

Seven Oaks Community Development District

Board of Supervisors' Meeting October 1, 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 District Office least forty-eight (48)before the at hours 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 23, 2025

Board of Supervisors
Seven Oaks Community
Development District

AGENDA

Dear Board Members:

7.

ADJOURNMENT

The regular meeting of the Board of Supervisors of Seven Oaks Community Development District will be held on **Wednesday**, **October 1**, **2025 at 3:00 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. 2.	CALL TO ORDER/ROLL CALL AUDIENCE COMMENTS		
	REPORTS & PRESENTATIONS		
3.			
	A. District Engineer		
	i. Consideration of Ancient Oaks Blvd. Proposals Tab 1		
	B. District Counsel		
	C. Field Operations Manager		
	i. Presentation of Field Manager's ReportTab 2		
	D. Clubhouse Manager		
	 Consideration of Tennis Pro Request to 		
	Allocate an Additional Court for Lessons		
	Discussion of Residents Reserving Tennis		
	Courts for Lessons		
	E. District Manager		
	i. Review of District Manager's ReportTab 3		
	ii. Review of Financial StatementsTab 4		
4.	BUSINESS ITEMS		
	A. Continued Discussion of TowingTab 5		
	B. Continued Discussion of AppraisalTab 6		
	C. Discussion of New Fence Request Tab 7		
5.	CONSENT AGENDA/BUSINESS ADMINISTRATION		
	A. Consideration of Minutes of the Board of Supervisors'		
	Special Meeting held on August 27, 2025 and Minutes		
	Minutes of Regular Meeting held on September 3, 2025,		
	and August O&M Reports for the Enterprise and		
	General FundsTab 8		
6.	SUPERVISOR REQUESTS		

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 CDD - PAVEMENT REHABILITATION RFP

PUBLIC BID OPENING - SEPTEMER 19, 2025 - 2PM

	CONTRACTOR	Total Base Proposal	Alternate Bid A
1 Asphalt	Paving System	\$ 1,765,635.45	- \$2,435, 681.54
2 Rose F	Paving System Daving	*1,428,032-00	*Z,071,041
3			
4			
5			
6			
7	T	· M	



SOLICITATION #: 2025-01

OFFICIAL PROPOSAL FORM COVER SHEET

FOR

SEVEN OAKS COMMUNITY DEVELOPMENT ANCIENT OAKS BLVD. PAVEMENT REHABILITATION, PASCO COUNTY, FLORIDA

Proposals to be submitted in ONE (1) paper copy and ONE (1) portable drive with PDF of complete submittal by 2:00 P.M., FRIDAY, September 19, 2025 to:

RIZZETTA & COMPANY, INC. 5844 OLD PASCO ROAD, SUITE 100 WESLEY CHAPEL, FLORIDA 33544

PROPOSAL OPENING:

RIZZETTA & COMPANY, INC. 5488 OLD PASCO ROAD, SUITE 100 WESLEY CHAPEL, FLORIDA 33544

FRIDAY, September 19, 2025 At 2:00 P.M.

BOARD OF SUPERVISORS SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

PROPOSER:	Asphalt Paving Systems, Inc.	_
	COMPANY NAME	

SOLICITATION #: 01-

2025 SECTION VI

PROPOSAL FORM

(To be copied and submitted in ONE (1) hard copy and ONE (1) portable drive with submittal in PDF format)

DATE:	09/19/2025	
TIME:	2:00pm	

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

The undersigned, hereinafter called "Proposer", having visited the site of the proposed project and familiarized himself with the local conditions, nature and extent of the work, and having examined carefully the Agreement form, General Conditions, Supplementary Conditions, Plans and Specifications and other Contract Documents, with the Bond Requirements herein, proposed to furnish all labor, materials, equipment and other necessary items, facilities and services for the proper execution and completion of the:

SEVEN OAKS COMMUNITY DEVELOPMENT ANCIENT OAKS BLVD. PAVEMENT REHABILITATION PROJECT

In full accordance with the drawings and specifications prepared in accordance with your Advertisement for Proposals, Instruction to Proposers, Agreement and all other documents related thereto on file in the Office of the Seven Oaks Community Development District and if awarded the Contract, to complete said work within the time limits specified for the following proposal price:

TOTAL BASE PROPOSAL:		
One million seven hundred sixty five thousand		
six hundred thirty five dollars and forty five centsDOLLARS (\$	1,765,635.45)

The Proposer hereby agrees that:

- a. There is enclosed a certified check, cashier's check or Proposal Bond in the amount of not less than the five percent (5%) of the Total Base Proposal Amount payable to the Seven Oaks Community Development District as a guarantee for the purpose set out in the Instructions to Proposers.
- b. The above proposal shall remain in full force and effect for a period of forty-five (45) calendar days after the date of the opening of this proposal and that the Proposer will not revoke or cancel this proposal within the said forty-five (45) calendar days.
- c. In the event the Contract is awarded to this Proposer, he will enter into a formal written agreement with the DISTRICT in accordance with the accepted proposal within ten (10) calendar days after said Contract is submitted to him and will furnish to the DISTRICT a Contract Performance and Performance Bond with good and sufficient sureties, satisfactory to the DISTRICT, in the amount of 100% of the accepted proposal. The Proposer further agrees that in the event of the Proposer's default or breach of any of the agreements of this proposal, the said proposal deposit shall be forfeited as liquidated damages.

Acknowledgment is hereby made of receipt of the following Addenda issued during the Proposal period:

Addendum No. 1	08/27/20 Dated:	Addendum No	_ Dated:
Addendum No	Dated:	Addendum No	Dated:

If awarded this construction Contract, the Proposer agrees to complete the work covered by this Contract as follows:

Substantially complete in (90) consecutive calendar days from date of Official Notice to Proceed.

Final completion in (45) consecutive calendar days from the date established for Substantial Completion.

Should the CONTRACTOR fail to substantially complete work under this Contract and make the project available for beneficial use on or before the date stipulated for Substantial Completion (or such late date as may result from an extension of time granted by the DISTRICT), he shall pay the/or the DISTRICT may retain from the compensation otherwise to be paid to the CONTRACTOR, as liquidated damages, the sum of \$500.00 for each consecutive calendar day that the terms of the Contract remain unfulfilled beyond the date allowed by the Contract, which sum is agreed upon as a reasonable and proper measure of damages which the DISTRICT will sustain per diem by failure of the CONTRACTOR to complete the work within the time stipulated; it being recognized by the DISTRICT and the CONTRACTOR the injury to the DISTRICT which could result from a failure of the CONTRACTOR to complete on schedule is uncertain and cannot be computed exactly. In no way shall costs for liquidated damages be construed as a penalty on the CONTRACTOR.

For each consecutive calendar day that the work remains incomplete after the date established for Final Completion, the DISTRICT will retain from the compensation otherwise to be paid to the CONTRACTOR the sum of \$500.00. This amount is the minimum measure of damages the DISTRICT will sustain by failure of the CONTRACTOR to complete all remedial work, correct deficient work, clean up the project and other miscellaneous tasks as required to complete all work specified. This amount is in addition to the liquidated damages prescribed above.

The Proposer hereby agrees that the DISTRICT reserves the right to waive informalities in any proposal and to reject any or all proposals, or to accept any proposal that in its judgement will be for the best interest of the DISTRICT.

In witness whereof, the Proposer has hereunto set his si	gnature and affixed his seal this 18th
September , A.D., 20 25	
(Seal)	
By: Robert Capoferri	
Title: President	
Asphalt Paving Systems, Inc. Company Name	Robert Capoferri Contact Person
8940 Gall Blvd Mailing Address	(813) 788-0010 Phone Number
Zephyrhills, FL 33541 City, State, Zip	

day of

BID TABS

See Addendum No. 1

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT Bid Tab- Base Bid Updated 7-17-2025

Stantec

ITEM NO.	DESCRIPTION	TINO	EST. QTY.	UNIT PRICE	TOTAL	
-	Ancient Oaks Base Bid Engineers Estimate					[]
01011	Mobilization	l rs	1		8	4
0102 1	Maintenance of Traffic	rs	1		ક્ર	
0104 18	Inlet Protection System	EA	42		\$	ı
0327 70 4	Milling Existing Asphalt Pavement 3" Depth	SY	43951		\$	1
0334 1 12	Superpave Asphaltic Concrete, Traffic B - 3" Depth	NT	7460		\$	
0425 5		EA	28		\$	×.
04256	Valve Boxes, Adjust	EA	7		\$	\mathcal{H}
0527 2	Detectable Warnings (Red)	SF	410		\$	4
0706 1 3	Raised Pavement Markers (Blue)	EA	16		\$	1.
0706 1 3	Raised Pavement Markers (Yellow)	EA	206		8	J.
0710 11190	Painted Pavement Markings,	SF	48	+	\$	b
0710 11290	Painted Pavement Markings,	SF	684		\$	ī
0711 11123		LF	1050		€9	16
0711 11224	Thermoplastic, Standard, White, Solid, 18" for Diagonal or Chevron	H	105		€9	
0711 11125	Thermoplastic, Standard, White, Solid, 24" for Stop Line and Crosswalk	H.	099		\$	14
0711 11170	Thermoplastic, Standard, White Arrow	EA	9		\$	4
E711 11121	Thermoplastic, Standard, White, Solid, 6"	HT.	18322		\$	1
E711 11141	Thermoplastic, Standard, White, Skip, 6"	H LF	48		8	•
E711 11221	Thermoplastic, Standard, Yellow, Solid, 6"	ILF	18115		\$	4
E711 14 1	Thermoplastic, Preformed, White, Helmeted Bicyclist Symbol	EA	34		€	4
E711 14 3	Thermoplastic, Preformed, White, Bike Arrow	EA	34		\$	
A/N	12"x18" Ribbon Curb	TL	134		↔	1
	Total Pavement Rehabilitation Costs - Base Bid				€9	

