLOCK SAFETY MATERIALS AT A FLOCK SAFETY LEASED WAREHOUSE FACILITY OR AT THE LOCAL TSO LOCATED AT (CONTACT 24 HOURS IN ADVANCE): 1170 HOWELL MILL RD NW, ATLANTA, GA 30318.

1.1. ALL UNUSED AND REQUESTED SALVAGED MATERIAL TO BE RETURNED TO SAME ADDRESS.

2. THE RECEIPT OF ALL MATERIALS SHALL BE CONSTRUED AS CONCLUSIVE EVIDENCE THAT THE CONTRACTOR HAS MADE ALL NECESSARY EXAMINATION AND INSPECTIONS, AND IS SATISFIED AS TO THE QUALITY AND QUANTITY OF MATERIALS RECEIVED.

3. ANY AND ALL MATERIALS THAT MAY BECOME LOST, STOLEN OR DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S SOLE EXPENSE, AND ANY DELAY INCURRED SHALL NOT BE CAUSE FOR AN EXTENSION IN TIME

SAFETY AND PRECAUTIONS

1. ALL PERSONNEL ARE REQUIRED TO ABIDE BY ALL RULES AND REGULATIONS SET FORTH IN THE FLOCK SAFETY REQUIREMENTS, RAILROAD SAFETY CODE AND GOVERNING JURISDICTION.

2. THE WORK UNDER THIS INSTALLATION WILL BE CONSTRUCTED ALONG RIGHTS OF WAY THAT MAY CONTAIN EXISTING AND OPERATIONAL UTILITIES.THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND FOR COMPLIANCE WITH THE REQUIREMENTS OF ANY STATEWIDE AND / OR LOCAL AREA IN ADVANCE OF ANY EXCAVATION, BORING OR PLACING WORK AND THE CONTRACTOR SHALL LOCATE AND EXPOSE BY HAND ALL EXISTING SUBSURFACE PLANT.ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S SOLE EXPENSE AND ANY DELAY INCURRED SHALL NOT BE CAUSE FOR AN EXTENSION IN THE TIME OF THE CONTRACT.

3. INSTALLER SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF PUBLIC AND PRIVATE PROPERTIES. INSTALLER SHALL PROTECT, SHORE, BRACE, SUPPORT AND MAINTAIN ALL UNDERGROUND PIPES, CONDUITS, DRAINS AND OTHER SUBSURFACE STRUCTURES UNCOVERED OR OTHERWISE AFFECTED BY THE WORK.

4. INSTALLER SHALL BE RESPONSIBLE FOR ALL DAMAGE TO STREETS, ROADS, HIGHWAYS, SHOULDERS, DITCHES, EMBANKMENTS, CULVERTS, BRIDGES OR OTHER PUBLIC OR PRIVATE PROPERTY OR FACILITY, REGARDLESS OF LOCATION OR CHARACTER, WHICH MAY BE CAUSED BY THE WORK, OR BY MOVING, HAULING, OR OTHERWISE TRANSPORTING EQUIPMENT, MATERIALS OR WORKERS TO OR FROM WORK OR ANY SITE THEREOF, WHETHER BY THE CONTRACTOR OR SUBCONTRACTORS.

STAKING AND SCHEDULING

1. ALL STAKING WILL BE PROVIDED BY FLOCK SAFETY. REQUIRED RIGHT OF WAY CLEARING SHALL BE COMPLETED PRIOR TO STAKING: THEREFORE, THE INSTALLER SHALL COORDINATE ALL CLEARING AND PLACING OPERATIONS WITH THE FLOCK SAFETY PROJECT SUPERVISOR TO AVOID DELAYS AND INTERFERENCE.

2. FLOCK SAFETY WILL PROVIDE RAILROAD, FLAGMEN AND SIGNALMEN AS REQUIRED; HOWEVER, THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE ITS NEEDS FOR SUCH SIGNALMEN AND FLAGMEN WITH FLOCK SAFETY.

3. IN ADDITION TO THE SCHEDULING REQUIREMENTS IN THE GENERAL PROVISIONS, UPON REQUEST THE CONTRACTOR SHALL ALSO SUBMIT TO THE FLOCK SAFETY PROJECT SUPERVISOR, DAILY CREW ASSIGNMENT REPORTS SPECIFYING CREW AND CREW COMPOSITION AND WORK LOCATION.

PERMITS

1. FLOCK SAFETY HAS OBTAINED OR WILL OBTAIN PERMITS FROM DEPARTMENTS AND/OR AGENCIES OF CITIES, COUNTIES, STATES, FEDERAL GOVERNMENT, RAILROAD OR OTHER ENTITIES, WHICH PROVIDE FOR THE PLACING OF PIPES AND/OR CABLE UNDER DITCH, TRACKS AND ROADS AND PLACING PIPES AND/OR CABLE ALONG AND WITHIN PUBLIC OR PRIVATE ROAD RIGHTS OF WAY AND RAILROAD RIGHTS.

2. CONTRACTOR SHALL OBTAIN ADDITIONAL PERMITS, IF REQUIRED, FOR EQUIPMENT ACCESS OR MOVEMENT ON PUBLIC ROADS AND RAILROADS. COPIES OF SUCH PERMITS SHALL BE FURNISHED TO FLOCK SAFETY. ALL TRAFFIC CONTROL, IF APPLICABLE, SHALL BE IN ACCORDANCE WITH LOCAL, STATE, COUNTY, OR PERMITTING AGENCY LAWS, REGULATIONS, AND REQUIREMENTS, AND WILL BE THE CONTRACTOR'S RESPONSIBILITY. TRAFFIC CONTROL PLANS PROVIDED BY CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS.

SCOPE OF WORK

1. THIS PROJECT SHALL CONSIST OF THE FOLLOWING OPERATIONS: THE WORK PACKAGE IS FOR THE INSTALLATION OF FLOCK SAFETY ALPR CAMERAS WHICH INCLUDES BUT IS NOT LIMITED TO: FLOCK SAFETY PROVIDED POLES, POLE MOUNTED SOLAR PANELS, AND EXTERNAL BATTERY PACKAGES.

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FL - Seven Oaks CDD

PREVIEW

Flock Safety
1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

REV	DATE	BY	DESCRIPTION
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0	07/08/2025	FLK	PRELIM

I HEREBY CERTIFY THIS DOCUMENT WAS PREPARED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA

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FLOCK SAFETY EQUIPMENT INSTALLATION

CASE NUMBER: PREVIEW
PERMITTING JURISDICTION:

COVER SHEET & LOCATION MAPS

SHEET:	REV:
GN.01	**0**

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FLOCK LOCATION DETAILS			
LOCATION NAME: #02 - Summergate Boulevard - Inbound GEOGRAPHIC COORDINATES: 28.189526035300478,-82.35396344024916			
Street view Unavailable Street view is not currently available based on the geographic coordinates provided for this location.			
STREET NAME/SR #	SPEED LIMIT	TRAFFIC VOLUME	EOP DISTANCE
27908 Bristol Bay Pl	30	10000	5.2 ft
Corresponding Spec Sheet		Spec.01-03	



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FL - Seven Oaks CDD

PREVIEW

Flock Safety
1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

REV	DATE	BY	DESCRIPTION
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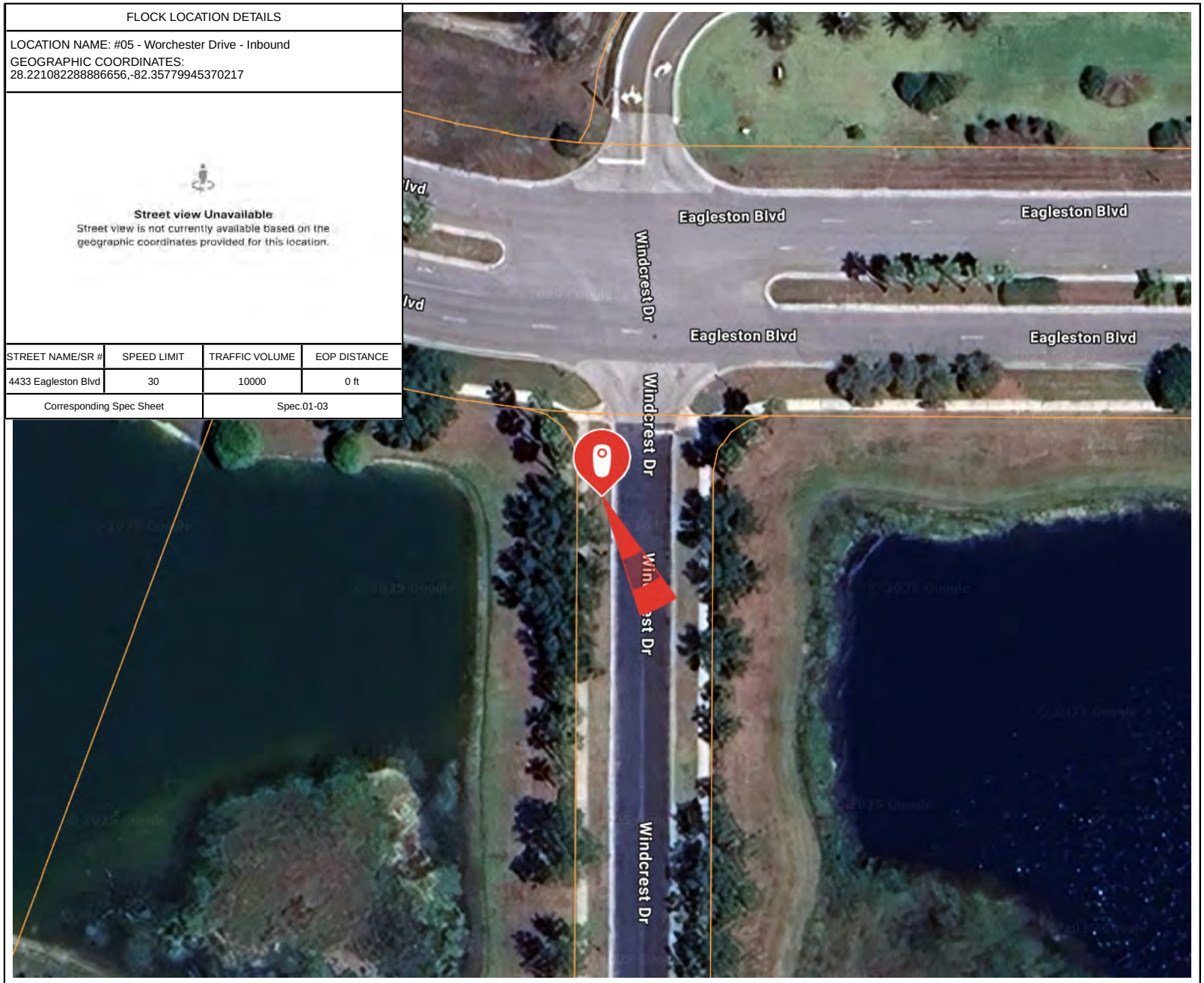
FLOCK SAFETY EQUIPMENT INSTALLATION

CASE NUMBER: PREVIEW
PERMITTING JURISDICTION:

COVER SHEET & LOCATION MAPS	
SHEET: **A.01**	REV: **0**

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FLOCK LOCATION DETAILS			
LOCATION NAME: #05 - Worchester Drive - Inbound GEOGRAPHIC COORDINATES: 28.221082288886656,-82.35779945370217			
Street view Unavailable Street view is not currently available based on the geographic coordinates provided for this location.			
STREET NAME/SR #	SPEED LIMIT	TRAFFIC VOLUME	EOP DISTANCE
4433 Eagleston Blvd	30	10000	0 ft
Corresponding Spec Sheet		Spec.01-03	



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FL - Seven Oaks CDD

PREVIEW

Flock Safety
1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

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FLOCK SAFETY EQUIPMENT INSTALLATION

CASE NUMBER: PREVIEW
PERMITTING JURISDICTION:

COVER SHEET & LOCATION MAPS	
SHEET: **A.02**	REV: **0**

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FLOCK LOCATION DETAILS			
LOCATION NAME: #06 - Ancient Oaks Boulevard - Inbound GEOGRAPHIC COORDINATES: 28.2229469015349,-82.3601591145785			
Street view Unavailable Street view is not currently available based on the geographic coordinates provided for this location.			
STREET NAME/SR #	SPEED LIMIT	TRAFFIC VOLUME	EOP DISTANCE
4786 Eagleston Blvd	30	10000	0 ft
Corresponding Spec Sheet		Spec.01-03	



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FL - Seven Oaks CDD

PREVIEW

Flock Safety
1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

REV	DATE	BY	DESCRIPTION
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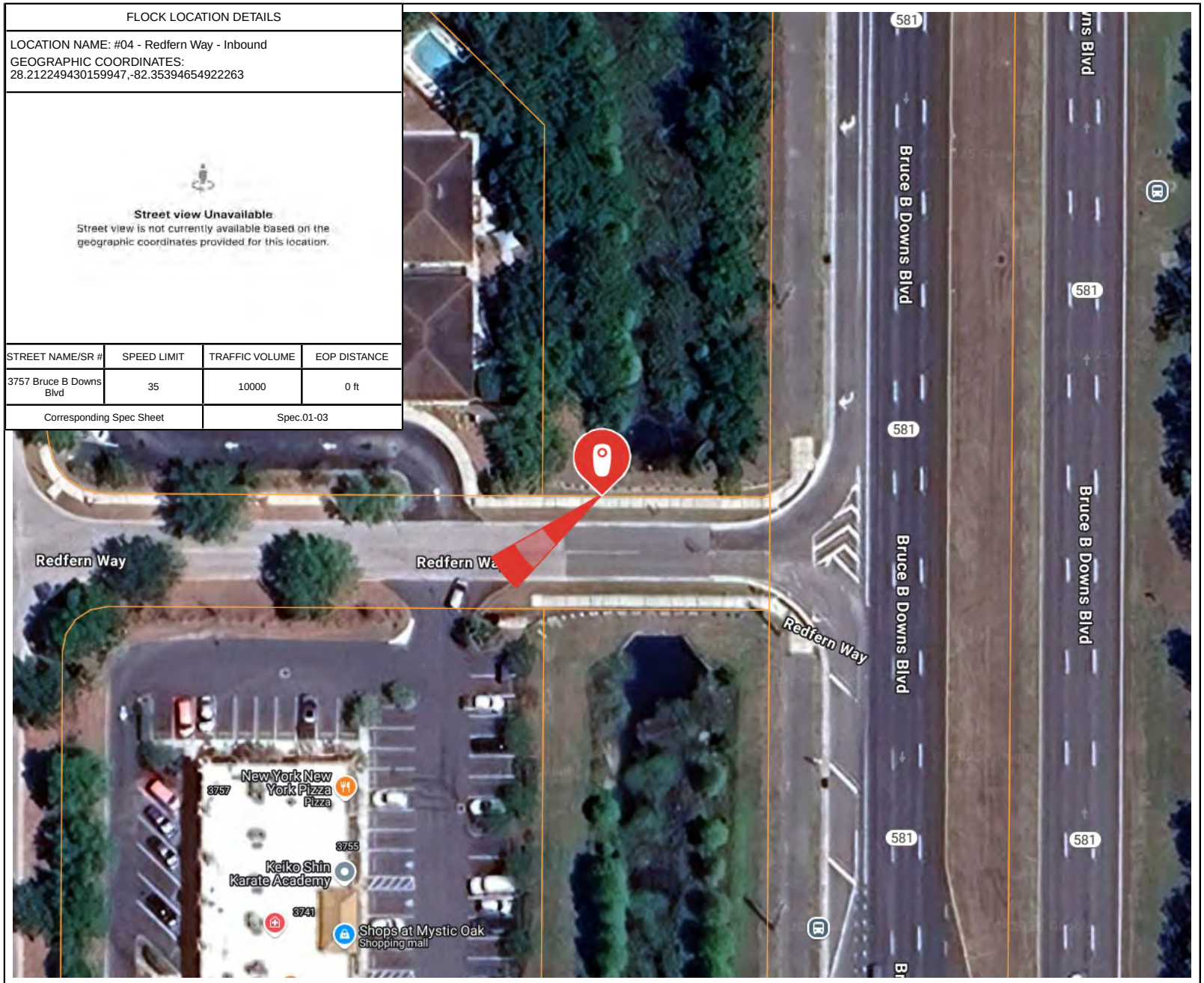
FLOCK SAFETY EQUIPMENT INSTALLATION

CASE NUMBER: PREVIEW
PERMITTING JURISDICTION:

COVER SHEET & LOCATION MAPS	
SHEET: **A.03**	REV: **0**

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FLOCK LOCATION DETAILS			
LOCATION NAME: #04 - Redfern Way - Inbound GEOGRAPHIC COORDINATES: 28.212249430159947,-82.35394654922263			
Street view Unavailable Street view is not currently available based on the geographic coordinates provided for this location.			
STREET NAME/SR #	SPEED LIMIT	TRAFFIC VOLUME	EOP DISTANCE
3757 Bruce B Downs Blvd	35	10000	0 ft
Corresponding Spec Sheet		Spec.01-03	



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FL - Seven Oaks CDD

PREVIEW

Flock Safety
1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

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FLOCK SAFETY EQUIPMENT INSTALLATION

CASE NUMBER: PREVIEW
PERMITTING JURISDICTION:

COVER SHEET & LOCATION MAPS	
SHEET: **A.04**	REV: **0**

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FLOCK LOCATION DETAILS			
LOCATION NAME: #03 - Mystic Oak Boulevard - Inbound GEOGRAPHIC COORDINATES: 28.209753855723417,-82.35422890337118			
Street view Unavailable Street view is not currently available based on the geographic coordinates provided for this location.			
STREET NAME/SR #	SPEED LIMIT	TRAFFIC VOLUME	EOP DISTANCE
3640 Bruce B Downs Blvd	30	10000	7.9 ft
Corresponding Spec Sheet		Spec.01-03	



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FL - Seven Oaks CDD

PREVIEW

Flock Safety
1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

REV	DATE	BY	DESCRIPTION
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FLOCK SAFETY EQUIPMENT INSTALLATION

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COVER SHEET & LOCATION MAPS	
SHEET: **A.05**	REV: **0**

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FLOCK LOCATION DETAILS			
LOCATION NAME: #01 - Ancient Oaks Boulevard - Inbound GEOGRAPHIC COORDINATES: 28.186250519532802,-82.36048281246313			
Street view Unavailable Street view is not currently available based on the geographic coordinates provided for this location.			
STREET NAME/SR #	SPEED LIMIT	TRAFFIC VOLUME	EOP DISTANCE
27607 State Rd 56	30	10000	6.5 ft
Corresponding Spec Sheet		Spec.01-03	



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FL - Seven Oaks CDD

PREVIEW

Flock Safety
1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

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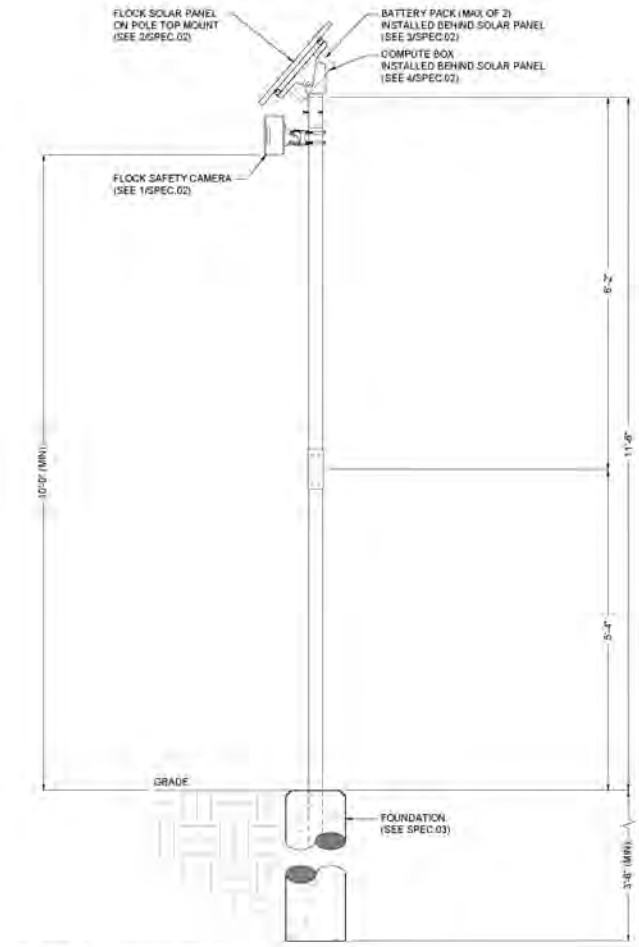
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FLOCK SAFETY EQUIPMENT INSTALLATION

CASE NUMBER: PREVIEW
PERMITTING JURISDICTION:

COVER SHEET & LOCATION MAPS	
SHEET: **A.06**	REV: **0**

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1 POLE ELEVATION DETAIL
SCALE: 1:20

DESIGN NOTES

1. POLE AND FOUNDATIONS ARE DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES:
   1.1. 2009/2012/2015/2018/2021 INTERNATIONAL BUILDING CODE.
   1.2. AASHTO LRFD SPECIFICATIONS FOR STRUCTURAL SUPPORT FOR HIGHWAY SIGNS, LUMIN, TRAFFIC SIGNALS, 2015 EDITION.
2. POLE ANALYSIS AND FOUNDATION DESIGN ARE BASED ON THE FOLLOWINGCRITERIA
   2.1. DESIGN WIND SPEED (Vult): (SEE SECTION 2.6)
   2.2. RISK CATEGORY: II
   2.3. EXPOSURE CATEGORY: C
   2.4. TOPOGRAPHIC CATEGORY: 1
   2.5. SEISMIC DESIGN CRITERIA:
      2.5.1. SOIL SITE CLASS: D (ASSUMED)
      2.5.2. SPECTRAL RESPONSE, Ss: 1.000g (MAXIMUM)
      2.5.3. SPECTRAL RESPONSE, S1: 0.400G (MAXIMUM)
      2.5.4. SEISMIC DESIGN CATEGORY: B
   2.6. STRUCTURE BASE REACTIONS ARE CALCULATED AS FOLLOWS:

DESIGN WIND SPEED (MPH)	MOMENT (K-FT)	SHEAR (KIP)	AXIAL (KIP)
115	2.70	0.280	0.160
125	3.20	0.330	0.160
135 (MAX)	3.70	0.380	0.160

   2.7. SHOULD ANY OF THE SITE-SPECIFIC PARAMETERS BE HIGHER THAN WHAT IS NOTED ABOVE, THE EOR SHALL BE CONTACTED TO PROVIDE A REVISED DESIGN.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO INSTALLATION.
4. FOUNDATION TO CONSIST OF CONCRETE SURROUNDING THE PROPSED POLE WITH A MINIMUM OF 3,000-PSI COMPRESSIVE STRENGTH.

GENERAL & CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONTACT DESIGNATED AGENCY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL APPLY AND OBTAIN AN APPROVED TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD AND LOCAL JURISDICTION STANDARDS.
3. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL SITE CONDITION TO THE SATISFACTION OF STATE DEPARTMENT OF TRANSPORTATION AND LOCAL JURISDICTION.
4. ALL WORK SHALL CONFORM TO APPLICABLE ELECTRICAL CODES EXCEPT WHEN STATE DEPARTMENT OF TRANSPORTATION OR LOCAL JURISDICTION STANDARDS SUPERSEDE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS DEFINED BY THE STATE DEPARTMENT OF TRANSPORTATION OR LOCAL JURISDICTION, UNLESS SPECIFICALLY STATED OR SHOWN OTHERWISE HEREIN.

ADA COMPLIANCE NOTES

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADA TITLE II, STATE DEPARTMENT OF TRANSPORTATION, AND LOCAL JURISDICTION STANDARDS.
2. STATE DEPARTMENT OF TRANSPORTATION CURRENT EDITION STANDARDS SHALL BE USED FOR PEDESTRIAN CONTROL PLANS WHEN CLOSURE OF SIDEWALK IS REQUIRED FOR CONSTRUCTION.
3. MINIMUM CLEAR PEDESTRIAN ACCESS ROUTE (PAR) SHALL BE 48" WIDE.
4. NO OBSTRUCTION IS PERMITTED ALONG THE WIDTH OF THE SIDEWALK, UP TO AN ELEVATION OD 7'-0" ABOVE GRADE

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FL - Seven Oaks CDD

PREVIEW

Flock Safety
1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

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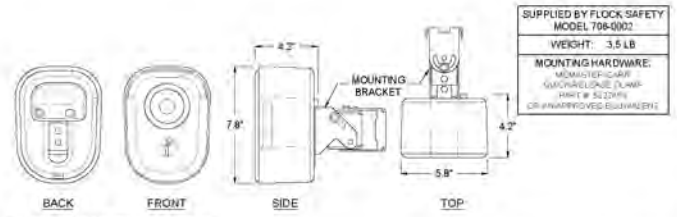
FLOCK SAFETY EQUIPMENT INSTALLATION

CASE NUMBER: PREVIEW
PERMITTING JURISDICTION:

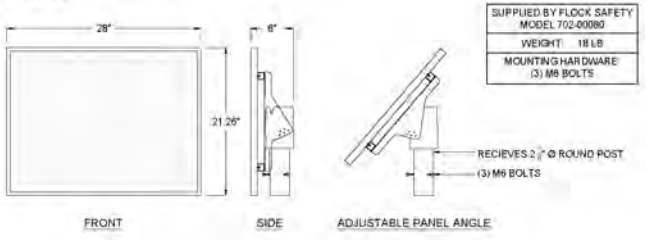
COVER SHEET & LOCATION MAPS

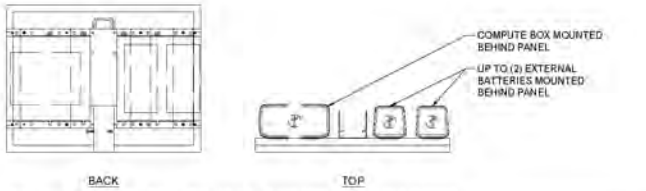
SHEET:	REV:
SPEC.01	**0**

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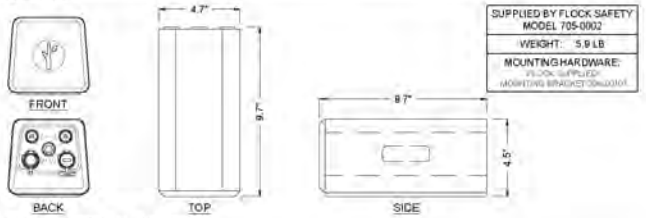


1 FLOCK SAFETY CAMERA
SCALE: N/A

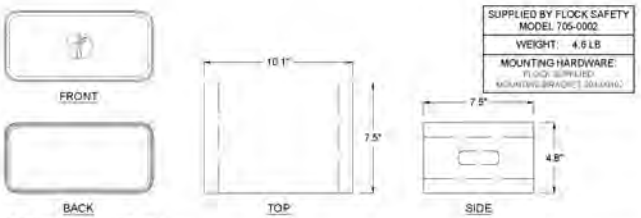




2 65 WATT SOLAR PANEL AND MOUNT ASSEMBLY (TOP MOUNTED)
SCALE: N/A



3 FLOCK EXTERNAL BATTERY
SCALE: N/A



4 FLOCK COMPUTE BOX
SCALE: N/A

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FL - Seven Oaks CDD

PREVIEW

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FLOCK SAFETY EQUIPMENT INSTALLATION

CASE NUMBER: PREVIEW
PERMITTING JURISDICTION:

COVER SHEET & LOCATION MAPS	
SHEET: **SPEC.02**	REV: **0**

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ITEM NO.	DESCRIPTION	QTY.
1	2.5" SCH 40 2.875OD 74.000L	1
2	2.5 SCH 40 2.875OD 94.000L	1
3	BUT TORX 0.250-20 TAMPER-RESISTANT	6
4	INSERT SLEEVE STYLE 7 TAPPED	1
5	ORING	1
6	WASHER	6
7	CONCRETE FOOTING	1
8	HBOLT 0.2500-20	1

PROVELI STYLE 7 COUPLER ASSEMBLY

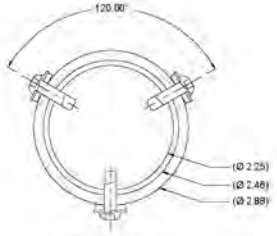
PART #: 1020-01

MATERIAL: VARIES

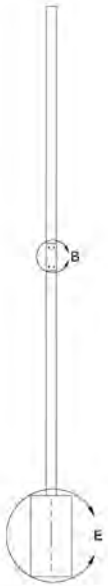
WEIGHT: 168.42 LBS

DATE: 09/27/2023

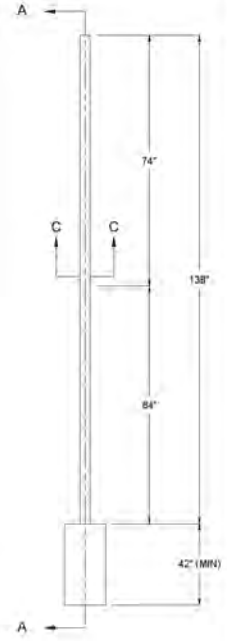
DO NOT SCALE DRAWINGS (NTS)

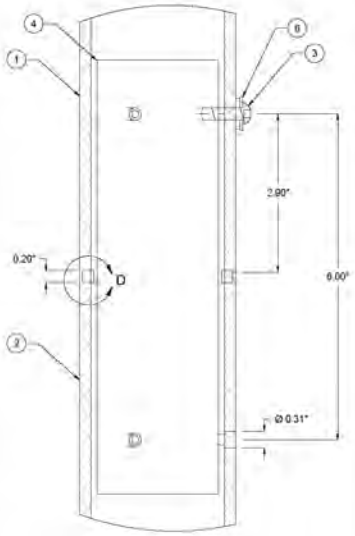


SECTION C-C

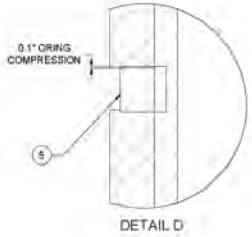


SECTION A-A

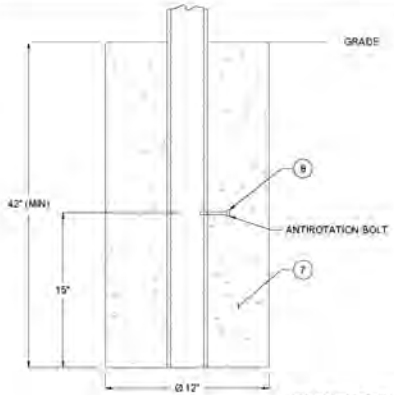




DETAIL B



DETAIL D



DETAIL E

NOTE: CONCRETE SHALL HAVE A MINIMUM COMPRESIVE STRENGTH OF 3,000 PSI.

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FL - Seven Oaks CDD

PREVIEW

Flock Safety
1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

REV	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
0	07/08/2025	FLK	PRELIM

I HEREBY CERTIFY THIS DOCUMENT WAS PREPARED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA

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FLOCK SAFETY EQUIPMENT INSTALLATION

CASE NUMBER: PREVIEW
PERMITTING JURISDICTION:

COVER SHEET & LOCATION MAPS	
SHEET: **SPEC.03**	REV: **0**

THIS DOCUMENT HAS BEEN DRAWN BASED OFF THE MOST RECENT AVAILABLE DATA & AERIAL IMAGERY. THIS INCLUDES RIGHT OF WAY, EXISTING UTILITIES, & PRIVATE PROPERTY LINES. IT REMAINS THE RESPONSIBILITY OF OTHERS TO VERIFY ALL DATA PRIOR AND EXISTING SURROUNDING FACILITIES TO VERIFY & CONFLICTS ABOVE & BELOW GRADE. ALL CONSTRUCTION TO FOLLOW FLORIDA DEPARTMENT OF TRANSPORTATION GENERAL GUIDELINES. DO NOT SCALE DRAWINGS. CALL 811 PRIOR TO DIGGING.

Tab 8

ACTION TOWING INC OF TAMPA
ALL LOCATIONS: 813.920.2525
11207 SHELDON RD. TAMPA, FL 33626
1708 E BUSCH BLVD. TAMPA, FL 33612
4535 LAND O LAKES BLVD. LAND O LAKES, FL 34639
8629 BOLTON AVE, HUDSON, FL 34667

Vehicle/Vessel Removal from Private Property Service Agreement

I. Parties: This is an agreement made between Action Towing Inc. of Tampa and companies regularly engaged in the business of towing motor vehicles/vessels. (Hereinafter referred to as Action Towing) and

_____

Owner of private property described as:

_____

Located at: _____
(Hereinafter referred to as) the property being serviced.

II. Effective date: By this agreement Action Towing shall begin providing service on _____ at _____o'clock

III. Consideration: Action Towing agrees to provide vehicle/vessel removal service from the aforesaid property and to provide storage of said vehicles/vessels for property being serviced in return for which the property being serviced agrees to abide by and conform to and perform each of the terns, conditions covenants and promises contained I this agreement.

IV. Authorized Agents: The property being serviced hereby agrees to provide Action Towing with a completed list containing the full name and affiliation, such as manager, security guard, janitor, etc. of each and every person authorized by the property being serviced to have Action Towing remove and/or store a vehicle/vessel from the aforesaid property without the permission or consent of the registered owner or other legally authorized person in control of the vehicle/vessel, as provided for the section 715.07; 713.78 Florida Statutes.(All listed persons shall be hereinafter referred to as "authorized agents" of the property being serviced) It is agreed by bother parties that Action Towing will remove and/or store any vehicle/vessel from the aforesaid property only at the direction of a listed person so authorized. It is further agreed that it is the sole responsibility of the property being serviced to keep the aforesaid list current and to make certain, by providing updated authorized agent's list, that the names of persons no longer authorize to cause vehicle/vessels to be removed do not remain on the list. Action Towing agrees to comply with the aforesaid and Florida Statutes.

V. Selection of Vehicles/Vessels to be Removed: It is agreed by the parties that pursuant to section 715.07; 713.78 Florida Statutes. Action Towing shall at the direction of any authorize agent of the property being serviced remove any vehicle/vessel, which the authorized agent designates as being parked on the aforesaid property without authorization. The parties hereto agree that it is solely the responsibility of the property being serviced and its authorized agent to determine and designate that a vehicle/vessel is in fact parked in private property owned or leased by the property being serviced and

that it is in fact parked without authorization of the property being serviced. It is further agreed by the property being serviced that Action Towing and it's agents and employees are not responsible for knowing either the legal boundaries of the aforesaid property of the rules, regulations, by-laws or other requirements and authorizations pertaining to vehicles/vessels on the aforesaid property by which it may be determined whether a vehicle/vessel is or is not parked without authorization. It is agreed that the decision to remove a vehicle/vessel from the aforesaid property is not to be at the discretion of Action Towing, it's agents or employees and that it is the sole responsibility for the property being serviced and it's authorized agents to exercise reasonable care in the determination that a particular vehicle/vessel is parked on the aforesaid property without authorization and in the decision to cause Action Towing to remove such vehicle/vessel pursuant to section 715.07; 713.78 Florida Statutes, without obtaining permission of the legally registered owner of such vehicle/vessel. The property being service agrees to use reasonable care in the selection of its authorized agents and in keeping them well informed of the legal boundaries and rules, regulations, by-laws, and other decrees pertaining to the aforesaid property and parking thereon.

VI. Notice and Signs: The property being serviced agrees to fully comply with all legal requirements of section 715.07; 713.78 Florida Statutes regarding the giving of due notice to the registered owners of vehicles/vessels and legally authorized person's in control of vehicles/vessels subject to removal by Action Towing. The property being serviced agrees that it shall, at its own expense, post sufficient signs that in all respects meet the requirements imposed by section 715.07; 713.78 Florida Statutes. Action Towing agrees to post such signs for the property owner and the property owner agrees to reimburse Action Towing for the cost of such signs.

VII. Removal and Storage Fees: The property being serviced agrees that Action Towing shall charge and hold solely responsible, the owner or legally authorized person in control of vehicles/vessels parked without authorization, which are removed from aforesaid property, for all costs of towing and storage except vehicles/vessels designated for removal by authorized agents which are inoperable, dismantled, and/or unregistered vehicles/vessels for which the owner or other legally authorized person fails to pay all costs of removal and storage thirty-five (35) or fifty (50) days of removal from the aforesaid property. In each such case, Action Towing shall have the right to dispose of such vehicles/vessels in accordance with the laws of the State of Florida.

VIII. Cancellation: Either party may cancel this agreement after thirty (30) days of the other party receiving written notice of cancellation.

In witness whereof, the parties have executed this agreement as the date signed.

Witnesses:

_____ By: _____

_____ Print: _____

Action Towing By: _____ Print: _____

715.07 Vehicles or vessels parked on private property; towing.—

(1) As used in this section, the term:

(a) “Vehicle” means any mobile item which normally uses wheels, whether motorized or not.

(b) “Vessel” means every description of watercraft, barge, and airboat used or capable of being used as a means of transportation on water, other than a seaplane or a “documented vessel” as defined in s. 327.02.

(2) The owner or lessee of real property, or any person authorized by the owner or lessee, which person may be the designated representative of the condominium association if the real property is a condominium, may cause any vehicle or vessel parked on such property without her or his permission to be removed by a person regularly engaged in the business of towing vehicles or vessels, without liability for the costs of removal, transportation, or storage or damages caused by such removal, transportation, or storage, under any of the following circumstances:

(a) The towing or removal of any vehicle or vessel from private property without the consent of the registered owner or other legally authorized person in control of that vehicle or vessel is subject to strict compliance with the following conditions and restrictions:

1. a. Any towed or removed vehicle or vessel must be stored at a site within a 10-mile radius of the point of removal in any county of 500,000 population or more, and within a 15-mile radius of the point of removal in any county of less than 500,000 population. That site must be open for the purpose of redemption of vehicles on any day that the person or firm towing such vehicle or vessel is open for towing purposes, from 8:00 a.m. to 6:00 p.m., and, when closed, shall have prominently posted a sign indicating a telephone number where the operator of the site can be reached at all times. Upon receipt of a telephoned request to open the site to redeem a vehicle or vessel, the operator shall return to the site within 1 hour or she or he will be in violation of this section.

b. If no towing business providing such service is located within the area of towing limitations set forth in sub-subparagraph a., the following limitations apply: any towed or removed vehicle or vessel must be stored at a site within a 20-mile radius of the point of removal in any county of 500,000 population or more, and within a 30-mile radius of the point of removal in any county of less than 500,000 population.

2. The person or firm towing or removing the vehicle or vessel shall, within 30 minutes after completion of such towing or removal, notify the municipal police department or, in an unincorporated area, the sheriff, of such towing or removal, the storage site, the time the vehicle or vessel was towed or removed, and the make, model, color, and license plate number of the vehicle or description and registration number of the vessel and shall obtain the name of the person at that department to whom such information was reported and note that name on the trip record.

3. A person in the process of towing or removing a vehicle or vessel from the premises or parking lot in which the vehicle or vessel is not lawfully parked must stop when a person seeks the return of the vehicle or vessel. The vehicle or vessel must be returned upon the payment of a reasonable service fee of not more than one-half of the posted rate for the towing or removal service as provided in subparagraph 6. The vehicle or vessel may be towed or removed if, after a reasonable opportunity, the owner or legally authorized person in control of the vehicle or vessel is unable to pay the service fee. If the vehicle or vessel is redeemed, a detailed signed receipt must be given to the person redeeming the vehicle or vessel.

4. A person may not pay or accept money or other valuable consideration for the privilege of towing or removing vehicles or vessels from a particular location.

5. Except for property appurtenant to and obviously a part of a single-family residence, and except for instances when notice is personally given to the owner or other legally authorized person in control of the vehicle or vessel that the area in which that vehicle or vessel is parked is reserved or otherwise unavailable for unauthorized vehicles or vessels and that the vehicle or vessel is subject to being removed at the owner's or operator's expense, any property owner or lessee, or person authorized by the property owner or lessee, prior to towing or removing any vehicle or vessel from private property without the consent of the owner or other legally authorized person in control of that vehicle or vessel, must post a notice meeting the following requirements:

a. The notice must be prominently placed at each driveway access or curb cut allowing vehicular access to the property, within 5 feet from the public right-of-way line. If there are no curbs or access barriers, the signs must be posted not less than one sign for each 25 feet of lot frontage.

b. The notice must clearly indicate, in not less than 2-inch high, light-reflective letters on a contrasting background, that unauthorized vehicles will be towed away at the owner's expense. The words "tow-away zone" must be included on the sign in not less than 4-inch high letters.

c. The notice must also provide the name and current telephone number of the person or firm towing or removing the vehicles or vessels.

d. The sign structure containing the required notices must be permanently installed with the words "tow-away zone" not less than 3 feet and not more than 6 feet above ground level and must be continuously maintained on the property for not less than 24 hours prior to the towing or removal of any vehicles or vessels.

e. The local government may require permitting and inspection of these signs prior to any towing or removal of vehicles or vessels being authorized.

f. A business with 20 or fewer parking spaces satisfies the notice requirements of this subparagraph by prominently displaying a sign stating "Reserved Parking for Customers Only Unauthorized Vehicles or Vessels Will Be Towed Away At the Owner's Expense" in not less than 4-inch high, light-reflective letters on a contrasting background.

g. A property owner towing or removing vessels from real property must post notice, consistent with the requirements in sub-subparagraphs a.-f., which apply to vehicles, that unauthorized vehicles or vessels will be towed away at the owner's expense.

A business owner or lessee may authorize the removal of a vehicle or vessel by a towing company when the vehicle or vessel is parked in such a manner that restricts the normal operation of business; and if a vehicle or vessel parked on a public right-of-way obstructs access to a private driveway the owner, lessee, or agent may have the vehicle or vessel removed by a towing company upon signing an order that the vehicle or vessel be removed without a posted tow-away zone sign.

6. Any person or firm that tows or removes vehicles or vessels and proposes to require an owner, operator, or person in control of a vehicle or vessel to pay the costs of towing and storage prior to redemption of the vehicle or vessel must file and keep on record with the local law enforcement agency a complete copy of the current rates to be charged for such services and post at the storage site an identical rate schedule and any written contracts with property owners, lessees, or persons in control of property which authorize such person or firm to remove vehicles or vessels as provided in this section.

7. Any person or firm towing or removing any vehicles or vessels from private property without the consent of the owner or other legally authorized person in control of the vehicles or vessels shall, on any trucks, wreckers as defined in s. 713.78(1)(c), or other vehicles used in the towing or removal, have the name, address, and telephone number of the company performing such service clearly printed in contrasting colors on the driver and passenger sides of the vehicle. The name shall be in at least 3-inch permanently affixed letters, and the address and telephone number shall be in at least 1-inch permanently affixed letters.

8. Vehicle entry for the purpose of removing the vehicle or vessel shall be allowed with reasonable care on the part of the person or firm towing the vehicle or vessel. Such person or firm shall be liable for any damage occasioned to the vehicle or vessel if such entry is not in accordance with the standard of reasonable care.

9. When a vehicle or vessel has been towed or removed pursuant to this section, it must be released to its owner or custodian within one hour after requested. Any vehicle or vessel owner or agent shall have the right to inspect the vehicle or vessel before accepting its return, and no release or waiver of any kind which would release the person or firm towing the vehicle or vessel from liability for damages noted by the owner or other legally authorized person at the time of the redemption may be required from any vehicle or vessel owner, custodian, or agent as a condition of release of the vehicle or vessel to its owner. A detailed, signed receipt showing the legal name of the company or person towing or removing the vehicle or vessel must be given to the person paying towing or storage charges at the time of payment, whether requested or not.

(b) These requirements are minimum standards and do not preclude enactment of additional regulations by any municipality or county including the right to regulate rates when vehicles or vessels are towed from private property.

(3) This section does not apply to law enforcement, firefighting, rescue squad, ambulance, or other emergency vehicles or vessels that are marked as such or to property owned by any governmental entity.

(4) When a person improperly causes a vehicle or vessel to be removed, such person shall be liable to the owner or lessee of the vehicle or vessel for the cost of removal, transportation, and storage; any damages resulting from the removal, transportation, or storage of the vehicle or vessel; attorney's fees; and court costs.

(5)(a) Any person who violates subparagraph (2)(a)2. Or subparagraph (2)(a)6. Commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

(b) Any person who violates subparagraph (2)(a)1., subparagraph (2)(a)3., subparagraph (2)(a)4., subparagraph (2)(a)7., or subparagraph (2)(a)9. commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

History.—s. 1, ch. 76-83; s. 221, ch. 77-104; s. 2, ch. 79-206; s. 2, ch. 79-271; s. 2, ch. 79-410; s. 1, ch. 83-330; s. 51, ch. 87-198; s. 3, ch. 88-240; s. 9, ch. 90-283; s. 839, ch. 97-102; s. 18, ch. 2001-64; s. 5, ch. 2005-137; s. 11, ch. 2006-172; s. 10, ch. 2014-70.