Page 1 of 1

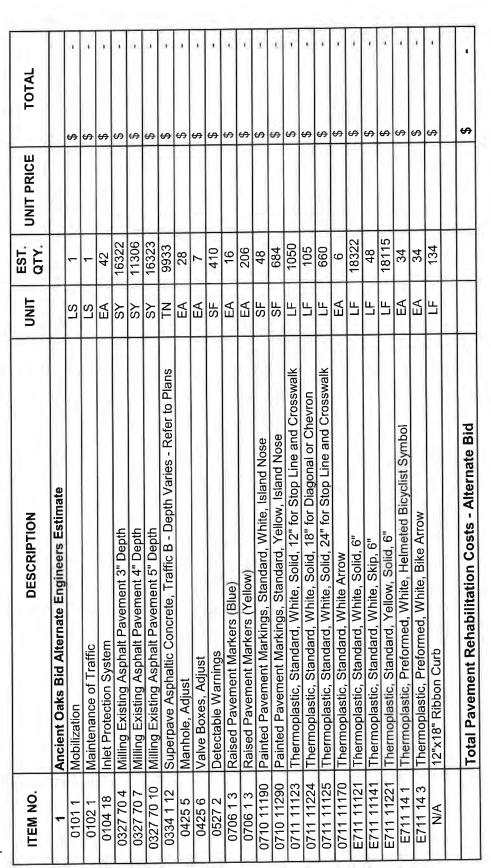
See Addendum No. 1

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

Stantec

Bid Tab - Bid Alternate

Updated7-17-2025



PROPOSAL BOND

STATE OF FLORIDA }	
DISTRICT OF PASCO }	S

KNOW ALL MEN BY THESE PRESENTS, that we, <u>Asphalt Paving Systems</u>, Inc. as Principal, and <u>Harco National Insurance Company</u>, as Surety, are held firmly bound unto Seven Oaks

Community Development District, Pasco County Florida, in the penal sum of <u>\$ five percent of amount bid</u> - (5%)

Dollars, (Total Sum Written in Words).

lawful money of the United States, for the payment of which sum well and truly to be made, we bound ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION, if the Principal shall withdraw said Proposal prior to the date of opening the same, or shall within thirty (30) days after the prescribed forms are presented to him for signature, enter into a written Contract with Seven Oaks Community Development District, in accordance with the Proposal as accepted, and give a Performance and Payment Bond with good and sufficient surety or sureties a may be required, for the faithful performance and proper fulfillment of such Contract and for prompt payment of all persons furnishing labor or materials in connection therewith, or in the event of the failure to enter into such Contract and give such Bond within the time specified, if the Principal shall pay the DISTRICT the difference between the amount specified in said Proposal and the amount for which the DISTRICT may procure the required work and/or supplied, provided the latter amount to be in excess of the former, then the above obligations shall be void and of no effect; otherwise, to remain in full force and virtue.

IN WITNESS WHEREOF, the above written parties have executed this instrument under their several seals this 19th day of September , 2025, the name and corporate seal of each corporate party being affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.



CONTRACTOR - PRINCIPAL

Asphalt Paving Systems, Inc.

Name of Corporation, if applicable

(Seal)

Signature

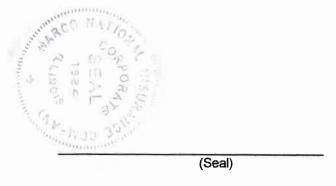
Robert Capoferri, President

Printed or Typed Name and Title

8940 Gall Blvd.

Zephryhills, FL 33541

Business Address



SURETY

Harco National Insurance Company

Name of Corporation, if applicable

Signature

Steven G. Raffuel, Attorney-in-Fact Printed or Typed Name and Title

4200 Six Forks Road, Suite 1400 Raleigh, NC 27609

Business Address

Bond #

n/a bid bond

POWER OF ATTORNEY HARCO NATIONAL INSURANCE COMPANY INTERNATIONAL FIDELITY INSURANCE COMPANY

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Rateigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That HARCO NATIONAL INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

STEVEN G. RAFFUEL

Princeton, NJ

their true and lawful altomey(s)-in-fact to execute, seal and deliver for and on its behalf as surely, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract, or of otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said HARCO NATIONAL INSURANCE COMPANY as fully and amply, to all intents and purposes, as if the same had been duly executed and admondredged by their regularly elected officers at their principal offices.

This Power of Aftorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of HARCO NATIONAL INSURANCE COMPANY and in granied under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of HARCO NATIONAL INSURANCE COMPANY at a meeting held on the 13th day of December, 2018.

RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of Indemnity and other written obligations to the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-In-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertakings, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY have each executed and altested these presents on this 31st day of December, 2023



STATE OF NEW JERSEY County of Essex STATE OF ILLINOIS County of Cook

Michael F. Zurcher

Executive Vice President, Harco National Insurance Company and International Fidelity Insurance Company

On this 31st day of December, 2023 , before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the liberein described and authorized officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY; that the scale officed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Caro

Cathy Cruz

a Notary Public of New Jersey

My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of HARCO MATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY do hereby centify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto sei my hand on this day,

September 19, 2025

A01482

Irene Mertins, Assistant Secretary



HARCO NATIONAL INSURANCE COMPANY

1701 GOLF ROAD, SUITE 1-600, ROLLING MEADOWS, IL 60008

STATEMENT OF ASSETS, LIABILITIES, SURPLUS AND OTHER FUNDS AT DECEMBER 31, 2024

ASSETS

Bonds (Amortized Value).	\$151,003,602
Stocks (Preferred Stocks)	5,295,012
Stocks (Common Stocks)	1,117,319,913
Cash, Bank Deposits & Short-Term Investments	101,581,740
Other Invested Assets	0
Unpaid Premiums & Assumed Balances	147,431,464
Deferred Premiums, Agents Balances & Installments booked	12,276,867
Reinsurance Recoverable from Reinsurers	43,214,951
Reinsurance - Funds Held by or deposited with reinsured companies	15,163,786
Current Federal & Foreign Income Tax Recoverable & Interest	14,121,633
Investment Income Due and Accrued	2,090,174
Receivables from Parent Subsidiaries & Affiliates	14,302,543
Other Assets	1,052,236
TOTAL ASSETS	\$1,624,853,921
LIABILITIES, SURPLUS & OTHER FUNDS	
Losses (Reported Losses Net as to Reinsurance Ceded and	
Incurred But Not Reported Losses)	\$217,385,914
Reinsurance payable on paid losses & loss adjustment expense	661,855
Loss Adjustment Expenses	42,734,04 5
Commissions Payable, Contingent Commissions & Other Similar Charges	1,367,674
Other Expenses (Excluding Taxes, Licenses and Fees)	0
Taxes, Licenses & Fees (Excluding Federal Income Tax)	1,414,883
Current federal and foreign income taxes	0
Net Deferred Tax Liability	14,515,327
Unearned Premiums	164,124,841
Advance Premium	1,242,801
Ceded Reinsurance Premiums Payable	53,505,057
Funds held by Company under reinsurance treaties	29,506,468
Amounts Withheld by Company for Account of Others	62,460,811
Payable to Parent Subsidiaries & Affiliates	11,222,841
Other Liabilities	2.797.065
TOTAL LIABILITIES	\$603,939,582
Common Capital Stock	\$3,500,004
Gross Paid-in & Contributed Surplus	670,781,834
Unassigned Funds (Surplus)	346,632,501
Constant West 18 19 19 19	

I, John Mruk, Treasurer of HARCO NATIONAL INSURANCE COMPANY, certify that the foregoing is a fair statement of Assets, Liabilities, Surplus and Other Funds of this Company, at the close of business, December 31, 2024, as reflected by its books and records and as reported in its statement on file with the Insurance Department of the State of Illinois.

TOTAL LIABILITIES, SURPLUS & OTHER FUNDS \$1.624,853,921

Surplus as Regards Policyholders

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the Company, this 25th day of February, 2025.
HARCO NATIONAL INSURANCE COMPANY

SIGNED AND SWORN to before me on this 25th day of February , 20,25

NOTARY PUBLIC, STATE OF MOTTH Casalina

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Stantec Consulting Services Inc.

20215 Cortez Boulevard Brooksville FL 34601-3847

Addendum

Project/File:

Seven Oaks Ancient Oaks Blvd. Pavement Rehabilitation Project 2025-1

Addendum No.:

Date: To: August 27, 2025 Prospective Bidders

Contract No.:

238202065

This addendum is to be read with and constitutes part of the tender document.

INSTRUCTIONS:

- 1. Amend your copy of the tender/quotation/proposal in accordance the following, Seven Oaks Community Development District Pavement Rehabilitation Project Ancient Oaks Boulevard (Addendum #1) Construction Plans to include Option Base Graded Crushed Concrete Aggregate 3" (Contingency and Optional Base Compaction Contingency and updated quantities for Milling of Existing Asphalt and Asphaltic Concrete to include removal and replacement of existing speed tables. Update to Summary of Pay Items on Page 2 of 11 of the construction plans. Add Construction Note 19. to the Construction Plans for Crushed Concrete Base and Compaction (Contingency).
- 2. Add specification for Crushed Concrete Base (Contingency) and Base Compaction (Contingency)
- 3. Modify Section II Instructions to Proposers, Section 23 Interpretation of Plans and Specifications, modify the timeframe for interpretation or questions from ten (10) days to sixteen (17) days. The last day for questions is September 2, 2025.
- 4. Modify Section IV Supplemental General Conditions, Article 14 Contract Duration, modify Final completion in (45) consecutive calendar days to 60 consecutive calendar days from the date established for Substantial Completion.
- Modify Section V Project Specifications for Milling of Asphalt Pavement and Asphaltic Concrete Superpave Type 12.5 to include removal and replacement of existing speed tables.
- 6. Updated construction plans to include quantities for Concrete Base and Compaction (Contingency)
- 7. Retain one copy for your file; sign and return a second copy and attach it to your submission as confirmation that the Addendum was considered in your bid submission.
- 8. Failure to sign and return this form may result in a non-compliant bid.

DETAILS OF THE ADDENDUM:

Modification to the bid documents to account for base compaction after milling into existing base and removal and replacement of existing speed tables. Modification of time from substantial completion to final completion from 45 days to 60 days. Add specification for crushed concrete and compaction. Update construction plans to account for crushed concrete base quantities and construction note.

August 27, 2025 Seven Oaks Mill Ancient Oaks Blvd. Pavement Rehabilitation Project Page 2 of 2

Best	t regard	S,
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STANTEC CONSULTING SERVICES INC.

Greg Woodcock

Project Manager

Mobile: 3527770183

greg.woodcock@stantec.com

Firm Name:	Asphalt Paving Systems, Inc.	
Authorized Signature:		
Printed Name:	Robert Capoferri / President	
Date:	09/18/2025	

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

PLANS PREPARED FOR:



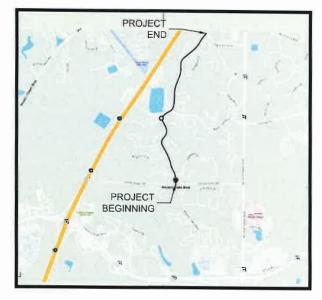
5844 OLD PASCO ROAD, SUITE 100 WESLEY CHAPEL, FLORIDA 33544

PLANS PREPARED BY:



Stantec Consulting Services Inc. 380 Park Place Blvd. Suite 300 Clearwater, Florida 33759 Tel, 727,531.3505

www.stantec.com Certificate of Authorization #27013 PAVEMENT REHABILITATION PROJECT ANCIENT OAKS BOULEVARD (ADDENDUM #1)



PROJECT LOCATION

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

LOCAL UTILITY PROVIDERS

AUGUST 2025

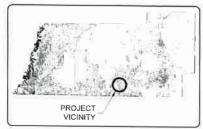
Project Number: 238202065

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

UTILITY SERVICE
CATY, COMMUNICATION LINES
WAITER, SEWER, RECLAIMED WAITER
GAS
ELECTRIC

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

PHONE NUMBER (800) 778-9140 (813) 601-1009 (813) 422-2805 (813) 601-1009 PLANS FOR PRELIMINARY USE ONLY
PLANS RELEASED FOR CONSTRUCTION



PASCO COUNTY FLORIDA

INDEX OF ROADWAY PLANS

SHEET NO. SHEET DESCRIPTION

KEY SHEET

SUMMARY OF PAY ITEMS
GENERAL NOTES

4 TYPICAL SECTIONS
5 PROJECT LAYOUT
6-8 ROADWAY PLANS

9-11 PAVEMENT MARKING PLANS

PROJECT SURVEYOR	PROJECT MANAGER GREG WOODCOCK	PROJECT DESIGNER FRANK NOLIE	
CHECKED 3Y	DAII		
Copyright Reserved the Contraction of very unable to 101 and the down group one; a storted without delay	ENGINEER OF RECORD		
the Copy gift and dep_ so class. State: Reput for the copy of a and other cy to the college.	VASILI G KOSTAKIS, PE LICENSE NO: 85613		

SHEET NO.

1

SUMMARY OF PAY ITEMS - BASE BID					
PAY ITEM	PAY ITEM DESCRIPTION	UNITS	QTY		
0101 1	MOBILIZATION	LS	1	\$10,500.00 = \$10,500 0	
0102 1	MAINTENANCE OF TRAFFIC	LS	1	\$59,500 00 = \$59,500.0	
0104 18	INLET PROTECTION SYSTEM	EA	42	\$215.00 = \$9,030.00	
0327 70 4	MILLING EXISTING ASPH PAVT, 3" DEPTH	SY	44187	\$4 70 = \$207,678.90	
0334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B	TN	7500	\$146.48 = \$1,098,600.0	
0425 5	MANHOLE, ADJUST	EA	28	\$250.00 = \$7,000.00	
0425 6	VALVE BOXES, ADJUST	EA	7	\$100.00 = \$700.00	
0527 2	DETECTABLE WARNING SURFACE (RED)	SF	410	\$36 00 = \$14,760.00	
0706 1 3	RAISED PAVEMENT MARKERS (BLUE)	EA	16	\$6 00 = \$96 00	
0706 1 3	RAISED PAVEMENT MARKERS (YELLOW)	EA	206	\$6.00 = \$1,236.00	
0710 11190	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE ISLAND NOSE	SF	48	\$4.00 = \$192.00	
0710 11290	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, ISLAND NOSE	SF	684	\$4.00 = \$2,736.00	
0711 11123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR STOP LINE AND CROSSWALK	LF	1050	\$7.00 = \$7,350.00	
0711 11224	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 18" FOR DIAGONAL OR CHEVRON	LF	105	\$10,50 = \$1,102.50	
0711 11125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	660	\$14,00 = \$9,240.00	
0711 11170	THERMOPLASTIC STANDARD, WHITE, ARROW	EA	6	5135.00 = \$810.00	
E711 11121	THERMOPLASTIC, STANDARD, WHITE, SOLID, 6*	LF	18322	\$1.85 = \$33,895.70	
E711 11141	THERMOPLASTIC, STANDARD, WHITE, SKIP, 6"	LF	48	\$2.30 = \$110.40	
E711 11221	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 6"	LF	18115	\$1 85 = \$33,512.75	
E711 14 1	THERMOPLASTIC, PREFORMED, WHITE, HELMETED BICYCLIST SYMBOL	EA	34	\$200.00 = \$6,800.00	
E711 14 3	THERMOPLASTIC, PREFORMED, WHITE, BIKE LANE ARROW	EA	34	\$160 00 = \$5,440.00	
N/A	12"x18" RIBBON CURB	LF	134	\$200.00 = \$26,800.00	
N/A	OPTIONAL BASE - GRADED CRUSHED CONCRETE AGGREGATE 3" (CONTINGENCY)	SY	43951	\$4 05 = \$178,001.55	
N/A	OPTIONAL BASE COMPACTION (CONTINGENCY)	SY	43951	\$1.15 = \$50,543.65	

Base	Rid '	Total	=	\$1.	765	635	45

	SUMMARY OF PAY ITEMS - ALTERNATE BID			
PAY ITEM	PAY ITEM DESCRIPTION	UNITS	QTY	4
0101 1	MOBILIZATION	LS	1	\$10,500 00 = \$10,500.0
0102 1	MAINTENANCE OF TRAFFIC	LS	1	\$89,500 00 = \$89,500 0
0104 18	INLET PROTECTION SYSTEM	EA	42	\$215.00 = \$9,030.00
0327 70 4	MILLING EXISTING ASPH PAVT, 3" DEPTH	SY	16440	\$5.05 = \$83,022.00
0327 70 7	MILLING EXISTING ASPH PAVT, 4" DEPTH	SY	11424	\$7.65 = \$87,393.60
0327 70 10	MILLING EXISTING ASPH PAVT, 5" DEPTH	SY	16323	\$11 38 = \$185,755.74
0334 1 12	SUPERPAVE ASPHALTIC CONC. TRAFFIC B	TN	9979	\$159.35 = \$1,590,153.6
0425 5	MANHOLE ADJUST	EA	28	\$250.00 = \$7,000.00
0425 6	VALVE BOXES, ADJUST	EA	7	\$100,00 = \$700.00
0527 2	DETECTABLE WARNING SURFACE (RED)	SF	410	\$36.00 = \$14,760.00
0706 1 3	RAISED PAVEMENT MARKERS (BLUE)	EA	16	\$6,00 = \$96.00
0706 1 3	RAISED PAVEMENT MARKERS (YELLOW)	EA	206	\$6.00 = \$1,236 00
0710 11190	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE ISLAND NOSE	SF	48	\$4 00 = \$192,00
0710 11290	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, ISLAND NOSE	SF	684	\$4 00 = \$2,736 DD
0711 11123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR STOP LINE AND CROSSWALK	LF	1050	\$7 00 = \$7,350.00
0711 11224	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 18" FOR DIAGONAL OR CHEVRON	LF	105	\$10 50 = \$1,102.50
0711 11125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK.	LF	660	\$14.00 = \$9,240.00
0711 11170	THERMOPLASTIC, STANDARD, WHITE, ARROW	EA	6	\$135.00 = \$810.00
E711 11121	THERMOPLASTIC, STANDARD, WHITE, SOLID, 6"	LF	18322	\$1 85 = \$33,895 70
E711 11141	THERMOPLASTIC, STANDARD, WHITE, SKIP, 6"	LF	48	\$2,30 = \$110.40
E711 11221	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 6"	LF	18115	\$1.85 = \$33,512 75
E711 14 1	THERMOPLASTIC, PREFORMED, WHITE, HELMETED BICYCLIST SYMBOL	EA	34	\$200 00 = \$6,800.00
E711 14 3	THERMOPLASTIC, PREFORMED, WHITE, BIKE LANE ARROW	EA	34	\$160.00 = \$5,440.00
N/A	12"x18" RIBBON CURB	LF	134	\$200.00 = \$26,800.00
N/A	OPTIONAL BASE - GRADED CRUSHED CONCRETE AGGREGATE 3" (CONTINGENCY)	SY	43951	\$4.05 = \$178,001.55
N/A	OPTIONAL BASE COMPACTION (CONTINGENCY)	SY	43951	\$1.15 = \$50,543.65