ACTION TOWING INC OF TAMPA

ALL LOCATIONS: 813.920.2525
11207 SHELDON RD. TAMPA, FL 33626
1708 E BUSCH BLVD. TAMPA, FL 33612
4535 LAND O LAKES BLVD LAND O LAKES, FL 34639
8629 BOLTON AVE, HUDSON, FL 34667

Company Name: _____

Authorized Agents:

1.Name:_____Position_____

2.Name:_____Position_____

3.Name:_____Position_____

4.Name:_____Position_____

5.Name:_____Position_____

6.Name:_____Position_____

Comments:_____

_____

_____

_____

ACTION TOWING INC OF TAMPA

ALL LOCATIONS: 813.920.2525

11207 SHELDON RD. TAMPA, FL 33626

1708 E BUSCH BLVD. TAMPA, FL 33612

4535 LAND O LAKES BLVD LAND O LAKES, FL 34639

8629 BOLTON AVE, HUDSON, FL 34667

Private Property Towing Form

DATE TIME ODOMETER

YEAR (If year unknown, leave blank) MAKE MODEL

COMPLETE VIN #

COLOR TAG# STATE

LOCATION OF CAR

DRIVER TRUCK: WL OR FB CIRCLE ONE TRUCK #

I am the owner or lessor, or the agent thereof the physical property address listed above as location of vehicle/vessel. I have complied with the provisions of section 715.07; 713.78 Florida Statutes which grants me the right, under certain conditions, to have removed from the said property, a motor vehicle unauthorized/improperly parked thereon: inconsideration to the towing/storage company noted hereon undertaking to remove and store the vehicle noted above pursuant to said statute, I hereby agree to hold said towing/storage company harmless from loss or damage or expense from any claim growing out of such removal.

Printed Name of Property Owner/Authorized Agent

Signature of Property Owner/Authorized Agent

Address of Property Owner

Agency reported to Operator # / Event # Time Called In

OTHER
NOTES:

Tab 9

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, August 6, 2025, at 6:01 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Andy Mendenhall	**Board Supervisor, Chairman**
Sean Grace	**Board Supervisor, Vice Chairman**
Ted Rhodes	**Board Supervisor, Assistant Secretary**
Jon Tomsu	**Board Supervisor, Assistant Secretary**
Jack Christensen	**Board Supervisor, Assistant Secretary** *(via phone until joined in progress)*

Also present were:

Scott Brizendine	**District Manager, Rizzetta & Co., Inc.**
Kathryn Hopkinson	**District Counsel, Straley, Robin & Vericker** *(via phone)*
Greg Woodcock	**District Engineer, Stantec** *(via phone)*
Theresa DiMaggio	**Clubhouse 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 from Willowstone inquired about the timing for removal of dead trees along Ancient Oaks Boulevard. Mr. Gentilella will look into the matter with the landscaper. Mr. Woodcock responded to a question on the proposed street signage for Lakeside, noting that the plan has been submitted to Pasco County and he is waiting on a response from them.

DRAFT

THIRD ORDER OF BUSINESS **Reports & Presentations**

A. District Engineer

Mr. Woodcock informed the Board that the pre-bid meeting for the road resurfacing project is tomorrow, and the bids are due by September 19th, He stated that the ramps proposal was included in the bid documents.

Mr. Woodcock also stated that he will be on vacation during the next meeting and will be unable to attend.

B. District Counsel

No report.

C. Field Operations Manager

Mr. Gentilella was not in attendance, but the Board reviewed his report. Clarification was sought regarding the grinding of tree stumps and the speed bumps mentioned in the report.

D. Clubhouse Manager

No report. Ms. DiMaggio stated that she has received the first shipment of the pool furniture. Ms. Hopkinson stated that the old furniture needs to be disposed of not sold.

Ms. DiMaggio stated that the off-duty deputies have been hired for the Florida Power Rd. easement. Mr. Tomsu noted that he has noticed significantly less debris left on the trail, so the patrols appear to be working.

Ms. DiMaggio stated that resident files have been scanned and are stored on the cloud. Hardcopies have been disposed of.

E. District Manager

Mr. Brizendine informed the Board the next regular meeting will be held on August 27, 2025, 2025, at 6:00 p.m. and will include public hearings.

i. Review of District Management Report and Financial Statement

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

ii. Silverleaf Townhomes request CDD to take over their common area maintenance.

Mr. Brizendine presented their request stating how much they currently spend on the maintenance and that they understand the property would need to be conveyed to the district. He also reviewed the estimated costs for landscaping

DRAFT

and fire hydrant inspection. The Board asked that a representative from their HOA attend the next meeting to explain the reason for the request.

FOURTH ORDER OF BUSINESS **Consideration of Flock Camera Proposal**

Mr. Brizendine presented the proposal to the Board and a brief discussion ensued

> On a Motion by Mr. Rhodes, seconded by Mr. Tomsu, with three in favor and two against (Mr. Christensen and Mr. Grace), the Board of Supervisors authorized Staff to pursue the next step of asking SOPOA to pay 50% of the cost for the Seven Oaks Community Development District.

FIFTH ORDER OF BUSINESS **Presentation of Appraisal Report**

Mr. Brizendine presented the appraisal report, noting that the appraisers are estimating a total value of $1,675.00 for the S-12B parcel, with $1,200,000 of the amount for the building and associated land and approximately $400,00 for the undeveloped land. Mr. Rhodes asked if it would be possible to get an appraisal of the property were it to be designated as recreational and not office. This matter will be placed on the August 27th meeting agenda.

SIXTH ORDER OF BUSINESS **Consideration of Board Supervisors' Continued meeting held on June 25, 2025, and the regular Meeting held on July 2, 2025 and O&M Enterprise Fund and General Fund Expenditures for June 2025**

> On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors approved the Board of Supervisors' Continued Meeting held on June 25, 2025, the Regular Meeting held on July 2, 2025, and the Enterprise ($7,555.55) and General Fund ($256,186.39) expenditures for June 2025, as presented, for the Seven Oaks Community Development District.

SEVENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Christensen said that SOPOA wants the CDD to initiate a program to remove cars from the neighborhood easements. Ms. Hopkinson opined on the topic and stated that she can draft a towing policy agreement for consideration. She will also review the current agreement with Action Towing and add an addendum for these areas.

DRAFT

EIGHTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Tomsu, seconded by Mr. Rhodes, with all in favor, the Board of Supervisors adjourned the meeting at 7:26 p.m., for Seven Oaks Community Development District.

_____ _____

Secretary Chairman/Vice Chairman

DRAFT

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures-Enterprise Fund
July 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$9,278.23**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Seven Oaks Enterprise Fund Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Coffee International, Inc	300029	42165	Cafe Beverage & Supplies 07/25	$ 575.29
Coffee International, Inc	300033	42232	Cafe Beverage & Supplies 07/25	$ 461.58
Florida Department of Revenue	20250718-1	61-8012757892-0 06/25 ACH	Cafe Sales and Use Tax 06/25	$ 1,769.78
Pasco County Tax Collector	300028	6100060441 - SEA6112850	Business Tax Receipt 25-26	$ 18.75
PFG Florida	300030	8228975	Facility Supplies 06/25	$ 139.38
PFG Florida	300030	8229390	Facility Supplies 06/25	$ 1,173.20
PFG Florida	300030	8234099	Food & Beverage 06/25	$ 821.91
PFG Florida	300032	8236323	Facility Supplies 07/25	$ 561.48
PFG Florida	300034	8238710	Facility Supplies 07/25	$ 896.02
PFG Florida	300035	8241018	Facility Supplies 07/25	$ 922.13
Sweetheart Ice Cream, Inc.	300031	15012518108	Cafe Supplies 07/25	$ 857.50
Valley National Bank	20250728-1	Valley Bank Visa 06/25 Cafe ACH	Maintenance 06/25	$ 1,081.21
Report Total				**$ 9,278.23**

Invoice

Coffee International, Inc

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

Date	Invoice #
6/27/2025	42165

Bill To	Ship To
Seven Oaks CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614	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
2	900102	MANGO Torani Real Fruit Smoothie Mix 6pk/64oz	95.34	CS-6	190.68
2	900126	STRAWBERRY Torani Real Fruit Smoothies Mix 64oz	95.34	CS-6	190.68
1	900188	STRAWBERRY BANANA Torani Real Fruit Smoothies Mix 64oz	95.34	CS-6	95.34
1	EPPET-16	16 OZ CLEAR CUPS 20 X 50	62.23	CS	62.23
1	EPFL-LIDS	FLAT STRAW SLOT LID 12 / 24oz 1000 ct	36.36	CS	36.36

Beverages - $476.70
57200-4724

Supplies - $98.59
57200-3222

RECEIVED
06/30/2025

check _____ Cash _____ Credit Card _____ Charge: ✓

Received By: _____

Signature: Theresa DiMaggio

Subtotal	$575.29
Sales Tax (7.0%)	$0.00
Total	$575.29
Payments/Credits	$0.00
Balance Due	$575.29

Invoice

Coffee International, Inc

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

RECEIVED 07/22/25

Date	Invoice #
7/16/2025	42232

Bill To	Ship To
Seven Oaks CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614	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
2	LT-88416	Old Fashioned Lemonade Lotus 1/2 gallon	124.50	CS-6	249.00
2	360074	CHOCOLATE CHIP COOKIE DOUGH Torani Syrup 750ml	6.95	BTL	13.90
2	607051	PET PASSION FRUIT Torani Syrup 750ml	6.95	BTL	13.90
2	362900	WATERMELON Torani Syrup 750ml	6.95	BTL	13.90
4	362801	VANILLA Torani Syrup 750ml	6.95	BTL	27.80
2	20626483	DaVinci PET Peach 750 ml	6.95	BTL	13.90
1	0222500	Popping Boba Mango 4 x 7.04 lbs	89.94	CS	89.94
16	STW-1941181	Boba Straws: 1 cs =8 bags (400 ct) Wrapped Boba Straw Color Individually Wrapped Box/400 ct 8 x 50	2.4525	bag	39.24

Staff Lemonade - 124.50
57200-3314
Beverage 297.84
57200-4724
Cake Supplies - 39.24
57200-3222

check_____ Cash_____ Credit Card_____ Charge: ✓

Received By: _____

Signature: Theresa DiMaggio

Subtotal	$461.58
Sales Tax (7.0%)	$0.00
Total	$461.58
Payments/Credits	$0.00
Balance Due	$461.58

MyFlorida.com

State of Florida
Department of Revenue

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: 250716868994

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
61-8012757892-0	06/2025	07/16/2025 2:58:40 PM ET

Location Address

2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

SEVEN OAKS COMMUNITY
DEVELOPMENT DISTRIC
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

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

RECEIVED
07/16/25

Debit Date:	7/18/2025
Amount for Check:	$1769.78
Bank Routing Number:	
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	SEVEN OAKS COMMUNITY DEVELOPMENT DISTRIC

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)	25711.14	$
2. Exempt Sales (Include these in Gross Sales, Line 1)	0.00	$
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)	25711.14	$

Discretionary Sales Surtax Information

A.	Taxable Sales and Purchases **Not** Subject to Discretionary Sales Surtax	$ 0.00
B.	Total Discretionary Sales Surtax Due	$ 257.11

4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	$ 1799.78
5. Less Lawful Deductions	$ 0.00
6. Less DOR Credit Memo	$ 0.00
7. Net Tax Due	$ 1799.78
8. a. **Less (-)** Collection Allowance; or if Late,	$ 30.00
8. b. **Plus (+)** Penalty and Interest	$ 0.00
9. Amount Due With Return	$ 1769.78

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

Payment you have authorized	1769.78

APPLICATION FOR BUSINESS TAX RECEIPT • PASCO COUNTY FL

Return this form intact with appropriate fee and copies of any documents described below.
Business Tax Receipts expire September 30th. October through January amounts include a late renewal penalty.

TAX YEAR: **2025 - 2026** ACCOUNT NUMBER: **49297** SIC CODE: **5812.00**

RESTAURANT

OUR FILES CURRENTLY REFLECT THE FOLLOWING INFORMATION RELATING TO THE BUSINESS IDENTIFIED BELOW. PLEASE CHANGE INCORRECT INFORMATION.

RECEIVED JUL 2 2025 BY:

- Business Name Or Fictitious Name: **SEVEN OAKS CAFE**

  If Fictitious Name, Registration Number: **EXEMPT** Expires:
- Corporate Name (If Different From Above): **SEVEN OAKS COMMUNITY DEVELOPMENT DIST**
- Owner/Manager's Name: **RADCLIFF BRYAN** Home Phone:
  (Last name first)
- Date Business Opened In Pasco County: **03/14/2003**
- Physical Location Of Business: **2910 SPORTS CORE CIRCLE**
  UNABLE TO ACCEPT A COMMERCIAL MAIL RECEIVING AGENCY ADDRESS. **WESLEY CHAPEL, FL 33544-8764**
- Mailing Address: **3434 COLWELL AVE STE 200**
  TAMPA, FL 33614
- Federal Employer ID Or Social Security Number: Business Phone: **813-907-7703**
  F.S. 205.0535(5) REQUIRES FED ID # OR SOCIAL SECURITY # BEFORE ISSUING RECEIPT
- Sales Tax Registration Number: **6100060441**
- State Or County Regulatory License Number: **SEA6112850** Expires: **02/01/2025**
- Fees: Tax $ **18.75** Penalty $ Other $ *SQG $
- Number Of : **30**
  (employees, seats, machines, etc.)

ATTACH COPIES OF:
STATE LICENSE FROM THE DIVISION OF HOTELS & RESTAURANTS 850-487-1395

DO NOT DETACH - RETURN ENTIRE FORM INTACT- DO NOT SEND A PHOTOCOPY

POL - 6 (R 03/24)
31305

BUSINESS TAX NOTICE • PASCO COUNTY FLORIDA

2025 - 2026

49297
5812.00

SEPTEMBER 30, 2026

If Received By Please Pay	Sep 30, 2025 $18.75	Oct 31, 2025 $20.63	Nov 30, 2025 $21.56	Dec 31, 2025 $22.50	Jan 31, 2026 $23.44

PAYABLE TO: MIKE FASANO, TAX COLLECTOR / P.O. BOX 276, DADE CITY FL 33526-0276

SIGN HERE →

I CERTIFY THAT ALL INFORMATION PROVIDED IN THE ABOVE APPLICATION FOR THIS BUSINESS TAX RECEIPT IS TRUE AND CORRECT.

AUTHORIZED SIGNATURE DATE

BTR 41/15649 1-2 **********ALL FOR AADC 335

SEVEN OAKS CAFE
SEVEN OAKS COMMUNITY DEVELOPMENT DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

7 00049297 2026 8

Renew...
Online ... By Mail... In Office

BUSINESS TAX RECEIPTS EXPIRE SEPTEMBER 30

ONLINE:

- *You may renew your Business Tax Receipt or update information at our website:*

https://pasco.county-taxes.com/btexpress

Copies of any additional current license documentation may require to be uploaded

BEFORE MAILING:

- **Review application for accuracy.**
- **Change incorrect information. Enter missing information.**
- **Provide copies of required documents.**

  Some Business Tax Receipts require certification, proof of competency, or other licensing. If certification expires before Business Tax Receipt is renewed, copy of new certification must be enclosed with Business Tax Receipt renewal.

- **Sign and date where indicated.**
- **Return application / notice intact with check payable to Mike Fasano, Tax Collector.**

  The Business Tax for many businesses is based on the "number of" (employees, seats, machines, etc.). If the "number of" has changed, please call our office for the correct amount due.

We'll be pleased to renew your Business Tax Receipt "over the counter" at one of our five offices ... but why not experience the convenience of our online or renew by mail service.

IF OUT OF BUSINESS, PLEASE RETURN RENEWAL AND ADVISE DATE BUSINESS WAS CLOSED.

PENALTY FOR LATE RENEWAL POSTMARKED AFTER SEPTEMBER 30: October 10%, November 15%, December 20%, January and thereafter 25%.

MIKE FASANO

TAX COLLECTOR
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 DADE CITY, FLORIDA 33526-0276

5 COUNTY WIDE OFFICES FOR YOUR CONVENIENCE

SOUTHWEST PASCO
Tax Collector Bldg - Gulf Harbor
4720 U.S. Highway 19
New Port Richey, FL 34652

WESLEY CHAPEL
Compark 75 Business Park
4610 Pet Lane, C 101
Lutz, FL 33559

MONDAY - FRIDAY • 8:30AM-5:00PM
SATURDAY (PASCO RESIDENTS ONLY) • 8:30AM-12:00PM

LAND O' LAKES
Central Pasco Government Ctr
4135 Land O'Lakes Blvd (Hwy 41)
Land O'Lakes, FL 34639

WEST PASCO
West Pasco Government Ctr
8731 Citizens Drive, Room 120
New Port Richey, FL 34654

DADE CITY
East Pasco Government Ctr
14236 6th Street, Room 100
Dade City, FL 33523

MONDAY - FRIDAY • 8:30AM-5:00PM

727.847.8032 / 352.521.4338 / 813.235.6076
www.pascotaxes.com

REV(06/2025)

PERFORMANCE FOODSERVICE

Visit Us At www.performancefoodservice.com

EFFECTIVE 06/03/25 OUR FUEL SURCHARGE WILL BE $ 6.50 PER DELIVERY..THANK YOU.

INVOICE

PERFORMANCE FOODSERVICE TAMPA
P.O. BOX 931997
ATLANTA, GA 31193-1997
800-288-9145 813-659-0811

8228975061825

DELIVER TO:
SEVEN OAKS CDD
2910 SPORTS CORE CIR
WESLEY CHAPEL FL 33544-8764

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

ROUTE	STOP	PAGE	DATE	INVOICE NO.
WILL	10	1	6/18/25	8228975

SPECIAL INSTRUCTIONS

Customer	Telephone	Sales Rep.	P.O. No.	Terms
56722750	813-933-5571	66 RILEY TUTTLE		NET 30 (STR)

Item Number	Ordered	Shipped	Pack	Size	Unit	Description	Price	Extension	ST
631950	3	3	30	3.63OZ		** DRY ** TOSTITOS%DIP NACHO CHEESE MED CUP	46.4600	139.38	

CAT# DESCRIPTION
1 ** DRY **

COST	TAX	QTY	RETAIL	% PROF
139.38	.00	3	.00	.00

139.38

Total...: 3

Customer Pickup-NO RETURN

Theresa DiMaggio

57200-4664

RECEIVED
06/30/2025

Tot Wgt: 23.40 Tot Cube: 0 Tax, St: .00 City: .00 Cnty: .00 Othr:

ORDER	SHIP	DRY	REFRIG	FROZEN	SUB TOTAL	TAX	DEPOSITS	INVOICE TOTAL
3	3	3	0	0	139.38	.00		139.38

Status Code
O = Out P = Partial
S = Sub T = Taxed

/ CUSTOMER SIGNATURE \
X Theresa DiMaggio

QTY RECEIVED
X 1

/ DRIVER SIGNATURE \

QTY DELIVERED | DRIVER COLLECTION----> | CASH AMOUNT | CHECK NO. | CHECK AMOUNT

IMPORTANT: Please check your merchandise before signing. Claims for shortages and damages must be noted by our driver the day of delivery. No credit will be issued on goods returned without authorization from our office. Interest shall accrue on all unpaid balances exceeding established credit terms at a rate equal to the lesser of (a) 1 1/2% per month or (b) the maximum rate that may lawfully be charged and in all events calculated in accordance with applicable law. In the event legal action is taken to collect a past due account the buyer agrees to pay all collection agency and / or attorney fees. A convenience fee may be assessed if payment is made via alternative payment channels.

REASON CODE	DESCRIPTION OF ADD ON OR RETURN	ITEM #	UNIT PRICE	ADD	DEDUCT	EXTENDED AMOUNT	CORRECTED INVOICE AMOUNT

The Perishable agricultural commodities listed on this invoice are sold subject to the statutory trust authorized by section 5(c) of the Perishable Agricultural Commodities Act, 1930 (7 U.S.C 449e(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 receivables or proceeds from the sale of these commodities until full payment is received.

FSINVFIU

PERFORMANCE FOODSERVICE

Visit Us At www.performancefoodservice.com

EFFECTIVE 06/03/25 OUR FUEL SURCHARGE WILL BE $6.50 PER DELIVERY..THANK YOU.

INVOICE

PERFORMANCE FOODSERVICE TAMPA
P.O. BOX 931997
ATLANTA, GA 31193-1997
800-288-9145 813-659-0811

8229390061925

DELIVER TO:	BILL TO:
SEVEN OAKS CDD 2910 SPORTS CORE CIR WESLEY CHAPEL FL 33544-8764	SEVEN OAKS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

ROUTE	STOP	PAGE	DATE	INVOICE NO.
4492	7	1	6/19/25	8229390

SPECIAL INSTRUCTIONS

Customer	Telephone	Sales Rep.	P.O. No.	Terms
56722750	813-933-5571	66 RILEY TUTTLE		NET 30 (STR)

Item Number	Ordered	Shipped	Pack	Size	Unit	Description	Price	Extension	ST
						** DRY **			
996868	1	1	60	2 OZ		HEINZ $SAUCE MARINARA DUNK CUP	42.0900	42.09	
196834	2	2	12	210 CT		FRST MRK$TOWEL ROLL KITCHEN 8.63X1	38.6300	77.26	
845843	1	1	20	25 CT		FRST MRK CUP 16C18 FOAM 16 OZ WHI	38.5600	38.56	
						** REFRIGERATED **			
337699	1	1	12	15 OZ		NTRSBST TOPPING WHIPPED DAIRY 16%	42.3700	42.37	
						UN1950,Aerosols, flammable, (each not exceeding 1 L capacity),2.1			
						** FROZEN **			
197483	2	2	6	5 LB		SLVR SRC FRIES 1/2" CC LINE FLOW T	40.6900	81.38	
899497	2	2	12	32 OZ		ISLAND O BEV MIX VANILLA ICE CREAM	101.3000	202.60	
229549	2	2	2	7.5 LB		WING DNG CHICKEN WING DINGS MED FC	76.3100	152.62	
416103	1	1	6	2 LB		ROMA APTZ CHEESE STICK MOZZ BT	60.5400	60.54	
31103	1	1	1	600 CT		FUNNELCK FRIES FUNNEL CAKE 4X3/8	65.6400	65.64	
515039	1	1	480	.5 OZ		PRP&PLR BAVARIAN PRETZEL BITE FZ	70.4000	70.40	
924919	5	5	2	5 LB		BRAKEBSH CHICKEN TNDRLN BRD FC FZ	53.6600	268.30	
180863	2	2	24	3.75OZ		BLUEBUNY POPSICLE CANDY CLASH BOMB	32.4700	64.94	
						PFS FUEL CHARGE		6.50	

CAT#	DESCRIPTION
1	** DRY **
2	** REFRIGERATED **
3	** FROZEN **

	COST	TAX		QTY	RETAIL	% PROF
	157.91	.00	157.91	4	.00	.00
Fuel - 6.50	42.37	.00	42.37	1	.00	.00
57200-4613	966.42	.00	966.42	16	.00	.00

Total...: 21

HAZ QTY- 1

Food - 57200-4664 - 805.91
Cleaning - 57200-4704 - 77.26
Cafe supplies - 57200-3222 - 38.56
Beverage - 57200-4724 - 244.97

RECEIVED 06/30/2025

Tot Wgt: 315.50 Tot Cube: 15 Tax, St: .00 City: .00 Cnty: .00 Othr:

ORDER	SHIP	DRY	REFRIG	FROZEN	SUB TOTAL	TAX	DEPOSITS		INVOICE TOTAL	Status Code O = Out S = Sub P = Partial T = Taxed
21	21	4	1	16	1173.20	.00			1173.20	

/ CUSTOMER SIGNATURE \ | QTY RECEIVED | / DRIVER SIGNATURE \ | QTY DELIVERED | DRIVER COLLECTION----> | CASH AMOUNT | CHECK NO. | CHECK AMOUNT

X | | X Theresa D. Maggio

IMPORTANT: Please check your merchandise before signing. Claims for shortages and damages must be noted by our driver the day of delivery. No credit will be issued on goods returned without authorization from our office. Interest shall accrue on all unpaid balances exceeding established credit terms at a rate equal to the lesser of (a) 1 1/2% per month or (b) the maximum rate that may lawfully be charged and in all events calculated in accordance with applicable law. In the event legal action is taken to collect a past due account the buyer agrees to pay all collection agency and / or attorney fees. A convenience fee may be assessed if payment is made via alternative payment channels.

REASON CODE	DESCRIPTION OF ADD ON OR RETURN	ITEM #	UNIT PRICE	ADD	DEDUCT	EXTENDED AMOUNT	CORRECTED INVOICE AMOUNT

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FSINVFIU

PERFORMANCE FOODSERVICE

Visit Us At www.performancefoodservice.com

EFFECTIVE 06/03/25 OUR FUEL SURCHARGE WILL BE $6.50 PER DELIVERY..THANK YOU.

RECEIVED 07/07/25

INVOICE

PERFORMANCE FOODSERVICE TAMPA
P.O. BOX 931997
ATLANTA, GA 31193-1997
800-288-9145 813-659-0811

8234099070325

DELIVER TO:	BILL TO:
SEVEN OAKS CDD 2910 SPORTS CORE CIR WESLEY CHAPEL FL 33544-8764	SEVEN OAKS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

ROUTE	STOP	PAGE	DATE	INVOICE NO.
4492	8	1	7/03/25	8234099

SPECIAL INSTRUCTIONS

Customer	Telephone	Sales Rep.	P.O. No.	Terms
56722750	813-933-5571	66 RILEY TUTTLE		NET 30 (STR)

Item Number	Ordered	Shipped	Pack	Size	Unit	Description	Price	Extension	ST
						** DRY **			
57693	1	1	200	9 GM		HEINZ KETCHUP PACKET	15.0500	15.05	
						** REFRIGERATED **			
63440	1	1	100	1.5 OZ		KENS DRESSING HONEY MUSTARD CU	33.7400	33.74	
54423	1	1	100	1.5 OZ		KENS DRESSING RANCH CUP GF TFF	31.8000	31.80	
337699	1	1	12	15 OZ		NTRSBST TOPPING WHIPPED DAIRY 16%	45.2300	45.23	
						UN1950,Aerosols, flammable, (each not exceeding 1 L capacity),2.1			
						** FROZEN **			
197483	2	2	6	5 LB		SLVR SRC FRIES 1/2" CC LINE FLOW T	37.2700	74.54	
246737	1	1	36	7 OZ		KRAFT MACARONI & CHEESE POUCH	61.2200	61.22	
444043	1	1	6	2.5 LB		SMPLTSWT FRIES SWEET POTATO LATTIC	49.0700	49.07	
416103	1	1	6	2 LB		ROMA APTZ CHEESE STICK MOZZ BT	67.8400	67.84	
862813	2	2	2	5 LB		WING DNG CHICKEN WING DING BNLS BR	52.1100	104.22	
924919	6	6	2	5 LB		BRAKEBSH CHICKEN TNDRLN BRD FC FZ	55.4500	332.70	
						PFS FUEL CHARGE		6.50	

CAT#	DESCRIPTION	COST	TAX		QTY	RETAIL	% PROF
1	** DRY **	15.05	.00	15.05	1	.00	.00
2	** REFRIGERATED **	110.77	.00	110.77	3	.00	.00
3	** FROZEN **	689.59	.00	689.59	13	.00	.00

Total...: 17

HAZ QTY- 1

Food - 770.18 57200-4664
Beverage 45.23 57200-4724
Fuel - 6.50 57200-4613

Tot Wgt: 238.43 Tot Cube: 6 Tax, St: .00 City: .00 Cnty: .00 Othr:

ORDER	SHIP	DRY	REFRIG	FROZEN	SUB TOTAL	TAX	DEPOSITS		INVOICE TOTAL	Status Code
17	17	1	3	13	821.91	.00			821.91	O = Out S = Sub P = Partial T = Taxed

/ CUSTOMER SIGNATURE \ | QTY RECEIVED | / DRIVER SIGNATURE \ | QTY DELIVERED | DRIVER COLLECTION----> | CASH AMOUNT | CHECK NO. | CHECK AMOUNT

X | X Theresa DiMaggio

IMPORTANT: Please check your merchandise before signing. Claims for shortages and damages must be noted by our driver the day of delivery. No credit will be issued on goods returned without authorization from our office. Interest shall accrue on all unpaid balances exceeding established credit terms at a rate equal to the lesser of (a) 1 1/2% per month or (b) the maximum rate that may lawfully be charged and in all events calculated in accordance with applicable law. In the event legal action is taken to collect a past due account the buyer agrees to pay all collection agency and / or attorney fees. A convenience fee may be assessed if payment is made via alternative payment channels.

REASON CODE	DESCRIPTION OF ADD ON OR RETURN	ITEM #	UNIT PRICE	ADD	DEDUCT	EXTENDED AMOUNT	CORRECTED INVOICE AMOUNT

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FSINVFIU

PERFORMANCE FOODSERVICE

Visit Us At www.performancefoodservice.com

EFFECTIVE 06/03/25 OUR FUEL SURCHARGE WILL BE $6.50 PER DELIVERY..THANK YOU.

RECEIVED 07/14/25

INVOICE

PERFORMANCE FOODSERVICE TAMPA
P.O. BOX 931997
ATLANTA, GA 31193-1997
800-288-9145 813-659-0811

8236323071025

DELIVER TO:
SEVEN OAKS CDD
2910 SPORTS CORE CIR
WESLEY CHAPEL FL 33544-8764

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

ROUTE	STOP	PAGE	DATE	INVOICE NO.
4492	10	1	7/10/25	8236323

SPECIAL INSTRUCTIONS

Customer	Telephone	Sales Rep.	P.O. No.	Terms
56722750	813-933-5571	66 RILEY TUTTLE		NET 30 (STR)

Item Number	Ordered	Shipped	Pack	Size	Unit	Description	Price	Extension	ST
						** DRY **			
532380	3	3	1	35 LB		WEST CRK OIL CANOLA CLR LQD FRY TF	39.1500	117.45	
989294	1	1	100	1.25OZ		SWTBABYR SAUCE BBQ CUP TFF GF	26.2200	26.22	
996868	1	1	60	2 OZ		HEINZ $SAUCE MARINARA DUNK CUP	42.0900	42.09	
196834	1	1	12	210 CT		FRST MRK$TOWEL ROLL KITCHEN 8.63X1	36.2000	36.20	
						** REFRIGERATED **			
337801	1	1	6	12 CT		PIANCONE TORTILLA FLOUR PLN 12" GR	27.0600	27.06	
						** FROZEN **			
416103	1	1	6	2 LB		ROMA APTZ CHEESE STICK MOZZ BT	60.5400	60.54	
444338	1	1	6	2 LB		WEST CRK APTZ FRIED GRN TOMATO BRD	64.4400	64.44	
924919	4	4	2	5 LB		BRAKEBSH CHICKEN TNDRLN BRD FC FZ	53.9500	215.80	
180863	1	1	24	3.75OZ		BLUEBUNY POPSICLE CANDY CLASH BOMB	29.6200	29.62	
						PFS FUEL CHARGE		6.50	

Wrong item RTN

CAT#	DESCRIPTION	COST	TAX		QTY	RETAIL	% PROF
1	** DRY **	221.96	.00	221.96	6	.00	.00
2	** REFRIGERATED **	27.06	.00	27.06	1	.00	.00
3	** FROZEN **	370.40	.00	370.40	7	.00	.00
					Total...:		14

Food - 518.78
57200-4664

Cleaning - 36.20
57200-4704

Fuel - 6.50
57200-4613

PAY # 561.48

Tot Wgt: 233.92 Tot Cube: 6 Tax, St: .00 City: .00 Cnty: .00 Othr:

ORDER	SHIP	DRY	REFRIG	FROZEN	SUB TOTAL	TAX	DEPOSITS	INVOICE TOTAL
14	14	6	1	7	625.92	.00		625.92

Status Code: O = Out, S = Sub, P = Partial, T = Taxed

X Theresa DiMaggio / CUSTOMER SIGNATURE / QTY RECEIVED

X Theresa / DRIVER SIGNATURE / QTY DELIVERED

DRIVER COLLECTION----> CASH AMOUNT CHECK NO. CHECK AMOUNT

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FSINVFIU

SEVEN OAKS

2910 Sports Core Circle
Wesley Chapel, Fl 33544
Ph. 813.907.7987
Email: ClubhouseManager@SevenOaksCdd.com
Website: www.SevenOaksCdd.com

7/14/2025

Performance Food Service Tampa
P.O. Box 931997
Atlanta, Ga. 31193-1997

To whom it may concern,

I regret to inform you that invoice #8236323 in the amount of $625.92 was short paid a total of $64.44. I received Fried Green Tomatoes instead of Fried Pickles. Please do not hesitate to contact me if you have any questions.

Regards,

Theresa DiMaggio

Theresa DiMaggio

Seven Oaks Clubhouse Manager

PERFORMANCE FOODSERVICE

Visit Us At www.performancefoodservice.com

EFFECTIVE 06/03/25 OUR FUEL SURCHARGE WILL BE $6.50 PER DELIVERY..THANK YOU.

RECEIVED 07/22/25

INVOICE

PERFORMANCE FOODSERVICE TAMPA
P.O. BOX 931997
ATLANTA, GA 31193-1997
800-288-9145 813-659-0811

8238710071725

DELIVER TO:	BILL TO:
SEVEN OAKS CDD 2910 SPORTS CORE CIR WESLEY CHAPEL FL 33544-8764	SEVEN OAKS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

ROUTE	STOP	PAGE	DATE	INVOICE NO.
4492	8	1	7/17/25	8238710

SPECIAL INSTRUCTIONS

Customer	Telephone	Sales Rep.	P.O. No.	Terms
56722750	813-933-5571	66 RILEY TUTTLE		NET 30 (STR)

Item Number	Ordered	Shipped	Pack	Size	Unit	Description	Price	Extension	ST
						** DRY **			
319576	1	1	1	1 GA		WEST CRK SAUCE WING BUFFALO	17.9900	17.99	
631950	3	3	30	3.63OZ		TOSTITOS%DIP NACHO CHEESE MED CUP	46.4600	139.38	
852182	1	1	96	500 CT		FRST MRK TISSUE TOILET 2 PLY WHI I	64.6300	64.63	
57693	1	1	200	9 GM		HEINZ KETCHUP PACKET	15.0500	15.05	
845843	1	1	20	25 CT		FRST MRK CUP 16C18 FOAM 16 OZ WHI	36.0400	36.04	
						** FROZEN **			
197483	2	2	6	5 LB		SLVR SRC FRIES 1/2" CC LINE FLOW T	37.2700	74.54	
899497	1	1	12	32 OZ		ISLAND O BEV MIX VANILLA ICE CREAM	99.3900	99.39	
416103	1	1	6	2 LB		ROMA APTZ CHEESE STICK MOZZ BT	60.5400	60.54	
31103	1	1	1	600 CT		FUNNELCK FRIES FUNNEL CAKE 4X3/8	65.6400	65.64	
515039	1	1	480	.5 OZ		PRP&PLR BAVARIAN PRETZEL BITE FZ	61.5100	61.51	
924919	4	4	2	5 LB		BRAKEBSH CHICKEN TNDRLN BRD FC FZ	53.6600	214.64	
873671	1	1	4	2.5 LB		WEST CRK APTZ PICKLE CHIP DILL BRD	40.1700	40.17	
						PFS FUEL CHARGE		6.50	

CAT#	DESCRIPTION	COST	TAX		QTY	RETAIL	% PROF
1	** DRY **	273.09	.00	273.09	7	.00	.00
3	** FROZEN **	616.43	.00	616.43	11	.00	.00
						Total...:	18

Food 689.46 5200-4664

Facility Supplies 64.63 5200-4619

Cake supplies 36.04 5200-3222

Beverage 99.39 5200-4724

Fuel 6.50 5200-4613

Tot Wgt: 258.08 Tot Cube: 13 Tax, St: .00 City: .00 Cnty: .00 Othr:

ORDER	SHIP	DRY	REFRIG	FROZEN	SUB TOTAL	TAX	DEPOSITS		INVOICE TOTAL	Status Code O = Out S = Sub P = Partial T = Taxed
18	18	7	0	11	896.02	.00			896.02	

/ CUSTOMER SIGNATURE \	QTY RECEIVED	/ DRIVER SIGNATURE \	QTY DELIVERED	DRIVER COLLECTION---->	CASH AMOUNT	CHECK NO.	CHECK AMOUNT
X		X					

IMPORTANT: Please check your merchandise before signing. Claims for shortages and damages must be noted by our driver the day of delivery. No credit will be issued on goods returned without authorization from our office. Interest shall accrue on all unpaid balances exceeding established credit terms at a rate equal to the lesser of (a) 1 1/2% per month or (b) the maximum rate that may lawfully be charged and in all events calculated in accordance with applicable law. In the event legal action is taken to collect a past due account the buyer agrees to pay all collection agency and / or attorney fees. A convenience fee may be assessed if payment is made via alternative payment channels.

REASON CODE	DESCRIPTION OF ADD ON OR RETURN	ITEM #	UNIT PRICE	ADD	DEDUCT	EXTENDED AMOUNT	CORRECTED INVOICE AMOUNT

The Perishable agricultural commodities listed on this invoice are sold subject to the statutory trust authorized by section 5(c) of the Perishable Agricultural Commodities Act, 1930 (7 U.S.C 449e(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 receivables or proceeds from the sale of these commodities until full payment is received.

FSINVFIU

PERFORMANCE FOODSERVICE

Visit Us At www.performancefoodservice.com

EFFECTIVE 06/03/25 OUR FUEL SURCHARGE WILL BE $6.50 PER DELIVERY..THANK YOU.

INVOICE

PERFORMANCE FOODSERVICE TAMPA
P.O. BOX 931997
ATLANTA, GA 31193-1997
800-288-9145 813-659-0811

8241018072425

DELIVER TO:
SEVEN OAKS CDD
2910 SPORTS CORE CIR
WESLEY CHAPEL FL 33544-8764

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

ROUTE	STOP	PAGE	DATE	INVOICE NO.
4492	11	1	7/24/25	8241018

SPECIAL INSTRUCTIONS

Customer	Telephone	Sales Rep.	P.O. No.	Terms
56722750	813-933-5571	66 RILEY TUTTLE		NET 30 (STR)

Item Number	Ordered	Shipped	Pack	Size	Unit	Description	Price	Extension	ST
						** DRY **			
996868	1	1	60	2 OZ		HEINZ $SAUCE MARINARA DUNK CUP	42.0900	42.09	
						** FROZEN **			
197483	2	2	6	5 LB		SLVR SRC FRIES 1/2" CC LINE FLOW T	37.2700	74.54	
899497	2	2	12	32 OZ		ISLAND O BEV MIX VANILLA ICE CREAM	99.3900	198.78	
229549	1	1	2	7.5 LB		WING DNG CHICKEN WING DINGS MED FC	73.4500	73.45	
246737	1	1	36	7 OZ		KRAFT MACARONI & CHEESE POUCH	71.5500	71.55	
416103	2	2	6	2 LB		ROMA APTZ CHEESE STICK MOZZ BT	60.5400	121.08	
862813	1	1	2	5 LB		WING DNG CHICKEN WING DING BNLS BR	52.1100	52.11	
31103	1	1	1	600 CT		FUNNELCK FRIES FUNNEL CAKE 4X3/8	65.6400	65.64	
924919	4	4	2	5 LB		BRAKEBSH CHICKEN TNDRLN BRD FC FZ	56.6800	226.72	
						PFS FUEL CHARGE		6.50	

Credit 6.22 (-10.33)

CAT#	DESCRIPTION	COST	TAX		QTY	RETAIL	% PROF
1	** DRY **	42.09	.00	42.09	1	.00	.00
3	** FROZEN **	883.87	.00	883.87	14	.00	.00
					Total...:		15

Food 716.85
57200-4664
Beverage 198.78
57200-4724
Fuel - 6.50
57200-4613

PAY 922.13

Short pay 10.33 pricing WRONG

Tot Wgt: 254.16 Tot Cube: 6 Tax, St: .00 City: .00 Cnty: .00 Othr:

ORDER	SHIP	DRY	REFRIG	FROZEN	SUB TOTAL	TAX	DEPOSITS		INVOICE TOTAL	Status Code
15	15	1	0	14	932.46	.00			932.46	O = Out P = Partial S = Sub T = Taxed

/ CUSTOMER SIGNATURE \ / DRIVER SIGNATURE \

X Theresa DiMaggio

QTY RECEIVED	QTY DELIVERED	DRIVER COLLECTION---->	CASH AMOUNT	CHECK NO.	CHECK AMOUNT

X

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REASON CODE	DESCRIPTION OF ADD ON OR RETURN	ITEM #	UNIT PRICE	ADD	DEDUCT	EXTENDED AMOUNT	CORRECTED INVOICE AMOUNT

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FSINVFIU

SEVEN OAKS

2910 Sports Core Circle
Wesley Chapel, Fl 33544
Ph. 813.907.7987 ext. 4
ClubhouseManager@SevenOaksCdd.com

7/24/2025

Performance Food Service Tampa
PO Box 931997
Atlanta, Ga 31193-1997

To Whom It May Concern,

I regret to inform you that invoice #8241018 was short paid a total of $10.33. Item #246737 was quoted at $61.22. If you have any questions pertaining to this withholding, please feel free to contact me at 813-907-7987 ext. 4.