Alternate Bid Total = \$2,435,681.54

SEVEN OAKS CDD

Sheet 2 or 11

CONSTRUCTION NOTES

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

DIRECTOR, NATIONAL GEODETIC SURVEY 1315 EAST - WEST HIGHWAY SILVER SPRING, MARYLAND, 20910-3282 PHONE: (301) 713-3242

- 16 PAVEMENT MARKINGS AND SIGNS SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS
- 16 ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION
- EXISTING SIGNS AND PAVEMENT MARKINGS WITHIN CONSTRUCTION LIMITS SHALL REMAIN, UNLESS OTHERWISE NOTED ALL EXISTING TRAFFIC SIGNS MUST BE MAINTAINED DURING CONSTRUCTION

- 18 STAGING OR OTHER ACTIVITIES FOR THIS PROJECT WILL BE ALLOWED BY DIRECTION OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT OR THE ENGINEER OF RECORD.
- AFTER MILLING TO THE DEPTH SHOWN ON THE PLANS, THE CONTRACTOR SHALL COORDINATE A COMPACTION TEST WITH
 THE OWNERS TESTING COMPANY. IF THE COMPACTION TEST PASSES THE CONTRACTOR CAN CONTINUE TO INSTALL
 ASPHALT AS OUTLINED IN THE PLANS AND SPECIFICATIONS. IF THE COMPACTION TEST FAILS TO MEET PASCO COUNTY
 STANDARDS FOR TESTING THE CONTRACTOR IS TO UTILIZE THE CRUSHED CONCRETE BASE AND COMPACTION
 CONTINGENCY THEM STHE CONTRACTOR SHALL COORDINATE WITH THE HE GRINEER TO IDENTIFY AND QUANTIFY THE
 AREAS REQUIRING ADDITIONAL BASE AND COMPACTION. ANY AND ALL CONTINGENCY ITEMS ARE TO BE APPROVED BY THE
 ENGINEER THE CONTRACTOR SHALL FOR THE LUMP SUM CONTRACT AND THE CONTRACTOR IS TO ONLY INVOICE
 THAT IS INSTALLED AND APPROVED

UTILITY NOTES

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

UTILITY/AGENCY OWNERS ARE:

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

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

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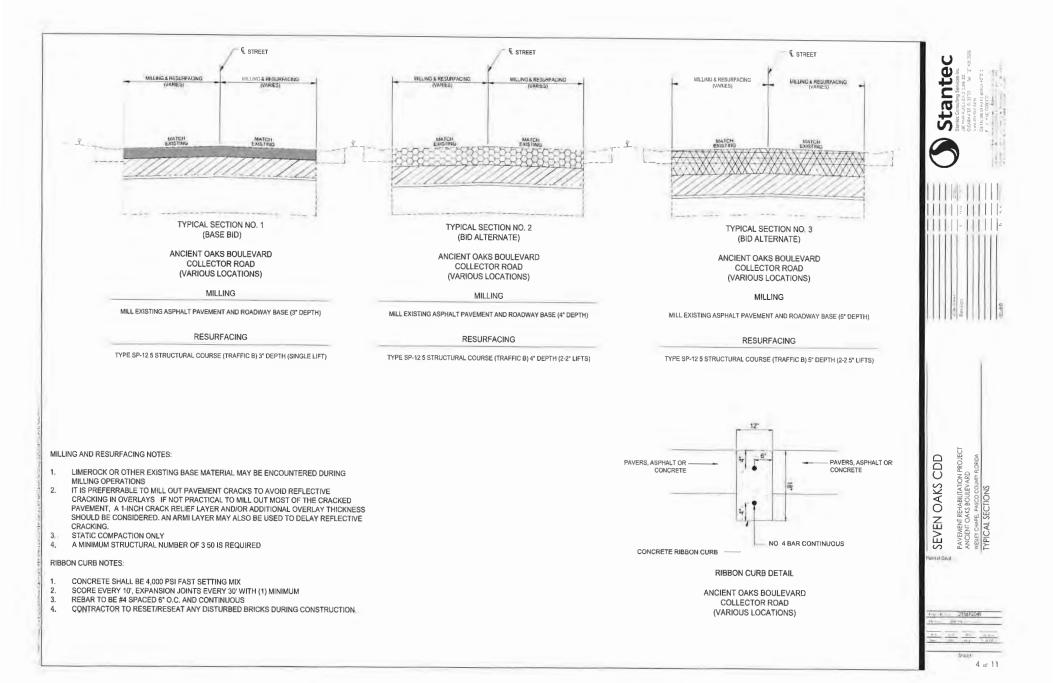
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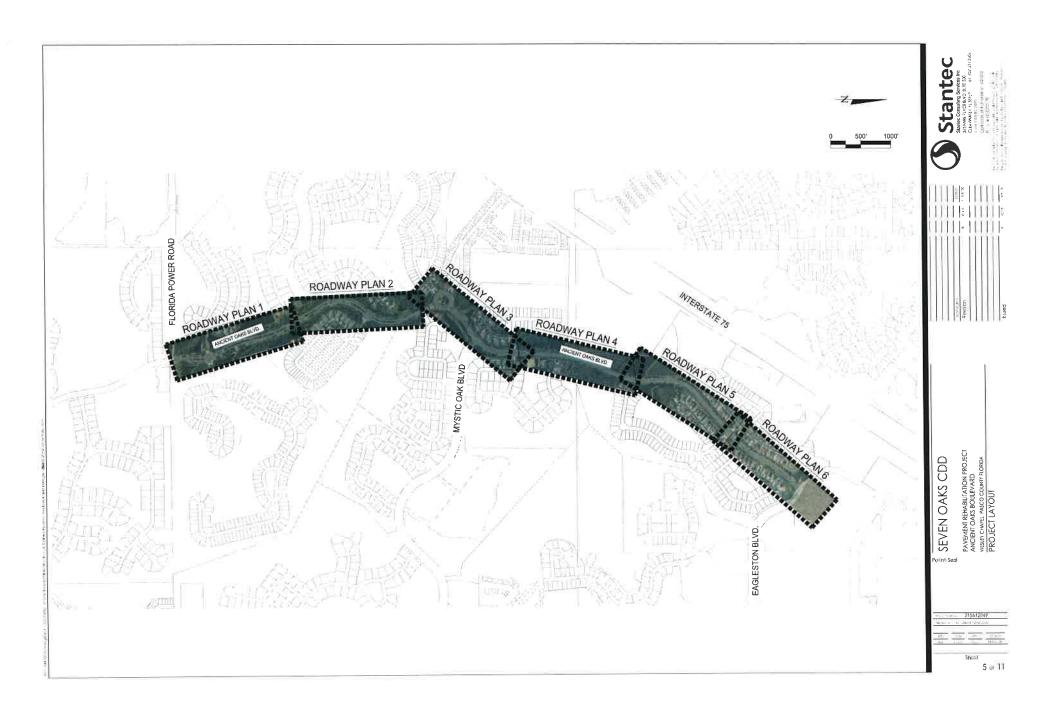
N OAKS CDD

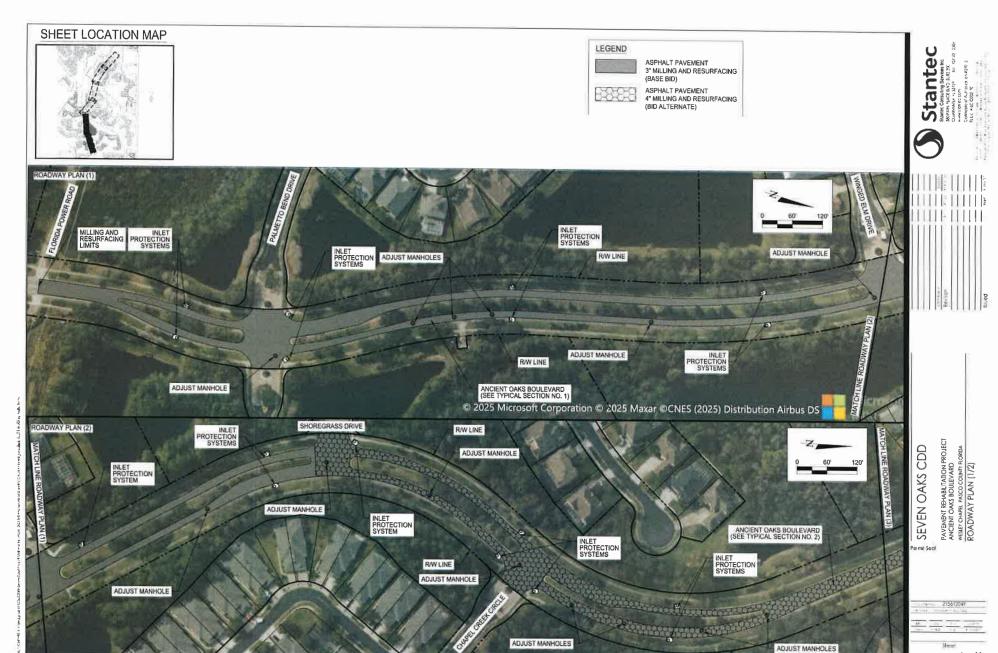
PAVEMENT REHABILITATION PROJECT
ANCIENT OAKS BOULEVARD

2155)204V

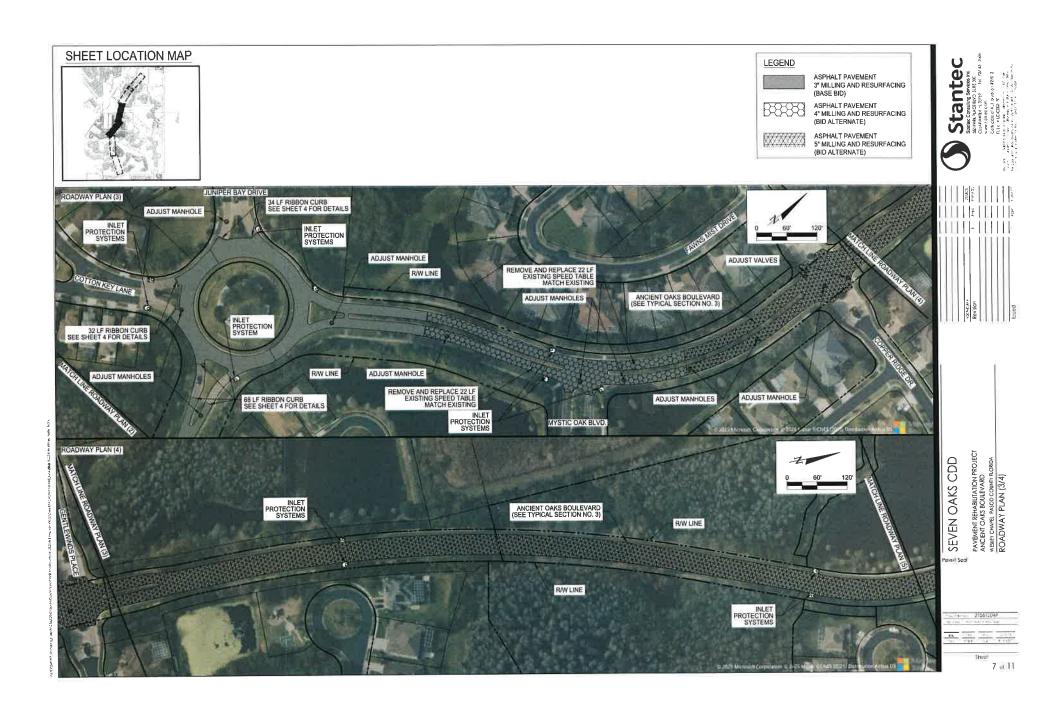
3 of 11



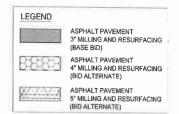




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SHEET LOCATION MAP PAVEMENT MARKING PLAN (1) BEGIN Y/Y F6PM SEE FDOT INDEX 706-001 FOR PLACEMENT 15 LF 18" YELLOW THEHMOPLASTIC STRIPE END YYY RPM SEE FOOT INDEX 706-001 FOR PLACEMENT 51 LF 6" DOUBLE YELLOW THERMOPLASTIC STRIPE BIKE LANE SYMBOL WI ARROW (TYP) HW LINE REPLACE BLUE RIPM REPLACE BLUE RPM 19 LF 16" YELLOW THERMOPLASTIC STRIPE 46 LF YELLOW FDOT SAFETY PAINT CURB STRIPE 160 LF 6" DOUBLE YELLOW THERMOPLASTIC STRIPE ZXIZ LF 6" SOLID YELLOW THERMOPLASTIC STRIPE R/W LINE 2480 LF 61 SOLID WHITE THERMOPLASTIC STRIPE S18 LF 6" SOLID VELLOW THERMOPLASTIC STRIPE REPLACE BLUE RPM DETECTABLE WARRING SURFACE SAFETY RED (TYP.) 832 LF 6" SOLID WHITE THERMOPLASTIC STRIPE 51 CF 6" DOUBLE YELLOW THERMOPLASTIC STRIPE THERMOPLASTIC STOP BAR © 2025 Microsoft Corporation © 2025 Maxar ©CNES (2025) Distribution Airbus DS

STUF & DOUBLE VELLOW THERMOPLASTIC STRIPE

15 LF 18" YELLOW THERMOPLASTIC STRIPE

R/W LINE

737 LF 6" SOLID YELLOW THERMOPLASTIC STRIPE

STLF 6" DOUBLE YELLOW THERMOPLASTIC STRIPE

22 LF YELLOW FOOT SAFETY PAINT CURB STRIPE

RW LINE

DETECTABLE WARNING SURFAC SAFETY RED (TYP.)

REPLACE BLUE RPM

17 LF 24" WHITE THERMOPLASTIC STOP BAR

SLF IN YELLOW THERMOPLASTIC STRIPE

SHOREGRASS DRIVE

REPLACE BLUE RPM

17 LF 24" WHITE THERMOPLASTIC STOP BAR

THERMOPLASTIC PAVEMENT MARKING SYMBOL

136 LF 6" SOLID WHITE THERMOPLASTIC STREPS

1578 LF 6" SOLID WHITE THERMOPLASTIC STRIPE

PAVEMENT MARKING PLAN (2)

672 LF IP SOLID VELLOV THERMOPLASTIC STREP

33 LF YELLOW FOO SAFETY PAINT CURB STRIPE

PAVEMENT REHABILITATION PROJECT ANCIENT OAKS BOULEVARD
WESSEY CHAPEL PASCO COUNTY RORDA
PAVEMENT MARRING PLAN (1/2) SEVEN OAKS CDD

Stantec

EINE LANE SYMBOL WI ARROW ITYP

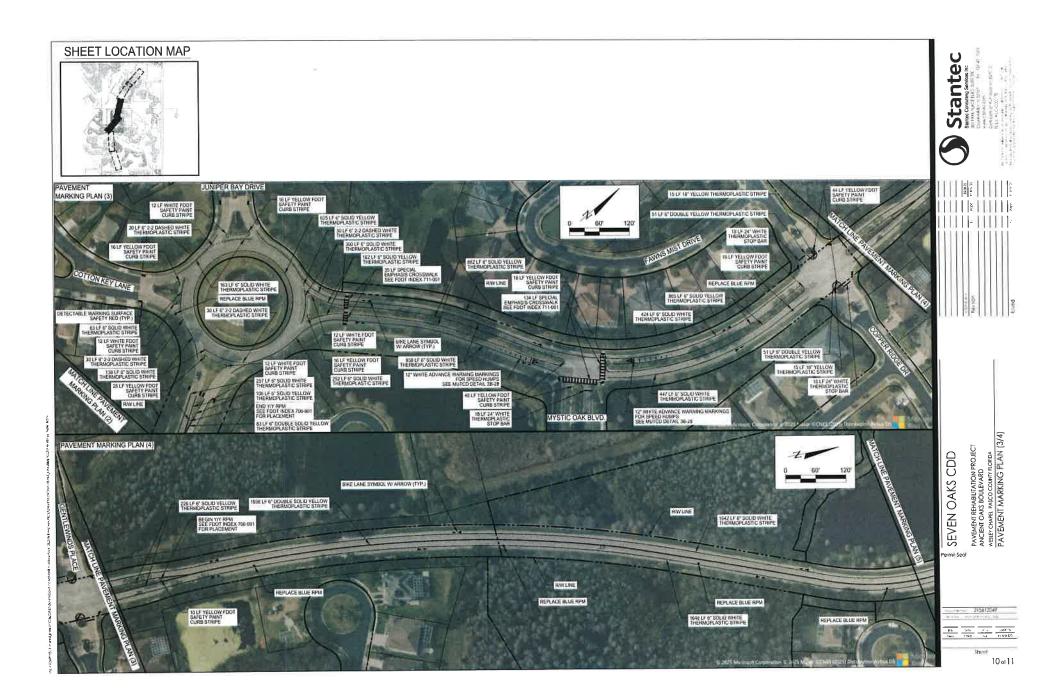
BEGIN Y/Y RPM SEE FOOT INDEX 706-90 FOR PLACEMENT

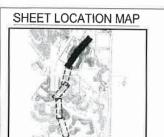
65 LF 6" DOUBLE FELLOW HERMOPLASTIC STRIPE

737 LF 6" SOLID YELLOW THERMOPLASTIC STRIP

BIKE LANE SYMBO W: ARROW (TYP.)