Regards,

Theresa DiMaggio

Theresa DiMaggio

Seven Oaks Clubhouse Manager

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

Date: 6/30/2025
Time: 11:02 AM

Route: 1501
Rep #: 169

Customer #: 16379

Vendor #:

Store #: 0

Seven Oaks CDD
2910 Sports Core Circle
3434 colwell ave suite200
Wesley Chapel, FL 33544

INVOICE# 15012518108 (Original)

SALES

Product#	Product Desc/UPC Code	U/C	Case/	Unit	Units	Price	ExtPrice
1002	GH Giant King Cone 0-77567-00822-0	12	4/	0	48	2.4992	119.96
1003	GH Giant Vanilla San 0-77567-00393-5	24	3/	0	72	1.1996	86.37
1005	GH Strawberry Shortc 0-41000-05414-3	24	2/	0	48	1.4446	69.34
1009	GH Cookie & Cream Ba 0-77567-02874-7	24	2/	0	48	1.4446	69.34
1057	Magnum Bar Double Ca 0-77567-13282-6	12	3/	0	36	2.4992	89.97
1374	PS Sponge Bob 1-20pk 0-77567-00285-3	20	6/	0	120	1.7605	211.26
1375	PS Spiderman 1-20pk 0-77567-00284-6	20	6/	0	120	1.7605	211.26
SUBTOTAL:	Impulse		26/	0	492		857.50
TOTAL:			26/	0	492		

57200-4664

TOTAL SALES: $857.50

RECEIVED 06/30/2025

Theresa DiMaggio
CUSTOMER SIGNATURE/STORE STAMP

BALANCE DUE: **$857.50**
CHARGE

Taha M
DELIVERY REPRESENTATIVE

Invoice Format: 10

Valley

RECEIVED 07/07/25

0 0 Account Number:

ACCOUNT SUMMARY

Credit Limit	
Credit Available	
Statement Closing Date	June 30, 2025
Days in Billing Cycle	30
Previous Balance	$1,320.63
Payments & Credits	$1,461.48
Purchases & Other Charges	$5,410.97
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$5,270.12

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	$5,270.12
Minimum Payment Due	**$5,270.12**
Payment Due Date	**July 25, 2025**

Cafe/Enterprise $1,081.21

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXX $1,320.63-	
06/25	06/25	F1515005G00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,320.63-
		MICHELLE WHITE	**TOTAL XXXXXXXXXXX $0.00**	
		FATINA TANNOUKHI	**TOTAL XXXXXXXXXXX $1,250.81**	
06/11	06/11	023053753EHYESDL5	OFFICE DEPOT #2603 WESLEY CHAPEL FL	224.74
			MCC: 5943 MERCHANT ZIP: 33543	
06/12	06/12	5531020546HWSBHYR	VISION ACE HARDWARE WESLEY CHAPEL FL	3.59
			MCC: 5251 MERCHANT ZIP: 33544	
06/12	06/12	023053754EHYTVDE5	OFFICE DEPOT #2603 WESLEY CHAPEL FL	204.98
			MCC: 5965 MERCHANT ZIP: 33543	
06/20	06/20	55506295BB1WKFRTS	DOODIE CALLS INC ST. PETERSBUR FL	717.50
			MCC: 4900 MERCHANT ZIP: 34275	
06/21	06/21	55432865D60JRHZ29	TST*NEW YORK NEW YORK WESLEY CHAPEL FL	100.00
			MCC: 5812 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX
Payment Due Date	**July 25, 2025**
New Balance	**$5,270.12**
Minimum Payment Due	$5,270.12
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 0
SEVEN OAKS COMMUNITY DEVELOPMENT D
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

Seven Oaks CDD Credit Card
Combined Totals
06/30/25 Statement

		General Fund		Enterprise Fund	
Theresa Card	$	2,287.78	$	1,081.21	
John Card	$	650.32			
Fatina Card	$	1,250.81			
Total	$	4,188.91	$	1,081.21	
Grand Total	$	5,270.12			
Statement Total	$	5,270.12			

001-57400-4775	961.72	512.04	400-57200-4664
001-57200-4619	346.54	373.72	400-57200-4724
001-57200-4704	213.13	195.45	400-57200-3222
001-57200-4103	114.36		
001-51300-5102	131.00		
001-57200-5101	928.87		
001-57200-4785	842.97		
001-57200-4647	10.98		
001-57200-4660	357.83		
001-53900-4670	46.70		
001-53900-4785	234.81		

Seven Oaks CDD Credit Card
John Gentilella
6/30/2025

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
6/2/2025	Straight Talk	Cell phone	53900-4785	$ 48.07	Y	Y
6/3/2025	Ace Hardware	Degreaser	57200-4660	$ 14.38	Y	Y
6/12/2025	Sam's	Gasoline	57200-4660	$ 77.30	Y	Y
6/13/2025	Ace Hardware	Screws/oil	53900-4785	$ 9.93	Y	Y
6/19/2025	Ace Hardware	Bolts	53900-4785	$ 3.40	Y	Y
6/23/2025	Amazon	Mop rack	53900-4785	$ 17.95	Y	Y
6/23/2025	Wawa	Gasoline	57200-4660	$ 26.40	Y	Y
6/23/2025	Ace Hardware	Valve key	53900-4785	$ 10.79	Y	Y
6/23/2025	Home Depot	Cement	53900-4670	$ 46.70	Y	Y
6/23/2025	Home Depot	Road patch/oil	53900-4785	$ 174.61	Y	Y
6/25/2025	Sam's	Gasoline	57200-4660	$ 79.76	Y	Y
6/25/2025	Home Depot	Grout cleaner	57200-4647	$ 10.98	Y	Y
6/25/2025	Home Depot	Return-Supplies	53900-4785	$ (29.94)	Y	Y
6/26/2025	Amazon	Tires	57200-4660	$ 159.99	Y	Y

6/30/2025 **001-10103**

Total activity	650.32
Replenish card	-
Credit/Refund	-
Total charges	650.32
	$ 650.32

0 **Expense Summary** GF EF

57200-4647	(10.98)	650.32
57200-4660	(357.83)	
53900-4670	(46.70)	
57200-4761	-	
57200-4914	-	
53900-4785	(234.81)	
	(650.32)	

TRUE

Seven Oaks CDD Credit Card
Fatina Tannoukhi
06/30/25 Statement

Date	Vendor	Description	GL Code		Amount	Cleared	Receipt
6/11/2025	Office Depot	Office chair/shredding	001-57200-5101	$	224.74	Y	Y
6/12/2025	Ace Hardware	Keys	001-57200-4619	$	3.59	Y	Y
6/12/2025	Office Depot	Office chair	001-57200-5101	$	204.98	Y	Y
6/20/2025	Doodie Calls Inc	Portable toilet rental	001-57200-4785	$	717.50	Y	Y
6/21/2025	NYNY Pizza	Food for Staff	001-57200-4785	$	100.00	Y	Y

06/30/25 Statement	**001-10103**			
	Total activity		1,250.81	
	Replenish card		-	
	Credit/Refund		-	
	Total charges		1,250.81	
		$	**1,250.81**	

0	**Expense Summary**		GF	EF
	001-57400-4775	-	1,250.81	
	001-57200-4619	(3.59)		
	001-57200-4704	-		
	001-57200-5101	(429.72)		
	001-57200-4785	(817.50)		
	400-57200-4664	-		
	400-57200-4724			
	400-57200-3222	-		
	001-57200-4646			
	001-57200-4701			
	001-57200-4705			
	001-57200-4707	-		
		(1,250.81)		
		TRUE		

Seven Oaks CDD Credit Card
Theresa Dimaggio
06/30/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
6/1/2025	Sam's	Paper	001-57200-5101	$ 40.96	Y	Y
6/2/2025	Office Depot	Printer ink	001-57200-5101	$ 281.97	Y	Y
6/4/2025	Amazon	Café supplies	400-57200-3222	$ 15.97	Y	Y
6/4/2025	Amazon	Event Supplies	001-57400-4775	$ 44.97	Y	Y
6/6/2025	Dollar Tree	Event Supplies	001-57400-4775	$ 25.00	Y	Y
6/6/2025	Sam's	Event Supplies	001-57400-4775	$ 28.08	Y	Y
6/7/2025	Sam's	Event Supplies	001-57400-4775	$ 98.88	Y	Y
6/7/2025	Publix	Cafe supplies	400-57200-4724	$ 9.49	Y	Y
6/7/2025	Publix	Food for staff	001-57200-4785	$ 6.99	Y	Y
6/8/2025	Publix	Cafe supplies	400-57200-4664	$ 7.98	Y	Y
6/8/2025	Publix	Cafe supplies	400-57200-4724	$ 20.17	Y	Y
6/9/2025	Youtube TV	Subscription	001-57200-4103	$ 94.17	Y	Y
6/9/2025	Sam's	Cafe supplies	400-57200-4664	$ 107.04	Y	Y
6/9/2025	Sam's	Cafe supplies	400-57200-4724	$ 182.24	Y	Y
6/9/2025	Sam's	Cafe supplies	400-57200-3222	$ 47.62	Y	Y
6/9/2025	Dunkin' Donuts	Event Supplies	001-57400-4775	$ 332.26	Y	Y
6/9/2025	Cornilleau America	Ping pong nets	001-57200-4619	$ 28.24	Y	Y
6/11/2025	Constant Contact	Subscription	001-51300-5102	$ 131.00	Y	Y
6/12/2025	Suds and Bubbles	Laundry	001-57400-4775	$ 57.00	Y	Y
6/12/2025	Amazon	Event Supplies	001-57400-4775	$ 12.99	Y	Y
6/15/2025	Walgreens	Facility supplies	001-57200-4704	$ 17.80	Y	Y
6/15/2025	Walgreens	Facility supplies	001-57200-4619	$ 5.98	Y	Y
6/15/2025	Walgreens	Event Supplies	001-57400-4775	$ 55.95	Y	Y
6/16/2025	Amazon	Ping pong balls	001-57200-4619	$ 15.98	Y	Y
6/16/2025	Amazon	Event Supplies	001-57400-4775	$ 47.99	Y	Y
6/16/2025	State Fair Mini Donuts	Cafe supplies	400-57200-4664	$ 98.90	Y	Y
6/17/2025	Amazon	Cafe supplies	400-57200-3222	$ 31.98	Y	Y
6/17/2025	Amazon	Event Supplies	001-57400-4775	$ 162.67	Y	Y
6/17/2025	Amazon	Event Supplies	001-57400-4775	$ 55.95	Y	Y
6/17/2025	Amazon	Event Supplies	001-57400-4775	$ 110.91	Y	Y
6/17/2025	Sam's	Cafe supplies	400-57200-4664	$ 58.02	Y	Y
6/17/2025	Sam's	Cafe supplies	400-57200-4724	$ 53.94	Y	Y
6/17/2025	Sam's	Cafe supplies	400-57200-3222	$ 47.94	Y	Y
6/17/2025	Sam's	Facility supplies	001-57200-4704	$ 81.33	Y	Y
6/18/2025	Amazon	Cafe supplies	400-57200-3222	$ 51.94	Y	Y
6/18/2025	Amazon	Event Supplies	001-57400-4775	$ 7.99	Y	Y
6/18/2025	Amazon	Pool Sign	001-57200-4619	$ 155.80	Y	Y
6/18/2025	Sam's	Cafe supplies	400-57200-4664	$ 24.72	Y	Y
6/18/2025	Sam's	Cafe supplies	400-57200-4664	$ 67.44	Y	Y
6/19/2025	Personal Wine	Event Supplies	001-57400-4775	$ 19.00	Y	Y
6/20/2025	Amazon	Mop heads	001-57200-4704	$ 15.99	Y	Y
6/20/2025	Amazon	Event Supplies	001-57400-4775	$ 12.99	Y	Y
6/20/2025	Amazon	Backup battery	001-57200-5101	$ 82.49	Y	Y
6/20/2025	Amazon	Printer ink	001-57200-5101	$ 85.48	Y	Y
6/20/2025	Netflix	Subscription	001-57200-4103	$ 20.19	Y	Y
6/21/2025	Microsoft	Subscription	001-57200-5101	$ 8.25	Y	Y
6/23/2025	Amazon	Pool Sign	001-57200-4619	$ 91.96	Y	Y
6/24/2025	Amazon	Coffee frother-food for staff	001-57200-4785	$ 8.99	Y	Y
6/24/2025	Amazon	Grout cleaner	001-57200-4704	$ 9.64	Y	Y
6/24/2025	Amazon	Brushes	001-57200-4704	$ 9.99	Y	Y
6/24/2025	Publix	Food for staff	001-57200-4785	$ 9.49	Y	Y
6/25/2025	Amazon	Refund-tablecloths	001-57400-4775	$ (36.97)	Y	Y
6/25/2025	Amazon	Refund-tablecloths	001-57400-4775	$ (36.97)	Y	Y
6/25/2025	Amazon	Refund-tablecloths	001-57400-4775	$ (36.97)	Y	Y
6/25/2025	Sam's	Cafe supplies	400-57200-4664	$ 72.58	Y	Y
6/25/2025	Sam's	Cafe supplies	400-57200-4724	$ 16.98	Y	Y
6/25/2025	Sam's	Cafe supplies	400-57200-4664	$ 18.48	Y	Y
6/25/2025	Sam's	Cafe supplies	400-57200-4724	$ 39.96	Y	Y
6/27/2025	Amazon	Tennis balls	001-57200-4619	$ 44.99	Y	Y
6/27/2025	Sam's	Cafe supplies	400-57200-4664	$ 56.88	Y	Y

6/27/2025	Sam's	Cafe supplies	400-57200-4724	$	50.94		Y	Y
6/27/2025	Sam's	Facility supplies	001-57200-4704	$	78.38		Y	Y

06/30/25 Statement	**001-10103**		
	Total activity		3,368.99
	Replenish card		-
	Credit/Refund		-
	Total charges		3,368.99
		$	**3,368.99**

0	**Expense Summary**				
	001-57400-4775	(961.72)		GF	EF
	001-57200-4619	(342.95)		2,287.78	1,081.21
	001-57200-4704	(213.13)			
	001-57200-4103	(114.36)			
	001-51300-5102	(131.00)			
	001-57200-5101	(499.15)			
	001-57200-4785	(25.47)			
	400-57200-4664	(512.04)			
	400-57200-4724	(373.72)			
	400-57200-3222	(195.45)			
	001-57200-4646	-			
	001-57200-4701	-			
	001-57200-4705	-			
	001-57200-4707	-			
		(3,368.99)			
		TRUE			

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		JOHN GENTILELLA	**TOTAL XXXXXXXXXXXX $650.32**	
06/02	06/02	55432864T63G4PAW6	STRAIGHTTALK*SERVICES 877-430-2355 FL MCC: 4814 MERCHANT ZIP:	48.07
06/03	06/03	55310204V6QQRVS0H	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	14.38
06/12	06/12	054368454BLJ604BG	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	77.30
06/13	06/13	5531020556JHH1EQL	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	9.93
06/19	06/19	55310205B6N6EN56X	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	3.40
06/23	06/23	55432865E61193Z63	AMAZON MKTPL*NO45379H1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	17.95
06/23	06/23	55500375FB5DTWE4N	WAWA 5226 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	26.40
06/23	06/23	55310205F6RKS7RGG	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	10.79
06/23	06/23	52707155F09FW3JKS	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	221.31
06/25	06/25	55483825H0AFR0PF7	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	79.76
06/25	06/25	52707155H09FP4TMR	THE HOME DEPOT #8929 ZEPHYRHILLS FL MCC: 5200 MERCHANT ZIP: 33545000	10.98
06/25	06/25	52707155H09FP4VHV	THE HOME DEPOT #8929 ZEPHYRHILLS CREDIT MCC: 5200 MERCHANT ZIP: 33545000	29.94-
06/26	06/26	55432865H61ZBEKK6	AMAZON MKTPL*NQ7910IN2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	159.99
		THERESA DIMAGGIO	**TOTAL XXXXXXXXXXXX $3,368.99**	
05/30	06/01	55483824R09MV6JKS	SAMSCLUB.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	40.96
06/02	06/02	02305374SEHY4Q8Y1	OFFICE DEPOT #2603 WESLEY CHAPEL FL MCC: 5943 MERCHANT ZIP: 33543	281.97
06/04	06/04	55432864V5SSAN7GZ	AMAZON MKTPL*N66J21190 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	15.97
06/04	06/04	55432864V5SZPR5NG	AMAZON MKTPL*NH64J6N12 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	44.97
06/06	06/06	05436844Y00ALVT5A	DOLLAR TREE LAND O LAKES FL MCC: 5331 MERCHANT ZIP: 34639	25.00
06/06	06/06	55483824Z09X39YXB	SAMSCLUB.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	28.08
06/07	06/07	55483824Z09X3FTVM	SAMSCLUB.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	98.88
06/07	06/07	02305374Z2X9PBQXA	PUBLIX #1142 LAND O LAKES FL MCC: 5411 MERCHANT ZIP: 34638	16.48
06/08	06/08	02305375000FV28N6	PUBLIX #1142 LAND O LAKES FL MCC: 5411 MERCHANT ZIP: 34638	28.15
06/09	06/09	5543286505WKJSB90	GOOGLE *YOUTUBE TV 650-253-0000 CA MCC: 4899 MERCHANT ZIP:	94.17
06/09	06/09	55483825109Z62NK8	SAMSCLUB.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	336.90
06/09	06/09	5270487516FY23LSE	DUNKIN #356034 LAND O LAKES FL MCC: 5814 MERCHANT ZIP: 34638	332.26
06/09	06/09	5104323501Z5ZVXDV	PAYPAL *CORNILLEAU 4029357733 MA	28.24

Transactions continued on next page

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5945 MERCHANT ZIP: 02138	
06/11	06/11	7541823526PDL1WSF	EIG*CONSTANTCONTACT.C WALTHAM MA	131.00
			MCC: 5968 MERCHANT ZIP:	
06/12	06/12	5543286535XJMFJ3K	SQ * SUDS AND BUBBLES GOSQ.COM FL	57.00
			MCC: 7216 MERCHANT ZIP: 33544	
06/12	06/12	5543286535XQ786XA	AMAZON MKTPL*NH5HD6761 AMZN.COM/BILL WA	12.99
			MCC: 5942 MERCHANT ZIP:	
06/15	06/15	054368457009J0KVW	WALGREENS #11246 LAND O LAKES FL	79.73
			MCC: 5912 MERCHANT ZIP: 34638	
06/16	06/16	5543286575YLSA6L5	AMAZON MKTPL*NA88U9G30 AMZN.COM/BILL WA	15.98
			MCC: 5942 MERCHANT ZIP:	
06/16	06/16	5543286575YWJ0P4L	AMAZON MKTPL*NA0M916N1 AMZN.COM/BILL WA	47.99
			MCC: 5942 MERCHANT ZIP:	
06/16	06/16	823050958EHMB58XV	SP STATE FAIR MINI DON DAVIDSON NC	98.90
			MCC: 5462 MERCHANT ZIP:	
06/17	06/17	5543286585Z0296ED	AMAZON MKTPL*NO5042EN2 AMZN.COM/BILL WA	31.98
			MCC: 5942 MERCHANT ZIP:	
06/17	06/17	5543286585Z3BGRHG	AMAZON MKTPL*NO1CP9162 AMZN.COM/BILL WA	162.67
			MCC: 5942 MERCHANT ZIP:	
06/17	06/17	5543286585Z36MM74	AMAZON MKTPL*NA7B90670 AMZN.COM/BILL WA	55.95
			MCC: 5942 MERCHANT ZIP:	
06/17	06/17	5543286585Z45Y5WH	AMAZON MKTPL*NA6AM27F1 AMZN.COM/BILL WA	110.91
			MCC: 5942 MERCHANT ZIP:	
06/17	06/17	5548382590A7J31QL	SAMSCLUB.COM 888-746-7726 AR	241.23
			MCC: 5300 MERCHANT ZIP: 72712	
06/18	06/18	5543286595ZEFQ8ZR	AMAZON MKTPL*NA32Y4950 AMZN.COM/BILL WA	59.93
			MCC: 5942 MERCHANT ZIP:	
06/18	06/18	5543286595ZQHTAMY	AMAZON MKTPL*NO5PR3M02 AMZN.COM/BILL WA	155.80
			MCC: 5942 MERCHANT ZIP:	
06/18	06/18	55483825A0A8MBMRR	SAMSCLUB.COM 888-746-7726 AR	24.72
			MCC: 5300 MERCHANT ZIP: 72712	
06/18	06/18	55483825A0A8MDRVR	SAMSCLUB.COM 888-746-7726 AR	67.44
			MCC: 5300 MERCHANT ZIP: 72712	
06/19	06/19	85345515AS66KE9DS	PERSONAL WINE AUSTIN TX	19.00
			MCC: 5921 MERCHANT ZIP:	
06/20	06/20	55432865B5ZVL441L	AMAZON MKTPL*NO7WD7K42 AMZN.COM/BILL WA	15.99
			MCC: 5942 MERCHANT ZIP:	
06/20	06/20	55432865B5ZX1A7F1	AMAZON MKTPL*NO6NN5L30 AMZN.COM/BILL WA	12.99
			MCC: 5942 MERCHANT ZIP:	
06/20	06/20	55432865B5ZX2PQNL	AMAZON.COM*NO34C5T01 AMZN.COM/BILL WA	82.49
			MCC: 5942 MERCHANT ZIP:	
06/20	06/20	55432865B5ZX3YQDG	AMAZON MKTPL*NO85W3AA1 AMZN.COM/BILL WA	85.48
			MCC: 5942 MERCHANT ZIP:	
06/20	06/20	75418235B6R1BZZMK	NETFLIX.COM LOS GATOS CA	20.19
			MCC: 4899 MERCHANT ZIP:	
06/21	06/21	15270215Q00HWWKL1	MICROSOFT-G098155033 MSBILL.INFO WA	8.25
			MCC: 5045 MERCHANT ZIP:	
06/23	06/23	55432865E611M8W33	AMAZON MKTPL*NQ2SM51U2 AMZN.COM/BILL WA	91.96
			MCC: 5942 MERCHANT ZIP:	
06/24	06/24	55432865F614VF5XR	AMAZON MKTPL*NO5TZ0IM1 AMZN.COM/BILL WA	8.99
			MCC: 5942 MERCHANT ZIP:	
06/24	06/24	55432865F614WKFG3	AMAZON.COM*NO8HN9230 AMZN.COM/BILL WA	9.64
			MCC: 5942 MERCHANT ZIP:	

Transactions continued on next page

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
06/24	06/24	55432865F6157J9FN	AMAZON MKTPL*NO0HX02N0 AMZN.COM/BILL WA	9.99
			MCC: 5942 MERCHANT ZIP:	
06/24	06/24	02305375G00GASJTD	PUBLIX #1142 LAND O LAKES FL	9.49
			MCC: 5411 MERCHANT ZIP: 34638	
06/25	06/25	55432865G61LJ3GN1	AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	36.97-
			MCC: 5942 MERCHANT ZIP:	
06/25	06/25	55432865G61MDEYB8	AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	36.97-
			MCC: 5942 MERCHANT ZIP:	
06/25	06/25	55432865G61M435ZQ	AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	36.97-
			MCC: 5942 MERCHANT ZIP:	
06/25	06/25	55483825H0AG4SPH9	SAMSCLUB.COM 888-746-7726 AR	89.56
			MCC: 5300 MERCHANT ZIP: 72712	
06/25	06/25	55483825H0AG4V7JB	SAMSCLUB.COM 888-746-7726 AR	58.44
			MCC: 5300 MERCHANT ZIP: 72712	
06/27	06/27	55432865J623Y4YJB	AMAZON.COM*NQ10D7GS1 AMZN.COM/BILL WA	44.99
			MCC: 5942 MERCHANT ZIP:	
06/27	06/27	55483825L0AK5J1ZF	SAMSCLUB.COM 888-746-7726 AR	186.20
			MCC: 5300 MERCHANT ZIP: 72712	

IMPORTANT ACCOUNT INFORMATION

$0 - $5,270.12 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$3.30
Cashback Earned this Statement	$13.18
New Cashback Balance	$16.48
Your cashback will be award on	Feb 2026

THE MORE YOU SPEND, THE MORE YOU EARN

$0-$500,000 = 0.25%

$500,001-$1,500,000 = 0.60%

$1,500,00-$4,000,000 = 0.75%

$4,000,001-$12,500,000 = 0.90%

$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	**ANNUAL PERCENTAGE RATE (APR)**	Balance Subject to Interest Rate	Days in Billing Cycle	**Interest Charge**
Purchases	14.25% (v)	$0.00	30	$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.
See the table below:

Tiers	*Cashback %*
$0 - $500,000	*0.25*
$500,001 - $1,500,000	*0.60*
$1,500,001 - $4,000,000	*0.75*
$4,000,001 - $12,500,000	*0.90*
$12,500,001 +	*1.00*

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.
This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/ holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than $50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

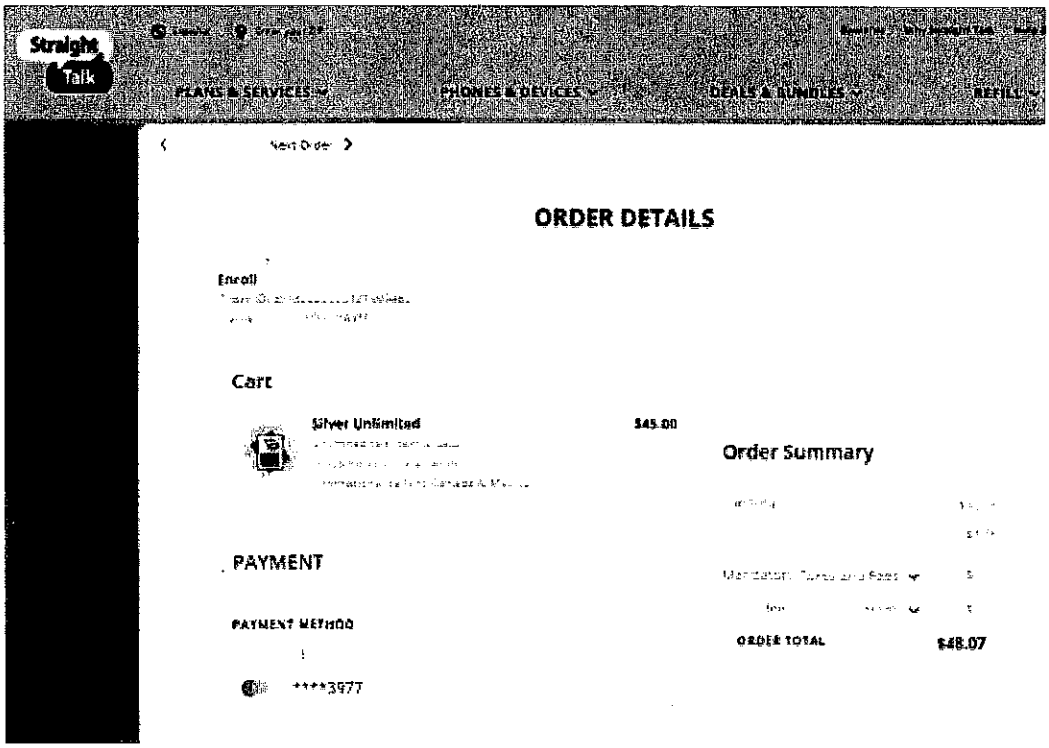
If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

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Straight Talk
PLANS & SERVICES
PHONES & DEVICES
DEALS & BUNDLES
REFILL
ORDER DETAILS
Enroll
Cart
Silver Unlimited
$45.00
Order Summary
PAYMENT
PAYMENT METHOD
****3977
ORDER TOTAL
$48.07

CODE:
4785

THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

06/03/25 1:27PM JENS 267 SALE

80354 2 EA $7.191EA GN
ENGINE BRITE SPRAY 15OZ $14.38
You Saved : 1.60

SUB-TOTAL:$ 14.38 TAX: $ .00
TOTAL: $ 14.38
BC AMT: $ 14.38

(: 7
D:* 3
: 7 : $ 14.38
Host reference #:173718 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A04001220000000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0002
AC : DAF99047B190BA13
TxnID/ValCode: 614739

CODE:
4660

Bank card USD$ 14.38

Total Items:2

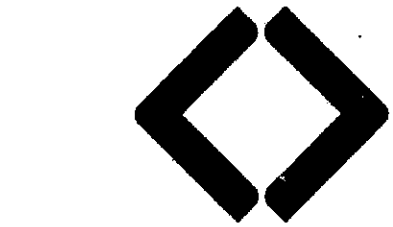
==>> JRNL# B73718
CUST NO: 170931

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

YOU SAVED $ 1.60 BY SHOPPING AT
VISION ACE WESLEY CHAPEL 18945

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS



sam's club™

CLUB MANAGER JASON
8139297010

WESLEY CHAPEL, FL
06/12/25 07:22 896 4852 88

Pump# 5 UNLEAD	
Gallons	27.134
Price/Gal	$2.849
Fuel Sale	$77.3
MASTERCARD CREDIT TEND	$77.30
Apprvl: 012308	

06/12/25 07:22

TC# 5091 2857 4672 3630 7197

CODE:
4660

THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

06/13/25 12:12PM AMANDAM 265 SALE

8706731 1 EA $6.29 1EA CN
MOTOR OIL 10W30 QT ACE $6.29
You Saved : .70
NUTS 4 EA .33 EA N
NUTS/BOLTS/FASTENERS $1.32
NUTS 4 EA .18 EA N
NUTS/BOLTS/FASTENERS $.72
NUTS 4 EA .40 EA N
NUTS/BOLTS/FASTENERS $1.60

SUB-TOTAL:$ 9.93 TAX: $ .00
TOTAL: $ 9.93
BC AMT: $ 9.93

BK CARD#: XXXXXXXXXXXX
MID:********5880 TID:***4733
AUTH: 013894 AMT: $ 9.93
Host reference #:176917 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A04001220000000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0003
AC : 7F360096DECFAE1D
TxnID/ValCode: 658549

CODE: 4785

Bank card USD$ 9.93

Total Items:13

==>> JRNL# B76917
CUST NO: 170931

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

YOU SAVED $ .70 BY SHOPPING AT
VISION ACE WESLEY CHAPEL 18945

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

06/19/25 10:43AM AMANDAM 267 SALE

NUTS 4 EA .85 EA N
NUTS/BOLTS/FASTENERS $3.40

SUB-TOTAL:$ 3.40 TAX: $ .00
TOTAL: $ 3.40
BC AMT: $ 3.40

BK CARD#: XXXXXXXXXXX)
MID:********5880 TID:***4733
AUTH: 019954 AMT: $ 3.40
Host reference #:178845 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A04001220000000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0004
AC : 1B5D4748E4D82F84
TxnID/ValCode: 684423

CODE:
4785

Bank card USD$ 3.40

Total Items:4

==>> JRNL# B78845
CUST NO: 170931

Acct; SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

amazon.com

Final Details for Order #111-2791101-7400219

Print this page for your records.

Order Placed: June 23, 2025
Amazon.com order number: 111-2791101-7400219
Order Total: $17.95

Shipped on June 23, 2025

Items Ordered	Price
1 of: *Mop and Broom Holder Wall Mount Garden Tool Rack Organizer, Modern Style,Movable Aluminum Alloy Wall Mounted Hook 2 Pack,Storage Gift for Bathroom,Closet,Laundry Room,Garage,Tool Room(Orange)*	$17.95

Sold by: zhongxiangshixuanheng (seller profile)

Supplied by: zhongxiangshixuanheng (seller profile)

Condition: New

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

CODE: 4785

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Mastercard ending in 7

Billing address
John Gentilella
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$17.95
Shipping & Handling:	$0.00
Total before tax:	$17.95
Estimated tax to be collected:	$0.00
Grand Total:	**$17.95**

Credit Card transactions

MasterCard ending in 3977: June 23, 2025: $17.95

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

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Wawa #5226
27866 SR 56
Wesley Chapel FL 335
****
6/23/2025 8:06:55 AM
Term: XXXXXXXX1004
Appr: 023010
Seq#: 000933
Product: Unleaded

Pump	Gallons	Price
01	8.802	$2.999
Total Sale		$26.40

Capture

MasterCard

.....7

P d

USD$ 26.40

CODE 4660

Mastercard
Mode: Issuer
AID: A0000000041010
TVR: 0000088000
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
56C7119F80E7929B

06/23/2025 08:04:59

PIN Bypassed

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.
****
YOUR OPINION MATTERS
Tell us about your
experience at
* MyWawaVisit.com *
Take our survey for
a chance to win
Free Hoagies for
a year (1 per week)
or Wawa swag basket
& $25 gift card!!
Disponible
en Espanol
****
Survey Code: 1124788
Store Number:05226
****
Please respond
within 5 days
NO PURCHASE
NECESSARY
See rules at website

THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

06/23/25 11:35AM AMANDAM 265 SALE

2108892 1 EA $10.79 1EA CN
VALVE KEY 4-WAY $10.79
You Saved : 1.20

SUB-TOTAL:$ 10.79 TAX: $ .00
TOTAL: $ 10.79
BC AMT: $ 10.79

BK CARD#: XXXXXXXXXXX
MID:********5880 TID:***4733
AUTH: 023702 AMT: $ 10.79
Host reference #:180245 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A04001220000000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0007
AC : B82DEF141DB60A1F
TxnID/ValCode. 703407

CODE: 4785

Bank card USD$ 10.79

Total Items:1

==>> JRNL# B80245
CUST NO: 170931

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

YOU SAVED $ 1.20 BY SHOPPING AT
VISION ACE WESLEY CHAPEL 18945

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

THE HOME DEPOT

How doers get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00001 08225 06/23/25 08:52 AM
SALE CASHIER PORCHIA

Code: 4670

764661111504 AK FASTSET <A>
50LB SAKRETE FAST-SET CONCRETE
9@6.65 59.85N
090932119161 3.5G POTHOLE <A>
LATEX-ITE SUPER PATCH 3.5 GAL
2@18.47 36.94N
052063211176 10 IN. STAND <A> 15.54N
10" ROUND NON-POTABLE VALVE BOX NDS
052063606507 6" RND GRN <A> 8.98N
6" ROUND GRN DRAIN GRATE
033287187935 RYB6INHRDBSH <A> 10.97N
RYOBI 2PC HARD BRISTLE NYLON BRUSH
030192003022 KS PREM STRI <A> 18.97N
KLEAN STRIP PREM STRIPPER AEROSOL
071621667859 PC BARCN GAL <A> 14.97N
PC GALLON BAR/CHAIN OIL
092097218208 TEKS 12X2 <A> 19.27N
TEKS HWH DRILL PT CORRES 12X2" 60PK
743184016336 EC 2.6OZ <A>
ECHO GOLD 2.6OZ 2-CYCL OIL
6@5.97 35.82N

Code: 4785

SUBTOTAL 221.31
SALES TAX 0.00
TAX EXEMPT
TOTAL $221.31
MASTERCARD
USD$ 221.31
AUTH CODE 023961/7013925 TA
Chip Read
AID A0000000041010 Mastercard

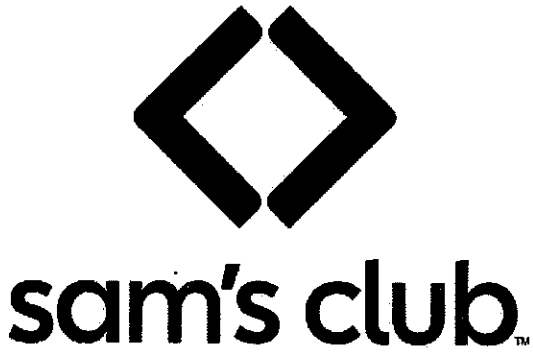
P.O.#/JOB NAME: 0

6311 06/23/25 08:52 AM

6311 01 08225 06/23/2025 9990

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	09/21/2025



CLUB MANAGER JASON
8139297010

WESLEY CHAPEL, FL
06/25/25 07:29 4724 4852 88

Pump# 9 UNLEAD	
Gallons	27.899
Price/Gal	$2.859
Fuel Sale	$79.76
MASTERCARD CREDIT TEND	$79.76
Apprvl: 025721	

06/25/25 07:29

TC# 6207 7700 9617 4240 1631

CODE:
4660

CODE: 4647

THE HOME DEPOT

How doers get more done.

32715 EILAND BLVD
WESLEY CHAPEL,FL 33545 (813)788-1642

8929 00005 97997 06/25/25 10:30 AM
SALE CASHIER BETSY

021709009897 GROUT CLNR <A> 10.98N
ZEP GROUT&BRIGHTENER 320Z

SUBTOTAL	10.98
SALES TAX	0.00

TAX EXEMPT

TOTAL	$10.98
MASTERCARD	
	USD$ 10.98

AUTH CODE 025277/5056416 TA
Chip Read
AID A0000000041010 Mastercard

P.O.#/JOB NAME: 00

8929 06/25/25 10:30 AM

8929 05 97997 06/25/2025 4273

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	09/23/2025

CODE: 4785



How doers get more done.

32715 ETLAND BLVD
WESLEY CHAPEL,FL 33545 (813)788-1642

8929 00012 47063 06/25/25 10:20 AM
CASHIER MARCIA
* ORIG REC: 6311 001 08225 06/23/25 TA *

1004-954-620 RYB6INHRDB5H	-10.97N
1005-499-397 KS PREM STRT	-18.97N
SUBTOTAL	-29.94
SALES TAX	0.00
TOTAL	-$29.94

7 D 4
E 9 TA

REFUND-CUSTOMER COPY

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

amazon.com

Details for Order #113-3707655-9234647

Print this page for your records.

Order Placed: June 26, 2025
Amazon.com order number: 113-3707655-9234647
Order Total: $159.99

Not Yet Shipped

Items Ordered	Price
1 of: *MaxAuto 2 Pcs 20x8-10 Turf Saver Tire, 20x8.00x10 Lawn& Garden Tire - LRB/4ply Tubeless*	$159.99
Sold by: VIPEK (seller profile)	
Supplied by: Other	
Condition: New	

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

CODE: 4660

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Mastercard ending in 7

Billing address
John Gentilella
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$159.99
Shipping & Handling:	$0.00
Total before tax:	$159.99
Estimated tax to be collected:	$0.00
Grand Total:	**$159.99**

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

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Back to top

English | United States | Help

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THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

06/12/25 11:03AM JEANETTET 267 SALE

5073523 1 EA $3.591EA CN
KEY MASTER M1-ACE250PK $3.59
You Saved : .40

SUB-TOTAL:$ 3.59 TAX: $ .00
TOTAL: $ 3.59
BC AMT: $ 3.59

BK CARD#:
MID:********5880 TID:***4733
AUTH: 012931 AMT: $ 3.59
Host reference #:176570 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 011060700122000624B000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0002
AC : 80BF7D8BF1C2E205
TxnID/ValCode: 653811

Bank card USD$ 3.59

Total Items:1

==>> JRNL# B76570
CUST NO: 170931

THANK YOU FATINA TANNOUKHI
FOR YOUR PATRONAGE

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

YOU SAVED $ .40 BY SHOPPING AT
VISION ACE WESLEY CHAPEL 18945

Office DEPOT
OfficeMax

WESLEY CHAPEL - (813) 994-4131
06/11/2025 3:58 PM

VTVTY35P6U35564F8

SALE 2603-1-9980-665094-24 8.1
9646036 CHAIR,RAYNE,GR 319.99SS
Instant Savings -120.00
You Pay 199.99SS

210762 SHRED PER POUN
25 @ 0.99 24.75
You Pay 24.75SS

Subtotal: 224.74
Total: 224.74
MasterCard 224.74

AUTH CODE 011280
TDS Contactless
AID A0000000041010 Mastercard
TVR 0000008001
CVS No Signature Required

SEVEN OAKS CDD - C/O RIZZETTA 14*****406

Get 2% back in rewards on your favorite supplies & more - including furniture and technology. Plus, next-day rewards on select offers, rewards for recycling and more. Visit officedepot.com/rewards

Tax Exemption Number 57069521

****

Total Savings:
$120.00

****

WE WANT TO HEAR FROM YOU!
Visit survey.officedepot.com
and enter the survey code below
H74V 6SXX NPC9
or scan the below QR code

Same Day Delivery 1 of 1

ORDER NUMBER	ORDER STATUS	TOTAL
426635583-001	Shipped	$204.98

Arriving Today between 4:00 PM - 5:00 PM EST



Serta® SitTrue™ Rayne Ergonomic Mesh/Fabric Mid-Back Task Office Chair, Gray

Item #9646036

Qty: 1 @ $199.99 / each

$199.99

Eco Conscious Recycled Content Assembly Required

Same Day Delivery 1

426635583 001

Item Subtotal:	**$199.99**
Delivery Fee:	$4.99
Order Total	**$204.98**

Doodie Calls, LLC
P.O. Box 739056
Dallas, TX 75373-9056
(813) 800-7667
info@doodie-calls.com

Receipt

Billing Address
Seven Oaks Clubhouse
3434 Colwell Ave suite 100
Tampa, FL 33614

Date	Jun 20, 2025
Paid	$717.50
Payment Method	MasterCard 8
Confirmation #	671387062009

#	Invoice	Invoice Date	P.O.	Clerk	Payments	Outstanding Balance
1	I167161	Jun 20, 2025		HB	$717.50	$0.00

Site: S27001, 2910 Sports Core Cir , Wesley Chapel , FL 33544

#	Item	Qty	Description	Rate	Amount	Tax	Amount w/ Tax
1	PJN3	2	(Advance: 6/20/2025 - 7/17/2025) Standard Portable Toilet - Standard Portable Toilet	$125.00	$250.00	$0.00	$250.00
2	Bravo	1	(Advance: 6/20/2025 - 7/17/2025) Hand Wash Station - Bravo Wash Station	$175.00	$175.00	$0.00	$175.00
3	Rental Protection Plan (RPP)	1	Rental Protection Plan (RPP)	$42.50	$42.50	$0.00	$42.50
4	Emergency Delivery	1	Same-day emergency delivery on 6/20/25	$250.00	$250.00	$0.00	$250.00
						Subtotal	**$717.50**
						Tax	$0.00
						Total	**$717.50**

From
Seven Oaks Clubhouse
3434 Colwell Ave suite 100
Tampa, FL 33614

To
Doodie Calls, LLC
P.O. Box 739056
Dallas, TX 75373-9056

Subtotal	$717.50
Tax	$0.00
Payments	**$717.50**
Remaining Payment Balance	$0.00

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

Delivery

Fatina 7 Oaks Clubhouse
(813) 391-3157
Wesley Chapel, FL

Server: Dist M
Check #21
Tax Exempt
Ordered: 6/21/25 12:41 PM

2 XL Pizza (18")	$40.00
XL Meat Lovers	$24.00
XL Pizza (18")	$20.00
Whole	
Pepperoni	$3.00
Subtotal	$87.00
Delivery Fee	$4.00
Total	$91.00

Credit Card	Keyed
Mastercard	xxxx)
Time	12:41 PM

Transaction Type	Sale
Authorization	Approved
Approval Code	021108
Payment ID	jC7dnKtzXWxy

Amount	$91.00
+ Tip:	$9.00
= Total:	$100

X

Join our loyalty program and earn 87 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

Email Address

sam's club

May 29, 2025
Order 10302390914

Curbside pickup items(1)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Member's Mark Multipurpose Copy Paper, 8.5 x 11", 92 Bright, 20 lbs., 10 Reams (5,000 sheets)	Qty 1	$40.96

Subtotal	$40.96
Pickup fee	Free
Sales tax	$0.00
Total	**$40.96**
*0772	$40.96

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

RECEIPT NUMBER	TOTAL
26030602250018839-000	$281.97



Brother® TN-431 Cyan Toner Cartridge, TN-431C
Item #968834

Qty: 1 @ $93.99 / each

$93.99

Eco Conscious Safety Data Sheet



Brother® TN-431 Yellow Toner Cartridge, TN-431Y
Item #491226

Qty: 1 @ $93.99 / each

$93.99

Eco Conscious Safety Data Sheet



Brother® TN-431 Magenta Toner Cartridge, TN-431M
Item #979734

Qty: 1 @ $93.99 / each

$93.99

Eco Conscious Safety Data Sheet

Store Purchase

VTVT535P3UQ5866W8

Item Subtotal:	$281.97
Order Total	**$281.97**

Order Details

Order placed June 3, 2025 Order # 112-7203462-1214624

Ship to

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

Payment method

Mastercard ending in

Order Summary

Item(s) Subtotal:	$15.97
Shipping & Handling:	$0.00
Total before tax:	$15.97
Estimated tax to be collected:	$0.00
Grand Total:	**$15.97**

Delivered June 4

It was handed directly to a receptionist or someone at a front desk.
Signed by: Jana



Smygoods Disposable Coffee Cups, To Go Paper Hot Cups, Classic Design (6 OZ, 100 Countt) For Hot Beverages, Coffee, Tea, Espresso, Cocoa - Vasos Para Cafe
Sold by: Home#1
Return or replace items: Eligible through July 4, 2025
$15.97

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Order Details

Order placed June 3, 2025 Order # 112-2830691-0945024

Ship to

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

Payment method

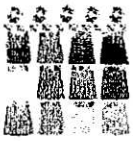
Mastercard ending i

Order Summary

Item(s) Subtotal:	$44.97
Shipping & Handling:	$0.00
Total before tax:	$44.97
Estimated tax to be collected:	$0.00
Grand Total:	**$44.97**

Delivered June 5

It was handed directly to a receptionist or someone at a front desk.
Signed by: Receptionist



Garma Hawaiian Grass Skirts for Luau Party Set, 12PCS Hawaiian Luau Hula Skirts 12PCS Headbands and 24PCS Wristbands for Hawaiian Party Supplies Tropical Themed Decorations Festivel
Sold by: Linkbelt
Return or replace items: Eligible through July 5, 2025
$24.99



24pcs Leis for Luau Party, Hawaiian Leis Bulk Decorations Silk Flower Necklace, Colorful Tropical Hawaiian Bulk Hula Dance Party Decor, Flower Leis Summer Beach Pool Party Decorations Favors Supplies
Sold by: FS US
Return or replace items: Eligible through July 5, 2025
$9.99

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DOLLAR TREE

Store# 3921 (656) 205-2990
21525 Village Lakes
Shopping Center Drive
Land O Lakes FL 34639-5101

DESCRIPTION	QTY	PRICE	TOTAL
ROUND TRAY TINTED COLOR 14IN	1	1.25	1.25N
ROUND TRAY TINTED COLOR 14IN	1	1.25	1.25N
ROUND TRAY TINTED COLOR 14IN	1	1.25	1.25N
ROUND TRAY TINTED COLOR 14IN	1	1.25	1.25N
ROUND TRAY TINTED COLOR 14IN	1	1.25	1.25N
ROUND TRAY TINTED COLOR 14IN	1	1.25	1.25N
SUMMER 3D TINSEL ICONS	1	1.25	1.25N
SUMMER 3D TINSEL ICONS	1	1.25	1.25N
SUMMER 3D TINSEL ICONS	1	1.25	1.25N
SUMMER 3D TINSEL ICONS	1	1.25	1.25N
SUMMER 3D TINSEL ICONS	1	1.25	1.25N
SUMMER 3D TINSEL ICONS	1	1.25	1.25N
LUAU LED PAPER LANTERN	1	1.25	1.25N
LUAU LED PAPER LANTERN	1	1.25	1.25N
BIRD SIGN DECOR	1	1.25	1.25N
BIRD SIGN DECOR	1	1.25	1.25N
BIRD SIGN DECOR	1	1.25	1.25N
BIRD SIGN DECOR	1	1.25	1.25N
SUMMER DANGLING SIGN	1	1.25	1.25N
FRUIT SIGN ASTD	1	1.25	1.25N

Sub Total		$25.00
SALES TAX		$0.00
Total		$25.00
Mastercard		$25.00
********	2	Approved
Purchase		Chip

Auth/Trace Number: 006201/012021
Chip Card AID: A0000000041010

**** Tax Exempt ****
ID #: 658012691725

NOW SHOP ON-LINE AT DOLLARTREE.COM

1389 03921 01 062 28030509 6/06/25 18:21
Sales Associate:Juliet

sam's club

Jun 4, 2025
Order 10304745233

Curbside pickup items(6)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Nature's Own Perfectly Crafted Brioche Style Hamburger Buns 12 ct.	Qty 6	$28.08

Subtotal	$28.08
Pickup fee	Free
Sales tax	$0.00
Total	**$28.08**
*	$28.08

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

sam's club

Jun 6, 2025
Order 10305377935

Curbside pickup items(6)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Member's Mark July 4th Celebration Cupcakes, 30 ct.	Qty 6	$98.88

Subtotal	$98.88
Pickup fee	Free
Sales tax	$0.00
Total	**$98.88**
	$98.88

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

Publix

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

1142 68Q 096 382

PUBLIX WHP TP 14OZ	6.19	F
PUBLIX WHP TP 14OZ	6.19	F
PUB DRSNG RANCH	3.99	F
PUB DRSNG RANCH	3.99	F
PIROULINE DRK CHOC	7.79	F
Order Total	28.15	
Sales Tax	0.00	
Grand Total	28.15	
Credit Payment	28.15	
Change	0.00	

Receipt ID: 1142 68Q 096 382

PRESTO!
Trace #: 090728
Reference #: 0980066377
Acct #: 2
Purchase Mastercard
Amount: $28.15
Auth #: 008640

CREDIT CARD PURCHASE
A0000000041010 Mastercard
Entry Method: Chip Read
Mode: Issuer

Your cashier was Barbara

06/08/2025 9:44 S1142 R109 6382 C0261

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets Inc

Publix

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

1142 67Q 095 476

CAFE BUSTL INSTANT	6.99	F
You Saved 1.60		
NESCAFE GLD ESPRSO	9.49	F
Order Total	16.48	
Sales Tax	0.00	
Grand Total	16.48	
Credit Payment	16.48	
Change	0.00	

Savings Summary
Special Price Savings 1.60

****
* Your Savings at Publix *
* 1.60 *
****

Receipt ID: 1142 67Q 095 476

PRESTO!
Trace #: 099869
Reference #: 0979248522
Acct #: 2
Purchase Mastercard
Amount: $16.48
Auth #: 007182

CREDIT CARD PURCHASE
A0000000041010 Mastercard
Entry Method: Chip Read
Mode: Issuer

Your cashier was Debra R

06/07/2025 9:04 S1142 R109 5476 C0239

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Apply today at apply.publix.jobs.
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TV

← Charges on Jun 9, 2025

Payment method
Mastercard

Base Plan		$82.99
	Tax	$11.18
	Total	$94.17

Jun 8, 2025
Order 1030 6015 836

SOUR PATCH KIDS Soft & Chewy Candy, 2 oz., 24 pk.	Qty 3	$64.92

More from this order

Zephyrhills 100% Natural Spring Water, 20 fl. oz., 28 pk.	Qty 5	$39.90
Dr Pepper Soda 12 fl. oz. cans, 36 pk.	Qty 1	$16.98
REESE'S Milk Chocolate Peanut Butter Cups, 1.5 oz., 36 pk.	Qty 1	$29.48
Sara Lee Restaurant Style White Hot Dog Buns, 16 ct.	Qty 2	$7.16
Sara Lee Butter Bread 20 oz., 2 pk.	Qty 1	$5.48
Coca-Cola Soft Drink 12 fl. oz., 35 pk.	Qty 2	$33.96
Gatorade Zero Thirst Quencher Variety Pack 20 fl. oz., 24 pk.	Qty 1	$18.48
Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.	Qty 1	$18.48
Members Mark Heavy Duty Paper Food Trays, 2 lbs., 750 ct.	Qty 1	$21.94
S.Pellegrino Sparkling Natural Mineral Water 16.9 fl. oz., 24 pk.	Qty 2	$42.96
Apple & Eve 100% Juice Variety Pack, 6.75 fl. oz., 36 pk.	Qty 1	$11.48
Member's Mark Everyday 1-Ply White Napkins 4 pks., 300 napkins/pk.	Qty 2	$25.68
Subtotal		**$341.40**
Pickup fee		Free
Shipping		Free
Sales tax		$0.00
Total		**$336.90**

Need help? Contact us

Payment method

Did you find what you were looking for?
Survey

Yes, I found | No, I did not find

Welcome to Dunkin'
Store #: 356034
7044 Land O Lakes Blvd
Land O Lakes, FL 34638
(813) 575-8603

260859 Maria

CHK 3785
6/9/2025 9:18 AM

Drive Thru

25 12 Donuts	349.75
1 Senior	-17.49
5.00 %	
Mastercard	$332.26

Entry Mode : TAPPED
Auth Code : 009412
Mastercard
AID: A0000000041010
No Signature Required
I agree to pay the above total amount according to the card issuer
(merchant agreement if credit voucher)

Subtotal	$332.26
Payment	$332.26
Change Due	**$0.00**

---------- Check Closed ----------
6/9/2025 9:20 AM

****
Donut forget to tell us about today's visit! Talk to us at www.DunkinRunsOnYou.com within 3 days and receive a FREE CLASSIC DONUT on your next visit when you purchase a Medium or Larger Beverage
See restrictions on dunkindonuts.com

Survey Code: 78503-56034-0906-0957
****
Additional Discounts Will Not Be Applied to Promotional Offers
****
LOL Runs On Dunkin'
Download the Dunkin' App.
Join Dunkin' Rewards and Start Earning!

Check # 3785

Total Items: 25

Money sent	$28.24 USD
Paid with:	
MASTER_CARD 2	$28.24 USD

This transaction will appear on your statement as PAYPAL *CORNILLEAU

You paid	$28.24 USD
CORNILLEAU AMERICA INC will receive	$28.24 USD
Your note to CORNILLEAU AMERICA INC	Theresa, We are requesting payment for the parts you ordered. SO 20646. Enjoy your day, Cornilleau America

Shipping Address

3434 Colwell Ave
200
Tampa, FL 33614
United States

PayPal: easy to get, easy to use



PayPal isn't just a convenient way to shop online. It's also an easy way to send money to anyone, across town or around the world.*

*Recipient must have or create an account with PayPal.

Activate PayPal Now

Constant Contact

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: *07/01/2025*
User Name:

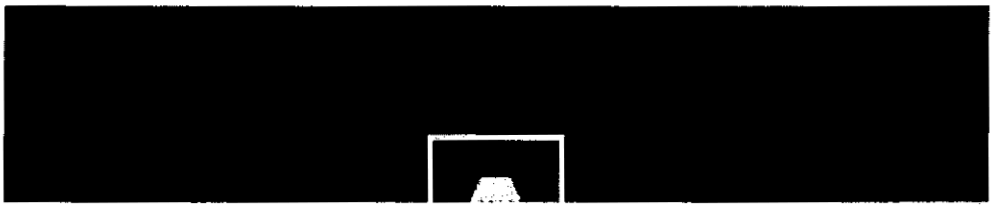
Invoices from 06/01/2025 to 07/01/2025

Date	Description	Charge Amount	Credit Amount
06/11/2025	Invoice #1749625552	$131.00	

Billing questions? Contact Support
Constant Contact - 890 Winter St - Waltham, MA 02451 US

Theresa Clubhouse Manager

From: Suds and Bubbles <messenger@messaging.squareup.com>
Sent: Thursday, June 12, 2025 4:54 PM
To: Theresa Clubhouse Manager
Subject: You paid an invoice! (#000439)



Suds and Bubbles

Invoice Paid

$57.00

Paid with d on June 12, 2025 at 4:53 PM

Invoice #000439
June 12, 2025

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

Download Invoice PDF

Invoice summary

	$57.00
Subtotal	$57.00

Order Details

Order placed June 11, 2025 Order # 112-9774888-7011467

Ship to

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

Payment method

Mastercard ending ir

Order Summary

Item(s) Subtotal:	$12.99
Shipping & Handling:	$0.00
Total before tax:	$12.99
Estimated tax to be collected:	$0.00
Grand Total:	**$12.99**

Delivered June 12

It was handed directly to a receptionist or someone at a front desk.
Signed by: Jana



MEHOFOND 7x5ft Donuts with Dad Happy Father's Day Backdrop Sprinkle Father's Day I love Dad Decoration Banner Father's Day Party Decor Father's Day Banner Backdrops for Photography
Sold by: Mehofoto
Return or replace items: Eligible through July 12, 2025
$12.99

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Walgreens

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

563 2402 0021 06/15/2025 9:04 AM

HOT SHOT WSP & HORNET KILLER 14OZ
04210000900 5.24 SALE
REGULAR PRICE 6.99
MYWALGREENS SAVINGS 1.75
RETURN VALUE 5.24
SPRAYCO HOME/GARDN SPRYR 32Z ASMT
04641210286 3.98
2 @ 1.99
RETURN VALUE 1.99 ea
MC NTNL CR 1 24 PW 50
6058120068448275309 50.00
ACTIVATION FEE $ 5.95
60000007701 5.95
CLOROX DISINF BLEACH LIQ CONC 43Z
04460032260 4.29
RETURN VALUE 4.29
CLOROX BLEACH LIQ SPLSH-LESS 40Z
04460032417 4.29
RETURN VALUE 4.29
FRANKLIN WHTE TBL TNS BLL 40MM 6S
02572543094 5.98
2 @ 2.99
RETURN VALUE 2.99 ea

TOTAL		79.73
MASTERCARD	2	79.73
AUTH CODE		015944
CHANGE		.00

MYWALGREENS SAVINGS 1.75

THANK YOU FOR SHOPPING AT WALGREENS

REDEEM $1 WALGREENS CASH REWARDS ON YOUR NEXT PURCHASE! WALGREENS CASH REWARDS CANNOT BE REDEEMED ON SOME ITEMS. FOR FULL DETAILS SEE MYWALGREENS.COM

RFN# 1124-6212-4025-2506-1503

Order Details

Order placed June 15, 2025 Order # 112-4272665-2258611

Ship to

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

Payment method
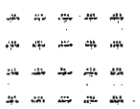
Mastercard ending in (

Order Summary

Item(s) Subtotal:	$15.98
Shipping & Handling:	$0.00
Total before tax:	$15.98
Estimated tax to be collected:	$0.00
Grand Total:	**$15.98**

Delivered June 16

It was handed directly to a receptionist or someone at a front desk.
Signed by: Desk



20 Pack Ping Pong Balls, 3 Star Table Tennis Balls, 40+ Pong Ball Competition and Recreational Play, Abs Ping Pong Ball, Games, DIY
Sold by: Guimd
Return or replace items: Eligible through July 16, 2025
2
$7.99

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Order Details

Order placed June 16, 2025 Order # 112-5645370-8972249

Ship to

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

Payment method

Mastercard g 2

Order Summary

Item(s) Subtotal:	$47.99
Shipping & Handling:	$0.00
Total before tax:	$47.99
Estimated tax to be collected:	$0.00
Grand Total:	**$47.99**

Delivered June 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Tima



LETIME 6 FT 4th of July Inflatables Outdoor Decorations Fourth of July Inflatable Patriotic Star with Uncle Sam and American Flying Bald Eagle Patriotic Inflatable for Independence Day Outdoor Décor
Sold by: LETIME
Return or replace items: Eligible through July 18, 2025
$47.99

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Theresa Clubhouse Manager

From: State Fair Mini Donuts <store+68099473713@t.shopifyemail.com>
Sent: Monday, June 16, 2025 1:19 PM
To: Theresa Clubhouse Manager
Subject: Order #SFMD16603 confirmed

ORDER #SFMD16603

Thank you for your purchase!

We're getting your order ready to be shipped. We will notify you when it has been sent.

View your order

or Visit our store

Order summary

DONUT CASE

Mini Donuts - Case × 1 **$84.90**

Subtotal	**$84.90**
Shipping	**$14.00**
Taxes	**$0.00**
Total	**$98.90 USD**

Order Details

Order placed June 16, 2025 Order # 112-6532548-3097826

Ship to

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

Payment method

Mastercard ending 2

Order Summary

Item(s) Subtotal:	$31.98
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$31.98
Estimated tax to be collected:	$0.00
Grand Total:	**$31.98**

Delivered June 17

It was handed directly to a receptionist or someone at a front desk.
Signed by: Theresa



ZMENCY 50 Pack Patriotic Plastic Cups - 16 Oz 4th of July Cups with Lids, Disposable Party Cups Drinking for Iced Coffee, Bubble Tea and Cold Beverage, BPA Free & Food Safe
Sold by: ZMENCY
Return or replace items: Eligible through July 17, 2025
$15.99

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Order Details

Order placed June 16, 2025 Order # 112-2070648-1860259

Ship to

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

Payment method

Mastercard g 2

Order Summary

Item(s) Subtotal:	$162.67
Shipping & Handling:	$0.00
Total before tax:	$162.67
Estimated tax to be collected:	$0.00
Grand Total:	**$162.67**

Delivered June 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Tima



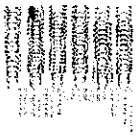
6 Pack Patriotic Water Blaster Foam Water Gun Pool Games for Kids Squirt Gun Summer Toys Water Shooter Outdoor Toys for Boys Girls
Sold by: Liannail
Return or replace items: Eligible through July 18, 2025
$12.70



48 Pieces Patriotic Plastic Cups 4th of July Party Supplies Cups American Flag Stars Red White Blue Party Cups Independence Day Party Decoration Disposable Plastic Cups Drinkware for Labor Day (16oz)
Sold by: Ruxihi
Return or replace items: Eligible through July 18, 2025
$19.99

Delivered June 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Tima



CraftyDream 200 Pcs 4th of July Patriotic Party Favor Include 100 Plastic American Flag Shutter Glasses 100 Patriotic Headbands for Independence Day Veterans Day Reunion Red White Blue Party Supplies
Sold by: Dinbinwee
Return or replace items: Eligible through July 18, 2025
$109.99

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Order Details

Order placed June 16, 2025 Order # 112-6774647-4228264

Ship to

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

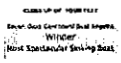
Payment method

Mastercard ending 2

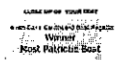
Order Summary

Item(s) Subtotal:	$39.96
Shipping & Handling:	$15.99
Total before tax:	$55.95
Estimated tax to be collected:	$0.00
Grand Total:	**$55.95**

Delivered June 20



Sailboat Trophies, 6" Gold Sailboat Trophy with Custom Engraving, Great Sailing Awards 1 Pack
Sold by: Crown Awards
Supplied by: Other
2
Return items: Eligible through July 20, 2025
$9.99



Sailboat Trophies, 6" Gold Sailboat Trophy with Custom Engraving, Great Sailing Awards 1 Pack
Sold by: Crown Awards
Supplied by: Other
2
Return items: Eligible through July 20, 2025
$9.99

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Order Details

Order placed June 16, 2025 Order # 112-0135686-4976256

Ship to

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

Payment method

Mastercard g 2

Order Summary

Item(s) Subtotal:	$110.91
Shipping & Handling:	$0.00
Total before tax:	$110.91
Estimated tax to be collected:	$0.00
Grand Total:	**$110.91**
Refund Total	**$110.91**

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



BDDC Table Skirts for Rectangle Tables 8ft - One-Piece White Tablecloths and Skirt, Wrinkle Resistant Ruffles Elastic Cover for Banquets, Weddings, Events, Parties
Sold by: Colorful Ideal
$36.97

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



BDDC Table Skirts for Rectangle Tables 8ft - One-Piece Red Tablecloths and Skirt, Wrinkle Resistant Ruffles Elastic Cover for Banquets, Weddings, Events, Parties
Sold by: Colorful Ideal
$36.97

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



BDDC Table Skirts for Rectangle Tables 8ft - One-Piece Royal Blue Tablecloths and Skirt, Wrinkle Resistant Ruffles Elastic Cover for Banquets, Weddings, Events, Parties
Sold by: Colorful Ideal
$36.97

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sam's club

Jun 16, 2025
Order 10308925886

Shipping items(3)

THERESA FLORES
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544

F	N'Joy Pepper, 800 packets	Qty 1	$3.88
Clean	Sprayway Glass Cleaner, 19 oz., Choose Pack Size	Qty 2	$47.88

Curbside pickup items(12)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

B	Sprite Lemon Lime Soda Soft Drinks, 12 fl oz., 35 pk.	Qty 1	$16.98
F	Member's Mark Beef Hot Dogs, 2 oz., 24 ct.	Qty 2	$22.48
F	Morton Iodized Salt, 64 oz.	Qty 1	$2.18
F	HERSHEY'S Milk Chocolate Candy Bars, 1.55 oz., 36 pk.	Qty 1	$29.48
Clean	Clorox Performance Bleach, 3 ct., 363 fl. oz.	Qty 1	$18.48
C S	Hefty Supreme Foam Hinged Lid Container, 1-Compartment, 125 ct.	Qty 1	$16.98
C S	Ziploc Gallon Storage Bags, 208 ct.	Qty 1	$15.48
B	Gatorade Zero Thirst Quencher Variety Pack 20 fl. oz., 24 pk.	Qty 1	$18.48
Clean	Raid Wasp & Hornet Killer 3ct, 17.5 oz.	Qty 1	$14.97

CS

Ziploc Stay Open Design Gallon Freezer Bags, 152 ct.	Qty 1	$15.48
Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.	Qty 1	$18.48

Subtotal	$245.73
Pickup fee	Free
Shipping	Free
Sales tax	$0.00
Total	**$241.23**
2	$241.23

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

Order Details

Order placed June 16, 2025 Order # 112-8636382-0235454

Ship to

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

Payment method

Mastercard g 2

Order Summary

Item(s) Subtotal:	$59.93
Shipping & Handling:	$0.00
Total before tax:	$59.93
Estimated tax to be collected:	$0.00
Grand Total:	**$59.93**

Delivered June 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Tima



Pack of 50, American Flag Napkins, Patriotic USA Flag Design, Red White Blue Disposable Paper Napkin for 4th of July, Independence Day, Memorial Day, Veterans Day Celebration, 13x13 Inches Unfolded
Sold by: Jremreo Official Store
Return or replace items: Eligible through July 18, 2025
$7.99

Delivered June 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Tima



TURNMEON July 4th Patriotic Paper Plates,50Pcs 9" Dinner Plates & 50Pcs 7" Dessert Plates American Flag Disposable Party Supplies Red Blue and White for Independence Day Decorations,Total 100Pcs
Sold by: GBD TECH
Return or replace items: Eligible through July 18, 2025
$9.99

Delivered June 19



100 4th of July Cocktail Picks, 6 IN Patriotic Fireworks Toothpicks for Appetizers, Red White Blue Bamboo Skewers Sticks Cupcake Toppers for Fourth of July Party Supplies Independence Day Decorations
Sold by: FATLODA
Return or replace items: Eligible through July 20, 2025
$7.99

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Order Details

Order placed June 17, 2025 Order # 112-0621014-6023437

Ship to

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

Payment method

d g 2

Order Summary

.....(s) Subtotal:	$155.80
Shipping & Handling:	$0.00
Total before tax:	$155.80
Estimated tax to be collected:	$0.00
Grand Total:	**$155.80**

Delivered June 21

Your package was delivered. It was handed directly to a resident.
Signed by: Ther



Lap Swim Only Folding Floor Sign, 10x16 Inches, with A Frame Stand, Made in USA
Sold by: SIGO SIGNS
Supplied by: Other
Return or replace items: Eligible through July 31, 2025
4 $38.95

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sam's club

Jun 17, 2025
Order 10309192277

Curbside pickup items(2)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

SNICKERS Chocolate Caramel Peanut Butter Ice Cream Bars, Frozen, 2 oz., 24 ct.	Qty 2	$24.72

Subtotal	$24.72
Pickup fee	Free
Sales tax	$0.00
Total	**$24.72**
2	$24.72

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

sam's club

Jun 17, 2025
Order 10309151237

Curbside pickup items(3)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 3	$67.44

Subtotal	$67.44
Pickup fee	Free
Sales tax	$0.00
Total	**$67.44**
[redacted]	$67.44

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

Invoice

Reference: R543040920
Invoice Date: 6/18/25

PAID

Personal Wine
6600 Metropolis Drive
Austin, TX 78744
sales@personalwine.com
(512) 476-9463

Shipping to

Seven Oaks CDD
Theresa DiMaggio
2910 Sports Core Circle
Wesley Chapel, Fl, FL 33544
8139077987

Billing to

Seven Oaks CDD
Rizzetta and Company
3434 Colwell Ave
Suite 200
Tampa, FL 33614
8139077987

Important information

Due to legal restrictions, your order will not be processed until payment has been received in full.

Thank you, we appreciate your business!

Item	Design	ABV%	Price	Quantity	Total
 Bordeaux Wine Labels (Set of 12)		0.0	$19.00	1	$19.00

Items (1)	$19.00
Shipping (Standard)	$0.00
Total	$19.00

Payments

C 2	$19.00

Order Details

Order placed June 19, 2025 Order # 112-8475681-5747438

Ship to

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

Payment method

d g 2

Order Summary

Item(s) Subtotal:	$15.99
Shipping & Handling:	$0.00
Total before tax:	$15.99
Estimated tax to be collected:	$0.00
Grand Total:	**$15.99**

Delivered June 23

Your package was left near the front door or porch.



6 Pack Mop Head Replacement Compatible with Ocedar Triangle Swivel Mops,Spin Mop Replacement Head 100% Microfiber,Deep Cleaning,EPSUNORISE Replacement Heads Compatible with O Cedar Mop(White)

Sold by: Epsun

Return or replace items: Eligible through July 23, 2025

$15.99

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Order Details

Order placed June 18, 2025 Order # 112-5301540-1000234

Ship to

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

Payment method

Mastercard ending

Order Summary

Item(s) Subtotal:	$12.99
Shipping & Handling:	$0.00
Total before tax:	$12.99
Estimated tax to be collected:	$0.00
Grand Total:	**$12.99**

Delivered June 20

Your package was left near the front door or porch.

MR.FOAM 6 oz Snow Cone Cups, 200pc White Paper Cone Cups Wax Coated Leakproof Cone Paper Cups For Water Ice Cream and Shaved Ice (200)
Sold by: QQMZHAOR.
Return or replace items: Eligible through July 20, 2025
$12.99

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Order Details

Order placed June 18, 2025 Order # 111-1423301-2277069

Ship to

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

Payment method

Mastercard ending i

Order Summary

Item(s) Subtotal:	$82.49
Shipping & Handling:	$0.00
Total before tax:	$82.49
Estimated tax to be collected:	$0.00
Grand Total:	**$82.49**

Delivered June 20

Your package was left near the front door or porch.



APC UPS Battery Backup and Surge Protector, 600VA/330 Watts Backup Battery Power Supply, BE600M1 Back-UPS with USB Charger Port
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through July 20, 2025
$82.49

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Order Details

Order placed June 16, 2025 Order # 112-7323740-9472224

Ship to

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

Payment method

Mastercard ending

Order Summary

Item(s) Subtotal:	$85.48
Shipping & Handling:	$0.00
Total before tax:	$85.48
Estimated tax to be collected:	$0.00
Grand Total:	**$85.48**

Delivered June 20

Your package was left near the front door or porch.



Brother Printer TN431BK Standard Yield Toner-Retail Packaging , Black
Sold by: 8EE Happy Supplies
Return or replace items: Eligible through July 20, 2025
$85.48
Auto-delivered: Every 4 months

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NETFLIX

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

clubhousemanager@sevenoakscdd.com

Invoice # 8BF67-572FE-D6AE2-4D2CF

Date	Description	Service Period	Amount	Tax	Total
6/20/25	Streaming Service	6/20/25—7/19/25	$17.99	$2.20	$20.19
			SUBTOTAL		$17.99
			TAX TOTAL		$2.20
			TOTAL		**$20.19**

Payment Method: •••• •••• •

Microsoft

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	G098155033
Invoice Date In UTC	06/21/2025

Total Amount **USD 8.25**
Due on 06/21/2025

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

Invoice for activity on 06/20/2025

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/G098155033

Billing Summary

Charges	8.25
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.

Order Details

Order placed June 18, 2025 Order # 112-5192467-9790634

Ship to

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

Payment method

Mastercard ending

Order Summary

Item(s) Subtotal:	$91.96
Shipping & Handling:	$0.00
Total before tax:	$91.96
Estimated tax to be collected:	$0.00
Grand Total:	**$91.96**

Delivered June 27

Your package was delivered. It was handed directly to a resident.
Signed by: Theresa



2 Personalized A Frame Text, Image, Logo Sign, Custom Sidewalk Indoor/Outdoor Sign Kit, 10x16 Inches, With A Frame Stand, Made in USA by Sigo Signs
Sold by: SIGO SIGNS
Supplied by: Other
Return items: Eligible through August 4, 2025
$45.98

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Order Details

Order placed June 23, 2025 Order # 112-6601542-8127440

Ship to

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

Payment method

Mastercard ending ir

Order Summary

Item(s) Subtotal:	$8.99
Shipping & Handling:	$0.00
Total before tax:	$8.99
Estimated tax to be collected:	$0.00
Grand Total:	**$8.99**

Delivered June 24

Your package was left near the front door or porch.



Milk Frother Handheld Battery, Electric Foam Maker Frother Wand, Drink Mixer with Stainless Steel Whisk for Coffee, Matcha, Lattes, Cappuccino Black

Sold by: RUIMBO

Return or replace items: Eligible through July 24, 2025

$8.99

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Order Details

Order placed June 23, 2025 Order # 112-9228190-2725849

Ship to

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

Payment method

Mastercard ending i

Order Summary

Item(s) Subtotal:	$9.64
Shipping & Handling:	$0.00
Total before tax:	$9.64
Estimated tax to be collected:	$0.00
Grand Total:	**$9.64**

Delivered June 24

Your package was left near the front door or porch.



Goo Gone Grout & Tile Cleaner - Stain Remover - 14 Fl. Oz.
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through July 24, 2025
$9.64

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Order Details

Order placed June 23, 2025 Order # 112-7250548-1824238

Ship to

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

Payment method

Mastercard ending 2

Order Summary

Item(s) Subtotal:	$9.99
Shipping & Handling:	$0.00
Total before tax:	$9.99
Estimated tax to be collected:	$0.00
Grand Total:	**$9.99**

Delivered June 24

Your package was left near the front door or porch.



Betanull Crevice Cleaning Brush Set, Multi Purpose Hard Bristle Brushes for Deep Cleaning Gap, Kitchen, Bathroom, Grout, Sink, Corners, Tight Spaces, Bottle, Cup, Blender & More

Sold by: Betanull Store

Return or replace items: Eligible through July 24, 2025

$9.99

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Publix

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

1142 6PQ 067 210

NESCAFE GLD ESPRO	9.49	F
Order Total	9.49	
Sales Tax	0.00	
Grand Total	9.49	
Credit Payment	9.49	
Change	0.00	

Receipt ID: 1142 6PQ 067 210

PRESTO!
Trace #: 061475
Reference #: 099331/334
Acct #: XXXXXXXX 07 2
Purchase Mastercard
Amount: $9.49
Auth #: 024127

CREDIT CARD
A0000000041010
Entry Method:
Mode:

PURCHASE
Mastercard
Chip Read
Issuer

Your cashier was Lilah G.

06/24/2025 20:08 S1142 R106 7210 E0130

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

Order Details

Order placed June 16, 2025 Order # 112-0135686-4976256

Ship to

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

Payment method

Mastercard ending

Order Summary

Item(s) Subtotal:	$110.91
Shipping & Handling:	$0.00
Total before tax:	$110.91
Estimated tax to be collected:	$0.00
Grand Total:	**$110.91**
Refund Total	**$110.91**

#3 36.97 x 3 } $110.91

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



BDDC Table Skirts for Rectangle Tables 8ft - One-Piece White Tablecloths and Skirt, Wrinkle Resistant Ruffles Elastic Cover for Banquets, Weddings, Events, Parties
Sold by: Colorful Ideal
$36.97

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



BDDC Table Skirts for Rectangle Tables 8ft - One-Piece Red Tablecloths and Skirt, Wrinkle Resistant Ruffles Elastic Cover for Banquets, Weddings, Events, Parties
Sold by: Colorful Ideal
$36.97

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



BDDC Table Skirts for Rectangle Tables 8ft - One-Piece Royal Blue Tablecloths and Skirt, Wrinkle Resistant Ruffles Elastic Cover for Banquets, Weddings, Events, Parties
Sold by: Colorful Ideal
$36.97

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sam's club

Jun 24, 2025
Order 10311804098

Curbside pickup items(5)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Member's Mark Shredded Mozzarella Cheese 5 lbs.	Qty 1	$12.64
Dr Pepper Soda 12 fl. oz. cans, 36 pk.	Qty 1	$16.98
Fun Sweets Cotton Candy, 2 oz., 12 pk.	Qty 2	$19.96
Skittles Original Fruity Chewy Candy, Full Size, 2.17 oz., 36 pk.	Qty 1	$39.98

Subtotal	$89.56
Pickup fee	Free
Sales tax	$0.00
Total	**$89.56**
	$89.56

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

sam's club

Jun 24, 2025
Order 10311752198

Shipping items(3)

THERESA FLORES
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544

Starbucks Espresso and Cream 6.5 fl. oz., 12 pk.	Qty 2	$39.96
SunChips Whole Grain Variety Pack Chips, 30 pk.	Qty 1	$18.48

Subtotal	$58.44
Shipping	Free
Sales tax	$0.00
Total	**$58.44**
	$58.44

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

Order Details

Order placed June 26, 2025 Order # 112-9572909-5137851

Ship to

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

Payment method

Mastercard ending i

Order Summary

Item(s) Subtotal:	$44.99
Shipping & Handling:	$0.00
Total before tax:	$44.99
Estimated tax to be collected:	$0.00
Grand Total:	**$44.99**

Delivered June 27

It was handed directly to a receptionist or someone at a front desk.
Signed by: Theresa



GAMMA Pressureless Tennis Balls for Tennis Practice and Lessons, Longer-Term Durability and More Bounce Than Standard Tennis Balls, Yellow, Box of 48
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through July 27, 2025
$44.99

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices
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sam's club

Jun 26, 2025
Order 10312649497

Curbside pickup items(15)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Clear	Dawn Platinum Dishwashing Liquid Dish Soap, Refreshing Rain 90 fl. oz.	Qty 1	$11.88
F	Heinz Original Tomato Ketchup, 44 oz., 3 pk.	Qty 3	$29.94
B	Pure Leaf Real Brewed Tea Unsweetened Black Tea 16.9 fl. oz., 18 pk.	Qty 3	$50.94
Clear	Clorox Disinfecting Cleaning Wipes, Variety Pack, 5 ct., 425 wipes	Qty 2	$37.56
Clear	Member's Mark Distilled White Vinegar, 1 gal., 2 pk.	Qty 1	$5.98
F	Member's Mark Real Crumbled Bacon, 20 oz.	Qty 3	$26.94
Clear	Lysol Advanced Toilet Bowl Gel Cleaner 32 fl. oz., 4 pk.	Qty 2	$22.96

Subtotal	$186.20
Pickup fee	Free
Sales tax	$0.00
Total	**$186.20**
	$186.20

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 COMMUNITY DEVELOPMENT DISTRICT

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

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$282,644.54**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Andrew P Mendenhall	101782	AM062525	Board of Supervisor Meeting 06/25/25	$ 200.00
Andrew P Mendenhall	101796	AM070225	Board of Supervisor Meeting 07/02/25	$ 200.00
Celebrity Seating Inc.	101837	CSI-07.22.25.01	Replacement Back Assembly -Crown Jewel Rocker Theater Seating 07/25	$ 761.25
Charter Communications	101830	167115020107072O	Phone Services- Acct# 167115201 07/25	$ 278.86
Cintas Corporation	101803	1905733298	Facility Supplies 06/25	$ 370.00
Cintas Corporation	101803	1905733333	Facility Supplies 06/25	$ 200.00
Cintas Corporation	101803	1905760609	Facility Supplies 07/25	$ 100.00
Cintas Corporation	101803	4235094296	Facility Supplies 06/25	$ 264.43
Cintas Corporation	101807	4236515737	Janitorial Services 07/25	$ 181.84
Cintas Corporation	101838	4237986391	Janitoral Services 07/25	$ 181.84
CMH Exteriors LLC	101778	109274	Tree Trimming and Removal 06/25	$ 14,250.00
Complete IT Corp	101808	16914	Computer Services 07/25	$ 235.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Complete IT Corp	101808	17041	Access cards/Reader data 07/25	$ 240.50
Conley's Drinking Fountains LLC	101809	5434	Service Drinking Fountain 07/25	$ 200.00
Cooper Pools Remodeling & Resurfacing Inc	101831	2025-613	Service Call 06/25	$ 8,975.12
Cooper Pools Remodeling & Resurfacing Inc	101831	2025-823	Service Call 06/25	$ 365.00
Cooper Pools Remodeling & Resurfacing Inc	101831	2025-940	Pool Services 07/25	$ 1,043.78
Cory N Carter	101832	46	Cleaning Services 07/25	$ 2,200.00
Dymond Heating & Cooling, Inc.	101779	110002059	A/C Maintenance 06/25	$ 10,379.00
Dymond Heating & Cooling, Inc.	101804	110002205	A/C Maintenance 07/25	$ 11,404.45
Ewing Irrigation Products Inc.	101833	26758894	Irrigation Maintenance 07/25	$ 351.86
Ewing Irrigation Products Inc.	101833	26843634	Irrigation Maintenance 07/25	$ 29.26
Expert Security Professionals, LLC	101805	17175	Camera Repairs 06/25	$ 230.00
Foliage Design Systems	101834	07REC1232	Plant Maintenance 07/25	$ 134.00
Forsite	101788	JF1057RREV1	Street Sign 07/25	$ 282.00
Frontier Florida, LLC	20250707-1	813-994-3055-060923-5 06/25 ACH	Telephone, Internet and Cable 06/25	$ 124.48

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Home Theater Connection	101810	INV4090	Service Call 07/25	$ 75.00
Integrated Irrigation Services	101811	2078	Irrigation Repairs 07/25	$ 2,485.00
John Christensen	101783	JC062525	Board of Supervisor Meeting 06/25/25	$ 200.00
John Christensen	101797	JC070225	Board of Supervisor Meeting 07/02/25	$ 200.00
Jon Tomsu	101798	JT070225	Board of Supervisor Meeting 07/02/25	$ 200.00
Jon Tomsu	101806	JT062525	Board of Supervisor Meeting 06/25/25	$ 200.00
Juniper Landscaping of Florida, LLC	101780	337531	Monthly Landscape Maintenance 06/25	$ 59,700.34
Juniper Landscaping of Florida, LLC	101780	337575	Replace Plant Material Around Pool Area 05/25	$ 7,708.89
Juniper Landscaping of Florida, LLC	101780	339509	Landscape Maintenance 06/25	$ 7,590.00
Juniper Landscaping of Florida, LLC	101780	340457	FertilizeTurf Maintenance 06/25	$ 6,007.00
Juniper Landscaping of Florida, LLC	101812	341571	Bed Prep/Plant/Sod/Debris Removal 06/25	$ 3,639.00
Juniper Landscaping of Florida, LLC	101812	341573	Landscape Maintenance 06/25	$ 1,051.00
Juniper Landscaping of Florida, LLC	101812	341574	Landscape Maintenance 06/25	$ 720.00
Juniper Landscaping of Florida, LLC	101812	342680	Pest Control 06/25	$ 833.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	101812	344083	Landscape Maintenace 06/25	$ 6,615.00
Juniper Landscaping of Florida, LLC	101843	341572	Landscape Maintenance 06/25	$ 16,250.00
Let's Plan A Party	101789	3703	Event - Karaoke Party 12/25	$ 450.00
Pasco County Utilities	20250714-1	Pasco Water Summary 06/25 ACH	Pasco Water Summary 06/25	$ 4,770.48
Pasco Sheriff's Office	101813	1-20257-11996	Off Duty Deputy 06/25	$ 2,334.50
Professional Green Cleaners, LLC	101835	28990	Clubhouse Cleaning 07/25	$ 695.00
Reserve Advisors LLC	101801	S-INV006149	Reserve Advisor Services 07/25	$ 3,325.00
Rizzetta & Company, Inc.	101781	INV0000100543	District Management Fees 07/25	$ 7,636.25
Rizzetta & Company, Inc.	101802	INV0000100610	Excess Meeting Time Auto Mileage/Travel 07/25	$ 293.30
Sean Grace	101785	SG062525	Board of Supervisor Meeting 06/25/25	$ 200.00
Sean Grace	101799	SG070225	Board of Supervisor Meeting 07/02/25	$ 200.00
Solitude Lake Management, LLC	101836	PSI175773	Aquatic Maintenance 06/25	$ 4,839.00
Solitude Lake Management, LLC	101836	PSI183975	Aquatic Maintenance 07/25	$ 4,839.00
Stantec Consulting Services, Inc.	101814	2418284	Engineering Services 06/25	$ 3,827.85

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Storage Center in Wesley Chapel	101815	27263	Storage Rental 08/0725-09/06/25	$ 272.00
Straley Robin Vericker	101844	26877	Legal Services 06/25	$ 3,003.50
Susan Lindemann	101839	4-Deposit	Deposit - Octoberfest Event 10/11/25 - 07/25	$ 350.00
Tampa Fence	101790	3146	Fence Install-Remaining Balance 04/25	$ 4,960.00
TECO Peoples Gas	101840	211003718858 7/25	2910 Sports Core Cir 07/25	$ 55.10
The Observer Group, Inc.	101816	25-01476P	Legal Advertising 07/25	$ 109.38
Theodore H. Rhodes	101786	TR062525	Board of Supervisor Meeting 06/25/25	$ 200.00
Theodore H. Rhodes	101800	TR070225	Board of Supervisor Meeting 07/02/25	$ 200.00
Valley National Bank	20250728-1	Valley Bank Visa 06/25 General ACH	Maintenance 06/25	$ 4,188.91
Waste Connections of Florida	101817	1967766W426	Trash Removal 08/25	$ 991.75
Withlacoochee River Electric Cooperative, Inc.	101787	WREC Summary 06/25 730	WREC Summary 06/25 730	$ 68,246.62
Report Total				**$ 282,644.54**

RECEIVED
06/30/25

Seven Oaks CDD

Meeting Date: June 25, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid	
Andrew Mendenhall	✓	AM062525
Sean Grace	✓	SG062525
Jon Tomsu	✓	JT062525
Jack Christensen	✓	JC062525
Ted Rhodes	✓	TR062525

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:02 PM
Meeting End Time:	4:34 PM
Total Meeting Time:	1:32

Time Over ____ (3) Hours:	0

Total at $175 per Hour:	$0

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	6/25/2025
Additional or Continued Meeting?	Continued
Total Meeting Time:	1.32
Total at $175 per Hour:	$262.50

Business Mileage Round Trip	44
IRS Rate per Mile	0.7
Mileage to Charge	$30.80

DM Signature: _____

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

RECEIVED 07/02/25

Name of Board Supervisor	Check if paid	
Andrew Mendenhall	✓	AM070225
Sean Grace	✓	SG070225
Jon Tomsu	✓	JT070225
Jack Christensen	✓	JC070225
Ted Rhodes	✓	TR070225

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:00 PM
Meeting End Time:	4:13 PM
Total Meeting Time:	1:13

Time Over ____ (3) Hours:	0

Total at $175 per Hour:	$0

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: _____

INVOICE

Celebrity Seating Inc.
2283 Heron Circle, Clearwater, FL 33762,
UNITED STATES
celebrityseating@gmail.com; Website:
CelebritySeating.com

Invoice No#: CSI-07.22.25.01
Invoice Date: Jul 22, 2025
Due Date: Jul 22, 2025

Scan.Pay.Go

$761.25 USD
AMOUNT DUE

BILL TO
maintenance@sevenoakscdd.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT($)
1	Back assembly for the Crown Jewel Rocker theater seating. Black fabric upholstery.	1	$572.25	$572.25
2	Back installation Appointment needs to be scheduled.	1	$189.00	$189.00

Subtotal	$761.25
Shipping	$0.00
TOTAL	**$761.25 USD**

RECEIVED
07/24/2025

NOTES TO CUSTOMER
This invoice is for a replacement back assembly for the Crown Jewel Rocker theater seating.

Customer: Seven Oaks CDD
3434 Colwell Ave. Ste 200
Tampa, FL 33614

SHIP TO:
Seven Oaks CDD
2910 Sports Core Circle
Wesley Chapel, FL 33544

APPROVED
John G. 07/24/25
Code: 4647

Invoice prepared by Wil Kovacs, sales. Celebrity Seating Inc. 727-798-6949
CelebritySeating@gmail.com

TERMS AND CONDITIONS

https://celebrityseating.com/pages/terms-and-conditions

Spectrum BUSINESS

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

RECEIVED
JUL 15 2025

Invoice Number: 167115201070725
Account Number: 167115201
Invoice Date: 07/07/25
Due Date: 08/06/25
Security Code:

Summary

Account activity from 07/10/2025 through 08/09/2025 details on following pages

Previous Statement Balance	$279.05
Payments	$-279.05
06/23/2025	$-279.05
Previous Statement Balance Subtotal	**$0.00**
Adjustments	$0.00
Prorated Charges	$0.00
Recurring Charges	$263.00
One Time Charges	$0.00
Taxes, Fees & Surcharges	$15.86
Current Charges Subtotal	$278.86
BALANCE DUE	**$278.86**

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

Thank you for choosing Spectrum Business for enterprise. We value you as our customer and appreciate your prompt payment.

Note: Payments made after 06/27/2025 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.

Spectrum BUSINESS
1900 BLUE CREST LN
SAN ANTONIO, TX 78247
6810 0225 NO RP 07 07072025 NNNNNNNY 01 007090 0019

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

ACCOUNT NUMBER 167115201

DUE DATE	08/06/25
PREVIOUS BALANCE SUBTOTAL	$0.00
CURRENT CHARGES SUBTOTAL	$278.86
BALANCE DUE	**$278.86**

AMOUNT PAID $_____

CHARTER COMMUNICATIONS
BOX 223085
PITTSBURGH, PA 15251-2085

0701500100116711520181000027886

Invoice Number: 167115201070725
Account Number: 167115201
Invoice Date: 07/07/25
Due Date: 08/06/25
Security Code:

SEVEN OAKS CDD

Spectrum BUSINESS

Contact Us at
1-888-812-2591

6810 0225 NO RP 07 07072025 NNNNNNNY 01 007090 0019

Charge Details

Previous Statement Balance	$279.05
Payments	$-279.05
06/23/2025	$-279.05
Previous Statement Balance Subtotal	**$0.00**
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	$15.86
Regulatory Cost Recovery Fee	$3.56
Federal Universal Service Fund	$10.30
Federal Excise Tax	$0.08
E911 Surcharge	$1.60
Telephone Relay Surcharge	$0.32
Current Charges Subtotal	**$278.86**
BALANCE DUE	**$278.86**

The following taxes, fees and surcharges are included in the price of the Spectrum Voice services: Federal USF $5.91, 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

Billing Information

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 July 1, 2025 the Federal Universal Service Fund decreased to 36%.