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| 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100

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ROADWAY BASE Crushed Concrete (Contingency)

The work specified under this Section consists of the construction of a roadway base utilizing Crushed Concrete Base on prepared subgrade, in conformity with the lines, grades, notes and typical cross sections shown on the Plans, and as directed by the Engineer. The construction of Crushed Concrete Base shall conform to the requirements of Section 204 of the Florida Department of Transportation (FDOT) *Standard Specifications*, except as amended herein.

After milling to the depth shown on the plans the contractor shall coordinate a compaction test with the owners testing company. If the compaction test passes the contractor can continue to install asphalt as outlined in the plans and specifications. If the compaction test fails to meet Pasco County Standards for crushed concrete base, the contractor is to utilize the crushed concrete base and compaction contingency pay items. The contractor shall coordinate with the Engineer to identify and quantify the areas requiring additional base and compaction. All contingency items are to be approved by the engineer. The contingency is not part of the lump sum contract, and the contractor is to only invoice what is installed and approved.

PAYMENT

a. The work specified under this Section shall be paid for under the pay items for **Crushed Concrete Base (Contingency).**

PAY QUANTITY

a. When the quantity for a pay item under this Section is shown to be paid per square yard, the pay quantity shall be the number of **square yards** of **Roadway Base**, **Crushed Concrete** at 0.25' depth. Reworking the base is included with this pay item, including but not limited to grading and installation of additional base (3") Pay items, constructed and accepted by the Engineer will be paid to the contractor. Remaining funds in this pay item at the end of the project and not approved for installation will be the owners.

BASIS OF PAYMENT

a. The work specified under this Section shall be paid for at the contract price per square yard.

BASE COMPACTION (Contingency)

The work specified under this Section consists of the compaction of roadway base after the milling process. Compaction shall comply with FDOT Section 204 of the standard specifications.

After milling to the depth shown on the plans the contractor shall coordinate a compaction test with the owners testing company. If the compaction test passes the contractor can continue to install asphalt as outlined in the plans and specifications. If the compaction test fails to meet Pasco County Standards for crushed concrete base, the contractor is to utilize the crushed concrete base pay item and compaction contingency pay items. The contractor shall coordinate with the Engineer to identify and quantify the areas requiring additional base and compaction is required. All contingency items are to be approved by the engineer. The contingency is not part of the lump sum contract, and the contractor is to only invoice what is installed and approved.

PAYMENT

a. The work specified under this Section shall be paid for under the pay items for **Base** Compaction (Contingency).

PAY QUANTITY

a. When the quantity for a pay item under this Section is shown to be paid per square yard, the pay quantity shall be the number of **square yards** of **Base Compaction (Contingency)**, Pay items, constructed and accepted by the Engineer will be paid to the contractor. Remaining funds in this pay item at the end of the project and not approved for installation will be the owners.

BASIS OF PAYMENT

a. The work specified under this Section shall be paid for at the contract price per square yard.

MILLING OF EXISTING ASPHALT PAVEMENT

The work specified under this Section consists of removing existing asphaltic concrete surface course by milling to lower the finished grade of the roadway area in accordance with the requirements of Section 327 of the Florida Department of Transportation (FDOT) Standard Specifications, except as amended herein. The existing pavement shall be milled as specified on the plans or directed by the Engineer. Included in this pay item is milling or removal of the existing speed tables as outlined in the plans.

All existing grading and slopes of the road shall be maintained during the milling process.

The milling machine shall be capable of maintaining a depth of cut and cross slope that will achieve the results specified on the Plans and in the Specifications. The overall length of the machine (out to out measurement excluding the conveyor) shall be a minimum of 18 feet. The minimum cutting width shall be eight feet. The milling machine shall be equipped with a built-in automatic grade control system that can control the transverse slope and the longitudinal profile to produce the specified results. Any commercially manufactured milling machine meeting the above requirements will be approved at the start of the project. If it becomes evident after milling has started that the milling machine cannot consistently produce the specified results, the milling machine will be rejected for further use. The milling machine shall be equipped with means to effectively limit the amount of dust escaping the removal operation.

During the actual construction operations, the following construction procedures shall apply:

The longitudinal profile of the milled surface shall be established on the south of the cut nearest the centerline of the road. The cross slope of the milled surface shall be established by a second sensing device near the outside edge of the cut or by an automatic cross slope control mechanism.

The milling machine shall be operated to effectively minimize the amount of dust being emitted from the machine. Pre- wetting of the pavement may be required.

If traffic is to be maintained on the milled surface prior to the placement of the new asphaltic concrete, the pattern of striations shall be such as to produce an acceptable riding surface. The Contractor will control the traveling speed of the milling machine to produce a texture that will provide an acceptable riding surface. Prior to opening an area that has been milled to traffic, the pavement shall be thoroughly swept with a power broom or other approved equipment to remove, to the greatest extent practical, fine material which will dust under traffic. This operation shall be conducted in a manner that minimizes the potential for creating traffic hazards and to minimize air pollution. Sweeping of the milled surface with a power broom will be required prior to placing asphaltic concrete.

The Contractor shall use a street sweeper (using water) or other equipment capable of removing and controlling dust. Approval of the use of such equipment is contingent upon

its demonstrated ability to do the work. To prevent, to the greatest extent practical, the infiltration of milled material into the storm sewer system when the milling operation is within the limits of, and adjacent to a municipal curb and gutter or a closed drainage system, the sweeping operation shall be performed immediately after the milling operations or as directed by the Owner's Representative. This operation shall also include the thorough removal of all milled material from the gutter in a manner that protects the curb from damage and to prevent the material from being swept into the inlet openings or inlet grates. The equipment and methods used to sweep the gutter shall be approved prior to beginning and may be changed or revised to achieve the desired results as directed by the Owner's Representative.

The milled surface shall have a reasonably uniform texture and shall be within 1/4 inch of a true profile grade and shall have no deviation in excess of 1/4 inch from a straightedge applied to the pavement perpendicular to the centerline. The

variation of the longitudinal joint between multiple cut areas shall not exceed 1/4 inch. Areas varying from a true surface in excess of the above stated tolerance may be accepted without correction if the Engineer determines that they were caused by a pre-existing condition which could not reasonably have been corrected by the milling operations. Any unsuitable texture or profile, as determined by the Engineer, shall be corrected by the Contractor at no additional compensation.

The Engineer may require re-milling of any area where a surface lamination causes a non-uniform texture to occur. All existing structures including but not limited to manholes, curbs and valve boxes shall be protected during the milling operation. If during the milling process the contractor damages any existing curbs, structures, or personal property of the Community Development District the contractor shall provide the repair to existing condition or better at no cost to the owner.

All milled material shall remain the property of the Contractor and shall be hauled by the Contractor to an off-site location.

All costs associated with maintenance of traffic shall be by the Contractor. Including but not limited to preparation and coordination of the permit applications, coordinating with permitting agencies, permit fees, obtaining and maintaining the maintenance of traffic for the duration of the project.

Damage to personal property during milling. The contractor shall be responsible for repair damages to curbing, driveways, and other related property damages including chipping concrete or flying debris from the milling operation.

PAYMENT

a. The work specified under this Section shall be paid for under the pay items for Milling Existing Asph Pavt, Depth Varies, Refer to Plans.

PAY QUANTITY

a. The pay quantities for work under this Section shall be the number of **square yards** of **Milling Existing Asph Pavt**, **depth varies**, **refer to plans**, of the various thicknesses specified in the applicable pay items, actually constructed and accepted.

BASIS OF PAYMENT

a. The work specified under this Section shall be paid for at the contract price per square yard.

END OF SECTION

ASPHALTIC CONCRETE Superpave Type 12.5

The work specified under this Section consists of the construction of asphaltic concrete surface course, asphaltic concrete base course, and temporary roadways, sidewalk and other asphaltic concrete facilities including speed tables, utilizing Asphaltic Concrete Type SP 12.5 or as specified on the plans and these specifications, in accordance with the applicable provisions of the Florida Department of Transportation (FDOT) *Standard Specifications*, Section 334, latest edition, except as amended herein.

The work specified under this Section includes the furnishing of material for, and the application of, all required tack coats.

Asphaltic concrete surface course shall be constructed in conformity with the lines, grades, notes and typical cross sections shown on the Plans, and as directed by the Engineer.

Asphaltic concrete base course shall be constructed on prepared subgrade in conformity with the lines, grades, notes and typical cross sections shown on the Plans, and as directed by the Engineer.

PAYMENT

The work specified under this Section shall be paid for under the pay items for **Superpave Asphalt Concrete, Type SP 12.5** (mix type specified).