CINTAS
READY FOR THE WORKDAY™

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

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

INVOICE #	1905733298
INVOICE DATE	06/13/2025
SERVICE TICKET #	9325318855
CUSTOMER REF #	DEVELOPMENT DISTRICT I
SOLD TO #	13471172
PAYER #	13496923
PAYMENT TERMS	NET 10 EOM
SORT #	00740070271
CINTAS ROUTE	79 / DAY 4 / STOP 009

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	794300350	CANLINER/38X58/100CT/BLACK-	D		10	37.000	370.00	N
			SUBTOTAL				370.00	

SUBTOTAL	370.00
TAX	0.00
TOTAL USD	370.00

RECEIVED
06/30/2025

Theresa DiMaggio

57200-4619

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

CINTAS
READY FOR THE WORKDAY™

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

PAY YOUR BILL WITH MYCINTAS:
VIEW & PAY YOUR BILLS ONLINE:
WWW.CINTAS.COM/MYACCOUNT
MANAGE | SHOP | PAY

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

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

INVOICE #	1905733333
INVOICE DATE	06/13/2025
CUSTOMER REF #	DEVELOPMENT DISTRICT
SOLD TO #	13471172
PAYER #	13496923
PAYMENT TERMS	NET 10 EOM
SORT #	00740070271
CINTAS ROUTE	79 / DAY 4 / STOP 009

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		20	5.000	100.00	N
				SUBTOTAL			200.00	

SUBTOTAL	200.00
TAX	(0.00)
TOTAL USD	200.00

RECEIVED
06/30/2025

Theresa D. Maggio

57200 - 4704

TOTAL ADJUST.	_____
TAX ADJUST.	_____
NET TOTAL	_____

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

CINTAS
READY FOR THE WORKDAY™

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

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

INVOICE #	1905760609
INVOICE DATE	06/30/2025
SERVICE TICKET #	9327437173
CUSTOMER REF #	DEVELOPMENT DISTRICT I
SOLD TO #	13471172
PAYER #	13496923
PAYMENT TERMS	NET 10 EOM
SORT #	00740070271
CINTAS ROUTE	79 / DAY 4 / STOP 009

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	789340010	GLV/IND/VNYL/LTXFREE/100CT/CLR-00M	D		10	5.000	50.00	N
	789340010	GLV/IND/VNYL/LTXFREE/100CT/CLR-00L	D		10	5.000	50.00	N
		SUBTOTAL					100.00	

SUBTOTAL	100.00
TAX	0.00
TOTAL USD	100.00

RECEIVED
07/02/2025

Theresa DiMaggio
Cafe Supplies
57200-3222

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

CINTAS
READY FOR THE WORKDAY™

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

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

INVOICE #	4235094296
INVOICE DATE	06/26/2025
SERVICE TICKET #	4235094296
CUSTOMER REF #	DEVELOPMENT DISTRICT I
SOLD TO #	13471172
PAYER #	13496923
PAYMENT TERMS	NET 10 EOM
SORT #	00740070271
CINTAS ROUTE	79 / DAY 4 / STOP 009

EMP#/LOCK#	MATERIAL	DESCRIPTION		FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2700	TERRY TOWEL - WHITE-		02	F	360	0.325	117.00	N
	X2700	TERRY TOWEL - WHITE-	L	02	F	29	1.925	55.83	N
	X84301	3X5 LOGO MAT D0740 3X5 7 OAKS 'A'		02	F	1	10.606	10.61	N
	X84301	3X5 LOGO MAT D0741 3X5 7 OAKS 'A'		02	F	1	10.606	10.61	N
	X84301	3X5 LOGO MAT D0742 3X5 7 OAKS 'A'		02	F	1	10.606	10.61	N
	X84301	3X5 LOGO MAT D0743 3X5 7 OAKS 'B'		02	F	1	10.606	10.61	N
	X84301	3X5 LOGO MAT D0744 3X5 7 OAKS 'B'		02	F	1	10.606	10.61	N
	X84301	3X5 LOGO MAT D0745 3X5 7 OAKS 'B'		02	F	1	10.606	10.61	N
	X84401	4X6 LOGO MAT D0746 4X6 7 OAKS		02	F	1	15.001	15.00	N
			SUBTOTAL					251.49	
		SERVICE CHARGE						12.94	N
		SUBTOTAL						264.43	
		TAX						0.00	
		TOTAL USD						264.43	

Theresa DiMaggio

57200-4704

RECEIVED
06/30/2025

Signature :

Cust. Name: SEVEN OAKS COMMUNITY
theresa Dimaggio 09:25 AM 06/26/25
SoldTo# 0013471172 SO# 4235094296
Invoice Total $264.43 Payment on Account $0.00

S Vals

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

CINTAS®
READY FOR THE WORKDAY™

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 813-626-8852
CINTAS FAX # 813-644-8365
PAYMENT INQUIRY

INVOICE

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

INVOICE # 4236515737
INVOICE DATE 07/10/2025
CUSTOMER REF # DEVELOPMENT DISTRICT I

SOLD TO # 13471172
PAYER # 13496923
PAYMENT TERMS NET 10 EOM
SORT # 00740070271
CINTAS ROUTE 79 / DAY 4 / STOP 009

RECEIVED
07/14/25

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

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
	X84301	3X5 LOGO MAT D0740 3X5 7 OAKS 'A'		02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0741 3X5 7 OAKS 'A'		02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0742 3X5 7 OAKS 'A'		02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0743 3X5 7 OAKS 'B'		02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0744 3X5 7 OAKS 'B'		02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0745 3X5 7 OAKS 'B'		02	F	1	7.000	7.00	N
	X84401	4X6 LOGO MAT D0746 4X6 7 OAKS		02	F	1	10.000	10.00	N
			SUBTOTAL					168.90	
		SERVICE CHARGE						12.94	N
		SUBTOTAL						181.84	
		TAX						(0.00)	
		TOTAL USD						181.84	

Theresa Dimaggio
S7200-4704-

TOTAL ADJUST. _____

TAX ADJUST. _____

NET TOTAL _____

CUSTOMER TOTAL CURRENT: 744.38 PAST DUE: 293.71 30 DAYS: 37.00 60 DAYS: 0.00 90+ DAYS: 29.98

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

CINTAS
READY FOR THE WORKDAY™

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

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

INVOICE # 4237986391
INVOICE DATE 07/24/2025
CUSTOMER REF # DEVELOPMENT DISTRICT I

SOLD TO # 13471172
PAYER # 13496923
PAYMENT TERMS NET 10 EOM
SORT # 00740070271
CINTAS ROUTE 79 / DAY 4 / STOP 009

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
	X84301	3X5 LOGO MAT D0740 3X5 7 OAKS 'A'		02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0741 3X5 7 OAKS 'A'		02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0742 3X5 7 OAKS 'A'		02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0743 3X5 7 OAKS 'B'		02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0744 3X5 7 OAKS 'B'		02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0745 3X5 7 OAKS 'B'		02	F	1	7.000	7.00	N
	X84401	4X6 LOGO MAT D0746 4X6 7 OAKS		02	F	1	10.000	10.00	N
			SUBTOTAL					168.90	
		SERVICE CHARGE						12.94	N
		SUBTOTAL						181.84	
		TAX						(0.00)	
		TOTAL USD						181.84	

Theresa DiMaggio

57200 - 4704

TOTAL ADJUST. _____

TAX ADJUST. _____

NET TOTAL _____

CUSTOMER TOTAL CURRENT: 0.21- PAST DUE: 934.43 30 DAYS: 293.71 60 DAYS: 37.00 90+ DAYS: 29.98

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

INVOICE

CMH Exteriors LLC
PO Box 1304
Lutz, FL 33548

cmhexteriors@yahoo.com
+1 (813) 609-2649

Bill to
Seven Oaks CDD
5844 old pasco rd. #100
Wesley Chapel, Fl 33544

Ship to
Seven Oaks CDD
5844 old pasco rd. #100
Wesley Chapel, Fl 33544

Invoice details
Invoice no.: 109274
Terms: Net 15
Invoice date: 06/26/2025
Due date: 07/11/2025

#	Date	Product or service	Description	Amount
1.		**Boulevard Oak Trees**	9 trees trimmed	$2,250.00
2.		**Pine tree removal**	7 pine trees in easement across from Elementary School. 1 pine on Eagleston Blvd.	$5,200.00
3.		**General clean up**	4 Small trees removed. (corner of ancient oaks and eagleston) 1 small oak removed from Edenfield park 1 dead maple removed 1 small blow over in preserve area pine pt. dr.	$900.00
4.		**Palm Tree Removal**	1 palm removed from the pool deck area. 2 palms removed from the main entrance.	$2,400.00
5.		**Emergency Removal**	1 large blown over Elm tree in Brookforest. 1 Dead pine tree	$3,500.00

Total **$14,250.00**

Ways to pay

View and pay

RECEIVED 06/27/25

APPROVED
John G. 06/27/25
Code: 4648

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

Complete I.T.
SERVICE & SOLUTIONS

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

Invoice #	16914
Invoice Date	07-01-25
Balance Due	**$235.00**

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**

RECEIVED
07/02/2025



Theresa D. Maggio

57200-4785

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

Complete I.T.
SERVICE & SOLUTIONS

RECEIVED
07/14/25

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

Invoice #	17041
Invoice Date	07-11-25
Balance Due	**$240.50**

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**



Access Control

Theresa DiMaggio

57200-4729

Invoice

Conley's Drinking Fountains LLC

6783 31ST AVE N
ST. PETERSBURG,FL 33710

813-988-7375
conleysdrinkingfountains@gmail.com

Date	Invoice #
7/9/2025	5434

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Service to location for drinking fountain with bottle filler with cracked lens, continuously running. Pulled bottle filler replaced lens, inspected sensor board. Cleaned, basins, bubbler, and wiped down bottle filler. Completed 7/8/25 RECEIVED 07/10/25 APPROVED John G. 07/10/25 Code: 4647	200.00	200.00

Total $200.00

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Rizzetta & Company:Seven Oaks Clubhouse

Bill to
Seven Oaks Clubhouse
3434 Colwell Ave Suite 200
Tampa, FL 33624

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

Invoice details
Invoice no.: 2025-613
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/06/2025	**Scum Gutter Grate**	Scum Gutter Grate- Lap Pool	3	$15.00	$45.00
2.	06/20/2025	**QP500-1 ROLLER ASSEMBLY**	QP500-1 ROLLER ASSEMBLY - Lap Pool	1	$69.12	$69.12
3.	06/30/2025	**Scum Gutter Grate**	Scum Gutter Grate - Resort Pool	1	$15.00	$15.00
4.	06/30/2025	**MISC PRODUCTS**	Return Grate -Splash Pad	1	$15.00	$15.00
5.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance July 2025	1	$8,831.00	$8,831.00

RECEIVED
07/02/2025

Total **$8,975.12**

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo

View and pay

$8,831.00 57200-4625

$144.12 57200-4717

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
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.: 2025-823
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/26/2025	**O-240-9 MAX-E-GLAS/ DURA-GLAS ULTRA-FLOW SEAL PLATE ORING**	O-240-9 MAX-E-GLAS/ DURA-GLAS ULTRA-FLOW SEAL PLATE ORING - Feature Motor	1	$15.00	$15.00
2.		**Monthly Commercial Fountain Service**	Commercial Monthly Fountain Service July 2025	1	$350.00	$350.00

Total **$365.00**

Ways to pay

View and pay

RECEIVED
07/03/2025

APPROVED
John G. 07/03/25
Code: 4643

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Rizzetta & Company:Seven Oaks Clubhouse

Bill to
Seven Oaks Clubhouse
3434 Colwell Ave Suite 200
Tampa, FL 33624

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

Invoice details
Invoice no.: 2025-940
Terms: Net 30
Invoice date: 07/16/2025
Due date: 08/15/2025

Technician: Joey / Bob
PO#: Resort Pool

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**MISC PRODUCTS**	EQ1000 impellar, seals and installation	1	$1,043.78	$1,043.78

Total **$1,043.78**

RECEIVED 07/22/25

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo

View and pay

Theresa DiMaggio

5200-4717

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	YOUR WORK ORDER NO.	OUR BID NO.
07/02/2025	46	

DESCRIPTION OF WORK PERFORMED

Commercial Cleaning Services For The Month of July 2025.

Theresa D. Maggio

$7200 - 4704

RECEIVED
07/07/25

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 Two Thousand Dollars ($ 2200.00).

This is a ☐ Partial ☐ Full invoice due and payable by: 07 (Month) 31 (Day) 2025 (Year)

in accordance with our ☐ Agreement ☐ Proposal No. 46 Dated 07 (Month) 02 (Day) 2025 (Year)

adams TC8122

11-12

Dymond Heating & Cooling

INVOICE	#110002059
SERVICE DATE	Jun 17, 2025
INVOICE DATE	Jun 17, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jun 17, 2025
AMOUNT DUE	**$10,379.00**

Seven Oaks CDD
3434 colwell ave #200
tampa, FL 33614

(813) 230-7987
Clubhousemanager@sevenoakscdd.com

SERVICE ADDRESS

2910 Sports Core Cir
Wesley Chapel, FL 33544

CONTACT US

3945 American Plaza Blvd
Land O Lakes, FL 34638

(813) 758-1099
dymondac@gmail.com

Service completed by: Adam Vandevelde, Angel Nava

INVOICE

Services	qty	unit price	amount
14.3 Trane 3T Ton ST Cool W/ Electric Heat	1.0	$11,454.00	$11,454.00

Indoor Unit: 5TEM4D04AC31S
Outdoor Unit: 5TTR4036A1000
Heater Model: BAYHTR1505 breaker
Thermostat: Honeywell T6

AHRI Certification Number: 215440459

Warranty Coverage
Manufacturer Warranty: 10-Year Parts Coverage

Labor Warranty: 1 Year (Options to Extend Below)

Included Features & Services
✔ Removal & Disposal of Old System
✔ EPA-Compliant Refrigerant Recycling
✔ Safety Flood Switch for Added Protection
✔ UV Germicidal Light for Cleaner Air
✔ Hurricane-Approved Pad & Anchors
✔ Copper Line Insulation for Efficiency
✔ Sealing of Accessible Ductwork to Reduce Leaks
✔ Warranty Registration for Hassle-Free Coverage
✔ Certified Start-Up to Ensure Proper Operation
✔ Dymond Club Standard Maintenance (First Year Included)

Labor Warranty Upgrade Options
To maintain any labor warranty beyond the first year, Dymond Club membership is required. This ensures your system receives regular maintenance and service.

1-Year Labor Warranty (Included)
3-Year Labor Warranty + 10-Year Parts Warranty – $2,130
10-Year Labor Warranty + 10-Year Parts Warranty – $3,411

Services subtotal: $11,454.00

Subtotal	$11,454.00
Motor replacement	-$1,075.00
Job Total	**$10,379.00**
Amount Due	**$10,379.00**

See our Terms & Conditions

RECEIVED
06/18/25

APPROVED
John G. 06/18/25
Code: Reserve

Dymond Heating & Cooling

INVOICE	#110002205
SERVICE DATE	Jul 09, 2025
INVOICE DATE	Jul 09, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jul 09, 2025
AMOUNT DUE	**$11,404.45**

Seven Oaks CDD
3434 colwell ave #200
tampa, FL 33614

(813) 230-7987
Clubhousemanager@sevenoakscdd.com

SERVICE ADDRESS

2910 Sports Core Cir
Wesley Chapel, FL 33544

CONTACT US

3945 American Plaza Blvd
Land O Lakes, FL 34638

(813) 758-1099
dymondac@gmail.com

Service completed by: Tyson Gillott, Angel Nava

INVOICE

Services	qty	unit price	amount
Unit 8	1.0	$0.00	$0.00
14.3 Trane 5T Ton ST Cool W/ Electric Heat	1.0	$13,417.00	$13,417.00

Indoor Unit: 5TEM4D07
Outdoor Unit: 5TTR4060
Heater Model: BAYHTR1510 Lug
Thermostat: Honeywell T6

AHRI Certification Number: 215440917

Warranty Coverage
Manufacturer Warranty: 10-Year Parts Coverage

Labor Warranty: 1 Year (Options to Extend Below)

Included Features & Services
✔ Removal & Disposal of Old System
✔ EPA-Compliant Refrigerant Recycling
✔ Safety Flood Switch for Added Protection
✔ UV Germicidal Light for Cleaner Air
✔ Hurricane-Approved Pad & Anchors
✔ Copper Line Insulation for Efficiency
✔ Sealing of Accessible Ductwork to Reduce Leaks
✔ Warranty Registration for Hassle-Free Coverage
✔ Certified Start-Up to Ensure Proper Operation
✔ Dymond Club Standard Maintenance (First Year Included)

Investment Options
Credit Card: $13,417
Check/Cash Discount: $12,880
Financing Option: $14,680

Labor Warranty Upgrade Options
To maintain any labor warranty beyond the first year, Dymond Club membership is required. This ensures your system receives regular maintenance and service.

1-Year Labor Warranty (Included)
3-Year Labor Warranty + 10-Year Parts Warranty – $2,130
10-Year Labor Warranty + 10-Year Parts Warranty – $3,411

Services subtotal: $13,417.00

Subtotal	$13,417.00
Special Discount	-$2,012.55
Job Total	**$11,404.45**
Amount Due	**$11,404.45**

See our Terms & Conditions

RECEIVED
07/14/25

APPROVED
John G. 07/14/25
Code: Reserve

EWING

3441 E. HARBOUR DR., PHOENIX, AZ 85034
PHONE (602) 437-9530
WWW.EWINGOUTDOORSUPPLY.COM

RECEIVED
JUL 22 2025

INVOICE

ORDER #	19939976
INVOICE #	26758894
PAGE	1 OF 1
ORDERED	07/08/2025
TERMS:	10th Prox
	230269

SOLD TO:
230269

4913 1 MB 0.672 E0412X I0714 D14462968908 S2 P10857759 0001:0002

SEVEN OAKS COMM DEVELOPMENT DI
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

REMIT TO: Ewing Irrigation Products Inc.
P.O. Box 208728
Dallas, TX 75320-8728

SHIP TO: SEVEN OAKS COMM DEVELOPMENT DI
2910 SPORTS CORE CIRCLE
WESLEY CHAPEL, FL 33544

DELIVERY INSTRUCTIONS: _____

PO#: BUYER: John Gentilella PH:

P21 JOB: _____ EIP#: _____ BY: DAVID B QUOTE#: _____

EWING JOB: _____ JOB REF: _____

QTY ORDER	QTY SHIP	QTY B/O	ITEM DESCRIPTION		NET	EXTENSION	LINE#
			Invoice Note:				
13.00	13.00	0.00	44000910	PGP-12-CV HUNTER ULTRA 12IN W/CHK	26.39	343.02	1
2.00	2.00	0.00	04436020	2 PVC MALE ADAPTOR TXS	1.50	3.00	2
2.00	2.00	0.00	04436015	1-1/2 PVC MALE ADAPTOR TXS	1.16	2.31	3
2.00	2.00	0.00	04437251	2 X 1-1/2 PVC RED BUSHING SS	1.77	3.53	4

SUB-TOTAL:	**351.86**
TOTAL FREIGHT:	**0.00**
TAX:	**0.00**
AMOUNT PAID:	**0.00**
AMOUNT DUE:	**351.86**

U.S Dollars

CARTONS

FILLED BY _____
DATE _____

SIGNATURE _____

Acknowledgement of receipt of goods listed above.

DELIVERED BY _____
DATE _____

PRINT NAME _____

NO CASH REFUNDS. Sale subject to terms and conditions on reverse
No recommendation has been made by, or provided to, the seller concerning the use of the pesticide covered by this invoice.
PROPOSITION 65 WARNING: Some of the products on your order may expose you to chemicals that are known to the State of California to cause cancer, birth defects, and reproductive harm. learn more at https://www.p65warnings.ca.gov.

0001:0002

INVOICE

3441 E. HARBOUR DR., PHOENIX, AZ 85034
PHONE (602) 437-9530
WWW.EWINGOUTDOORSUPPLY.COM

JUL 22 2025

ORDER #	19979625
INVOICE #	26843634
PAGE	1 OF 1
ORDERED	07/14/2025
TERMS:	10th Prox
	230269

SOLD TO:
230269

4913 1 MB 0.672 E0412 I0715 D14474497374 S2 P10857759 0002:0002

SEVEN OAKS COMM DEVELOPMENT DI
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

REMIT TO: Ewing Irrigation Products Inc.
P.O. Box 208728
Dallas, TX 75320-8728

SHIP TO: SEVEN OAKS COMM DEVELOPMENT DI
2910 SPORTS CORE CIRCLE
WESLEY CHAPEL, FL 33544

DELIVERY INSTRUCTIONS: _____

PO#: BUYER: John Gentilella PH:

P21 JOB: _____ EIP#: _____ BY: CODY Y QUOTE#: _____

EWING JOB: _____ JOB REF: _____

QTY ORDER	QTY SHIP	QTY B/O	ITEM DESCRIPTION		NET	EXTENSION	LINE#
			Invoice Note:				
25.00	25.00	0.00	44010510	PRO-8F HUNTER FULL NOZZLE	0.90	22.51	1
8.00	8.00	0.00	04429010	1 PVC COUPLING SS NESTING	0.63	5.04	2
2.00	2.00	0.00	04429012	1-1/4 PVC COUPLING SS	0.86	1.71	3

SUB-TOTAL:	**29.26**
TOTAL FREIGHT:	**0.00**
TAX:	**0.00**
AMOUNT PAID:	**0.00**
AMOUNT DUE:	**29.26**

U.S Dollars

CARTONS

FILLED BY _____
DATE _____

SIGNATURE _____

Acknowledgement of receipt of goods listed above.

DELIVERED BY _____
DATE _____

PRINT NAME _____

NO CASH REFUNDS. Sale subject to terms and conditions on reverse
No recommendation has been made by, or provided to, the seller concerning the use of the pesticide covered by this invoice.
PROPOSITION 65 WARNING: Some of the products on your order may expose you to chemicals that are known to the State of California to cause cancer, birth defects, and reproductive harm. learn more at https://www.p65warnings.ca.gov.

0002:0002

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 # 17175
DATE 06/30/2025
DUE DATE 07/30/2025
TERMS Net 30

DATE	PRODUCT/SERVICE	DESCRIPTION	AMOUNT
06/27/2025	**Service**	Cameras not working. Found multiple parts bad on switch., 2 @ $115.00	230.00T
	Materials	24 port POE switch (wall mount)	0.00T

Please be sure to write your INVOICE Number on your check.

Thank you for your business.

SUBTOTAL	230.00
TAX	0.00
TOTAL	230.00
BALANCE DUE	**$230.00**

Pay invoice

RECEIVED
06/30/2025

Theresa DiMaggio

57200-4647

There will be a 10% late fee applied to all balances over 30 days.

There will be a $35 charge for all returned checks.

"Nature Indoors Nationwide"

FOLIAGE ◇ DESIGN SYSTEMS

INVOICE

Invoice Number: 07REC1232
Invoice Date: Jul 1, 2025

7048 Narcoossee Road Orlando, FL 32822
(800) 933-7351 (407) 245-7776 Fax: (407) 245-7533
www.foliagedesign.com

Bill To:	Ship to:
SEVEN OAKS CDD 3434 COLWELL AVE. SUITE 200 TAMPA, FL 33614	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		7/31/25

Quantity	Description	Unit Price	Amount
1.00	GUARANTEED MAINTENANCE	134.00	134.00

Theresa DiMaggio
57200-4647

RECEIVED 07/07/25

Subtotal	134.00
Sales Tax	
Total Invoice Amount	134.00
Payment/Credit Applied	
TOTAL	**134.00**

Check/Credit Memo No:

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

FORSITE
MAILBOXES, SIGNS & SITE AMENITIES
Tampa • Jacksonville • Charlotte • Pittsburgh
Phone: (855) 537-0200
3016 South Third St., Suite 201
Jacksonville, FL 32250
customerservice@forsite.us
www.mailboxesandsigns.com

Invoice #: JF1057RREV1
Date: 7/2/2025
Quotation #: JF1057RREV1
PO reference #:
Bill To: SEVEN OAKS
2910 SPORT CORE CIR
WESLEY CHAPEL, FL 33544

Payment Terms: Due upon receipt
Due Date : Due upon receipt
Form Name: FFL #61

QTY	Drawing #	Model	[illegible]	Description	Finish	Unit Price	Total Extended Price
	SIGN INSTALLATION						
1		INSTALL ST SIGN-B*OTHER	Includes:	STREET SIGN INSTALLATION - TYPE B	N/A	$ 282.00	$ 282.00
				TRIP FEE	N/A		
	*3.5% Surcharge applied on						
	credit card transactions						

Invoice Subtotal			$ 282.00
Shipping and Handling			$ -
Sales Tax	7.000%		$ [illegible]
Invoice Total			$ 282.00
Less Deposits			
Net Balance Due			$ 282.00

☐ ACH - Please send me instructions

Make Check Payable to: FORSITE, 1634 Latrobe-Derry Road, Loyalhanna, PA 15661

Thank-you for your Business!

APPROVED
John G. 07/03/25
Code: 4635

RECEIVED
07/03/2025

FRONTIER

SEVEN OAKS CDD

Account Number:
813-994-3055-060923-5

PIN:

Billing Date:
Jun 09, 2025

Billing Period:
Jun 09 - Jul 08, 2025

RECEIVED
06/13/25

Hi SEVEN OAKS CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$124.48
Auto Pay is scheduled
Jul 03

Bill history	
Previous balance	$123.47
Payment received by Jun 09, thank you	-$123.47

Service summary	Previous month	Current month
Internet	$119.98	$119.98
Other	$3.49	↑$4.50
Total services	**$123.47**	**$124.48**
Total balance		**$124.48**

Starting this month, the price for the printed bill was increased from $3.49 to $4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.

Earn more. Get started with a business referral and earn up to $325 per referral. Learn more: https://www.businessreferralrewards.com

FRONTIER

P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 NO RP 09 06102025 NNNNNNNN 01 000485 0002

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 the MyFrontier app.

1280078139943055060923000000000000000124485

FRONTIER

SEVEN OAKS CDD

Account Number:
813-994-3055-060923-5

PIN:

Billing Date:
Jun 09, 2025

Billing Period:
Jun 09 - Jul 08, 2025

WAYS TO PAY YOUR BILL

Easy, simple, secure payments with Auto Pay at frontier.com/autopay

Download the MyFrontier® app

Google Play App Store

For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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 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.

SERVICE TERMS

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.

FRONTIER

SEVEN OAKS CDD

Account Number:
813-994-3055-060923-5

PIN:

Billing Date:
Jun 09, 2025

Billing Period:
Jun 09 - Jul 08, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

Internet

Monthly Charges

06.09-07.08	Business Fiber Internet 1 Gig	$104.99
	1 Usable Static IP Address	$19.99
	Auto Pay Discount	-$5.00
Internet Total		**$119.98**

Other Charges

Monthly Charges

06.09-07.08	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

Total current month charges **$124.48**

Starting this month, the price for a printed bill was increased from $3.49 to $4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to $25.00 per month, per line. Questions? Please contact customer service.



FRONTIER

SEVEN OAKS CDD

Account Number:
813-994-3055-060923-5

PIN:

Billing Date:
Jun 09, 2025

Billing Period:
Jun 09 - Jul 08, 2025

HOME THEATER CONNECTION

Home Theater Connection

Business Number EC13008765

7520 Bulls Head dr

Wesley Chapel FL

33545

8133888874

Info@hometheaterconnection.net

INVOICE

INV4090

DATE

Jul 1, 2025

BALANCE DUE

USD $75.00

BILL TO

Seven Oaks CDD

3434 Colwell Ave #200

Tampa Fl

33614

8139077987

clubhousemanager@sevenoakscdd.com

DESCRIPTION	RATE	QTY	AMOUNT
Service CAll	$75.00	1	$75.00

Payment Info

Scan this code to pay online

SUBTOTAL	$75.00
SALES TAX (7%)	$0.00
TOTAL	$75.00

BALANCE DUE

USD $75.00

RECEIVED 07/02/2025

An Online Payment Fee will be charged if this invoice is paid online.

BY CHECK

Home Theater Connection

Make all Checks Payable to Home Theater Connection.
THANK YOU FOR YOUR BUSINESS
Thank you for choosing Home Theater Connection for your project, we appreciates your business.
Reviews from you help us make sure every experience you have is a great one.
www.angieslist.com/Review/8082471

Theresa D. Massie

5 7200-4647

INVOICE

Integrated Irrigation Services
4208 N. Suwanee Ave.
Tampa FL 33603
United States

Alexander Long
(813) 392-9235
integrated.irrigation.services@gmail.com

BILL TO

Invoice No.:	**2078**
Issue date:	**Jul 3, 2025**
Due date:	**Jul 17, 2025**
Payment method:	**Credit card**

DESCRIPTION	QUANTITY	UNIT PRICE ($)	AMOUNT ($)
June irrigation maintenance	1	2,485.00	2,485.00

Invoice for 4 visits this month.

4 x $500.00 = $2000.00

additional parts for misc. repairs $185.40
additional labor $300.00

*june total = $2485.40

TOTAL (USD): $2,485.00

TOTAL DUE (USD) $2,485.00

RECEIVED
07/03/2025

APPROVED
John G. 07/03/25
Code: 4609

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395

Invoice 337531

Bill To
Seven Oaks CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
06/01/25	7/1/2025
Account Owner	**PO#**
CHARLES HEMELGARN	

Item	Amount
#298533 - Seven Oaks 2024-2025 Landscape Maintenance Agreement **June 2025**	**$59,700.34**

Grand Total **$59,700.34**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$107,220.39	$64,216.96	$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
06/10/25

APPROVED
John G. 06/10/25
Code: 4604

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395

Invoice 337575

Bill To
Seven Oaks CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
06/02/25	7/2/2025
Account Owner	**PO#**
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#328065 - Club House and Pool				**$7,708.89**
Landscape Material - 05/20/2025				
Dwarf Ixora, 03 gallon - 03G	28.0003g	$15.83	$443.30	
Empire Zoysia, 01 Square Foot - 01SF	400.0001SF	$1.40	$560.00	
Enhancement Labor	50.00HR	$60.00	$2,050.00	
Hibiscus (Special Assorted), Please Add Variety to Notes - 03G	4.0003g	$26.67	$106.66	
Lily of the Nile, Agapanthus, 03 gallon - 03G	6.0003g	$16.67	$99.99	
Misc Plants Little Johns	4.001	$33.33	$133.32	
Pine Bark Mulch 3 cu. ft. Bag	750.00BG	$5.00	$3,750.00	
Trinette Arboricola, 03 gallon - 03G	15.0003g	$15.83	$237.48	
Irrigation Renovation - 05/31/2025				
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	2.00EA	$21.57	$43.14	
Irrigation Technician Labor	3.00HR	$75.00	$225.00	
Misc Irrigation Parts	20.00EA	$3.00	$60.00	

RECEIVED
06/10/25

APPROVED
John G. 06/10/25
Code: 4650

Grand Total **$7,708.89**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$115,469.28	$64,216.96	$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
(239) 561-5980

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395

Invoice 339509

Bill To
Seven Oaks CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
06/16/25	7/16/2025
Account Owner	**PO#**
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#340555 - Hedge around the Play Ground at the Club House				**$7,590.00**
Landscape Material - 06/13/2025				
Copperleaf, 07 gallon - 07G	20.0007g	$45.00	$900.00	
Enhancement Labor	20.00HR	$60.00	$1,200.00	
Odoratissimum Viburnum, 30 gallon - 30G	18.0030g	$280.00	$5,040.00	
Pine Bark Mulch 3 cu. ft. Bag	50.00BG	$9.00	$450.00	

Grand Total **$7,590.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$116,596.28	$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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RECEIVED
06/18/25

APPROVED
John G. 06/18/25
Code: 4650

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395

Invoice 340457

Bill To
Seven Oaks CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
06/23/25	7/23/2025
Account Owner	**PO#**
CHARLES HEMELGARN	

Item	Amount
#298533 - Seven Oaks 2024-2025 Landscape Maintenance Agreement	
Fertilize Ornamentals: June - 06/20/2025	*$5,670.00*
Fertilize Specialty Plants: June - 06/20/2025	*$337.00*
Grand Total	**$6,007.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$126,278.28	$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. 06/27/25
Code: 4604

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395

Invoice 341571

Bill To
Seven Oaks CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
06/30/25	7/30/2025
Account Owner	**PO#**
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#333054 - Ancient Oaks BLVD Viburnum				**$3,639.00**
Site Prep - 06/27/2025				
Bed Prep - Plant, Sod, Debris Removal	3.00HR	$60.00	$180.00	
Debris by the truck	0.501	$350.00	$175.00	
Enhancement Labor	17.00HR	$60.00	$1,020.00	
Hibiscus (Pink), Please Add Variety to Notes - 03G	22.0003g	$19.00	$418.00	
Pine Bark, 03CF bag - 03CF	224.0003CF	$6.50	$1,456.00	
Trinette Arboricola, 03 gallon - 03G	26.0003g	$15.00	$390.00	

Grand Total **$3,639.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$108,289.68	$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
07/01/2025

APPROVED
John G. 07/01/25
Code: 4650

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395

Invoice 341573

Bill To
Seven Oaks CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
06/30/25	7/30/2025
Account Owner	**PO#**
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#346750 - Signs at Summer Gate and BB Park way				**$1,051.00**
Landscape Material - 06/27/2025				
Copperleaf, 07 gallon - 07G	7.0007g	$45.00	$315.00	
Enhancement Labor	6.00HR	$60.00	$360.00	
Pine Bark Mulch 3 cu. ft. Bag	20.00BG	$8.00	$160.00	
Trinette Arboricola, 03 gallon - 03G	18.0003g	$12.00	$216.00	

Grand Total **$1,051.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$108,289.68	$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
07/01/2025

APPROVED
John G. 07/01/25
Code: 4650

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395

Invoice 341574

Bill To
Seven Oaks CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
06/30/25	7/30/2025
Account Owner	**PO#**
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#346753 - Additional plants for AO Blvd in front of Viburnum hedge				**$720.00**
Landscape Material - 06/27/2025				
Enhancement Labor	4.00HR	$60.00	$240.00	
Trinette Arboricola, 03 gallon - 03G	40.0003g	$12.00	$480.00	

Grand Total **$720.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$108,289.68	$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
07/01/2025

APPROVED
John G. 07/01/25
Code: 4650

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395

Invoice 342680

Bill To
Seven Oaks CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
06/30/25	7/30/2025
Account Owner	**PO#**
CHARLES HEMELGARN	

Item	Amount
#298533 - Seven Oaks 2024-2025 Landscape Maintenance Agreement	
Pest Control (All Labor & Materials - 06/30/2025	*$833.00*

Grand Total **$833.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$109,122.68	$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
07/01/2025

APPROVED
John G. 07/01/25
Code: 4604

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395

Invoice 344083

Bill To
Seven Oaks CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
06/30/25	7/30/2025
Account Owner	**PO#**
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#333069 - Sod for new beds where the Viburnum is				**$6,615.00**
Landscape Material - 06/30/2025				
Floratam Installed (Subcontractor- by SF)	3,500.00 Sq. Ft.	$1.89	$6,615.00	

Grand Total **$6,615.00**

RECEIVED
07/03/2025

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$115,737.67	$59,700.34	$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. 07/03/25
Code: 4650

Thank you for allowing us to serve you.

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(239) 561-5980

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395

Invoice 341572

Bill To
Seven Oaks CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
06/30/25	7/30/2025
Account Owner	**PO#**
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#343852 - Sub - Summer Flower install Seven Oaks				**$16,250.00**
Landscape Material - 06/27/2025				
Misc Sub - Flowers for the summer	6,500.EA 00	$2.50	$16,250.00	

Grand Total **$16,250.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$108,289.68	$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
07/01/2025

APPROVED
John G. 007/01/25
Code: 4656

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(239) 561-5980

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Let's Plan A Party

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Tel: (813) 856-5727 • Fax: • https://www.letsplanaparty.com

Invoice for Services

Invoice Date: June 23, 2025

Invoice No.: 3703

Client:
Theresa DiMaggio
2910 Sports Core Circle
Wesley Chapel, FL, 33544
Tel: (813) 907-7987
Email: clubhousemanager@sevenoakscdd.com

Event Info & Venue:
Dec 19, 2025 - Friday, 6:30pm to 8:30pm
2910 Sports Core Circle Wesley Chapel, FL, 33544
(813) 907-7987

Services:

Item	*Qty/Hours*	*Rate*	*Subtotal*
Karaoke	2.00	$225.00	$450.00

RECEIVED 07/07/25

Amount Due:

Total: $450.00

* Please pay Before July 31st & transfer into F/Y 25/26 Budget 5 7400-4775

Terms

- Balance is due by Dec 19, 2025
- Please make all checks payable to "Chonya Alvarez".

If you have any questions or need any additional information, please contact us at (813) 856-5727 or info@letsplanaparty.com.

Thank you for letting us entertain you!

ID: 3703

Pasco County Utilities Services
Seven Oaks CDD
Invoice # Summary Water 6/25 **Date: 06/20/25**
Service Dates: 05/12/25-06/11/25

Customer #	Account #	Amount	Due Date	Service Address	GL Code	Code	Credit
01228300	0010595	$ 332.91	7/7/2025	0 Summergate Blvd	53600	4310	
01228300	0010600	$ 426.87	7/7/2025	0 Ancient Oaks Blvd	53600	4310	
01228302	0010605	$ 4.86	7/7/2025	0 Ancient Oaks/Beecl	53600	4310	
01228300	0010610	$ 234.90	7/7/2025	0 Ancient Oaks/Sports	53600	4310	
01228304	0010635	$ 9.72	7/7/2025	0 Fordham Dr	53600	4310	
01228304	0010640	$ 6.48	7/7/2025	0 Millhopper Ave	53600	4310	
01228303	0010645	$ 25.92	7/7/2025	0 Silvermoss Dr	53600	4310	
01228302	0010650	$ 21.06	7/7/2025	0 Kirkwood Cir	53600	4310	
01228302	0010655	$ -	7/7/2025	0 Rosehaven Dr	53600	4310	
01228304	0010660	$ 32.40	7/7/2025	0 Baybrook Loop	53600	4310	
01228303	0010675	$ 4.86	7/7/2025	0 Silvermoss Dr	53600	4310	
01228303	0010690	$ 15.39	7/7/2025	0 Water Ash Dr	53600	4310	
01228304	0010695	$ 32.40	7/7/2025	0 Arrowgrass Dr	53600	4310	
01228304	0010705	$ -	7/7/2025	0 Ancient Oaks Blvd	53600	4310	
01228304	0010710	$ -	7/7/2025	0 Edenfield Dr	53600	4310	
01228304	0010715	$ -	7/7/2025	0 Sisal Loop	53600	4310	
01228304	0010720	$ 12.15	7/7/2025	0 Firebush Dr	53600	4310	
01228304	0010730	$ -	7/7/2025	0 Pine Point Dr	53600	4310	
01228303	0010740	$ 58.32	7/7/2025	0 Cotton Key Ln	53600	4310	
01228303	0010745	$ 9.72	7/7/2025	0 Shoregrass Dr	53600	4310	
01228304	0010755	$ 20.25	7/7/2025	0 Laurel Chase Ln	53600	4310	
01228304	0010760	$ -	7/7/2025	0 Pine Point Dr	53600	4310	
01228304	0010765	Credit	7/7/2025	0 Big Cypress Way	53600	4310	$ 19.72
01228304	0010770	Credit	7/7/2025	0 Cedar Park Ct	53600	4310	$ 56.41
01228304	0010775	Credit	7/7/2025	0 Blue Springs Pl	53600	4310	$ 83.33
01228304	0010780	Credit	7/7/2025	0 Lake Valley Pl	53600	4310	$ 32.98
01228304	0010785	Credit	7/7/2025	0 Water Ash Dr	53600	4310	$ 24.11
01228304	0010790	$ -	7/7/2025	0 Stillbrook Dr	53600	4310	
01228304	0010795	$ -	7/7/2025	0 Edenfield Dr	53600	4310	
01228303	0010800	$ 9.72	7/7/2025	3247 Chapel Creek Ci	53600	4310	
01228301	0010810	$ 103.68	7/7/2025	0 Mystic Oaks Blvd	53600	4310	
01228304	0010815	Credit	7/7/2025	0 Mystic Oaks Blvd	53600	4310	$ 165.00
01228301	0010820	Credit	7/7/2025	0 Mystic Oaks Blvd	53600	4310	$ 165.00
01060349	0010835	$ -	7/7/2025	27403 Mistflower Dr	53600	4310	
01228304	0010845	$ -	7/7/2025	00000 Fawnmist Dr	53600	4310	
01228304	0010855	$ -	7/7/2025	0 Fern Glade Ct	53600	4310	
01228303	0010875	Credit	7/7/2025	3152 Grassglen Pl	53600	4310	$ 109.80
01228303	0010880	$ 2.43	7/7/2025	0 Fiddlers Green Loop	53600	4310	
01228304	0010885	$ 139.32	7/7/2025	0 Ancient Oaks Blvd	53600	4310	
01228304	0010890	$ 157.95	7/7/2025	0 Eagleston Blvd	53600	4310	
01228304	0010900	$ 26.73	7/7/2025	0 Gentlewinds Pl	53600	4310	
01228304	0010905	$ 5.67	7/7/2025	0 Rustic Pine Pl	53600	4310	
01228298	0010965	$ 4.05	7/7/2025	10 Roseling Ct	53600	4310	
01228298	0010970	$ 20.25	7/7/2025	10 Wildstar Cir- Park	53600	4310	
01228299	0010990	Credit	7/7/2025	0 Wildstar Cir	53600	4310	$ 38.69
01228299	0010995	$ 0.81	7/7/2025	0 Kalanchoe Pl	53600	4310	
01228304	0011000	$ 6.48	7/7/2025	0 Rustic Pine Pl	53600	4310	
01228304	0011010	$ 32.40	7/7/2025	0 Granite Glen Loop	53600	4310	
01228303	0011015	$ -	7/7/2025	0 Stonecreek Way	53600	4310	
01060339	0011020	Credit	7/7/2025	0 Winged Elm Dr	53600	4310	$ 125.00
01228303	0011025	$ 43.74	7/7/2025	0 Watermark Dr	53600	4310	
01228304	0011030	$ 0.81	7/7/2025	0 Watermark Dr	53600	4310	
01228304	0011035	$ 1.62	7/7/2025	0 Indigo Pond Ct	53600	4310	
01228305	0011070	Credit	7/7/2025	3964 Windcrest Dr	53600	4310	$ 24.45
01228305	0011075	$ 29.16	7/7/2025	4261 Windcrest Dr	53600	4310	
01228302	0469715	$ 37.32	7/7/2025	0 Ancient Oaks Blvd	53600	4674	
01228302	0469720	$ 20.62	7/7/2025	0 Ancient Oaks Blvd	53600	4674	
01228303	0469735	$ 2,862.50	7/7/2025	2910 Sports Core Circ	53600	4301	
01369272	0989675	$ 1.62	7/7/2025	Vermillion Sky North	53600	4310	
01369272	0989680	$ 0.81	7/7/2025	Vermillion Sky South	53600	4310	
01369272	0989690	$ 14.58	7/7/2025	Autumn Breeze Recla	53600	4310	

Total **$ 4,770.48** ACH

Total by Coc	4301	$ 2,862.50	Recreational Facility
	4310	$ 1,850.04	Reclaimed Water (Acct # starts with 100)
	4674	$ 57.94	Decorative Entry Fountain
Grand Total		**$ 4,770.48**	

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SEVEN OAKS CCD

Service Address: **0 SUMMERGATE BOULEVARD**
Bill Number: 22580412
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	43765803	5/12/2025	78581	6/11/2025	78992	30	411

Usage History

Water

June 2025	411
May 2025	398
April 2025	318
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

Transactions

Previous Bill		322.38
Payment 06/09/25		-322.38 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	411 Thousand Gals X $0.81	332.91
Total Current Transactions		332.91
TOTAL BALANCE DUE		**$332.91**

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Account #	0010595
Customer #	01228300
Balance Forward	0.00
Current Transactions	332.91
Total Balance Due	**$332.91**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

SEVEN OAKS CCD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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SEVEN OAKS CCD

Service Address: **0 ANCIENT OAKS BOULEVARD**
Bill Number: 22580411
Billing Date: 6/23/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	43765802	5/12/2025	61015	6/11/2025	61542	30	527

Usage History

Water

June 2025	527
May 2025	651
April 2025	463
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

Transactions

Previous Bill		527.31
Payment 06/09/25		-527.31 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	527 Thousand Gals X $0.81	426.87
Total Current Transactions		426.87
TOTAL BALANCE DUE		**$426.87**

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Account #	0010600
Customer #	01228300
Balance Forward	0.00
Current Transactions	426.87
Total Balance Due	**$426.87**
Due Date	**7/10/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/10/2025.

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SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS/BEECH G**
Bill Number: 22580410
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010605	01228302

Please use the 15-digit number below when making a payment through your bank

001060501228302

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08762403	5/12/2025	40658	6/11/2025	40664	30	6

Usage History

Water

June 2025	6
May 2025	2
April 2025	2
March 2025	0
February 2025	3
January 2025	4
December 2024	0
November 2024	0
October 2024	0
September 2024	0
August 2024	0
July 2024	49

Transactions

Previous Bill		1.62
Payment 06/09/25		-1.62 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 #	0010605
Customer #	01228302
Balance Forward	0.00
Current Transactions	4.86
Total Balance Due	**$4.86**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

SEVEN OAKS CDD
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SEVEN OAKS CCD

Service Address: **0 ANCIENT OAKS/SPORTS**
Bill Number: 22580415
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404817	5/12/2025	22485	6/11/2025	22775	30	290

Usage History

Water

June 2025	290
May 2025	347
April 2025	275
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

Transactions

Previous Bill		281.07
Payment 06/09/25		-281.07 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	290 Thousand Gals X $0.81	234.90
Total Current Transactions		234.90
TOTAL BALANCE DUE		**$234.90**

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Account #	0010610
Customer #	01228300
Balance Forward	0.00
Current Transactions	234.90
Total Balance Due	**$234.90**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

SEVEN OAKS CCD
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SEVEN OAKS CDD

Service Address: **0 FORDHAM DR**
Bill Number: 22580414
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075228	5/12/2025	1778	6/11/2025	1790	30	12

Usage History

Water

June 2025	12
May 2025	10
April 2025	10
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

Transactions

Previous Bill		8.10
Payment 06/09/25		-8.10 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	12 Thousand Gals X $0.81	9.72
Total Current Transactions		9.72
TOTAL BALANCE DUE		**$9.72**

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Account #	0010635
Customer #	01228304
Balance Forward	0.00
Current Transactions	9.72
Total Balance Due	**$9.72**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 MILLHOPPER AVENUE**
Bill Number: 22580413
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399014	5/12/2025	269	6/11/2025	277	30	8

Usage History

Water

June 2025	8
May 2025	5
April 2025	3
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

Transactions

Previous Bill		4.05
Payment 06/09/25		-4.05 CR
Balance Forward		0.00
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 #	0010640
Customer #	01228304
Balance Forward	0.00
Current Transactions	6.48
Total Balance Due	**$6.48**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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SEVEN OAKS CDD

Service Address: **0 SILVERMOSS DR**
Bill Number: 22580416
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010345	5/12/2025	20297	6/11/2025	20329	30	32

Usage History

Water

June 2025	32
May 2025	22
April 2025	24
March 2025	33
February 2025	43
January 2025	34
December 2024	53
November 2024	8
October 2024	0
September 2024	9
August 2024	28
July 2024	183

Transactions

Previous Bill		17.82
Payment 06/09/25		-17.82 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	32 Thousand Gals X $0.81	25.92
Total Current Transactions		25.92
TOTAL BALANCE DUE		**$25.92**

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Account #	0010645
Customer #	01228303
Balance Forward	0.00
Current Transactions	25.92
Total Balance Due	**$25.92**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 KIRKWOOD CIRCLE**
Bill Number: 22580417
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010346	5/12/2025	3080	6/11/2025	3106	30	26

Usage History

Water

June 2025	26
May 2025	15
April 2025	9
March 2025	0
February 2025	15
January 2025	13
December 2024	17
November 2024	14
October 2024	15
September 2024	19
August 2024	14
July 2024	64

Transactions

Previous Bill		12.15
Payment 06/09/25		-12.15 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	26 Thousand Gals X $0.81	21.06
Total Current Transactions		21.06
TOTAL BALANCE DUE		**$21.06**

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Account #	0010650
Customer #	01228302
Balance Forward	0.00
Current Transactions	21.06
Total Balance Due	**$21.06**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 ROSEHAVEN DR**
Bill Number: 22580418
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010655	01228302

Please use the 15-digit number below when making a payment through your bank

001065501228302

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075213	5/12/2025	923	6/11/2025	923	30	0

Usage History

	Water
June 2025	0
May 2025	0
April 2025	1
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

Transactions

0.00

TOTAL BALANCE DUE **$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	**7/7/2025**

Round-Up Donations to Charity .
Amount Enclosed .

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SEVEN OAKS CDD

Service Address: **0 BAYBROOK LOOP**
Bill Number: 22580419
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399018	5/12/2025	1471	6/11/2025	1511	30	40

Usage History

Water

June 2025	40
May 2025	41
April 2025	31
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

Transactions

Previous Bill		33.21
Payment 06/09/25		-33.21 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	40 Thousand Gals X $0.81	32.40
Total Current Transactions		32.40
TOTAL BALANCE DUE		**$32.40**

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Account #	0010660
Customer #	01228304
Balance Forward	0.00
Current Transactions	32.40
Total Balance Due	**$32.40**
Due Date	**7/7/2025**

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The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 SILVERMOSS DR**
Bill Number: 22580420
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010675	01228303

Please use the 15-digit number below when making a payment through your bank

001067501228303

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399013	5/12/2025	557	6/11/2025	563	30	6

Usage History

Water

June 2025	6
May 2025	5
April 2025	6
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

Transactions

Previous Bill		4.05
Payment 06/09/25		-4.05 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 #	0010675
Customer #	01228303
Balance Forward	0.00
Current Transactions	4.86
Total Balance Due	**$4.86**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 WATER ASH DR**
Bill Number: 22580421
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010690	01228303

Please use the 15-digit number below when making a payment through your bank

001069001228303

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399003	5/12/2025	2320	6/11/2025	2339	30	19

Usage History

Water

June 2025	19
May 2025	16
April 2025	21
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

Transactions

Previous Bill		12.96
Payment 06/09/25		-12.96 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	19 Thousand Gals X $0.81	15.39
Total Current Transactions		15.39
TOTAL BALANCE DUE		**$15.39**

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Account #	0010690
Customer #	01228303
Balance Forward	0.00
Current Transactions	15.39
Total Balance Due	**$15.39**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 ARROWGRASS DR**
Bill Number: 22580422
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010344	5/12/2025	6704	6/11/2025	6744	30	40

Usage History

Water

June 2025	40
May 2025	40
April 2025	35
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

Transactions

Previous Bill		32.40
Payment 06/09/25		-32.40 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	40 Thousand Gals X $0.81	32.40
Total Current Transactions		32.40
TOTAL BALANCE DUE		**$32.40**

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Account #	0010695
Customer #	01228304
Balance Forward	0.00
Current Transactions	32.40
Total Balance Due	**$32.40**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS BOULEVARD**
Bill Number: 22580423
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010705	01228304

Please use the 15-digit number below when making a payment through your bank

001070501228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16555196	5/12/2025	12825	6/11/2025	12825	30	0

Usage History

	Water
June 2025	0
May 2025	0
April 2025	0
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

Transactions

0.00

TOTAL BALANCE DUE **$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	**7/7/2025**

Round-Up Donations to Charity .
Amount Enclosed .

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SEVEN OAKS CDD

Service Address: **0 EDENFIELD DR**
Bill Number: 22580424
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075214	5/12/2025	2530	6/11/2025	2530	30	0

Usage History

	Water
June 2025	0
May 2025	0
April 2025	0
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

Transactions

0.00

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	**7/7/2025**

Round-Up Donations to Charity .
Amount Enclosed .

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SEVEN OAKS CDD

Service Address: **0 SISAL LOOP**
Bill Number: 22580425
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010715	01228304

Please use the 15-digit number below when making a payment through your bank

001071501228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075223	5/12/2025	1482	6/11/2025	1482	30	0

Usage History

	Water
June 2025	0
May 2025	0
April 2025	1
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	1
October 2024	0
September 2024	1
August 2024	0
July 2024	1

Transactions

0.00

TOTAL BALANCE DUE **$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	**7/7/2025**

Round-Up Donations to Charity .
Amount Enclosed .

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SEVEN OAKS CDD

Service Address: **0 FIREBUSH DR**
Bill Number: 22580426
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010720	01228304

Please use the 15-digit number below when making a payment through your bank

001072001228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075226	5/12/2025	1452	6/11/2025	1467	30	15

Usage History

Water

June 2025	15
May 2025	5
April 2025	6
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

Transactions

Previous Bill		4.05
Payment 06/09/25		-4.05 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	15 Thousand Gals X $0.81	12.15
Total Current Transactions		12.15
TOTAL BALANCE DUE		**$12.15**

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Account #	0010720
Customer #	01228304
Balance Forward	0.00
Current Transactions	12.15
Total Balance Due	**$12.15**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 PINE POINT DR**
Bill Number: 22580427
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010730	01228304

Please use the 15-digit number below when making a payment through your bank

001073001228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	09016347	5/12/2025	663	6/11/2025	663	30	0

Usage History

	Water
June 2025	0
May 2025	0
April 2025	0
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

Transactions

0.00

TOTAL BALANCE DUE **$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	**7/7/2025**

Round-Up Donations to Charity .
Amount Enclosed .

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SEVEN OAKS CDD

Service Address: **0 COTTON KEY LANE**
Bill Number: 22580428
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075225	5/12/2025	2380	6/11/2025	2452	30	72

Usage History

Water

June 2025	72
May 2025	49
April 2025	15
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

Transactions

Previous Bill		39.69
Payment 06/09/25		-39.69 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	72 Thousand Gals X $0.81	58.32
Total Current Transactions		58.32
TOTAL BALANCE DUE		**$58.32**

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Account #	0010740
Customer #	01228303
Balance Forward	0.00
Current Transactions	58.32
Total Balance Due	**$58.32**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 SHOREGRASS DR**
Bill Number: 22580429
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404824	5/12/2025	1169	6/11/2025	1181	30	12

Usage History

Water	
June 2025	12
May 2025	9
April 2025	12
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

Transactions

Previous Bill		7.29
Payment 06/09/25		-7.29 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	12 Thousand Gals X $0.81	9.72
Total Current Transactions		9.72
TOTAL BALANCE DUE		**$9.72**

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Account #	0010745
Customer #	01228303
Balance Forward	0.00
Current Transactions	9.72
Total Balance Due	**$9.72**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 LAUREL CHASE LANE**
Bill Number: 22580431
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399015	5/12/2025	622	6/11/2025	647	30	25

Usage History

Water	
June 2025	25
May 2025	3
April 2025	0
March 2025	0
February 2025	0
January 2025	1
December 2024	8
November 2024	0
October 2024	0
September 2024	0
August 2024	4
July 2024	45

Transactions

Previous Bill		2.43
Payment 06/09/25		-2.43 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	25 Thousand Gals X $0.81	20.25
Total Current Transactions		20.25
TOTAL BALANCE DUE		**$20.25**

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Account #	0010755
Customer #	01228304
Balance Forward	0.00
Current Transactions	20.25
Total Balance Due	**$20.25**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 PINE POINT DR**
Bill Number: 22580432
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010760	01228304

Please use the 15-digit number below when making a payment through your bank

001076001228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399021	5/12/2025	763	6/11/2025	763	30	0

Usage History

Water

June 2025	0
May 2025	9
April 2025	12
March 2025	16
February 2025	15
January 2025	15
December 2024	16
November 2024	17
October 2024	16
September 2024	16
August 2024	16
July 2024	15

Transactions

Previous Bill	7.29
Payment 06/09/25	-7.29 CR
Balance Forward	0.00
TOTAL BALANCE DUE	**$0.00**

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Account #	0010760
Customer #	01228304
Balance Forward	0.00
Current Transactions	0.00
Total Balance Due	**$0.00**
Due Date	**7/7/2025**

Round-Up Donations to Charity .
Amount Enclosed .

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SEVEN OAKS CDD

Service Address: **0 BIG CYPRESS WAY**
Bill Number: 22580433
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703396	5/12/2025	205	6/11/2025	205	30	0

Usage History

Water	
June 2025	0
May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	1
October 2024	1
September 2024	0
August 2024	1
July 2024	0

Transactions

Previous Bill	-19.72 CR
Balance Forward	-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

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SEVEN OAKS CDD

Service Address: **0 CEDAR PARK CT**
Bill Number: 22580434
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010770	01228304

Please use the 15-digit number below when making a payment through your bank

001077001228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241283	5/12/2025	113	6/11/2025	113	30	0

Usage History

Water	
June 2025	0
May 2025	0
April 2025	2
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

Transactions

Previous Bill	-56.41 CR
Balance Forward	-56.41 CR
TOTAL BALANCE DUE	**-$56.41 CR**

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Account #	0010770
Customer #	01228304
Balance Forward	-56.41 CR
Current Transactions	-56.41 CR
Total Balance Due	**-$56.41 CR**

CREDIT - DO NOT PAY

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SEVEN OAKS CDD

Service Address: **0 BLUE SPRINGS PLACE**
Bill Number: 22580435
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010775	01228304

Please use the 15-digit number below when making a payment through your bank

001077501228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241326	5/12/2025	80	6/11/2025	80	30	0

Usage History

Water	
June 2025	0
May 2025	0
April 2025	0
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

Transactions

Previous Bill	-83.33 CR
Balance Forward	-83.33 CR
TOTAL BALANCE DUE	**-$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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SEVEN OAKS CDD

Service Address: **0 LAKE VALLEY PLACE**
Bill Number: 22580436
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241327	5/12/2025	144	6/11/2025	144	30	0

Usage History

Water	
June 2025	0
May 2025	0
April 2025	0
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

Transactions

Previous Bill	-32.98 CR
Balance Forward	-32.98 CR
TOTAL BALANCE DUE	**-$32.98 CR**

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Account #	0010780
Customer #	01228304
Balance Forward	-32.98 CR
Current Transactions	-32.98 CR
Total Balance Due	**-$32.98 CR**

CREDIT - DO NOT PAY

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SEVEN OAKS CDD

Service Address: **0 WATER ASH DR**
Bill Number: 22580437
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	07235215	5/12/2025	140	6/11/2025	140	30	0

Usage History

Water	
June 2025	0
May 2025	1
April 2025	0
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

Transactions

Previous Bill	-24.11 CR
Balance Forward	-24.11 CR
TOTAL BALANCE DUE	**-$24.11 CR**

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Account #	0010785
Customer #	01228304
Balance Forward	-24.11 CR
Current Transactions	-24.11 CR
Total Balance Due	**-$24.11 CR**

CREDIT - DO NOT PAY

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SEVEN OAKS CDD

Service Address: **0 STILLBROOK DR**
Bill Number: 22580438
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010790	01228304

Please use the 15-digit number below when making a payment through your bank

001079001228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241565	5/12/2025	344	6/11/2025	344	30	0

Usage History

	Water
June 2025	0
May 2025	0
April 2025	0
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

Transactions

0.00

TOTAL BALANCE DUE **$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	**7/7/2025**

Round-Up Donations to Charity .
Amount Enclosed .

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SEVEN OAKS CDD

Service Address: **0 EDENFIELD DR**
Bill Number: 22580439
Billing Date: 6/23/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010795	01228304

Please use the 15-digit number below when making a payment through your bank

001079501228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399005	5/12/2025	1920	6/11/2025	1920	30	0

Usage History

Water

May 2025	0
April 2025	15
March 2025	6
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

Transactions

Previous Bill	12.15
Payment 06/09/25	-12.15 CR
Balance Forward	0.00
TOTAL BALANCE DUE	**$0.00**

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Account #	0010795
Customer #	01228304
Balance Forward	0.00
Current Transactions	0.00
Total Balance Due	**$0.00**
Due Date	**7/10/2025**

Round-Up Donations to Charity .
Amount Enclosed .

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SEVEN OAKS CDD

Service Address: **3247 CHAPEL CREEK CIRCLE**
Bill Number: 22580440
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010800	01228303

Please use the 15-digit number below when making a payment through your bank

001080001228303

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13915301	5/12/2025	8650	6/11/2025	8662	30	12

Usage History

Water

June 2025	12
May 2025	12
April 2025	12
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

Transactions

Previous Bill		9.72
Payment 06/09/25		-9.72 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	12 Thousand Gals X $0.81	9.72
Total Current Transactions		9.72
TOTAL BALANCE DUE		**$9.72**

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Account #	0010800
Customer #	01228303
Balance Forward	0.00
Current Transactions	9.72
Total Balance Due	**$9.72**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 MYSTIC OAKS BOULEVARD**
Bill Number: 22580441
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010810	01228301

Please use the 15-digit number below when making a payment through your bank

001081001228301

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13113816	5/12/2025	30098	6/11/2025	30226	30	128

Usage History

Water

June 2025	128
May 2025	206
April 2025	162
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

Transactions

Previous Bill		166.86
Payment 06/09/25		-166.86 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	128 Thousand Gals X $0.81	103.68
Total Current Transactions		103.68
TOTAL BALANCE DUE		**$103.68**

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Account #	0010810
Customer #	01228301
Balance Forward	0.00
Current Transactions	103.68
Total Balance Due	**$103.68**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 MYSTIC OAKS BOULEVARD**
Bill Number: 22580442
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15556918	5/12/2025	14406	6/11/2025	14406	30	0

Usage History

Water	
June 2025	0
May 2025	0
April 2025	0
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

Transactions

Previous Bill	-165.00 CR
Balance Forward	-165.00 CR
TOTAL BALANCE DUE	**-$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: 22580443
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15556917	5/12/2025	6941	6/11/2025	6941	30	0

Usage History

Water	
June 2025	0
May 2025	0
April 2025	0
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

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: 22580445
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994342	5/12/2025	2113	6/11/2025	2113	30	0

Usage History

Water

June 2025	0
May 2025	16
April 2025	20
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

Transactions

Previous Bill	12.96
Payment 06/09/25	-12.96 CR
Balance Forward	0.00
TOTAL BALANCE DUE	**$0.00**

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Account #	0010835
Customer #	01060349
Balance Forward	0.00
Current Transactions	0.00
Total Balance Due	**$0.00**
Due Date	**7/7/2025**

Round-Up Donations to Charity .
Amount Enclosed .

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SEVEN OAKS CDD

Service Address: **0 FAWNMIST DR**
Bill Number: 22580447
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	06707280	5/12/2025	2757	6/11/2025	2757	30	0

Usage History

	Water
June 2025	0
May 2025	0
April 2025	0
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

Transactions

0.00

TOTAL BALANCE DUE **$0.00**

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Account #	0010845
Customer #	01228304
Balance Forward	0.00
Current Transactions	0.00
Total Balance Due	**$0.00**
Due Date	**7/7/2025**

Round-Up Donations to Charity .
Amount Enclosed .

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SEVEN OAKS CDD

Service Address: **0 FERN GLADE CT**
Bill Number: 22580448
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010855	01228304

Please use the 15-digit number below when making a payment through your bank

001085501228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	06707284	5/12/2025	2722	6/11/2025	2722	30	0

Usage History

Water	
June 2025	0
May 2025	7
April 2025	9
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

Transactions

Previous Bill	5.67
Payment 06/09/25	-5.67 CR
Balance Forward	0.00
TOTAL BALANCE DUE	**$0.00**

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Account #	0010855
Customer #	01228304
Balance Forward	0.00
Current Transactions	0.00
Total Balance Due	**$0.00**
Due Date	**7/7/2025**

Round-Up Donations to Charity .
Amount Enclosed .

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SEVEN OAKS CDD

Service Address: **3152 GRASSGLEN PLACE**
Bill Number: 22580449
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190811999	5/12/2025	41	6/11/2025	41	30	0

Usage History

Water	
June 2025	0
May 2025	0
April 2025	1
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

Transactions

Previous Bill	-109.80 CR
Balance Forward	-109.80 CR
TOTAL BALANCE DUE	**-$109.80 CR**

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Account #	0010875
Customer #	01228303
Balance Forward	-109.80 CR
Current Transactions	-109.80 CR
Total Balance Due	**-$109.80 CR**

CREDIT - DO NOT PAY

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SEVEN OAKS CDD

Service Address: **0 FIDDLERS GREEN LOOP**
Bill Number: 22580450
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010880	01228303

Please use the 15-digit number below when making a payment through your bank

001088001228303

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994345	5/12/2025	3777	6/11/2025	3780	30	3

Usage History

Water

June 2025	3
May 2025	5
April 2025	6
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

Transactions

Previous Bill		4.05
Payment 06/09/25		-4.05 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 #	0010880
Customer #	01228303
Balance Forward	0.00
Current Transactions	2.43
Total Balance Due	**$2.43**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS BOULEVARD**
Bill Number: 22580451
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404810	5/12/2025	20479	6/11/2025	20651	30	172

Usage History

Water

June 2025	172
May 2025	243
April 2025	187
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

Transactions

Previous Bill		196.83
Payment 06/09/25		-196.83 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	172 Thousand Gals X $0.81	139.32
Total Current Transactions		139.32
TOTAL BALANCE DUE		**$139.32**

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Account #	0010885
Customer #	01228304
Balance Forward	0.00
Current Transactions	139.32
Total Balance Due	**$139.32**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 EAGLESTON BOULEVARD**
Bill Number: 22580452
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010890	01228304

Please use the 15-digit number below when making a payment through your bank

001089001228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	0604845	5/12/2025	78933	6/11/2025	79128	30	195

Usage History

Water

June 2025	195
May 2025	249
April 2025	171
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

Transactions

Previous Bill		201.69
Payment 06/09/25		-201.69 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	195 Thousand Gals X $0.81	157.95
Total Current Transactions		157.95
TOTAL BALANCE DUE		**$157.95**

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Account #	0010890
Customer #	01228304
Balance Forward	0.00
Current Transactions	157.95
Total Balance Due	**$157.95**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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SEVEN OAKS CDD

Service Address: **0 GENTLEWINDS PLACE**
Bill Number: 22580453
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010900	01228304

Please use the 15-digit number below when making a payment through your bank

001090001228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994343	5/12/2025	4172	6/11/2025	4205	30	33

Usage History

Water

June 2025	33
May 2025	40
April 2025	14
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

Transactions

Previous Bill		32.40
Payment 06/09/25		-32.40 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	33 Thousand Gals X $0.81	26.73
Total Current Transactions		26.73
TOTAL BALANCE DUE		**$26.73**

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Account #	0010900
Customer #	01228304
Balance Forward	0.00
Current Transactions	26.73
Total Balance Due	**$26.73**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

SEVEN OAKS CDD
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SEVEN OAKS CDD

Service Address: **0 RUSTIC PINE PLACE**
Bill Number: 22580454
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	0602074	5/12/2025	6848	6/11/2025	6855	30	7

Usage History

Water

June 2025	7
May 2025	5
April 2025	6
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

Transactions

Previous Bill		4.05
Payment 06/09/25		-4.05 CR
Balance Forward		0.00
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 #	0010905
Customer #	01228304
Balance Forward	0.00
Current Transactions	5.67
Total Balance Due	**$5.67**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAK CDD

Service Address: **10 ROSELING CT**
Bill Number: 22580455
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010965	01228298

Please use the 15-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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241566	5/12/2025	1917	6/11/2025	1922	30	5

Usage History

Water

June 2025	5
May 2025	4
April 2025	4
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

Transactions

Previous Bill		3.24
Payment 06/09/25		-3.24 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 #	0010965
Customer #	01228298
Balance Forward	0.00
Current Transactions	4.05
Total Balance Due	**$4.05**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAK CDD

Service Address: **10 WILDSTAR CIR - PARK**
Bill Number: 22580456
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010970	01228298

Please use the 15-digit number below when making a payment through your bank

001097001228298

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580270	5/12/2025	1378	6/11/2025	1403	30	25

Usage History

Water

June 2025	25
May 2025	15
April 2025	10
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

Transactions

Previous Bill		12.15
Payment 06/09/25		-12.15 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	25 Thousand Gals X $0.81	20.25
Total Current Transactions		20.25
TOTAL BALANCE DUE		**$20.25**

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Account #	0010970
Customer #	01228298
Balance Forward	0.00
Current Transactions	20.25
Total Balance Due	**$20.25**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS

Service Address: **0 WILDSTAR CIRCLE**
Bill Number: 22626950
Billing Date: 6/27/2025
Billing Period: 4/28/2025 to 5/29/2025

Account #	Customer #
0010990	01228299

Please use the 15-digit number below when making a payment through your bank

001099001228299

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	67234048	4/28/2025	480	5/29/2025	480	31	0

Usage History

Water	
May 2025	0
April 2025	1
March 2025	3
February 2025	2
January 2025	3
December 2024	3
November 2024	2
October 2024	3
September 2024	3
August 2024	2
July 2024	3
June 2024	1

Transactions

Previous Bill	-38.69 CR
Balance Forward	-38.69 CR
TOTAL BALANCE DUE	**-$38.69 CR**

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Account #	0010990
Customer #	01228299
Balance Forward	-38.69 CR
Current Transactions	-38.69 CR
Total Balance Due	**-$38.69 CR**

CREDIT - DO NOT PAY

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SEVEN OAKS

Service Address: **0 KALANCHOE PLACE**
Bill Number: 22580457
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0010995	01228299

Please use the 15-digit number below when making a payment through your bank

001099501228299

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	67234047	5/12/2025	1331	6/11/2025	1332	30	1

Usage History

Water

June 2025	1
May 2025	2
April 2025	50
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

Transactions

Previous Bill		1.62
Payment 06/09/25		-1.62 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 #	0010995
Customer #	01228299
Balance Forward	0.00
Current Transactions	0.81
Total Balance Due	**$0.81**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

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SEVEN OAKS CDD

Service Address: **0 RUSTIC PINE PLACE**
Bill Number: 22580458
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0011000	01228304

Please use the 15-digit number below when making a payment through your bank

001100001228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15104610	5/12/2025	642	6/11/2025	650	30	8

Usage History

Water

June 2025	8
May 2025	7
April 2025	9
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

Transactions

Previous Bill		5.67
Payment 06/09/25		-5.67 CR
Balance Forward		0.00
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	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 GRANITE GLEN LOOP**
Bill Number: 22580459
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

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 additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12705483	5/12/2025	2588	6/11/2025	2628	30	40

Usage History

Water

June 2025	40
May 2025	23
April 2025	6
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

Transactions

Previous Bill		18.63
Payment 06/09/25		-18.63 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	40 Thousand Gals X $0.81	32.40
Total Current Transactions		32.40
TOTAL BALANCE DUE		**$32.40**

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Account #	0011010
Customer #	01228304
Balance Forward	0.00
Current Transactions	32.40
Total Balance Due	**$32.40**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 STONECREEK WAY**
Bill Number: 22580460
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0011015	01228303

Please use the 15-digit number below when making a payment through your bank

001101501228303

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15104614	5/12/2025	450	6/11/2025	450	30	0

Usage History

	Water
June 2025	0
May 2025	0
April 2025	0
March 2025	2
February 2025	5
January 2025	6
December 2024	6
November 2024	6
October 2024	5
September 2024	6
August 2024	6
July 2024	6

Transactions

0.00

TOTAL BALANCE DUE **$0.00**

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Account #	0011015
Customer #	01228303
Balance Forward	0.00
Current Transactions	0.00
Total Balance Due	**$0.00**
Due Date	**7/7/2025**

Round-Up Donations to Charity .

Amount Enclosed .

☐ Check this box to participate in Round-Up.

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SEVEN OAKS COMM DEV DIST #2

Service Address: **0 WINGED ELM DR**
Bill Number: 22580463
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0011020	01060339

Please use the 15-digit number below when making a payment through your bank

001102001060339

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241568	5/12/2025	0	6/11/2025	0	30	0

Usage History

Water	
June 2025	0
May 2025	0
April 2025	0
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

Transactions

Previous Bill	-125.00 CR
Balance Forward	-125.00 CR
TOTAL BALANCE DUE	**-$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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SEVEN OAKS CDD

Service Address: **0 WATERMARK DR**
Bill Number: 22580462
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0011025	01228303

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001102501228303

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17656793	5/12/2025	8872	6/11/2025	8926	30	54

Usage History

Water

June 2025	54
May 2025	76
April 2025	33
March 2025	11
February 2025	14
January 2025	10
December 2024	17
November 2024	16
October 2024	19
September 2024	115
August 2024	16
July 2024	123

Transactions

Previous Bill		61.56
Payment 06/09/25		-61.56 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	54 Thousand Gals X $0.81	43.74
Total Current Transactions		43.74
TOTAL BALANCE DUE		**$43.74**

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Account #	0011025
Customer #	01228303
Balance Forward	0.00
Current Transactions	43.74
Total Balance Due	**$43.74**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

SEVEN OAKS CDD
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SEVEN OAKS CDD

Service Address: **0 INDIGO POND CT**
Bill Number: 22580465
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0011035	01228304

Please use the 15-digit number below when making a payment through your bank

001103501228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201377801	5/12/2025	94	6/11/2025	96	30	2

Usage History

Water

June 2025	2
May 2025	2
April 2025	1
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

Transactions

Previous Bill		1.62
Payment 06/09/25		-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**

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Account #	0011035
Customer #	01228304
Balance Forward	0.00
Current Transactions	1.62
Total Balance Due	**$1.62**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 WATERMARK DR**
Bill Number: 22580461
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0011030	01228304

Please use the 15-digit number below when making a payment through your bank

001103001228304

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	09558342	5/12/2025	1680	6/11/2025	1681	30	1

Usage History

Water

June 2025	1
May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	1
November 2024	1
October 2024	2
September 2024	2
August 2024	0
July 2024	0

Transactions

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 #	0011030
Customer #	01228304
Balance Forward	0.00
Current Transactions	0.81
Total Balance Due	**$0.81**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **3964 WINDCREST DR**
Bill Number: 22580464
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0011070	01228305

Please use the 15-digit number below when making a payment through your bank

001107001228305

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399017	5/12/2025	103	6/11/2025	114	30	11

Usage History

Water

June 2025	11
May 2025	26
April 2025	12
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

Transactions

Previous Bill		-33.36 CR
Balance Forward		-33.36 CR
Current Transactions		
Reclaimed		
Reclaimed	11 Thousand Gals X $0.81	8.91
Total Current Transactions		8.91
TOTAL BALANCE DUE		**-$24.45 CR**

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Account #	0011070
Customer #	01228305
Balance Forward	-33.36 CR
Current Transactions	8.91
Total Balance Due	**-$24.45 CR**

CREDIT - DO NOT PAY

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SEVEN OAKS CDD

Service Address: **4261 WINDCREST DR**

Bill Number: 22580466
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0011075	01228305

Please use the 15-digit number below when making a payment through your bank

001107501228305

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404831	5/12/2025	2005	6/11/2025	2041	30	36

Usage History

Water

June 2025	36
May 2025	22
April 2025	12
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

Transactions

Previous Bill		17.82
Payment 06/09/25		-17.82 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	36 Thousand Gals X $0.81	29.16
Total Current Transactions		29.16
TOTAL BALANCE DUE		**$29.16**

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Account #	0011075
Customer #	01228305
Balance Forward	0.00
Current Transactions	29.16
Total Balance Due	**$29.16**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS & SR 56**
Bill Number: 22582148
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0469715	01228302

Please use the 15-digit number below when making a payment through your bank

046971501228302

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	08741652	5/12/2025	457	6/11/2025	465	30	8

Usage History

	Water	Irrigation
June 2025		8
May 2025		5
April 2025		5
March 2025		8
February 2025		2
January 2025		3
December 2024		3
November 2024		3
October 2024		0
September 2024		1
August 2024		2
July 2024		7

Transactions

Previous Bill		27.30
Payment 06/09/25		-27.30 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**

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Account #	0469715
Customer #	01228302
Balance Forward	0.00
Current Transactions	37.32
Total Balance Due	**$37.32**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS & SR 56**
Bill Number: 22582150
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0469720	01228302

Please use the 15-digit number below when making a payment through your bank

046972001228302

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	08741650	5/12/2025	1139	6/11/2025	1142	30	3

Usage History

	Water	Irrigation
June 2025		3
May 2025		3
April 2025		3
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

Transactions

Previous Bill		20.62
Payment 06/09/25		-20.62 CR
Balance Forward		0.00
Current Transactions		
Irrigation		
Water Base Charge		10.60
Water Tier 1	3.0 Thousand Gals X $3.34	10.02
Total Current Transactions		20.62
TOTAL BALANCE DUE		**$20.62**

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Account #	0469720
Customer #	01228302
Balance Forward	0.00
Current Transactions	20.62
Total Balance Due	**$20.62**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **2910 SPORTS CORE CIRCLE**
Bill Number: 22582153
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0469735	01228303

Please use the 15-digit number below when making a payment through your bank

046973501228303

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	12272488	5/12/2025	25143	6/11/2025	25337	30	194

Usage History

	Water
June 2025	194
May 2025	212
April 2025	162
March 2025	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

Transactions

Previous Bill		3,149.78
Payment 06/09/25		-3,149.78 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		39.80
Water Tier 1	25.0 Thousand Gals X $2.10	52.50
Water Tier 2	25.0 Thousand Gals X $3.34	83.50
Water Tier 3	25.0 Thousand Gals X $6.69	167.25
Water Tier 4	119.0 Thousand Gals X $9.02	1,073.38
Sewer		
Sewer Base Charge		99.71
Sewer Charges	194.0 Thousand Gals X $6.94	1,346.36
Total Current Transactions		2,862.50
TOTAL BALANCE DUE		**$2,862.50**

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Account #	0469735
Customer #	01228303
Balance Forward	0.00
Current Transactions	2,862.50
Total Balance Due	**$2,862.50**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **VERMILLION SKY NORTH RECLAIM DR**
Bill Number: 22583075
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0989675	01369272

Please use the 15-digit number below when making a payment through your bank

098967501369272

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580272	5/12/2025	736	6/11/2025	738	30	2

Usage History

Water	
June 2025	2
May 2025	3
April 2025	4
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

Transactions

Previous Bill		2.43
Payment 06/09/25		-2.43 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 #	0989675
Customer #	01369272
Balance Forward	0.00
Current Transactions	1.62
Total Balance Due	**$1.62**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **VERMILLION SKY SOUTH RECLAIM DR**
Bill Number: 22583077
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0989680	01369272

Please use the 15-digit number below when making a payment through your bank

098968001369272

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18044940	5/12/2025	1232	6/11/2025	1233	30	1

Usage History

Water

June 2025	1
May 2025	3
April 2025	4
March 2025	4
February 2025	6
January 2025	4
December 2024	5
November 2024	12
October 2024	13
September 2024	17
August 2024	17
July 2024	12

Transactions

Previous Bill		2.43
Payment 06/09/25		-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 #	0989680
Customer #	01369272
Balance Forward	0.00
Current Transactions	0.81
Total Balance Due	**$0.81**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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SEVEN OAKS CDD

Service Address: **AUTUMN BREEZE RECLAIM CIRCLE**
Bill Number: 22583076
Billing Date: 6/20/2025
Billing Period: 5/12/2025 to 6/11/2025

Account #	Customer #
0989690	01369272

Please use the 15-digit number below when making a payment through your bank

098969001369272

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18044941	5/12/2025	943	6/11/2025	961	30	18

Usage History

Water

June 2025	18
May 2025	10
April 2025	3
March 2025	8
February 2025	7
January 2025	7
December 2024	5
November 2024	3
October 2024	2
September 2024	12
August 2024	11
July 2024	22

Transactions

Previous Bill		8.10
Payment 06/09/25		-8.10 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**

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

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 #	0989690
Customer #	01369272
Balance Forward	0.00
Current Transactions	14.58
Total Balance Due	**$14.58**
Due Date	**7/7/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/07/2025.

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

Invoice: I-20257-11996
Service Total: $2334.50
Payments Total:

Amount Due: $2334.50
Invoice Date: 7/1/2025
Sent Date: 7/1/2025

Pasco Sheriff's Office
ATTN: Extra Duty
7432 Little Road
New Port Richey, FL 34654

SEVEN OAKS CDD
2910 SPORTS CORE CIRCLE

WESLEY CHAPEL, FL 33544

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
6/1/2025	Not Filled	SECURITY @ EASEMENT		0.00	$0.00	$0.00
✓ 6/3/2025	CASSEL, JORDAN - 7043	Security @ Seven Oaks CDD	2:00 PM	4.00	$58.00	$232.00
6/7/2025	Not Filled	Security @ Seven Oaks CDD		0.00	$0.00	$0.00
✓ 6/7/2025	WALKER, KAYLEE - 5612	SECURITY @ COMMUNITY	2:00 PM	5.00	$58.00	$290.00
✓ 6/7/2025	TAVERAS, SANDY - 7660	SECURITY @ EASEMENT	10:00 PM	4.00	$58.00	$232.00
✓ 6/8/2025	MAGLIACANO, ROBERT - 6041	Security @ Seven Oaks CDD	2:00 PM	4.00	$58.00	$232.00
6/12/2025	Not Filled	Security @ Seven Oaks CDD		0.00	$0.00	$0.00
6/13/2025	Not Filled	SECURITY @ COMMUNITY		0.00	$0.00	$0.00
✓ 6/14/2025	CUNDIFF-DROUSE, AMANDA - 6355	Security @ Seven Oaks CDD	2:00 PM	4.00	$58.00	$232.00
6/15/2025	Not Filled	SECURITY @ COMMUNITY		0.00	$0.00	$0.00
✓ 6/15/2025	LONG, ZANE - 3971	SECURITY @ EASEMENT	10:00 PM	4.00	$58.00	$232.00
✓ 6/18/2025	RAPP, MICHAEL - 3130	SECURITY @ COMMUNITY	1:00 PM	4.00	$58.00	$232.00
✓ 6/18/2025	GREIS-OSPINA, DAVID - 6514	Security @ Seven Oaks CDD	3:00 PM	4.00	$58.00	$232.00
6/21/2025	Not Filled	Security @ Seven Oaks CDD		0.00	$0.00	$0.00
6/22/2025	Not Filled	Security @ Seven Oaks CDD		0.00	$0.00	$0.00
6/27/2025	Not Filled	Security @ Seven Oaks CDD		0.00	$0.00	$0.00
6/28/2025	Not Filled	Security @ Seven Oaks CDD		0.00	$0.00	$0.00
6/28/2025	Not Filled	SECURITY @ COMMUNITY		0.00	$0.00	$0.00
✓ 6/28/2025	COLLINS, THOMAS - 5925	SECURITY @ EASEMENT	10:45 PM	3.25	$58.00	$188.50

✓ 6/30/2025	MAGLIACANO, ROBERT - 6041	Security @ Seven Oaks CDD	1:00 PM	4.00	$58.00	$232.00
					Total:	$2334.50

Questions regarding Invoice Charges please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: ExtraDuty@pascosheriff.org

RECEIVED
07/02/2025

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-20257-11996
Invoice Total: $2334.50
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.

Theresa D. Maggio

52100-3401

Professional Green Cleaners
2041 Brigadier Dr
Spring Hill, FL 34608
(813) 862-9595

RECEIVED
07/22/25

Invoice

28990

Customer	DATE	PAGE
849	7/18/2025	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			7/18/2025	

ITEM	QUANTITY	UNIT	DESCRIPTION	TX	UNIT PRICE	AMOUNT
	1.00		Restrooms floor scrub done on July 18 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 (June and July)		$80.00	$80.00

57200-4704

Theresa DiMaggio

COMMENTS

Thank you for your business!

Subtotal	$695.00
Freight	$0.00
Tax	$0.00
Total Amount	$695.00
Amount Received	$0.00
Balance Due	$695.00

Reserve Advisors
735 N Water Street
Suite 175
Milwaukee, WI 53202

Invoice

July 9, 2025

Additional Billing Details:

Seven Oaks Community Development District
2910 Sports Core Circle
Wesley Chapel, FL 33544
USA

PROPERTY:
Seven Oaks Community Development District
Wesley Chapel, FL 33544

INVOICE
S-INV006149

INVOICE DATE:	July 9, 2025
REFERENCE #:	25-33429
	Retainer Payment
AMOUNT DUE:	**3,325.00**

Amount Due Now:
3,325.00

Payment Terms

RECEIVED
07/10/25

Please Remit Payment to:

Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

Or via ACH
First Business Bank

17335 Golf Parkway, Suite 150 | Brookfield, WI 53045
Please send Remittances to 'accounting@reserveadvisors.com' at time of payment

In accordance with our contract, any unpaid balance on outstanding invoices beyond 30 days of the Final Invoice is subject to a 1.5% finance charge per month.

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/2/2025	INV0000100543

Bill To:

SEVEN OAKS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00730

Description	Qty	Rate	Amount
Accounting Services	1.00	$2,375.00	$2,375.00
Administrative Services	1.00	$808.33	$808.33
Dissemination Services	1.00	$166.67	$166.67
Email Accounts, Admin & Maintenance	9.00	$20.00	$180.00
Financial & Revenue Collections	1.00	$437.50	$437.50
Management Services	1.00	$3,668.75	$3,668.75

Subtotal	$7,636.25
Total	$7,636.25

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/10/2025	INV0000100610

Bill To:

SEVEN OAKS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

RECEIVED
07/10/25

Services for the month of	Terms	Client Number
July	Upon Receipt	00730

Description	Qty	Rate	Amount
Excess Meeting Time (over contract limit) 1.32 Hours 6-25-2025	1.50	$175.00	$262.50
Auto Mileage & Travel	44.00	$0.70	$30.80

Subtotal	$293.30
Total	$293.30

SOLITUDE
LAKE MANAGEMENT

INVOICE

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: PSI175773
Invoice Date: 6/2/2025

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 6/2/2025
Due Date 7/2/2025
Terms Net 30

Customer ID S2303
P.O. Number
P.O. Date 6/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance June Billing 6/1/2025 - 6/30/2025 Seven Oaks Pond 00 Seven Oaks Cdd LAKE ALL Pond 81 - Seven Oaks CDD		1	1	4,839.00	4,839.00

RECEIVED
07/10/25
APPROVED
John G. 07/10/25
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**

SOLITUDE
LAKE MANAGEMENT

INVOICE

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: PSI183975
Invoice Date: 7/1/2025

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 7/1/2025
Due Date 7/31/2025
Terms Net 30

Customer ID S2303
P.O. Number
P.O. Date 7/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2025 - 7/31/2025 Seven Oaks Pond 00 Seven Oaks Cdd LAKE ALL Pond 81 - Seven Oaks CDD		1	1	4,839.00	4,839.00

APPROVED
John G. 07/03/25
Code: 4601

RECEIVED
07/03/2025

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**

Stantec

INVOICE

Invoice Number	2418284
Invoice Date	July 1, 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
US

Please Remit To
Stantec Consulting Services Inc. (SCSI)
Federal Tax ID
11-2167170

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$3,827.85
For Period Ending:	June 27, 2025

RECEIVED
07/01/2025

Due upon receipt or in accordance with terms of the contract

INVOICE

Invoice Number 2418284
Project Number 238202065

Top Task 2025 2025 FY General Consulting

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 06				
Woodcock, Braydon	2025-06-05	1.00	156.00	156.00
		1.00		**156.00**
Level 10				
Nolte, Robert (Frank)	2025-06-04	3.00	190.00	570.00
Nolte, Robert (Frank)	2025-06-12	2.00	190.00	380.00
		5.00		**950.00**
Level 12				
Woodcock, Gregory (Greg)	2025-06-03	2.75	217.00	596.75
Woodcock, Gregory (Greg)	2025-06-04	4.00	217.00	868.00
Woodcock, Gregory (Greg)	2025-06-16	1.50	217.00	325.50
Woodcock, Gregory (Greg)	2025-06-24	1.25	217.00	271.25
Woodcock, Gregory (Greg)	2025-06-25	3.00	217.00	651.00
		12.50		**2,712.50**
Professional Services Subtotal		**18.50**		**3,818.50**

Disbursements

	Date	Cost	%	Current Amount
Direct - Printing				
ARC 21015ARC052025B	2025-05-20	9.35	0.00	9.35
Disbursements Subtotal				**9.35**

Top Task 2025 Total **3,827.85**

Total Fees & Disbursements	$3,827.85
INVOICE TOTAL (USD)	**$3,827.85**

Billing Backup - Roster

Date	Project	Task	Expnd Type		Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-06-04	238202065	2025	Direct - Regular		NOLTE, ROBERT (FRANK)	3.00	190.00	570.00	MILLING AND RESURFACING PLAN UPDATES. REVIEWING COST ESTIMATE
2025-06-12	238202065	2025	Direct - Regular		NOLTE, ROBERT (FRANK)	2.00	190.00	380.00	REVIEWING MOT MEASURES FOR PAVER INSTALLATION AND RIBBON CURB DETAILS
2025-06-05	238202065	2025	Direct - Regular		WOODCOCK, BRAYDON	1.00	156.00	156.00	O AND M SENT OFF FOR PROPOSALS
2025-06-03	238202065	2025	Direct - Regular		WOODCOCK, GREGORY (GREG)	2.75	217.00	596.75	REVIEW O AND M REPORTS AND UPDATE AS NEEDED. SEND TO STAFF TO OBTAIN PROPOSALS. PLANS REVIEW AND COMMENT. BID ADVERTISEMENT PREP.
2025-06-04	238202065	2025	Direct - Regular		WOODCOCK, GREGORY (GREG)	4.00	217.00	868.00	PREPARE COST ESTIMATES FOR BASE BID AND BID ALTERNATE. PREPARE ENGINEERS NOTES FOR MEETING. PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.
2025-06-16	238202065	2025	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.50	217.00	325.50	SWFMWD O AND M INSPECTION AREA REVIEW AND PLAN REVIEW IN PREPARATION FOR MEETING WITH ONSITE STAFF TO REVIEW FOR O AND M INSPECTION.
2025-06-24	238202065	2025	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.25	217.00	271.25	BID DOCUMENT PREPARATION
2025-06-25	238202065	2025	Direct - Regular		WOODCOCK, GREGORY (GREG)	3.00	217.00	651.00	BID DOCUMENT PREPARATION AND AGENDA ITEM PREP.
			Total Labor:			**18.50**		**$3,818.50**	
2025-05-20	238202065	2025	Direct - Printing			9.35	1.00	9.35	21015ARC052025B11
			Total Direct - Printing			**9.35**		**$9.35**	
			Total Project 238202065			**27.85**		**$3,827.85**	

INVOICE

MAKE CHECK PAYABLE TO:
Storage Center in Wesley Chapel
1891 Trout Creek Road
Wesley Chapel, FL 33544

Unit(s) 1112
Tenant 199081
Invoice 27263
Invoice Date July 8, 2025
Due Date August 7, 2025

Amount Due **$272.00**

c/o: THERESA DiMaggio
Seven oaks cdd
3434 Colwell Ave Suit 200
Tampa, FL 33614

RECEIVED
07/14/25

❑ Please check box if address is incorrect and indicate change. Signature is required to authorize address changes.

_____
Signature

AMOUNT ENCLOSED $_____

DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

UNIT	DATE	ITEM/SERVICE	AMOUNT	TAX	DUE
1112	8/7/2025	Rent 8/7-9/6	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 correspondance 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

RECEIVED
07/29/25

July 29, 2025
Client: 001315
Matter: 000001
Invoice #: 26877

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/4/2025	KCH	PHONE CALL WITH S. BRIZENDINE TO DISCUSS JUNIPER CONTRACT UPDATES/CHANGES AND PARCEL S-19 UPDATES; PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	2.1	$640.50
6/9/2025	KCH	REVIEW AD FOR PUBLIC HEARING NOTICE.	0.3	$91.50
6/10/2025	MS	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER, AND LONG FORM PULICATION AD FOR BUDGET.	1.8	$315.00
6/10/2025	MS	REVISE, FINALIZE AND TRANSMIT MAILED NOTICE LETTER AND PUBLICATION ADS WITH INSTRUCTIONS TO DISTRICT ADMIN.	0.2	$35.00
6/11/2025	KCH	REVIEW AGENDA PACKAGE FOR CONTINUED BOS MEETING.	0.2	$61.00
6/17/2025	KCH	EMAILS WITH S. BRIZENDINE REGARDING CONTINUED BOS MEETING AGENDA.	0.2	$61.00
6/23/2025	KCH	REVIEW PROPOSAL FOR UPDATED APPRAISAL FROM URBAN REALITY SOLUTIONS AND PREPARE HUMAN TRAFFICKING AFFIDAVIT FOR SAME.	0.7	$213.50
6/25/2025	KCH	PREPARE FOR AND ATTEND CONTINUED BOS MEETING VIA TEAMS; REVIEW AGENDA PACKAGE FOR UPCOMING BOS MEETING.	2.4	$732.00
6/27/2025	KCH	PREPARE VENDOR AGREEMENT FORM FOR SMALL ONE-TIME VENDORS HIRED BY THE CDD FOR COMMUNITY EVENTS; REVIEW DRAFT RFP FOR MILLING PROJECT; PREPARE AGREEMENT FOR SUSAN LINDEMANN FOR T. DEMAGGIO.	2.8	$854.00

SERVICES

Date	Person	Description of Services	Hours	Amount
		Total Professional Services	10.7	$3,003.50

Total Services	$3,003.50	
Total Disbursements	$0.00	
Total Current Charges		$3,003.50
Previous Balance		$2,546.00
Less Payments		*($2,546.00)*
PAY THIS AMOUNT		**$3,003.50**

Please Include Invoice Number on all Correspondence

QUOTE

BILL TO:
Seven Oaks CDD
5844 Old Pasco Rd #100
Wesley Chapel, Fl 33544
813-907-7987

Invoice No. 4
June 9th, 2025

Service	Date	Fee
Oktoberfest Performance: Performance will take place from 1-2pm on October 11th at the following address: Seven Oaks Clubhouse 2910 Sports Core Circle Wesley Chapel, Fl 33544	10/11/25	$250
COI Coverage Coverage up to 1 million listing Seven Oaks CDD as additional insured.	10/11/25	$100

Additional Notes:
Deposit of $100 is due upon booking. The remaining balance ($250) is due on or before the date of service (10/11/25). Payments are accepted in the form of cash, check, money order, or Zelle deliverable to Susan Lindemann, (860) 996-4019.

RECEIVED
07/28/25

Thank you!

Total $350

Theresa DiMassio
* Please mail payment next week
& please Code towards F/Y 25/26 Event Budget
57400-4775

Susan Lindemann
8721 Anglers Pointe Dr.
Temple Terrace, Fl, 33637
susanclindemann@gmail.com
(860) 996-4019

INVOICE

Tampa Fence
P.O. Box 4806
Tampa, FL 33677
(813) 960-4300

Sales Representative
Matt Sherer
(813) 696-2696
matt@tampafence.com

Seven Oaks CDD
Job #2847 - Seven Oaks CDD Repairs
2910 Sports Core Cir
Wesley Chapel, FL 33544
(813) 230-7987
maintenance@sevenoakscdd.com

RECEIVED
07/08/25

Invoice #	3146
Date	4/9/2025
Amount Due	$4,960.00
Due Date	Due on Receipt

Item	Description	Qty	Price	Amount
FENCE INSTALL	Remaining balance	1.00	$4,960.00	$4,960.00

PAYMENT OPTIONS

- ACH (bank transfer): No fees.
- Credit/Debit Card Payments: A 3.2% fee may be added to the invoice amount.

Final payment is due on day of completion. Tune-ups will not delay final balance being paid. Past due payments shall be subject to a delinquency charge of $25/day after one week of non-payment.

Sub Total	$4,960.00
Total	$4,960.00
Amount Paid	$0.00
Balance Due	$4,960.00

*Card payment may incur a surcharge which is calculated at checkout.