PAY QUANTITY

- a. When the quantity for a pay item under this Section is shown in the Schedule of Prices to be paid for Ton, the pay quantity shall be the number of Tons of Superpave Asphalt Concrete, Type SP 12.5 (mix type specified) at the thickness specified in the applicable pay item, actually placed and accepted.
- b. When the quantity for a pay item under this Section is to be paid for per ton, the weight of the mixture shall be determined from batch weights, truck scale weights, or other methods approved by the Engineer. Delivery tickets, in duplicate, signed by a sworn weigher, shall accompany each load of material, and both copies shall be signed by the Engineering Inspector assigned to the project. One copy of the delivery ticket shall be retained by the Contractor, and one copy shall be delivered to the Engineering Inspector. The total number of tons reflected in one set of all delivery tickets signed by the Inspector shall be the measured pay quantity.

BASIS OF PAYMENT

a. The work specified under this Section shall be paid for at the contract price per ton, according to whichever is specified in the Bid Documents.

<u>AFFIDAVIT</u>

(To be filled in and executed if the Proposer is a Corporation)

STATE OF FLORIDA]	
DISTRICT OF PASCO]	
Kenneth Messina	being duly sworn, deposes and says that he is Secretary of
Asphalt Paving Sys	ems, Inc, a Corporation organized and existing under and by
virtues of the laws 555 N Egg Harbor Rd Hammonton, NJ 08037	of the State of Florida; and having its principal office at: . Affiant further says that he is familiar with the records, minute books and bylaws
ofAsphalt Paving Sys	ems, Inc.
	(Name of Corporation)
Robert Capoferri	of the Corporation, is duly authorized to sign . President (Title)
Seven Oa	n No: 2025-01 - Pavement Rehabilitation for said Corporation by virtues of: s Community Development Ancient Oaks Blvd.
(State wh	ether a provision of bylaws or a Resolution of the Board of If by Resolution, give date of adoption).
	Lew Man
Sworn to before me this _:	8th day of <u>September</u> , 20 <u>25</u> .
TO FE OF FOR	MARY E. FREGOSO Commission # HH 356587 Expires January 31, 2027 Notary Public

NON-COLLUSION AFFIDAVIT

STATE OF FLORIDA]
DISTRICT OF PASCO]
Robert Capoferri being, first duly sworn, deposes and says that he is of Asphalt Paving Systems, Inc
the party making the foregoing Proposal; that such Proposal is genuine and not collusive of same; that said Proposer is not financially interested in or otherwise affiliated in a business way with any other Proposer on the same contract; that said Proposer has not colluded, conspired, connived, or agreed, directly or indirectly, with any Proposers or person, to put in a sham proposal or that such other person shall refrain from proposing, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication conference, with any person, to fix the proposal price or affiant or any other Proposer, or to fix any overhead, profit or cost element of said proposal price, or that of any other Proposer, or to secure any advantage against the Seven Oaks Community Development District, Pasco County, Florida, or any person or persons interested in the proposed Contract; and that all statements contained in said proposal are true; and further, that such Proposer has not directly or indirectly submitted this proposal, or the contents thereof, or divulged information or data relative thereto to any association or to any member or agent thereof.
Sworn to before me this 18th day of September , 20 25
MARY E. FREGOSO Commission # HH 356587 Expires January 31, 2027

PROPOSAL

The person signing shall, in his own handwriting, sign the Principal's name, his own name and his title. Where the person signing for a corporation is other than the president or Vice-President, he must, by affidavit, show his authority to bind the Corporation.

Robert Capoferri

Title: President

Business Address of Proposer 8940 Gall Blvd

Zephyrhills, FL 33541

City/State/Zip:

Dated at: _____1:32am_____, this _18th day of __September ____A.D., 20 25



8940 Gall Blvd. Zephyrhills, FL 33541 Phone (813) 788-0010 Fax (813) 788-0020

Firm Qualifications

Asphalt Paving Systems, Inc. (APS) owner Bob Capoferri founded the company in his hometown of Hammonton, New Jersey in 1985. From humble beginnings, Capoferri built one of the nation's leading pavement preservation specialty construction companies. Initially, the small company consisted of 7-8 employees, and a single piece of equipment that operated all day and then was with the mechanics all night. The company performed mostly general construction, not moving into what would become their specialty until the 1990's.

In the early 90's, Capoferri took the next major step forward with his company when he began manufacturing asphalt emulsions. With the new material production as part of his operation, he was able to introduce pavement preservation to the company's services by performing both slurry seal and cold in place recycling jobs.

In 1999, after a highly successful run with Nova Chip, Capoferri sold his patent to Koch Industries. It was at this point that Bob decided it was time to reorganize his company. His goal was to continue to improve upon their core services while focusing on growth and expanding into new disciplines and new territories. In the year 2000, after reorganizing the company with its new business model based on best practices, lessons learned and a renewed passion for growth, Asphalt Paving Systems was born.

Between the years of 2000–2008, APS began to grow into the world class leader in its field that you see today. In February of 2001 APS was officially incorporated. The company continued to improve and build on its core pavement preservation services with the introduction of its first continuous paver while also expanding further into the mid–Atlantic region. The company also began to build a roster of high–profile projects including but not limited to the Brooklyn Bridge, JFK, Newark, LaGuardia and Philadelphia International Airports, the Verrazzano–Narrows Bridge and even a United States Airforce Base in Azores, Portugal.

In 2009, Bob Capoferri turned his eyes south when APS took their first job in Florida. In 2010 he put his first footprint down in Florida with a new office in Zephyrhills. The Florida operation focused on Cold-in-Place Recycling and Full



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Depth Reclamation until 2012 when the company built an emulsion plant at the Florida location. This was the company's third emulsion plant and brought its pavement preservation expertise to the Sunshine State.

Having a southern base in Florida has led to even more geographical expansion for the firm into the Southeastern United States. In 2018 the company opened a new office in Georgia and in the winter of 2020 opened its newest office in Chattanooga, Tennessee.

In 2021, APS brought on-line its brand-new state of the art hot mix asphalt plant at the Zephryhills location, making it one of only a handful of locations in the entire country to house both an emulsion mill and HMA plant. The location of APS' facility places them squarely in the center of the fastest growing region in Florida giving them a key role in Florida's infrastructure market.

Asphalt Paving Systems, Inc. is in good financial condition with no impending issues that would inhibit APS's ability to complete The City of Parkland's Pine Tree Estates Roadway Improvement solicitation.

APS has a total of six offices along the east coast. The corporate office is located in Hammonton NJ with satellite offices in Lehighton PA, South Pittsburg TN, Savannah GA and two in Florida (Zephyrhills & Cocoa Beach). APS has a total of around 550 employees companywide.

Bob Capoferri's focus on always staying ahead of the curve with modern technologies, while continuing to invest in and develop highly skilled crews and state of the art modern equipment, has made APS a major force in the construction field on what is now the national level.

APS is a story of the American Dream come true. A man who came from very little, built a business that has come to dominate its market, while never ceasing to improve and do better for its customers. Now in its fourth decade in business, APS is eager to provide it's first-in-class services in pavement preservation, recycling & reconstruction as well as materials & testing services for municipal, county and state clients alike at a service level that is second to none.

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Personnel Experience & Understanding of Project

Below is a list of the key personnel who will be available for the duration of the Seven Oaks-Ancient Oaks Blvd Pavement Rehabilitation project should Asphalt Paving Systems, Inc. (APS) be awarded the project. APS's entire team has a vast array of experience with all different cities and counties throughout the entire state of Florida as well as portions along the Eastern United States. Asphalt Paving Systems personnel has thoroughly reviewed the specifications and plans relating to the Ancient Oaks Blvd Project. APS will work proactively to try and reduce any negative impact that construction on this project will have on its residence. Notifiers will be passed out in advance of construction to provide the residence with a brief description of the work as well as contact information in case a problem occurs, or our assistance is needed in any way. Should an issue arise, it will be handled immediately by our onsite staff and communicated to the staff of the development. Our teams have thousands of hours of experience on similar projects, and this will help us keep any resident issues to a minimum and quickly resolve any issue shall one occur.

Key Personnel Resumes

Thomas Donald, Regional Manager

- 35 Years experience in road construction, FDR, CIR, Paving & Micro Surface
- 13 Years at Asphalt Paving Systems, all as regional manager
- Primary office location: Zephyrhills, FL

Von (Bud) Kramer, Asphalt Division Manager

- 40 Years experience in road construction, hot mix asphalt paving & plant operations
- 4 Years at Asphalt Paving Systems, all as asphalt division manager
- Primary office location: Zephyrhills, FL

Thomas Everett, Asphalt Paving Superintendent

- 30 Years experience in hot mix asphalt paving
- 3 Years at Asphalt Paving Systems, all as asphalt paving superintendent
- Primary office location: Zephyrhills, FL

Dennis Williams, Superintendent / Project Manager

- 31 Years experience in road construction, FDR, CIR & Paving
- 10 Years at Asphalt Paving Systems, all as superintendent / project manager
- Primary office location: Zephyrhills, FL

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Dave Gannon, Superintendent / Project Manager

- 32 Years experience in road construction, FDR, CIR & Paving
- 8 Years at Asphalt Paving Systems, 8 years as superintendent / project manager
- Primary office location: Zephyrhills, FL

Anthony Bacho, Foreman

- 6 Years experience in road construction, FDR & CIR
- 6 Years at Asphalt Paving Systems, 5 years as FDR foreman
- Primary office location: Zephyrhills, FL