Make a payment

Verified secure

SPECIAL INSTRUCTIONS

APPROVED
John G. 04/09/25
Code: 4763

TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

SEVEN OAKS CDD I
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

Statement Date: July 22, 2025

Amount Due:	**$55.10**

Due Date: August 12, 2025
Account #: 211003718858

Account Summary

Current Service Period: June 21, 2025 - July 18, 2025

Previous Amount Due	$56.72
Payment(s) Received Since Last Statement	-$56.72
Current Month's Charges	**$55.10**
Amount Due by August 12, 2025	**$55.10**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily THMS used was **0% higher** than the same period last year.

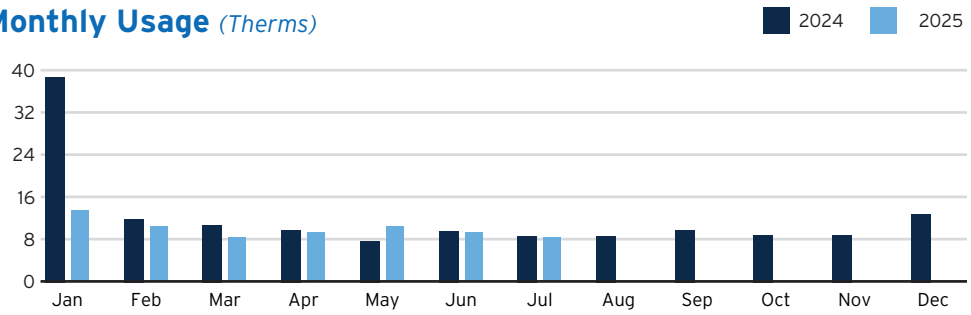
Your average daily THMS used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Get rebates on natural gas equipment
- Cooking
- Water heating
- Drying
- Air conditioning (Gas heat pump)

Learn more at PeoplesGas.com/BizRebates

Monthly Usage *(Therms)*



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

TECO PEOPLES GAS
AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211003718858
Due Date: August 12, 2025

Amount Due:	**$55.10**
Payment Amount: $ _____	

642742445357

Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

642742445357211003718858000000000551104

TECO PEOPLES GAS
AN EMERA COMPANY

Service For:
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

Account #: 211003718858
Statement Date: July 22, 2025
Charges Due: August 12, 2025

Meter Read

Service Period: Jun 21, 2025 - Jul 18, 2025 **Rate Schedule:** Small General Service (SGS)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AHI63698	07/18/2025	2,276	2,268	8 CCF	1.040	1.0000	8.3 Therms	28 Days

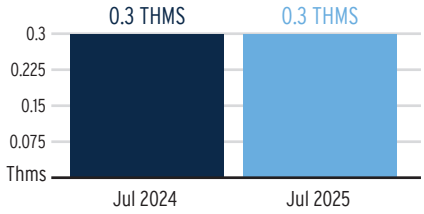
Charge Details

Natural Gas Charges

Customer Charge		$43.07
Distribution Charge	*8.3 THMS @ $0.62028*	$5.15
PGA	*8.3 THMS @ $0.80000*	$6.64
Florida Gross Receipts Tax		$0.24
Natural Gas Service Cost		**$55.10**

Total Current Month's Charges **$55.10**

Avg THMS Used Per Day



Important Messages

For more information about your bill and understanding your charges, please visit **PeoplesGas.com**

Ways To Pay Your Bill

Bank Draft
Visit **PeoplesGas.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **PeoplesGas.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **PeoplesGas.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Residential Customer Care:
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:
PeoplesGas.com
Phone:
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01476P **Date 07/18/2025**

RECEIVED
07/17/25

Attn:
Seven Oaks CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 25-01476P **Request for Proposal** **RE:** Seven Oaks Request for Proposals for Rehab Project **Published:** 7/18/2025	$109.38

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$109.38**

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE
The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

SECTION I – REQUEST FOR PROPOSALS
PROJECT: SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
ANCIENT OAKS BLVD. PAVEMENT REHABILITATION PROJECT
SOLICITATION NO: 2025-1

NOTICE IS HEREBY GIVEN that the Seven Oaks Community Development District will open sealed proposals at **2:00 P.M., LOCAL TIME, September 19, 2025**, at Rizzetta & Company, Inc, 5844 Old Pasco Road, Suite 100, Wesley Chapel Florida 33544, for the **Seven Oaks Community Development District Ancient Oaks Blvd. Pavement Rehabilitation Project. Work is to include milling and resurfacing existing roads, pavement marking, concrete ribbon curb for brick paver area replacement and associated infrastructure as indicated on the plans and specifications.**

Sealed proposal offers in one (1) hard copy for furnishing the forecasted work will be received and accepted by the Seven Oaks Community Development District, 5844 Old Pasco Road, Suite 100, Wesley Chapel Florida, 33544 (Attention Scott Brizendine), until the above stipulated date and time for opening of sealed proposals. For all hand-delivered proposals, the office is open, on normal workdays, between the hours of 8:00 A.M. and 5:00 P.M. **Proposals are to be sent via UPS, FedEx, or DHL.**

Copies of the Contract Documents, all bound together, and the plans, are on file and available for inspection by prospective Proposers at **Rizzetta & Company Inc, 5844 Old Pasco Road, Suite 100, Wesley Chapel Florida, 33544. Telephone Number (813) 994-1001. Electronic PDF copy of the bid documents and plans can be requested from Greg Woodcock by emailing greg.woodcock@stantec.com and sbrizendine@rizzetta.com .**

Proposal offers shall be accompanied by either a Proposal Bond or by a Certified Check or a Cashier's Check or an Official Bank Check in the dollar amount representing not less than five percent (5%) of the total amount proposed as a guarantee to enter into a contract and furnish a contract performance and payment bond in the amount of one hundred percent (100%) of the total proposal price within thirty (30) calendar days from the date of notification of the award.

A **non-mandatory** pre-proposal conference will be held **at 11am. On August 7, 2025,** at the **Seven Oaks Amenity Center located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.**

Representatives of Seven Oaks Community Development District and Engineer will be present to discuss the project. Proposers are to attend and participate in the conference. The Engineer will transmit to all prospective Proposers of record such addenda as Engineer considers necessary in response to questions arising at the conference.

The Seven Oaks Community Development District, Pasco County, Florida reserves the right to accept or reject any or all proposals and waive informalities and minor irregularities in offers received in accordance with the proposal documents and the DISTRICT Rules. The Seven Oaks Community Development District, Pasco County, Florida reserves the right to accept or reject any or all proposals as it deems in its best interests and waive informalities and minor irregularities in accordance with the proposal documents.

July 18, 2025 25-01476P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Valley

RECEIVED 07/07/25

0 0 Account Number:

ACCOUNT SUMMARY

Credit Limit	
Credit Available	
Statement Closing Date	June 30, 2025
Days in Billing Cycle	30
Previous Balance	$1,320.63
Payments & Credits	$1,461.48
Purchases & Other Charges	$5,410.97
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$5,270.12

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	$5,270.12
Minimum Payment Due	**$5,270.12**
Payment Due Date	**July 25, 2025**

General $4,188.91

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX $1,320.63-	
06/25	06/25	F1515005G00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,320.63-
		MICHELLE WHITE	**TOTAL XXXXXXXXXXXX $0.00**	
		FATINA TANNOUKHI	**TOTAL XXXXXXXXXXXX $1,250.81**	
06/11	06/11	023053753EHYESDL5	OFFICE DEPOT #2603 WESLEY CHAPEL FL	224.74
			MCC: 5943 MERCHANT ZIP: 33543	
06/12	06/12	5531020546HWSBHYR	VISION ACE HARDWARE WESLEY CHAPEL FL	3.59
			MCC: 5251 MERCHANT ZIP: 33544	
06/12	06/12	023053754EHYTVDE5	OFFICE DEPOT #2603 WESLEY CHAPEL FL	204.98
			MCC: 5965 MERCHANT ZIP: 33543	
06/20	06/20	55506295BB1WKFRTS	DOODIE CALLS INC ST. PETERSBUR FL	717.50
			MCC: 4900 MERCHANT ZIP: 34275	
06/21	06/21	55432865D60JRHZ29	TST*NEW YORK NEW YORK WESLEY CHAPEL FL	100.00
			MCC: 5812 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Account Number:	
Payment Due Date	**July 25, 2025**
New Balance	**$5,270.12**
Minimum Payment Due	$5,270.12
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 0
SEVEN OAKS COMMUNITY DEVELOPMENT D
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

Seven Oaks CDD Credit Card
Combined Totals
06/30/25 Statement

		General Fund		Enterprise Fund
Theresa Card	$	2,287.78	$	1,081.21
John Card	$	650.32		
Fatina Card	$	1,250.81		
Total	$	4,188.91	$	1,081.21
Grand Total	$	5,270.12		
Statement Total	$	5,270.12		

001-57400-4775	961.72	512.04	400-57200-4664
001-57200-4619	346.54	373.72	400-57200-4724
001-57200-4704	213.13	195.45	400-57200-3222
001-57200-4103	114.36		
001-51300-5102	131.00		
001-57200-5101	928.87		
001-57200-4785	842.97		
001-57200-4647	10.98		
001-57200-4660	357.83		
001-53900-4670	46.70		
001-53900-4785	234.81		

Cafe/Enterprise $1,081.21

General $4,188.91

Seven Oaks CDD Credit Card
John Gentilella
6/30/2025

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
6/2/2025	Straight Talk	Cell phone	53900-4785	$ 48.07	Y	Y
6/3/2025	Ace Hardware	Degreaser	57200-4660	$ 14.38	Y	Y
6/12/2025	Sam's	Gasoline	57200-4660	$ 77.30	Y	Y
6/13/2025	Ace Hardware	Screws/oil	53900-4785	$ 9.93	Y	Y
6/19/2025	Ace Hardware	Bolts	53900-4785	$ 3.40	Y	Y
6/23/2025	Amazon	Mop rack	53900-4785	$ 17.95	Y	Y
6/23/2025	Wawa	Gasoline	57200-4660	$ 26.40	Y	Y
6/23/2025	Ace Hardware	Valve key	53900-4785	$ 10.79	Y	Y
6/23/2025	Home Depot	Cement	53900-4670	$ 46.70	Y	Y
6/23/2025	Home Depot	Road patch/oil	53900-4785	$ 174.61	Y	Y
6/25/2025	Sam's	Gasoline	57200-4660	$ 79.76	Y	Y
6/25/2025	Home Depot	Grout cleaner	57200-4647	$ 10.98	Y	Y
6/25/2025	Home Depot	Return-Supplies	53900-4785	$ (29.94)	Y	Y
6/26/2025	Amazon	Tires	57200-4660	$ 159.99	Y	Y

6/30/2025 **001-10103**

Total activity	650.32
Replenish card	-
Credit/Refund	-
Total charges	650.32
	$ 650.32

0 **Expense Summary** GF EF

57200-4647	(10.98)	650.32
57200-4660	(357.83)	
53900-4670	(46.70)	
57200-4761	-	
57200-4914	-	
53900-4785	(234.81)	
	(650.32)	

TRUE

Seven Oaks CDD Credit Card
Fatina Tannoukhi
06/30/25 Statement

Date	Vendor	Description	GL Code		Amount	Cleared	Receipt
6/11/2025	Office Depot	Office chair/shredding	001-57200-5101	$	224.74	Y	Y
6/12/2025	Ace Hardware	Keys	001-57200-4619	$	3.59	Y	Y
6/12/2025	Office Depot	Office chair	001-57200-5101	$	204.98	Y	Y
6/20/2025	Doodie Calls Inc	Portable toilet rental	001-57200-4785	$	717.50	Y	Y
6/21/2025	NYNY Pizza	Food for Staff	001-57200-4785	$	100.00	Y	Y

06/30/25 Statement	**001-10103**			
	Total activity		1,250.81	
	Replenish card		-	
	Credit/Refund		-	
	Total charges		1,250.81	
		$	**1,250.81**	

0	**Expense Summary**		GF	EF
	001-57400-4775	-	1,250.81	
	001-57200-4619	(3.59)		
	001-57200-4704	-		
	001-57200-5101	(429.72)		
	001-57200-4785	(817.50)		
	400-57200-4664	-		
	400-57200-4724			
	400-57200-3222	-		
	001-57200-4646			
	001-57200-4701			
	001-57200-4705			
	001-57200-4707	-		
		(1,250.81)		
		TRUE		

Seven Oaks CDD Credit Card
Theresa Dimaggio
06/30/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
6/1/2025	Sam's	Paper	001-57200-5101	$ 40.96	Y	Y
6/2/2025	Office Depot	Printer ink	001-57200-5101	$ 281.97	Y	Y
6/4/2025	Amazon	Café supplies	400-57200-3222	$ 15.97	Y	Y
6/4/2025	Amazon	Event Supplies	001-57400-4775	$ 44.97	Y	Y
6/6/2025	Dollar Tree	Event Supplies	001-57400-4775	$ 25.00	Y	Y
6/6/2025	Sam's	Event Supplies	001-57400-4775	$ 28.08	Y	Y
6/7/2025	Sam's	Event Supplies	001-57400-4775	$ 98.88	Y	Y
6/7/2025	Publix	Cafe supplies	400-57200-4724	$ 9.49	Y	Y
6/7/2025	Publix	Food for staff	001-57200-4785	$ 6.99	Y	Y
6/8/2025	Publix	Cafe supplies	400-57200-4664	$ 7.98	Y	Y
6/8/2025	Publix	Cafe supplies	400-57200-4724	$ 20.17	Y	Y
6/9/2025	Youtube TV	Subscription	001-57200-4103	$ 94.17	Y	Y
6/9/2025	Sam's	Cafe supplies	400-57200-4664	$ 107.04	Y	Y
6/9/2025	Sam's	Cafe supplies	400-57200-4724	$ 182.24	Y	Y
6/9/2025	Sam's	Cafe supplies	400-57200-3222	$ 47.62	Y	Y
6/9/2025	Dunkin' Donuts	Event Supplies	001-57400-4775	$ 332.26	Y	Y
6/9/2025	Cornilleau America	Ping pong nets	001-57200-4619	$ 28.24	Y	Y
6/11/2025	Constant Contact	Subscription	001-51300-5102	$ 131.00	Y	Y
6/12/2025	Suds and Bubbles	Laundry	001-57400-4775	$ 57.00	Y	Y
6/12/2025	Amazon	Event Supplies	001-57400-4775	$ 12.99	Y	Y
6/15/2025	Walgreens	Facility supplies	001-57200-4704	$ 17.80	Y	Y
6/15/2025	Walgreens	Facility supplies	001-57200-4619	$ 5.98	Y	Y
6/15/2025	Walgreens	Event Supplies	001-57400-4775	$ 55.95	Y	Y
6/16/2025	Amazon	Ping pong balls	001-57200-4619	$ 15.98	Y	Y
6/16/2025	Amazon	Event Supplies	001-57400-4775	$ 47.99	Y	Y
6/16/2025	State Fair Mini Donuts	Cafe supplies	400-57200-4664	$ 98.90	Y	Y
6/17/2025	Amazon	Cafe supplies	400-57200-3222	$ 31.98	Y	Y
6/17/2025	Amazon	Event Supplies	001-57400-4775	$ 162.67	Y	Y
6/17/2025	Amazon	Event Supplies	001-57400-4775	$ 55.95	Y	Y
6/17/2025	Amazon	Event Supplies	001-57400-4775	$ 110.91	Y	Y
6/17/2025	Sam's	Cafe supplies	400-57200-4664	$ 58.02	Y	Y
6/17/2025	Sam's	Cafe supplies	400-57200-4724	$ 53.94	Y	Y
6/17/2025	Sam's	Cafe supplies	400-57200-3222	$ 47.94	Y	Y
6/17/2025	Sam's	Facility supplies	001-57200-4704	$ 81.33	Y	Y
6/18/2025	Amazon	Cafe supplies	400-57200-3222	$ 51.94	Y	Y
6/18/2025	Amazon	Event Supplies	001-57400-4775	$ 7.99	Y	Y
6/18/2025	Amazon	Pool Sign	001-57200-4619	$ 155.80	Y	Y
6/18/2025	Sam's	Cafe supplies	400-57200-4664	$ 24.72	Y	Y
6/18/2025	Sam's	Cafe supplies	400-57200-4664	$ 67.44	Y	Y
6/19/2025	Personal Wine	Event Supplies	001-57400-4775	$ 19.00	Y	Y
6/20/2025	Amazon	Mop heads	001-57200-4704	$ 15.99	Y	Y
6/20/2025	Amazon	Event Supplies	001-57400-4775	$ 12.99	Y	Y
6/20/2025	Amazon	Backup battery	001-57200-5101	$ 82.49	Y	Y
6/20/2025	Amazon	Printer ink	001-57200-5101	$ 85.48	Y	Y
6/20/2025	Netflix	Subscription	001-57200-4103	$ 20.19	Y	Y
6/21/2025	Microsoft	Subscription	001-57200-5101	$ 8.25	Y	Y
6/23/2025	Amazon	Pool Sign	001-57200-4619	$ 91.96	Y	Y
6/24/2025	Amazon	Coffee frother-food for staff	001-57200-4785	$ 8.99	Y	Y
6/24/2025	Amazon	Grout cleaner	001-57200-4704	$ 9.64	Y	Y
6/24/2025	Amazon	Brushes	001-57200-4704	$ 9.99	Y	Y
6/24/2025	Publix	Food for staff	001-57200-4785	$ 9.49	Y	Y
6/25/2025	Amazon	Refund-tablecloths	001-57400-4775	$ (36.97)	Y	Y
6/25/2025	Amazon	Refund-tablecloths	001-57400-4775	$ (36.97)	Y	Y
6/25/2025	Amazon	Refund-tablecloths	001-57400-4775	$ (36.97)	Y	Y
6/25/2025	Sam's	Cafe supplies	400-57200-4664	$ 72.58	Y	Y
6/25/2025	Sam's	Cafe supplies	400-57200-4724	$ 16.98	Y	Y
6/25/2025	Sam's	Cafe supplies	400-57200-4664	$ 18.48	Y	Y
6/25/2025	Sam's	Cafe supplies	400-57200-4724	$ 39.96	Y	Y
6/27/2025	Amazon	Tennis balls	001-57200-4619	$ 44.99	Y	Y
6/27/2025	Sam's	Cafe supplies	400-57200-4664	$ 56.88	Y	Y

6/27/2025	Sam's	Cafe supplies	400-57200-4724	$	50.94		Y	Y
6/27/2025	Sam's	Facility supplies	001-57200-4704	$	78.38		Y	Y

06/30/25 Statement	**001-10103**		
	Total activity		3,368.99
	Replenish card		-
	Credit/Refund		-
	Total charges		3,368.99
		$	**3,368.99**

0	**Expense Summary**				
	001-57400-4775	(961.72)		GF	EF
	001-57200-4619	(342.95)		2,287.78	1,081.21
	001-57200-4704	(213.13)			
	001-57200-4103	(114.36)			
	001-51300-5102	(131.00)			
	001-57200-5101	(499.15)			
	001-57200-4785	(25.47)			
	400-57200-4664	(512.04)			
	400-57200-4724	(373.72)			
	400-57200-3222	(195.45)			
	001-57200-4646	-			
	001-57200-4701	-			
	001-57200-4705	-			
	001-57200-4707	-			
		(3,368.99)			
		TRUE			

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		JOHN GENTILELLA	**TOTAL XXXXXXXXXXXX $650.32**	
06/02	06/02	55432864T63G4PAW6	STRAIGHTTALK*SERVICES 877-430-2355 FL MCC: 4814 MERCHANT ZIP:	48.07
06/03	06/03	55310204V6QQRVS0H	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	14.38
06/12	06/12	054368454BLJ604BG	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	77.30
06/13	06/13	5531020556JHH1EQL	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	9.93
06/19	06/19	55310205B6N6EN56X	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	3.40
06/23	06/23	55432865E61193Z63	AMAZON MKTPL*NO45379H1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	17.95
06/23	06/23	55500375FB5DTWE4N	WAWA 5226 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	26.40
06/23	06/23	55310205F6RKS7RGG	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	10.79
06/23	06/23	52707155F09FW3JKS	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	221.31
06/25	06/25	55483825H0AFR0PF7	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	79.76
06/25	06/25	52707155H09FP4TMR	THE HOME DEPOT #8929 ZEPHYRHILLS FL MCC: 5200 MERCHANT ZIP: 33545000	10.98
06/25	06/25	52707155H09FP4VHV	THE HOME DEPOT #8929 ZEPHYRHILLS CREDIT MCC: 5200 MERCHANT ZIP: 33545000	29.94-
06/26	06/26	55432865H61ZBEKK6	AMAZON MKTPL*NQ7910IN2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	159.99
		THERESA DIMAGGIO	**TOTAL XXXXXXXXXXXX $3,368.99**	
05/30	06/01	55483824R09MV6JKS	SAMSCLUB.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	40.96
06/02	06/02	02305374SEHY4Q8Y1	OFFICE DEPOT #2603 WESLEY CHAPEL FL MCC: 5943 MERCHANT ZIP: 33543	281.97
06/04	06/04	55432864V5SSAN7GZ	AMAZON MKTPL*N66J21190 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	15.97
06/04	06/04	55432864V5SZPR5NG	AMAZON MKTPL*NH64J6N12 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	44.97
06/06	06/06	05436844Y00ALVT5A	DOLLAR TREE LAND O LAKES FL MCC: 5331 MERCHANT ZIP: 34639	25.00
06/06	06/06	55483824Z09X39YXB	SAMSCLUB.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	28.08
06/07	06/07	55483824Z09X3FTVM	SAMSCLUB.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	98.88
06/07	06/07	02305374Z2X9PBQXA	PUBLIX #1142 LAND O LAKES FL MCC: 5411 MERCHANT ZIP: 34638	16.48
06/08	06/08	02305375000FV28N6	PUBLIX #1142 LAND O LAKES FL MCC: 5411 MERCHANT ZIP: 34638	28.15
06/09	06/09	5543286505WKJSB90	GOOGLE *YOUTUBE TV 650-253-0000 CA MCC: 4899 MERCHANT ZIP:	94.17
06/09	06/09	55483825109Z62NK8	SAMSCLUB.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	336.90
06/09	06/09	5270487516FY23LSE	DUNKIN #356034 LAND O LAKES FL MCC: 5814 MERCHANT ZIP: 34638	332.26
06/09	06/09	5104323501Z5ZVXDV	PAYPAL *CORNILLEAU 4029357733 MA	28.24

Transactions continued on next page

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5945 MERCHANT ZIP: 02138	
06/11	06/11	7541823526PDL1WSF	EIG*CONSTANTCONTACT.C WALTHAM MA	131.00
			MCC: 5968 MERCHANT ZIP:	
06/12	06/12	5543286535XJMFJ3K	SQ * SUDS AND BUBBLES GOSQ.COM FL	57.00
			MCC: 7216 MERCHANT ZIP: 33544	
06/12	06/12	5543286535XQ786XA	AMAZON MKTPL*NH5HD6761 AMZN.COM/BILL WA	12.99
			MCC: 5942 MERCHANT ZIP:	
06/15	06/15	054368457009J0KVW	WALGREENS #11246 LAND O LAKES FL	79.73
			MCC: 5912 MERCHANT ZIP: 34638	
06/16	06/16	5543286575YLSA6L5	AMAZON MKTPL*NA88U9G30 AMZN.COM/BILL WA	15.98
			MCC: 5942 MERCHANT ZIP:	
06/16	06/16	5543286575YWJ0P4L	AMAZON MKTPL*NA0M916N1 AMZN.COM/BILL WA	47.99
			MCC: 5942 MERCHANT ZIP:	
06/16	06/16	823050958EHMB58XV	SP STATE FAIR MINI DON DAVIDSON NC	98.90
			MCC: 5462 MERCHANT ZIP:	
06/17	06/17	5543286585Z0296ED	AMAZON MKTPL*NO5042EN2 AMZN.COM/BILL WA	31.98
			MCC: 5942 MERCHANT ZIP:	
06/17	06/17	5543286585Z3BGRHG	AMAZON MKTPL*NO1CP9162 AMZN.COM/BILL WA	162.67
			MCC: 5942 MERCHANT ZIP:	
06/17	06/17	5543286585Z36MM74	AMAZON MKTPL*NA7B90670 AMZN.COM/BILL WA	55.95
			MCC: 5942 MERCHANT ZIP:	
06/17	06/17	5543286585Z45Y5WH	AMAZON MKTPL*NA6AM27F1 AMZN.COM/BILL WA	110.91
			MCC: 5942 MERCHANT ZIP:	
06/17	06/17	5548382590A7J31QL	SAMSCLUB.COM 888-746-7726 AR	241.23
			MCC: 5300 MERCHANT ZIP: 72712	
06/18	06/18	5543286595ZEFQ8ZR	AMAZON MKTPL*NA32Y4950 AMZN.COM/BILL WA	59.93
			MCC: 5942 MERCHANT ZIP:	
06/18	06/18	5543286595ZQHTAMY	AMAZON MKTPL*NO5PR3M02 AMZN.COM/BILL WA	155.80
			MCC: 5942 MERCHANT ZIP:	
06/18	06/18	55483825A0A8MBMRR	SAMSCLUB.COM 888-746-7726 AR	24.72
			MCC: 5300 MERCHANT ZIP: 72712	
06/18	06/18	55483825A0A8MDRVR	SAMSCLUB.COM 888-746-7726 AR	67.44
			MCC: 5300 MERCHANT ZIP: 72712	
06/19	06/19	85345515AS66KE9DS	PERSONAL WINE AUSTIN TX	19.00
			MCC: 5921 MERCHANT ZIP:	
06/20	06/20	55432865B5ZVL441L	AMAZON MKTPL*NO7WD7K42 AMZN.COM/BILL WA	15.99
			MCC: 5942 MERCHANT ZIP:	
06/20	06/20	55432865B5ZX1A7F1	AMAZON MKTPL*NO6NN5L30 AMZN.COM/BILL WA	12.99
			MCC: 5942 MERCHANT ZIP:	
06/20	06/20	55432865B5ZX2PQNL	AMAZON.COM*NO34C5T01 AMZN.COM/BILL WA	82.49
			MCC: 5942 MERCHANT ZIP:	
06/20	06/20	55432865B5ZX3YQDG	AMAZON MKTPL*NO85W3AA1 AMZN.COM/BILL WA	85.48
			MCC: 5942 MERCHANT ZIP:	
06/20	06/20	75418235B6R1BZZMK	NETFLIX.COM LOS GATOS CA	20.19
			MCC: 4899 MERCHANT ZIP:	
06/21	06/21	15270215Q00HWWKL1	MICROSOFT-G098155033 MSBILL.INFO WA	8.25
			MCC: 5045 MERCHANT ZIP:	
06/23	06/23	55432865E611M8W33	AMAZON MKTPL*NQ2SM51U2 AMZN.COM/BILL WA	91.96
			MCC: 5942 MERCHANT ZIP:	
06/24	06/24	55432865F614VF5XR	AMAZON MKTPL*NO5TZ0IM1 AMZN.COM/BILL WA	8.99
			MCC: 5942 MERCHANT ZIP:	
06/24	06/24	55432865F614WKFG3	AMAZON.COM*NO8HN9230 AMZN.COM/BILL WA	9.64
			MCC: 5942 MERCHANT ZIP:	

Transactions continued on next page

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
06/24	06/24	55432865F6157J9FN	AMAZON MKTPL*NO0HX02N0 AMZN.COM/BILL WA	9.99
			MCC: 5942 MERCHANT ZIP:	
06/24	06/24	02305375G00GASJTD	PUBLIX #1142 LAND O LAKES FL	9.49
			MCC: 5411 MERCHANT ZIP: 34638	
06/25	06/25	55432865G61LJ3GN1	AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	36.97-
			MCC: 5942 MERCHANT ZIP:	
06/25	06/25	55432865G61MDEYB8	AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	36.97-
			MCC: 5942 MERCHANT ZIP:	
06/25	06/25	55432865G61M435ZQ	AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	36.97-
			MCC: 5942 MERCHANT ZIP:	
06/25	06/25	55483825H0AG4SPH9	SAMSCLUB.COM 888-746-7726 AR	89.56
			MCC: 5300 MERCHANT ZIP: 72712	
06/25	06/25	55483825H0AG4V7JB	SAMSCLUB.COM 888-746-7726 AR	58.44
			MCC: 5300 MERCHANT ZIP: 72712	
06/27	06/27	55432865J623Y4YJB	AMAZON.COM*NQ10D7GS1 AMZN.COM/BILL WA	44.99
			MCC: 5942 MERCHANT ZIP:	
06/27	06/27	55483825L0AK5J1ZF	SAMSCLUB.COM 888-746-7726 AR	186.20
			MCC: 5300 MERCHANT ZIP: 72712	

IMPORTANT ACCOUNT INFORMATION

$0 - $5,270.12 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$3.30
Cashback Earned this Statement	$13.18
New Cashback Balance	$16.48
Your cashback will be award on	Feb 2026

THE MORE YOU SPEND, THE MORE YOU EARN

$0-$500,000 = 0.25%

$500,001-$1,500,000 = 0.60%

$1,500,00-$4,000,000 = 0.75%

$4,000,001-$12,500,000 = 0.90%

$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	**ANNUAL PERCENTAGE RATE (APR)**	Balance Subject to Interest Rate	Days in Billing Cycle	**Interest Charge**
Purchases	14.25% (v)	$0.00	30	$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.
See the table below:

Tiers	*Cashback %*
$0 - $500,000	*0.25*
$500,001 - $1,500,000	*0.60*
$1,500,001 - $4,000,000	*0.75*
$4,000,001 - $12,500,000	*0.90*
$12,500,001 +	*1.00*

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.
This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/ holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than $50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

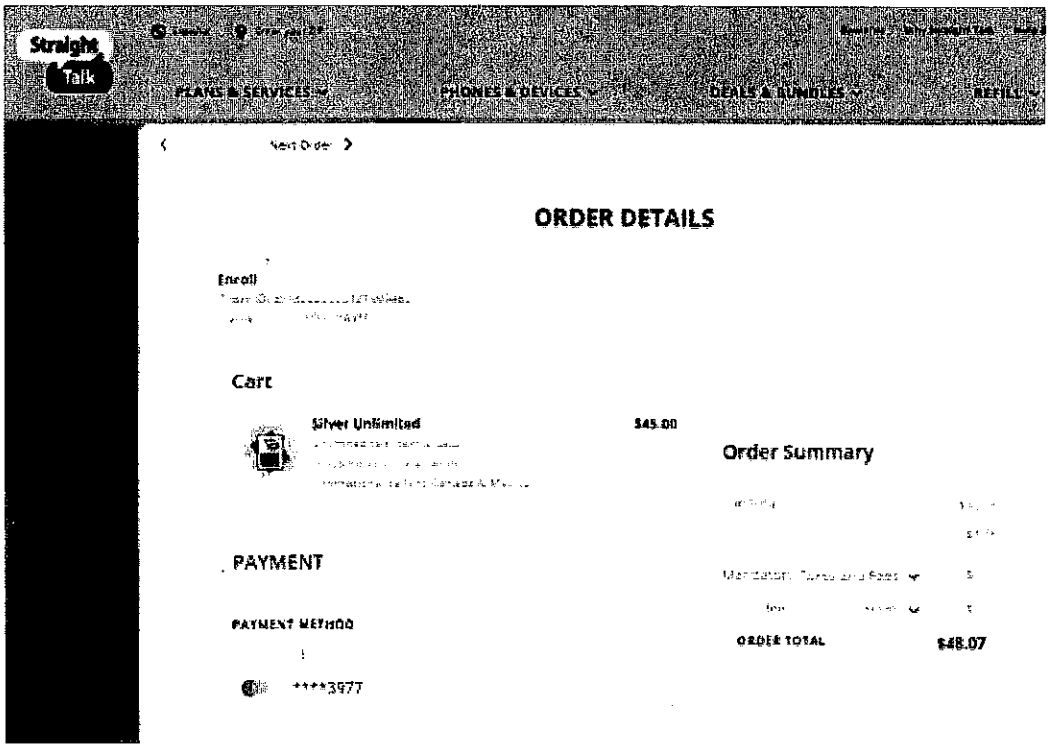
If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

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Straight Talk
PLANS & SERVICES
PHONES & DEVICES
DEALS & BUNDLES
REFILL
ORDER DETAILS
Enroll
Cart
Silver Unlimited
$45.00
Order Summary
PAYMENT
PAYMENT METHOD
****3977
ORDER TOTAL
$48.07

CODE:
4785

THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

06/03/25 1:27PM JENS 267 SALE

80354 2 EA $7.191EA GN
ENGINE BRITE SPRAY 15OZ $14.38
You Saved : 1.60

SUB-TOTAL:$ 14.38 TAX: $ .00
TOTAL: $ 14.38
BC AMT: $ 14.38

BK CARD#: XXXXXXXXXXXX3977
MID:********5880 TID:***4733
AUTH: 003197 AMT: $ 14.38
Host reference #:173718 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A04001220000000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0002
AC : DAF99047B190BA13
TxnID/ValCode: 614739

CODE:
4660

Bank card USD$ 14.38

Total Items:2

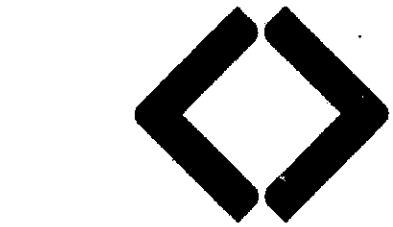
==>> JRNL# B73718
CUST NO: 170931

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

YOU SAVED $ 1.60 BY SHOPPING AT
VISION ACE WESLEY CHAPEL 18945

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS



sam's club™

CLUB MANAGER JASON
8139297010

WESLEY CHAPEL, FL
06/12/25 07:22 896 4852 88

Pump# 5 UNLEAD	
Gallons	27.134
Price/Gal	$2.849
Fuel Sale	$77.3
MASTERCARD CREDIT TEND	$77.30
Apprvl: 012308	

06/12/25 07:22

TC# 5091 2857 4672 3630 7197

CODE:
4660

THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

06/13/25 12:12PM AMANDAM 265 SALE

8706731	1	EA	$6.29	1EA CN
MOTOR OIL 10W30 QT ACE				$6.29
You Saved :			.70	
NUTS	4	EA	.33	EA N
NUTS/BOLTS/FASTENERS				$1.32
NUTS	4	EA	.18	EA N
NUTS/BOLTS/FASTENERS				$.72
NUTS	4	EA	.40	EA N
NUTS/BOLTS/FASTENERS				$1.60

SUB-TOTAL:$ 9.93 TAX: $ .00
TOTAL: $ 9.93
BC AMT: $ 9.93

BK CARD#: XXXXXXXXXXXX3977
MID:********5880 TID:***4733
AUTH: 013894 AMT: $ 9.93
Host reference #:176917 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A04001220000000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0003
AC : 7F360096DECFAE1D
TxnID/ValCode: 658549

CODE: 4785

Bank card USD$ 9.93

Total Items:13

==>> JRNL# B76917
CUST NO: 170931

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

YOU SAVED $ .70 BY SHOPPING AT
VISION ACE WESLEY CHAPEL 18945

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

06/19/25 10:43AM AMANDAM 267 SALE

NUTS 4 EA .85 EA N
NUTS/BOLTS/FASTENERS $3.40

SUB-TOTAL:$ 3.40 TAX: $ .00
TOTAL: $ 3.40
BC AMT: $ 3.40

BK CARD#: XXXXXXXXXXXX3977
MID:********5880 TID:***4733
AUTH: 019954 AMT: $ 3.40
Host reference #:178845 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A04001220000000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0004
AC : 1B5D4748E4D82F84
TxnID/ValCode: 684423

CODE:
4785

Bank card USD$ 3.40

Total Items:4

==>> JRNL# B78845
CUST NO: 170931

Acct; SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

amazon.com

Final Details for Order #111-2791101-7400219

Print this page for your records.

Order Placed: June 23, 2025
Amazon.com order number: 111-2791101-7400219
Order Total: $17.95

Shipped on June 23, 2025

Items Ordered	Price
1 of: *Mop and Broom Holder Wall Mount Garden Tool Rack Organizer, Modern Style,Movable Aluminum Alloy Wall Mounted Hook 2 Pack,Storage Gift for Bathroom,Closet,Laundry Room,Garage,Tool Room(Orange)*	$17.95

Sold by: zhongxiangshixuanheng (seller profile)

Supplied by: zhongxiangshixuanheng (seller profile)

Condition: New

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

CODE: 4785

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Mastercard ending in 3977

Billing address
John Gentilella
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Credit Card transactions

Item(s) Subtotal:	$17.95
Shipping & Handling:	$0.00
Total before tax:	$17.95
Estimated tax to be collected:	$0.00
Grand Total:	**$17.95**
MasterCard ending in 3977: June 23, 2025:	$17.95

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

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Back to top

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Wawa #5226
27866 SR 56
Wesley Chapel FL 335
****
6/23/2025 8:06:55 AM
Term: XXXXXXXX1004
Appr: 023010
Seq#: 000933
Product: Unleaded

Pump	Gallons	Price
01	8.802	$2.999
Total Sale		$26.40

Capture

MasterCard
XXXXXXXXXXXX3977
Chip Read

USD$ 26.40

CODE: 4660

Mastercard
Mode: Issuer
AID: A0000000041010
TVR: 0000088000
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
56C7119F80E7929B

06/23/2025 08:04:59

PIN Bypassed

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.
****
YOUR OPINION MATTERS
Tell us about your
experience at
* MyWawaVisit.com *
Take our survey for
a chance to win
Free Hoagies for
a year (1 per week)
or Wawa swag basket
& $25 gift card!!
Disponible
en Espanol
****
Survey Code: 1124788
Store Number:05226
****
Please respond
within 5 days
NO PURCHASE
NECESSARY
See rules at website

THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

06/23/25 11:35AM AMANDAM 265 SALE

2108892 1 EA $10.79 1EA CN
VALVE KEY 4-WAY $10.79
You Saved : 1.20

SUB-TOTAL:$ 10.79 TAX: $ .00
TOTAL: $ 10.79
BC AMT: $ 10.79

BK CARD#: XXXXXXXXXXXX3977
MID:********5880 TID:***4733
AUTH: 023702 AMT: $ 10.79
Host reference #:180245 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A04001220000000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0007
AC : B82DEF141DB60A1F
TxnID/ValCode. 703407

CODE: 4785

Bank card USD$ 10.79

Total Items:1

==>> JRNL# B80245
CUST NO: 170931

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

YOU SAVED $ 1.20 BY SHOPPING AT
VISION ACE WESLEY CHAPEL 18945

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS



How doers get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00001 08225 06/23/25 08:52 AM
SALE CASHIER PORCHIA

Code: 4670

764661111504 AK FASTSET <A>
50LB SAKRETE FAST-SET CONCRETE
9@6.65 59.85N
090932119161 3.5G POTHOLE <A>
LATEX-ITE SUPER PATCH 3.5 GAL
2@18.47 36.94N
052063211176 10 IN. STAND <A> 15.54N
10" ROUND NON-POTABLE VALVE BOX NDS
052063606507 6" RND GRN <A> 8.98N
6" ROUND GRN DRAIN GRATE
033287187935 RYB6INHRDBSH <A> 10.97N
RYOBI 2PC HARD BRISTLE NYLON BRUSH
030192003022 KS PREM STRI <A> 18.97N
KLEAN STRIP PREM STRIPPER AEROSOL
071621667859 PC BARCN GAL <A> 14.97N
PC GALLON BAR/CHAIN OIL
092097218208 TEKS 12X2 <A> 19.27N
TEKS HWH DRILL PT CORRES 12X2" 60PK
743184016336 EC 2.6OZ <A>
ECHO GOLD 2.6OZ 2-CYCL OIL
6@5.97 35.82N

Code: 4785

SUBTOTAL 221.31
SALES TAX 0.00
TAX EXEMPT
TOTAL $221.31
XXXXXXXXXXXX3977 MASTERCARD
USD$ 221.31
AUTH CODE 023961/7013925 TA
Chip Read
AID A0000000041010 Mastercard

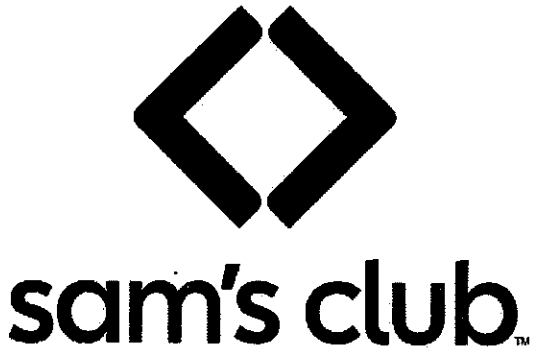
P.O.#/JOB NAME: 0

6311 06/23/25 08:52 AM

6311 01 08225 06/23/2025 9990

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	09/21/2025



CLUB MANAGER JASON
8139297010

WESLEY CHAPEL, FL
06/25/25 07:29 4724 4852 88

Pump# 9 UNLEAD	
Gallons	27.899
Price/Gal	$2.859
Fuel Sale	$79.76
MASTERCARD CREDIT TEND	$79.76
Apprvl: 025721	

06/25/25 07:29

TC# 6207 7700 9617 4240 1631

CODE:
4660

CODE: 4647



How doers get more done.

32715 EILAND BLVD
WESLEY CHAPEL, FL 33545 (813)788-1642

8929 00005 97997 06/25/25 10:30 AM
SALE CASHIER BETSY

021709009897 GROUT CLNR <A> 10.98N
ZEP GROUT&BRIGHTENER 320Z

SUBTOTAL	10.98
SALES TAX	0.00
TAX EXEMPT	
TOTAL	$10.98
XXXXXXXXXXXX3977 MASTERCARD	
	USD$ 10.98
AUTH CODE 025277/5056416	TA
Chip Read	
AID A0000000041010	Mastercard

P.O.#/JOB NAME: 00

8929 06/25/25 10:30 AM



8929 05 97997 06/25/2025 4273

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	09/23/2025

CODE: 4785



How doers get more done.

32715 ETLAND BLVD
WESLEY CHAPEL,FL 33545 (813)788-1642

8929 00012 47063 06/25/25 10:20 AM
CASHIER MARCIA
* ORIG REC: 6311 001 08225 06/23/25 TA *

1004-954-620	RYB6INHRDB5H	-10.97N
1005-499-397	KS PREM STRT	-18.97N
	SUBTOTAL	-29.94
	SALES TAX	0.00
	TOTAL	-$29.94
XXXXXXXXXXXX3977	MASTERCARD	-29.94
INVOICE 5123519		TA

REFUND-CUSTOMER COPY

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

amazon.com

Details for Order #113-3707655-9234647

Print this page for your records.

Order Placed: June 26, 2025
Amazon.com order number: 113-3707655-9234647
Order Total: $159.99

Not Yet Shipped

Items Ordered	Price
1 of: *MaxAuto 2 Pcs 20x8-10 Turf Saver Tire, 20x8.00x10 Lawn& Garden Tire - LRB/4ply Tubeless*	$159.99
Sold by: VIPEK (seller profile)	
Supplied by: Other	
Condition: New	

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

CODE: 4660

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Mastercard ending in 3977

Billing address
John Gentilella
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$159.99
Shipping & Handling:	$0.00
Total before tax:	$159.99
Estimated tax to be collected:	$0.00
Grand Total:	**$159.99**

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

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Back to top

English | United States | Help

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THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

06/12/25 11:03AM JEANETTET 267 SALE

5073523 1 EA $3.591EA CN
KEY MASTER M1-ACE250PK $3.59
You Saved ; .40

SUB-TOTAL:$ 3.59 TAX: $ .00
TOTAL: $ 3.59
BC AMT: $ 3.59

BK CARD#: XXXXXXXXXXXX0718
MID:********5880 TID:***4733
AUTH: 012931 AMT: $ 3.59
Host reference #:176570 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 011060700122000624B000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0002
AC : 80BF7D8BF1C2E205
TxnID/ValCode: 653811

Bank card USD$ 3.59

Total Items:1

==>> JRNL# B76570
CUST NO: 170931

THANK YOU FATINA TANNOUKHI
FOR YOUR PATRONAGE

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

YOU SAVED $ .40 BY SHOPPING AT
VISION ACE WESLEY CHAPEL 18945

Office DEPOT
OfficeMax

WESLEY CHAPEL - (813) 994-4131
06/11/2025 3:58 PM

VTVTY35P6U35564F8

SALE 2603-1-9980-665094-24 8.1
9646036 CHAIR,RAYNE,GR 319.99SS
Instant Savings -120.00
You Pay 199.99SS

210762 SHRED PER POUN
25 @ 0.99 24.75
You Pay 24.75SS

Subtotal: 224.74
Total: 224.74
MasterCard 0718: 224.74

AUTH CODE 011280
TDS Contactless
AID A0000000041010 Mastercard
TVR 0000008001
CVS No Signature Required

SEVEN OAKS CDD - C/O RIZZETTA 14*****406

Get 2% back in rewards on your favorite supplies & more - including furniture and technology. Plus, next-day rewards on select offers, rewards for recycling and more. Visit officedepot.com/rewards

Tax Exemption Number 57069521

****

Total Savings:
$120.00

****

WE WANT TO HEAR FROM YOU!
Visit survey.officedepot.com
and enter the survey code below
H74V 6SXX NPC9
or scan the below QR code

Same Day Delivery 1 of 1

ORDER NUMBER	ORDER STATUS	TOTAL
426635583-001	Shipped	$204.98

Arriving Today between 4:00 PM - 5:00 PM EST



Serta® SitTrue™ Rayne Ergonomic Mesh/Fabric Mid-Back Task Office Chair, Gray

Item #9646036

Qty: 1 @ $199.99 / each

$199.99

Eco Conscious Recycled Content Assembly Required

Same Day Delivery 1

426635583 001

Item Subtotal:	**$199.99**
Delivery Fee:	$4.99
Order Total	**$204.98**

Doodie Calls, LLC
P.O. Box 739056
Dallas, TX 75373-9056
(813) 800-7667
info@doodie-calls.com

Receipt

Billing Address
Seven Oaks Clubhouse
3434 Colwell Ave suite 100
Tampa, FL 33614

Date	Jun 20, 2025
Paid	$717.50
Payment Method	MasterCard *0718
Confirmation #	671387062009

#	Invoice	Invoice Date	P.O.	Clerk	Payments	Outstanding Balance
1	I167161	Jun 20, 2025		HB	$717.50	$0.00

Site: S27001, 2910 Sports Core Cir , Wesley Chapel , FL 33544

#	Item	Qty	Description	Rate	Amount	Tax	Amount w/ Tax
1	PJN3	2	(Advance: 6/20/2025 - 7/17/2025) Standard Portable Toilet - Standard Portable Toilet	$125.00	$250.00	$0.00	$250.00
2	Bravo	1	(Advance: 6/20/2025 - 7/17/2025) Hand Wash Station - Bravo Wash Station	$175.00	$175.00	$0.00	$175.00
3	Rental Protection Plan (RPP)	1	Rental Protection Plan (RPP)	$42.50	$42.50	$0.00	$42.50
4	Emergency Delivery	1	Same-day emergency delivery on 6/20/25	$250.00	$250.00	$0.00	$250.00
						Subtotal	**$717.50**
						Tax	$0.00
						Total	**$717.50**

From
Seven Oaks Clubhouse
3434 Colwell Ave suite 100
Tampa, FL 33614

To
Doodie Calls, LLC
P.O. Box 739056
Dallas, TX 75373-9056

Subtotal	$717.50
Tax	$0.00
Payments	**$717.50**
Remaining Payment Balance	$0.00

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

Delivery

Fatina 7 Oaks Clubhouse
(813) 391-3157
Wesley Chapel, FL

Server: Dist M
Check #21
Tax Exempt
Ordered: 6/21/25 12:41 PM

2 XL Pizza (18")	$40.00
XL Meat Lovers	$24.00
XL Pizza (18")	$20.00
Whole	
Pepperoni	$3.00
Subtotal	$87.00
Delivery Fee	$4.00
Total	$91.00

Credit Card	Keyed
Mastercard	xxxxxxxx0710
Time	12:41 PM
Transaction Type	Sale
Authorization	Approved
Approval Code	021108
Payment ID	jC7dnKtzXWxy

Amount $91.00

+ Tip: $9.00

= Total: $100

X

Join our loyalty program and earn 87 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

Email Address

sam's club

May 29, 2025
Order 10302390914

Curbside pickup items(1)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Member's Mark Multipurpose Copy Paper, 8.5 x 11", 92 Bright, 20 lbs., 10 Reams (5,000 sheets)	Qty 1	$40.96

Subtotal	$40.96
Pickup fee	Free
Sales tax	$0.00
Total	**$40.96**
*0772	$40.96

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

RECEIPT NUMBER	TOTAL
26030602250018839-000	$281.97



Brother® TN-431 Cyan Toner Cartridge, TN-431C
Item #968834

Qty: 1 @ $93.99 / each

$93.99

Eco Conscious Safety Data Sheet



Brother® TN-431 Yellow Toner Cartridge, TN-431Y
Item #491226

Qty: 1 @ $93.99 / each

$93.99

Eco Conscious Safety Data Sheet



Brother® TN-431 Magenta Toner Cartridge, TN-431M
Item #979734

Qty: 1 @ $93.99 / each

$93.99

Eco Conscious Safety Data Sheet

Store Purchase

VTVT535P3UQ5866W8

Item Subtotal:	$281.97
Order Total	**$281.97**

Order Details

Order placed June 3, 2025 Order # 112-7203462-1214624

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$15.97
Shipping & Handling:	$0.00
Total before tax:	$15.97
Estimated tax to be collected:	$0.00
Grand Total:	**$15.97**

Delivered June 4

It was handed directly to a receptionist or someone at a front desk.
Signed by: Jana



Smygoods Disposable Coffee Cups, To Go Paper Hot Cups, Classic Design (6 OZ, 100 Countt) For Hot Beverages, Coffee, Tea, Espresso, Cocoa - Vasos Para Cafe
Sold by: Home#1
Return or replace items: Eligible through July 4, 2025
$15.97

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Order Details

Order placed June 3, 2025 Order # 112-2830691-0945024

Ship to

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

Payment method

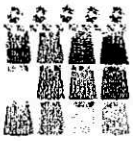
Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$44.97
Shipping & Handling:	$0.00
Total before tax:	$44.97
Estimated tax to be collected:	$0.00
Grand Total:	**$44.97**

Delivered June 5

It was handed directly to a receptionist or someone at a front desk.
Signed by: Receptionist



Garma Hawaiian Grass Skirts for Luau Party Set, 12PCS Hawaiian Luau Hula Skirts 12PCS Headbands and 24PCS Wristbands for Hawaiian Party Supplies Tropical Themed Decorations Festivel
Sold by: Linkbelt
Return or replace items: Eligible through July 5, 2025
$24.99



24pcs Leis for Luau Party, Hawaiian Leis Bulk Decorations Silk Flower Necklace, Colorful Tropical Hawaiian Bulk Hula Dance Party Decor, Flower Leis Summer Beach Pool Party Decorations Favors Supplies
Sold by: FS US
Return or replace items: Eligible through July 5, 2025
$9.99

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DOLLAR TREE

Store# 3921 (656) 205-2990
21525 Village Lakes
Shopping Center Drive
Land O Lakes FL 34639-5101

DESCRIPTION	QTY	PRICE	TOTAL
ROUND TRAY TINTED COLOR 14IN	1	1.25	1.25N
ROUND TRAY TINTED COLOR 14IN	1	1.25	1.25N
ROUND TRAY TINTED COLOR 14IN	1	1.25	1.25N
ROUND TRAY TINTED COLOR 14IN	1	1.25	1.25N
ROUND TRAY TINTED COLOR 14IN	1	1.25	1.25N
ROUND TRAY TINTED COLOR 14IN	1	1.25	1.25N
SUMMER 3D TINSEL ICONS	1	1.25	1.25N
SUMMER 3D TINSEL ICONS	1	1.25	1.25N
SUMMER 3D TINSEL ICONS	1	1.25	1.25N
SUMMER 3D TINSEL ICONS	1	1.25	1.25N
SUMMER 3D TINSEL ICONS	1	1.25	1.25N
SUMMER 3D TINSEL ICONS	1	1.25	1.25N
LUAU LED PAPER LANTERN	1	1.25	1.25N
LUAU LED PAPER LANTERN	1	1.25	1.25N
BIRD SIGN DECOR	1	1.25	1.25N
BIRD SIGN DECOR	1	1.25	1.25N
BIRD SIGN DECOR	1	1.25	1.25N
BIRD SIGN DECOR	1	1.25	1.25N
SUMMER DANGLING SIGN	1	1.25	1.25N
FRUIT SIGN ASTD	1	1.25	1.25N

Sub Total	$25.00
SALES TAX	$0.00
Total	$25.00
Mastercard	$25.00
**********0772	Approved
Purchase	Chip

Auth/Trace Number: 006201/012021
Chip Card AID: A0000000041010

**** Tax Exempt ****
ID #: 658012691725

NOW SHOP ON-LINE AT DOLLARTREE.COM

1389 03921 01 062 28030509 6/06/25 18:21
Sales Associate:Juliet

sam's club

Jun 4, 2025
Order 10304745233

Curbside pickup items(6)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Nature's Own Perfectly Crafted Brioche Style Hamburger Buns 12 ct.	Qty 6	$28.08

Subtotal	$28.08
Pickup fee	Free
Sales tax	$0.00
Total	**$28.08**
*0772	$28.08

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

sam's club

Jun 6, 2025
Order 10305377935

Curbside pickup items(6)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

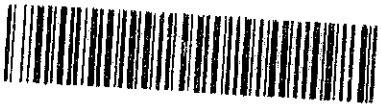
Member's Mark July 4th Celebration Cupcakes, 30 ct.	Qty 6	$98.88

Subtotal	$98.88
Pickup fee	Free
Sales tax	$0.00
Total	**$98.88**
*0772	$98.88

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

Publix

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



1142 68Q 096 382

PUBLIX WHP TP 14OZ	6.19	F
PUBLIX WHP TP 14OZ	6.19	F
PUB DRSNG RANCH	3.99	F
PUB DRSNG RANCH	3.99	F
PIROULINE DRK CHOC	7.79	F
Order Total	28.15	
Sales Tax	0.00	
Grand Total	28.15	
Credit Payment	28.15	
Change	0.00	

Receipt ID: 1142 68Q 096 382

PRESTO!
Trace #: 090728
Reference #: 0980066377
Acct #: XXXXXXXXXXXX0772
Purchase Mastercard
Amount: $28.15
Auth #: 008640

CREDIT CARD
A0000000041010
Entry Method:
Mode:
PURCHASE
Mastercard
Chip Read
Issuer

Your cashier was Barbara

06/08/2025 9:44 S1142 R109 6382 C0261

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets Inc

Publix

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



1142 67Q 095 476

CAFE BUSTL INSTANT	6.99	F
You Saved 1.60		
NESCAFE GLD ESPRSO	9.49	F
Order Total	16.48	
Sales Tax	0.00	
Grand Total	16.48	
Credit Payment	16.48	
Change	0.00	

Savings Summary
Special Price Savings 1.60

****
* Your Savings at Publix *
* 1.60 *
****

Receipt ID: 1142 67Q 095 476

PRESTO!
Trace #: 099869
Reference #: 0979248522
Acct #: XXXXXXXXXXXX0772
Purchase Mastercard
Amount: $16.48
Auth #: 007182

CREDIT CARD
A0000000041010
Entry Method:
Mode:
PURCHASE
Mastercard
Chip Read
Issuer

Your cashier was Debra R

06/07/2025 9:04 S1142 R109 5476 C0239

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

TV

Charges on Jun 9, 2025

Payment method
Mastercard •••• 0772

Base Plan		$82.99
	Tax	$11.18
	Total	$94.17

Jun 8, 2025
Order 1030 6015 836

SOUR PATCH KIDS Soft & Chewy Candy, 2 oz., 24 pk.	Qty 3	$64.92

More from this order

Zephyrhills 100% Natural Spring Water, 20 fl. oz., 28 pk.	Qty 5	$39.90
Dr Pepper Soda 12 fl. oz. cans, 36 pk.	Qty 1	$16.98
REESE'S Milk Chocolate Peanut Butter Cups, 1.5 oz., 36 pk.	Qty 1	$29.48
Sara Lee Restaurant Style White Hot Dog Buns, 16 ct.	Qty 2	$7.16
Sara Lee Butter Bread 20 oz., 2 pk.	Qty 1	$5.48
Coca-Cola Soft Drink 12 fl. oz., 35 pk.	Qty 2	$33.96
Gatorade Zero Thirst Quencher Variety Pack 20 fl. oz., 24 pk.	Qty 1	$18.48
Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.	Qty 1	$18.48
Members Mark Heavy Duty Paper Food Trays, 2 lbs., 750 ct.	Qty 1	$21.94
S.Pellegrino Sparkling Natural Mineral Water 16.9 fl. oz., 24 pk.	Qty 2	$42.96
Apple & Eve 100% Juice Variety Pack, 6.75 fl. oz., 36 pk.	Qty 1	$11.48
Member's Mark Everyday 1-Ply White Napkins 4 pks., 300 napkins/pk.	Qty 2	$25.68
Subtotal		**$341.40**
Pickup fee		Free
Shipping		Free
Sales tax		$0.00
Total		**$336.90**

Need help? Contact us

Payment method

Did you find what you were looking for?
Survey

Yes, I found | No, I did not find

Welcome to Dunkin'
Store #: 356034
7044 Land O Lakes Blvd
Land O Lakes, FL 34638
(813) 575-8603

260859 Maria

CHK 3785
6/9/2025 9:18 AM

Drive Thru

25 12 Donuts	349.75
1 Senior	-17.49
5.00 %	
Mastercard	$332.26
**********0772	

Tran Type : Purchase
Entry Mode : TAPPED
Auth Code : 009412
Mastercard
AID: A0000000041010
No Signature Required
I agree to pay the above total amount according to the card issuer
(merchant agreement if credit voucher)

Subtotal	$332.26
Payment	$332.26

Change Due $0.00

---------- Check Closed ----------
6/9/2025 9:20 AM

****

Donut forget to tell us about today's visit! Talk to us at www.DunkinRunsOnYou.com within 3 days and receive a FREE CLASSIC DONUT on your next visit when you purchase a Medium or Larger Beverage

See restrictions on dunkindonuts.com

Survey Code: 78503-56034-0906-0957

****

Additional Discounts Will Not Be Applied to Promotional Offers

****

LOL Runs On Dunkin'
Download the Dunkin' App.
Join Dunkin' Rewards and Start Earning!

Check # 3785

Total Items: 25

Money sent	$28.24 USD
Paid with:	
MASTER_CARD x-0772	$28.24 USD

This transaction will appear on your statement as PAYPAL *CORNILLEAU

You paid	$28.24 USD
CORNILLEAU AMERICA INC will receive	$28.24 USD
Your note to CORNILLEAU AMERICA INC	Theresa, We are requesting payment for the parts you ordered. SO 20646. Enjoy your day, Cornilleau America

Shipping Address

3434 Colwell Ave
200
Tampa, FL 33614
United States

PayPal: easy to get, easy to use



PayPal isn't just a convenient way to shop online. It's also an easy way to send money to anyone, across town or around the world.*

*Recipient must have or create an account with PayPal.

Activate PayPal Now

Constant Contact

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: *07/01/2025*
User Name:

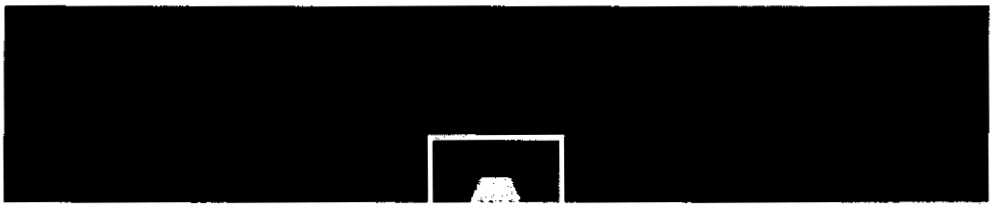
Invoices from 06/01/2025 to 07/01/2025

Date	Description	Charge Amount	Credit Amount
06/11/2025	Invoice #1749625552	$131.00	

Billing questions? Contact Support
Constant Contact - 890 Winter St - Waltham, MA 02451 US

Theresa Clubhouse Manager

From: Suds and Bubbles <messenger@messaging.squareup.com>
Sent: Thursday, June 12, 2025 4:54 PM
To: Theresa Clubhouse Manager
Subject: You paid an invoice! (#000439)



Suds and Bubbles

Invoice Paid

$57.00

Paid with Mastercard 0772 on June 12, 2025 at 4:53 PM

Invoice #000439
June 12, 2025

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

Download Invoice PDF

Invoice summary

	$57.00
Subtotal	$57.00

Order Details

Order placed June 11, 2025 Order # 112-9774888-7011467

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$12.99
Shipping & Handling:	$0.00
Total before tax:	$12.99
Estimated tax to be collected:	$0.00
Grand Total:	**$12.99**

Delivered June 12

It was handed directly to a receptionist or someone at a front desk.
Signed by: Jana



MEHOFOND 7x5ft Donuts with Dad Happy Father's Day Backdrop Sprinkle Father's Day I love Dad Decoration Banner Father's Day Party Decor Father's Day Banner Backdrops for Photography
Sold by: Mehofoto
Return or replace items: Eligible through July 12, 2025
$12.99

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Walgreens

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

563 2402 0021 06/15/2025 9:04 AM

HOT SHOT WSP & HORNET KILLER 14OZ
04210000900 5.24 SALE
REGULAR PRICE 6.99
MYWALGREENS SAVINGS 1.75
RETURN VALUE 5.24
SPRAYCO HOME/GARDN SPRYR 32Z ASMT
04641210286 3.98
2 @ 1.99
RETURN VALUE 1.99 ea
MC NTNL CR 1 24 PW 50
6058120068448275309 50.00
ACTIVATION FEE $ 5.95
60000007701 5.95
CLOROX DISINF BLEACH LIQ CONC 43Z
04460032260 4.29
RETURN VALUE 4.29
CLOROX BLEACH LIQ SPLSH-LESS 40Z
04460032417 4.29
RETURN VALUE 4.29
FRANKLIN WHTE TBL TNS BLL 40MM 6S
02572543094 5.98
2 @ 2.99
RETURN VALUE 2.99 ea

TOTAL 79.73
MASTERCARD ACCT 0772 79.73
AUTH CODE 015944
CHANGE .00

MYWALGREENS SAVINGS 1.75

THANK YOU FOR SHOPPING AT WALGREENS

REDEEM $1 WALGREENS CASH REWARDS ON YOUR NEXT PURCHASE! WALGREENS CASH REWARDS CANNOT BE REDEEMED ON SOME ITEMS. FOR FULL DETAILS SEE MYWALGREENS.COM

RFN# 1124-6212-4025-2506-1503

Order Details

Order placed June 15, 2025 Order # 112-4272665-2258611

Ship to

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

Payment method

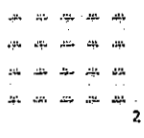
Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$15.98
Shipping & Handling:	$0.00
Total before tax:	$15.98
Estimated tax to be collected:	$0.00
Grand Total:	**$15.98**

Delivered June 16

It was handed directly to a receptionist or someone at a front desk.
Signed by: Desk



20 Pack Ping Pong Balls, 3 Star Table Tennis Balls, 40+ Pong Ball Competition and Recreational Play, Abs Ping Pong Ball, Games, DIY
Sold by: Guimd
Return or replace items: Eligible through July 16, 2025
2
$7.99

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Order Details

Order placed June 16, 2025 Order # 112-5645370-8972249

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$47.99
Shipping & Handling:	$0.00
Total before tax:	$47.99
Estimated tax to be collected:	$0.00
Grand Total:	**$47.99**

Delivered June 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Tima



LETIME 6 FT 4th of July Inflatables Outdoor Decorations Fourth of July Inflatable Patriotic Star with Uncle Sam and American Flying Bald Eagle Patriotic Inflatable for Independence Day Outdoor Décor
Sold by: LETIME
Return or replace items: Eligible through July 18, 2025
$47.99

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Theresa Clubhouse Manager

From: State Fair Mini Donuts <store+68099473713@t.shopifyemail.com>
Sent: Monday, June 16, 2025 1:19 PM
To: Theresa Clubhouse Manager
Subject: Order #SFMD16603 confirmed

ORDER #SFMD16603

Thank you for your purchase!

We're getting your order ready to be shipped. We will notify you when it has been sent.

View your order

or Visit our store

Order summary

DONUT CASE

Mini Donuts - Case × 1 **$84.90**

Subtotal	**$84.90**
Shipping	**$14.00**
Taxes	**$0.00**
Total	**$98.90 USD**

Order Details

Order placed June 16, 2025 Order # 112-6532548-3097826

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$31.98
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$31.98
Estimated tax to be collected:	$0.00
Grand Total:	**$31.98**

Delivered June 17

It was handed directly to a receptionist or someone at a front desk.
Signed by: Theresa



ZMENCY 50 Pack Patriotic Plastic Cups - 16 Oz 4th of July Cups with Lids, Disposable Party Cups Drinking for Iced Coffee, Bubble Tea and Cold Beverage, BPA Free & Food Safe
Sold by: ZMENCY
Return or replace items: Eligible through July 17, 2025
$15.99

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Order Details

Order placed June 16, 2025 Order # 112-2070648-1860259

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$162.67
Shipping & Handling:	$0.00
Total before tax:	$162.67
Estimated tax to be collected:	$0.00
Grand Total:	**$162.67**

Delivered June 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Tima



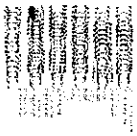
6 Pack Patriotic Water Blaster Foam Water Gun Pool Games for Kids Squirt Gun Summer Toys Water Shooter Outdoor Toys for Boys Girls
Sold by: Liannail
Return or replace items: Eligible through July 18, 2025
$12.70



48 Pieces Patriotic Plastic Cups 4th of July Party Supplies Cups American Flag Stars Red White Blue Party Cups Independence Day Party Decoration Disposable Plastic Cups Drinkware for Labor Day (16oz)
Sold by: Ruxihi
Return or replace items: Eligible through July 18, 2025
$19.99

Delivered June 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Tima



CraftyDream 200 Pcs 4th of July Patriotic Party Favor Include 100 Plastic American Flag Shutter Glasses 100 Patriotic Headbands for Independence Day Veterans Day Reunion Red White Blue Party Supplies
Sold by: Dinbinwee
Return or replace items: Eligible through July 18, 2025
$109.99

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Order Details

Order placed June 16, 2025 Order # 112-6774647-4228264

Ship to

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

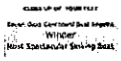
Payment method

Mastercard ending in 0772

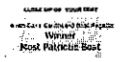
Order Summary

Item(s) Subtotal:	$39.96
Shipping & Handling:	$15.99
Total before tax:	$55.95
Estimated tax to be collected:	$0.00
Grand Total:	**$55.95**

Delivered June 20



Sailboat Trophies, 6" Gold Sailboat Trophy with Custom Engraving, Great Sailing Awards 1 Pack
Sold by: Crown Awards
Supplied by: Other
2
Return items: Eligible through July 20, 2025
$9.99



Sailboat Trophies, 6" Gold Sailboat Trophy with Custom Engraving, Great Sailing Awards 1 Pack
Sold by: Crown Awards
Supplied by: Other
2
Return items: Eligible through July 20, 2025
$9.99

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Order Details

Order placed June 16, 2025 Order # 112-0135686-4976256

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$110.91
Shipping & Handling:	$0.00
Total before tax:	$110.91
Estimated tax to be collected:	$0.00
Grand Total:	**$110.91**
Refund Total	**$110.91**

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



BDDC Table Skirts for Rectangle Tables 8ft - One-Piece White Tablecloths and Skirt, Wrinkle Resistant Ruffles Elastic Cover for Banquets, Weddings, Events, Parties
Sold by: Colorful Ideal
$36.97

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



BDDC Table Skirts for Rectangle Tables 8ft - One-Piece Red Tablecloths and Skirt, Wrinkle Resistant Ruffles Elastic Cover for Banquets, Weddings, Events, Parties
Sold by: Colorful Ideal
$36.97

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



BDDC Table Skirts for Rectangle Tables 8ft - One-Piece Royal Blue Tablecloths and Skirt, Wrinkle Resistant Ruffles Elastic Cover for Banquets, Weddings, Events, Parties
Sold by: Colorful Ideal
$36.97

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sam's club

Jun 16, 2025
Order 10308925886

Shipping items(3)

THERESA FLORES
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544

F	N'Joy Pepper, 800 packets	Qty 1	$3.88
Clean	Sprayway Glass Cleaner, 19 oz., Choose Pack Size	Qty 2	$47.88

Curbside pickup items(12)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

B	Sprite Lemon Lime Soda Soft Drinks, 12 fl oz., 35 pk.	Qty 1	$16.98
F	Member's Mark Beef Hot Dogs, 2 oz., 24 ct.	Qty 2	$22.48
F	Morton Iodized Salt, 64 oz.	Qty 1	$2.18
F	HERSHEY'S Milk Chocolate Candy Bars, 1.55 oz., 36 pk.	Qty 1	$29.48
Clean	Clorox Performance Bleach, 3 ct., 363 fl. oz.	Qty 1	$18.48
C S	Hefty Supreme Foam Hinged Lid Container, 1-Compartment, 125 ct.	Qty 1	$16.98
C S	Ziploc Gallon Storage Bags, 208 ct.	Qty 1	$15.48
B	Gatorade Zero Thirst Quencher Variety Pack 20 fl. oz., 24 pk.	Qty 1	$18.48
Clean	Raid Wasp & Hornet Killer 3ct, 17.5 oz.	Qty 1	$14.97

CS

Ziploc Stay Open Design Gallon Freezer Bags, 152 ct.	Qty 1	$15.48
Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.	Qty 1	$18.48

Subtotal	$245.73
Pickup fee	Free
Shipping	Free
Sales tax	$0.00
Total	**$241.23**
*0772	$241.23

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

Order Details

Order placed June 16, 2025 Order # 112-8636382-0235454

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$59.93
Shipping & Handling:	$0.00
Total before tax:	$59.93
Estimated tax to be collected:	$0.00
Grand Total:	**$59.93**

Delivered June 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Tima



Pack of 50, American Flag Napkins, Patriotic USA Flag Design, Red White Blue Disposable Paper Napkin for 4th of July, Independence Day, Memorial Day, Veterans Day Celebration, 13x13 Inches Unfolded
Sold by: Jremreo Official Store
Return or replace items: Eligible through July 18, 2025
$7.99

Delivered June 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Tima



TURNMEON July 4th Patriotic Paper Plates,50Pcs 9" Dinner Plates & 50Pcs 7" Dessert Plates American Flag Disposable Party Supplies Red Blue and White for Independence Day Decorations,Total 100Pcs
Sold by: GBD TECH
Return or replace items: Eligible through July 18, 2025
$9.99

Delivered June 19



100 4th of July Cocktail Picks, 6 IN Patriotic Fireworks Toothpicks for Appetizers, Red White Blue Bamboo Skewers Sticks Cupcake Toppers for Fourth of July Party Supplies Independence Day Decorations
Sold by: FATLODA
Return or replace items: Eligible through July 20, 2025
$7.99

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Order Details

Order placed June 17, 2025 Order # 112-0621014-6023437

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$155.80
Shipping & Handling:	$0.00
Total before tax:	$155.80
Estimated tax to be collected:	$0.00
Grand Total:	**$155.80**

Delivered June 21

Your package was delivered. It was handed directly to a resident.
Signed by: Ther



Lap Swim Only Folding Floor Sign, 10x16 Inches, with A Frame Stand, Made in USA
Sold by: SIGO SIGNS
Supplied by: Other
Return or replace items: Eligible through July 31, 2025
4 $38.95

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sam's club

Jun 17, 2025
Order 10309192277

Curbside pickup items(2)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

SNICKERS Chocolate Caramel Peanut Butter Ice Cream Bars, Frozen, 2 oz., 24 ct.	Qty 2	$24.72

Subtotal	$24.72
Pickup fee	Free
Sales tax	$0.00
Total	**$24.72**
*0772	$24.72

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

sam's club

Jun 17, 2025
Order 10309151237

Curbside pickup items(3)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 3	$67.44

Subtotal	$67.44
Pickup fee	Free
Sales tax	$0.00
Total	**$67.44**
*0772	$67.44

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

Invoice

Reference: R543040920
Invoice Date: 6/18/25

PAID

Personal Wine
6600 Metropolis Drive
Austin, TX 78744
sales@personalwine.com
(512) 476-9463

Shipping to

Seven Oaks CDD
Theresa DiMaggio
2910 Sports Core Circle
Wesley Chapel, Fl, FL 33544
8139077987

Billing to

Seven Oaks CDD
Rizzetta and Company
3434 Colwell Ave
Suite 200
Tampa, FL 33614
8139077987

Important information

Due to legal restrictions, your order will not be processed until payment has been received in full.

Thank you, we appreciate your business!

Item	Design	ABV%	Price	Quantity	Total
 Bordeaux Wine Labels (Set of 12)		0.0	$19.00	1	$19.00

Items (1)	$19.00
Shipping (Standard)	$0.00
Total	$19.00

Payments

CC #0772	$19.00

Order Details

Order placed June 19, 2025 Order # 112-8475681-5747438

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$15.99
Shipping & Handling:	$0.00
Total before tax:	$15.99
Estimated tax to be collected:	$0.00
Grand Total:	**$15.99**

Delivered June 23

Your package was left near the front door or porch.



6 Pack Mop Head Replacement Compatible with Ocedar Triangle Swivel Mops,Spin Mop Replacement Head 100% Microfiber,Deep Cleaning,EPSUNORISE Replacement Heads Compatible with O Cedar Mop(White)

Sold by: Epsun

Return or replace items: Eligible through July 23, 2025

$15.99

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Order Details

Order placed June 18, 2025 Order # 112-5301540-1000234

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$12.99
Shipping & Handling:	$0.00
Total before tax:	$12.99
Estimated tax to be collected:	$0.00
Grand Total:	**$12.99**

Delivered June 20

Your package was left near the front door or porch.

MR.FOAM 6 oz Snow Cone Cups, 200pc White Paper Cone Cups Wax Coated Leakproof Cone Paper Cups For Water Ice Cream and Shaved Ice (200)
Sold by: QQMZHAOR.
Return or replace items: Eligible through July 20, 2025
$12.99

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Order Details

Order placed June 18, 2025 Order # 111-1423301-2277069

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$82.49
Shipping & Handling:	$0.00
Total before tax:	$82.49
Estimated tax to be collected:	$0.00
Grand Total:	**$82.49**

Delivered June 20

Your package was left near the front door or porch.



APC UPS Battery Backup and Surge Protector, 600VA/330 Watts Backup Battery Power Supply, BE600M1 Back-UPS with USB Charger Port
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through July 20, 2025
$82.49

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Order Details

Order placed June 16, 2025 Order # 112-7323740-9472224

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$85.48
Shipping & Handling:	$0.00
Total before tax:	$85.48
Estimated tax to be collected:	$0.00
Grand Total:	**$85.48**

Delivered June 20

Your package was left near the front door or porch.



Brother Printer TN431BK Standard Yield Toner-Retail Packaging , Black
Sold by: 8EE Happy Supplies
Return or replace items: Eligible through July 20, 2025
$85.48
Auto-delivered: Every 4 months

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NETFLIX

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

clubhousemanager@sevenoakscdd.com

Invoice # 8BF67-572FE-D6AE2-4D2CF

Date	Description	Service Period	Amount	Tax	Total
6/20/25	Streaming Service	6/20/25—7/19/25	$17.99	$2.20	$20.19
			SUBTOTAL		$17.99
			TAX TOTAL		$2.20
			TOTAL		**$20.19**

Payment Method: •••• •••• •••• 0772

Microsoft

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	G098155033
Invoice Date In UTC	06/21/2025

Total Amount **USD 8.25**
Due on 06/21/2025

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

Invoice for activity on 06/20/2025

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/G098155033

Billing Summary

Charges	8.25
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.

Order Details

Order placed June 18, 2025 Order # 112-5192467-9790634

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$91.96
Shipping & Handling:	$0.00
Total before tax:	$91.96
Estimated tax to be collected:	$0.00
Grand Total:	**$91.96**

Delivered June 27

Your package was delivered. It was handed directly to a resident.
Signed by: Theresa



2 Personalized A Frame Text, Image, Logo Sign, Custom Sidewalk Indoor/Outdoor Sign Kit, 10x16 Inches, With A Frame Stand, Made in USA by Sigo Signs
Sold by: SIGO SIGNS
Supplied by: Other
Return items: Eligible through August 4, 2025
$45.98

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Order Details

Order placed June 23, 2025 Order # 112-6601542-8127440

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$8.99
Shipping & Handling:	$0.00
Total before tax:	$8.99
Estimated tax to be collected:	$0.00
Grand Total:	**$8.99**

Delivered June 24

Your package was left near the front door or porch.



Milk Frother Handheld Battery, Electric Foam Maker Frother Wand, Drink Mixer with Stainless Steel Whisk for Coffee, Matcha, Lattes, Cappuccino Black

Sold by: RUIMBO

Return or replace items: Eligible through July 24, 2025

$8.99

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Order Details

Order placed June 23, 2025 Order # 112-9228190-2725849

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$9.64
Shipping & Handling:	$0.00
Total before tax:	$9.64
Estimated tax to be collected:	$0.00
Grand Total:	**$9.64**

Delivered June 24

Your package was left near the front door or porch.



Goo Gone Grout & Tile Cleaner - Stain Remover - 14 Fl. Oz.
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through July 24, 2025
$9.64

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Order Details

Order placed June 23, 2025 Order # 112-7250548-1824238

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$9.99
Shipping & Handling:	$0.00
Total before tax:	$9.99
Estimated tax to be collected:	$0.00
Grand Total:	**$9.99**

Delivered June 24

Your package was left near the front door or porch.



Betanull Crevice Cleaning Brush Set, Multi Purpose Hard Bristle Brushes for Deep Cleaning Gap, Kitchen, Bathroom, Grout, Sink, Corners, Tight Spaces, Bottle, Cup, Blender & More

Sold by: Betanull Store

Return or replace items: Eligible through July 24, 2025

$9.99

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Publix

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

1142 6PQ 067 210

NESCAFE GLD ESPRO	9.49	F
Order Total	9.49	
Sales Tax	0.00	
Grand Total	9.49	
Credit Payment	9.49	
Change	0.00	

Receipt ID: 1142 6PQ 067 210

PRESTO!
Trace #: 061475
Reference #: 099331/334
Acct #: XXXXXXXXXXXX0772
Purchase Mastercard
Amount: $9.49
Auth #: 024127

CREDIT CARD
A0000000041010
Entry Method:
Mode:

PURCHASE
Mastercard
Chip Read
Issuer

Your cashier was Lilah G.

06/24/2025 20:08 S1142 R106 /210 E0130

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Publix Super Markets, Inc.

Order Details

Order placed June 16, 2025 Order # 112-0135686-4976256

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$110.91
Shipping & Handling:	$0.00
Total before tax:	$110.91
Estimated tax to be collected:	$0.00
Grand Total:	**$110.91**
Refund Total	**$110.91**

#3 36.97 x 3 } $110.91

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



BDDC Table Skirts for Rectangle Tables 8ft - One-Piece White Tablecloths and Skirt, Wrinkle Resistant Ruffles Elastic Cover for Banquets, Weddings, Events, Parties
Sold by: Colorful Ideal
$36.97

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



BDDC Table Skirts for Rectangle Tables 8ft - One-Piece Red Tablecloths and Skirt, Wrinkle Resistant Ruffles Elastic Cover for Banquets, Weddings, Events, Parties
Sold by: Colorful Ideal
$36.97

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



BDDC Table Skirts for Rectangle Tables 8ft - One-Piece Royal Blue Tablecloths and Skirt, Wrinkle Resistant Ruffles Elastic Cover for Banquets, Weddings, Events, Parties
Sold by: Colorful Ideal
$36.97

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sam's club

Jun 24, 2025
Order 10311804098

Curbside pickup items(5)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Member's Mark Shredded Mozzarella Cheese 5 lbs.	Qty 1	$12.64
Dr Pepper Soda 12 fl. oz. cans, 36 pk.	Qty 1	$16.98
Fun Sweets Cotton Candy, 2 oz., 12 pk.	Qty 2	$19.96
Skittles Original Fruity Chewy Candy, Full Size, 2.17 oz., 36 pk.	Qty 1	$39.98

Subtotal	$89.56
Pickup fee	Free
Sales tax	$0.00
Total	**$89.56**
*0772	$89.56

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

sam's club

Jun 24, 2025
Order 10311752198

Shipping items(3)

THERESA FLORES
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544

Starbucks Espresso and Cream 6.5 fl. oz., 12 pk.	Qty 2	$39.96
SunChips Whole Grain Variety Pack Chips, 30 pk.	Qty 1	$18.48

Subtotal	$58.44
Shipping	Free
Sales tax	$0.00
Total	**$58.44**
*0772	$58.44

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

Order Details

Order placed June 26, 2025 Order # 112-9572909-5137851

Ship to

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

Payment method

Mastercard ending in 0772

Order Summary

Item(s) Subtotal:	$44.99
Shipping & Handling:	$0.00
Total before tax:	$44.99
Estimated tax to be collected:	$0.00
Grand Total:	**$44.99**

Delivered June 27

It was handed directly to a receptionist or someone at a front desk.
Signed by: Theresa



GAMMA Pressureless Tennis Balls for Tennis Practice and Lessons, Longer-Term Durability and More Bounce Than Standard Tennis Balls, Yellow, Box of 48
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through July 27, 2025
$44.99

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sam's club

Jun 26, 2025
Order 10312649497

Curbside pickup items(15)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Dawn Platinum Dishwashing Liquid Dish Soap, Refreshing Rain 90 fl. oz.	Qty 1	$11.88
Heinz Original Tomato Ketchup, 44 oz., 3 pk.	Qty 3	$29.94
Pure Leaf Real Brewed Tea Unsweetened Black Tea 16.9 fl. oz., 18 pk.	Qty 3	$50.94
Clorox Disinfecting Cleaning Wipes, Variety Pack, 5 ct., 425 wipes	Qty 2	$37.56
Member's Mark Distilled White Vinegar, 1 gal., 2 pk.	Qty 1	$5.98
Member's Mark Real Crumbled Bacon, 20 oz.	Qty 3	$26.94
Lysol Advanced Toilet Bowl Gel Cleaner 32 fl. oz., 4 pk.	Qty 2	$22.96

Subtotal	$186.20
Pickup fee	Free
Sales tax	$0.00
Total	**$186.20**
*0772	$186.20

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

WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665
DISTRICT NO. 6426

ACCOUNT NO.	**6426-016005**
INVOICE NO.	**1967766W426**
STATEMENT DATE	**07/20/25**
DUE DATE	**07/26/25**
BILLING PERIOD	**//-//**

SEVEN OAKS COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA, FL 33614

RECEIVED
07/22/25

FOR ASSISTANCE CALL

Customer Service	**(352) 583-4204**
One Time Payments	**(800) 457-1379**

INVOICE STATEMENT

Date	Description		Amount
	Contract No: 16005-1		
	Service Location	**SEVEN OAKS COMM DEV DIST**	
	Acct #016005-0001	**2910 SPORTS CORE CIRCLE WESLEY C**	
07/20/25	FUEL SURCHARGE	1.00 SC70354999	$ 161.52
07/20/25	ENVIRONMENTAL SURCHARGE	1.00 SC70354998	$ 75.48
07/20/25	BASIC SERVICE CHARGE	1.00 8.00YD	$ 754.75
	8/1/2025-8/31/2025		
	Invoice Total		**$ 991.75**
	Account Balance		**$ 991.75**

*****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.

NNNNNNNNNY

Please remit to the address below and return your remit stub with your payment.

WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665

ACCOUNT NO.	**6426-016005**
INVOICE NO.	**1967766W426**
STATEMENT DATE	**07/20/25**
DUE DATE	**07/26/25**
PAY THIS AMOUNT	**991.75**

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 00000000000000000X0160051 00000099175000000000000001967766 4

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

SUMMARY BILLING

Customer Name
SEVEN OAKS CDD

RECEIVED
JUN 30 2025
BY:

Customer Number
10203732

Bill Date
06/25/2025

Account	Account Description	Reading From	Reading To	Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
1338799		05/21	06/20	GS	153		0.00	56.63	56.63
1338800		05/21	06/20	GS	223		0.00	64.15	64.15
1338801		05/21	06/20	GS	156		0.00	56.94	56.94
1338802		05/21	06/20	GS	6		0.00	40.81	40.81
1338803		05/21	06/20	GS	142		0.00	55.45	55.45
1338804		05/21	06/20	GS	111		0.00	52.10	52.10
1338817		05/21	06/20	GS	7		0.00	40.92	40.92
1338818				PL			0.00	14,882.07	14,882.07
1338819		05/21	06/20	GS	9		0.00	41.14	41.14
1338820		05/21	06/20	GS	0		0.00	40.16	40.16
1338821		05/21	06/20	GS	9		0.00	41.14	41.14
1338822		05/21	06/20	GS	137		0.00	54.90	54.90
1338823		05/21	06/20	GS	152		0.00	56.52	56.52
1338824		05/21	06/20	GS	136		0.00	54.79	54.79
1338825		05/21	06/20	GS	61		0.00	46.72	46.72
1338826		05/21	06/20	GS	129		0.00	54.05	54.05
1338827		05/21	06/20	GS	154		0.00	56.74	56.74
1338828		05/21	06/20	GS	0		0.00	40.16	40.16
1338829		05/21	06/20	GS	4		0.00	40.59	40.59
1338830		05/21	06/20	GS	4		0.00	40.59	40.59
1338831		05/21	06/20	GS	4		0.00	40.59	40.59
1338832		05/21	06/20	GS	4		0.00	40.59	40.59
1338833		05/21	06/20	GS	5		0.00	40.70	40.70
1338834		05/21	06/20	GS	4		0.00	40.59	40.59
1338835		05/21	06/20	GS	0		0.00	40.16	40.16
1338836		05/21	06/20	GS	13		0.00	41.56	41.56
1338837		05/21	06/20	GS	4		0.00	40.59	40.59
1338838		05/21	06/20	GS	165		0.00	57.92	57.92
1338839		05/21	06/20	GS	4		0.00	40.59	40.59
1338840		05/21	06/20	GS	224		0.00	64.27	64.27

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

District: OP17

10203732 OP17

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

** Summary Bill **

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

SUMMARY BILLING

Customer Name
SEVEN OAKS CDD

RECEIVED
JUN 30 2025
BY:

Customer Number
10203732

Bill Date
06/25/2025

Account	Account Description	Reading From	Reading To	Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
1338842		05/21	06/20	GS	165		0.00	57.92	57.92
1338805	ANC-PUMP	05/21	06/20	GS	168		0.00	36,858.24	36,858.24
1338813	ANCI-WELL	05/21	06/20	GS	0		0.00	40.16	40.16
1338787	BAYBROOK	05/21	06/20	GS	0		0.00	40.16	40.16
1338783	BEECHGROV	05/21	06/20	GS	90		0.00	49.85	49.85
1338778	BRIARGLAD	05/21	06/20	GS	4		0.00	40.59	40.59
1338785	BROOKFRST	05/21	06/20	GS	209		0.00	62.66	62.66
1338812	CHAPELCRE	05/21	06/20	GS	164		0.00	57.81	57.81
1338788	CLOCK	05/21	06/20	GS	303		0.00	72.76	72.76
1338789	CLUBHOUSE	05/21	06/20	LP	14160	53	0.00	1,523.58	1,523.58
1338816	COTTONKEY	05/21	06/20	GS	4		0.00	40.59	40.59
1338786	ENTRANCE	05/21	06/20	GS	77		0.00	48.45	48.45
1338790	ENTRANCE	05/21	06/20	GS	75		0.00	48.24	48.24
1338794	ENTRANCE	05/21	06/20	GS	183		0.00	59.85	59.85
1338806	FIRE-PUMP	05/21	06/20	GS	4		0.00	40.59	40.59
1338775	FNTN/AOAK	05/21	06/20	LP	16452	31	0.00	1,554.31	1,554.31
1338797	GATE-ARRO	05/21	06/20	GS	13		0.00	41.56	41.56
1338792	IRRIGATN	05/21	06/20	GS	3		0.00	40.48	40.48
1338782	KIRKWOOD	05/21	06/20	GS	4		0.00	40.59	40.59
1338795	LANDSCAPE	05/21	06/20	GS	99		0.00	50.82	50.82
1338777	LAUREL	05/21	06/20	GS	193		0.00	60.92	60.92
1338772	LIGHTS			PL			0.00	6,062.58	6,062.58
1338780	MILLHOPPR	05/21	06/20	GS	5		0.00	40.70	40.70
1338809	MIST-GATE	05/21	06/20	GS	64		0.00	47.06	47.06
1338791	POOL	05/21	06/20	LP	43480	134	0.00	4,388.54	4,388.54
1338779	ROSEHAVEN	05/21	06/20	GS	5		0.00	40.70	40.70
1338811	SHOREGRAS	05/21	06/20	GS	184		0.00	59.97	59.97
1338815	SHOREGRAS	05/21	06/20	GS	4		0.00	40.59	40.59
1338796	SIGN	05/21	06/20	GS	10		0.00	41.24	41.24
1338781	SILVERMOS	05/21	06/20	GS	2		0.00	40.38	40.38

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

District: OP17

10203732 OP17
SEVEN OAKS CDD
PETE WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

** Summary Bill **

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

SUMMARY BILLING

Customer Name
SEVEN OAKS CDD

Customer Number
10203732

Bill Date
06/25/2025

RECEIVED
JUN 30 2025
BY: .....

Account	Account Description	Reading From	Reading To	Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
1338784	SILVERMOS	05/21	06/20	GS	111		0.00	52.10	52.10
1338808	SISAL-PUM	05/21	06/20	GS	0		0.00	40.16	40.16
1338793	STORAGE	05/21	06/20	GS	32		0.00	43.61	43.61
1338807	WEKIVA-PU	05/21	06/20	GS	2		0.00	40.38	40.38
1338814	WELL-3017	05/21	06/20	GS	198		0.00	61.47	61.47
1338773	WELL/AOAK	05/21	06/20	GS	10		0.00	41.24	41.24
1338774	WELL/SUMM	05/21	06/20	GS	124		0.00	53.51	53.51
1338810	WINGED EL	05/21	06/20	GS	167		0.00	58.13	58.13
				Subtotal:	78788	218	0.00	68,246.62	68,246.62

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Bill Date:	06/25/2025
Becomes Past Due On:	07/17/2025
Please Pay:	68,246.62

District: OP17

10203732 **OP17**
SEVEN OAKS CDD
PETE WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

** Summary Bill **

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