Tiberius Sirmons, Foreman

- 5 Years experience in road construction, FDR & CIR
- 3 Years at Asphalt Paving Systems, 2 years as FDR foreman
- Primary office location: Zephyrhills, FL

Kris Shane, Technical Manager

- 9 Years experience in road construction, FDR, CIR, Paving & Micro Surface
- 9 Years at Asphalt Paving Systems, all as Technical Manager
- Primary office location: Zephyrhills, FL

Randy Shane, Technical Manager

- 37 Years experience in road construction FDR, CIR, Paving & Micro Surface
- 13 Years at Asphalt Paving Systems, all as Technical Manager
- Primary office location: Zephyrhills, FL

Mark Rohrbach, Chief Estimator

- 30 Years experience in road construction FDR, CIR, Paving & Micro Surface
- 13 Years at Asphalt Paving Systems, all as Chief Estimator
- Primary office location: Zephyrhills, FL

Dustin Clark, Estimator

- 8 Years experience in road construction FDR, CIR, Paving & Micro Surface
- 8 Years at Asphalt Paving Systems, 4 Years as Estimator
- Primary office location: Zephyrhills, FL

Proposed Schedule

Seven Oaks - Ancient Oaks Blvd. Pavement Rehabilitation

Base Bid:

Concrete Work - 5 Days

Roadway Construction - 20 Days

Cure period before final striping- 14 Days

Final Striping – 4 Days

Total Days From Start of Construction to Final Completion – 43 Days

Does not take into account extra days if contingency items are needed

Alternate Bid:

Concrete Work - 5 Days

Roadway Construction - 30 Days

Cure period before final striping- 14 Days

Final Striping – 4 Days

Total Days From Start of Construction to Final Completion – 53 Days

Does not take into account extra days if contingency items are needed

Acquis	12/31/24	rest a	Cost	Acc Deprec 12/31/2024	Net Book Value
Date 01	Description	Serial # 3909	28,750.00	28,750.00	0.00
03/31/01	Entec Screen CAT CB214C Roller	9XK00183	9,281.24	9,281.24	0.00
	CAT PS130 Roller	7ND00452	9,303.57	9,303.57	0.00
	CAT C563C Roller	4KN00310	35,378.75	35,378.75	0.00
03/31/01	3 - Atlas Air Compressors	6028323-4-5	9,412.96	9,412.96	0.00
03/31/01	CAT D5 Dozer	9DL01312	31,050.00	31,050.00	0.00
	Mirco Equip-Hyd Screeds	- various	51,350.00 78,400.55	51,350.00 78,400.55	0.00
03/31/01	CAT 140H (14')	2ZK01721	53,738.10	53,738.10	0.00
	CAT 938F Loader	1KM02168 2XL01961	51,428.57	51,428.57	0.00
03/31/01	Cat 928F Loader Cat 928F Loader	2XL02098	51,428.57	51,428.57	0.00
	Cat 938F Loader	1KM02274	67,141.87	67,141.87	0_00
03/31/01	Cat 950 Loader	8TK04840	89,517.86	89,517.86	0.00
03/31/01	Cat CB 224C Roller	3AL01253	20,269.79	20,269.79	0.00
03/31/01	Cat CS 433C Roller	3TM00718	47,759.38	47,759.38	0.00
03/31/01	Cat 416C Backhoe	4ZN08713	50,017.42	50,017.42	0.00
03/31/01	Cat 416C Backhoe	4ZN08716	48,008.79	48,008.79 57,839,42	0.00
03/31/01	Cat 426C Backhoe	6XN01942	57,839.42 48,008.79	48,008.79	0.00
	Cat 416C Backhoe	4ZN0871B 6XN01944	57,839.42	57,839.42	0.00
	Cat 426C Backhoe Cat 426C Backhoe	6XN0494	58,103.64	58,103.64	0.00
03/31/01	Cat 416C Backhoe	4ZN17998	48,182.23	48,182.23	0.00
03/31/01		62727-8-9	40,204.58	40,204.58	0.00
03/31/01	Ingersoll Rand DD110	149652	63,756.25	63,756.25	0.00
	Cat 416C Backhoe	V501611	33,011 90	33,011.90	0.00
03/31/01	Kubota F2560	10304	12,652.69	12,652.69	0.00
	I-R DD-90 Roller	157827	57,762.50	67,762.50 54,800.71	0.00
	Traffic Control Equip	- various -	54,800.71 12,136.11	12,136.11	0.00
	Bergkamp/1997 LT9513	XVVA36445 XVVA36446	9,289.07	9,289.07	0.00
	Bergkamp/1997 LT9513 Bergkamp/1997 LT9513	XVVA36447	12,136.11	12,136.11	0.00
03/31/01	Bergkamp/1997 LT9513	XVVA36448	9,289.07	9,289.07	0.00
	Bobcat 863H	514420272	27,044.31	27,044.31	0,00
03/31/01		37565.0104	330,786.69	330,786.69	0.00
03/31/01	RoadTec RX68B	RX68X473	287,981.04	287,981.04	0.00
03/31/01	Bergkamp Paver/LT9513	XAB52559	157,352.34	157,352.34	0.00
03/31/01	RoadTec RP-180-8	RP180-8-125	144,726.56	144,726.56 85,074.07	0.00
03/31/01	DynaPac CP271	23620372	85,074:07 13,162.50	13,162.50	0.00
03/31/01	LayMor 6HC	27107 RX60DX510	472,718.75	472,718.75	0.00
03/31/01	RoadTec RX-68D Acquisition - Basis Adj	KVBODY210	1,490,786.66	1,490,786.66	0.00
04/01/01	Emulsion mill		125,141.52	125,141.52	0.00
	Cat CB-334D Roller	4CZ00460	42,120.00	42,120.00	0.00
And the second second	CC3500 Concrete Saw		10,292.60	10,292.60	0.00
03/28/03	2 - Emulsion Tanks	LF3867/68	3,800.00	3,800.00	0.00
05/06/04	Used Tar Kettle		4,110.68	4,110.68	0.00
	Komatsu PC78MR-6	1446	79,897.00	79,897.00	100
	Cat 935GII Loader	CRD00870	139,650.00 95,000.00	139,650.00 95,000.00	0.00
	IR DD-110HF Roller	174754 SST16	71,518.20	71,518.20	(0.00
	Stoltzfus Soil Stabilizer Cat 140H Grader	APM02241	231,250,00	231,250.00	0.00
	2004 F750 - Etnyre Distrib	4V682322	76,725.00	75,725.00	0.0
	2004 F750 - Etnyre Distrib	4V682326	76,725.00	75,725.00	0.0
	Cat CB-634C Roller	3BR00509	80,300.00	80,300.00	0.0
	Cat 416D Backhoe	BFP15751	52,897.70	52,897.70	0.0
	Cat 416D Backhoe	BFP15752	56,055.50	56,055,50	0.0
	Ariman 1855 Compressor	6842206	10,815.00	10,815.00	0.0
	Ariman 1855 Compressor	6842208	10,815.00 64,430.00	10,815.00 64,430.00	(0.0)
	Cat 420D Backhoe	FDP21090	87,843.00	87,843.00	0.0
	Cat D5XL Dozer	WGB03157 HLS01850	71,343.00	71,343.00	0.0
	Cat 420E Backhoe	5720367	29,574.80	29,574.80	0.0
	Wacker RT82 Trench Roller Cat CB-534DXW Roller	EAA00566	117,800.00	117,800.00	0.0
	Cat CB-434D Roller	ENH0733	97,670.00	97,670.00	0.0
	Cat PS-360C Tire Roller	PJF00272	96,300.00	96,300.00	(0,0)
	John Deere Gator	DX013029	17,518.00	17,518.00	0.0
	CAT 938GII Wheel Loader	CRD02039	145,300.00	145,299.92	0.0
04/03/08	2 - Dresser P3000 Rollers	G394/G391	16,000.00	16,000.00	(0.0
	GAT CB-334E Vibr Roller	C3A00563	53,000.00	53,000.00	(0.0)
-	CAT CB-534DXW Vibr Roller	EAA00436	117,700.00	117,700.00	0.0
	4 - Bergkamp MS-13 Supports	0021-22-23-24	138,225.30 120,732.00	138,225.30 120,732.00	(0.0
	Rawson 74830 Screen	22261	21,722.07	21,722.07	(0.0
05/19/08	Kubota Lay-Mor 6HC Sweeper	32361 RTB01624	143,400.00	143,400.00	(0.0

Acquis	12/31/24		- HI TI	Acc Deprec	Net Book
Date	Description	Serial #	Cost	12/31/2024	Value 0.00
09/01/08	Goodwin Wellpoint CD150MV		99,347.37 10,245.25	99,347.37	0.00
09/15/08	Bobcat Hydr Breaker HB980	A00403962	421,775.00	421,775.00	0.00
05/07/09		09-0054 8AY56473	100,500.00	100,500.00	0.00
	2008 Sterling/Etnyre Distrib Cat 262C Skid Steer	MST02933	64,860.00	64,860.00	0.00
08/14/09	Cat AP-1055D Paver	FAC00729	363,050.00	363,050.00	0.00
03/15/10	Bobcat Line Grinder	X3.00.00H127	24,947.27	24,947.27	(0.00
03/29/10		10-0060/61	27,750.00	27,750.00	(0.00
04/28/10		8AY43843	190,801.00	190,801.00	(0.00
05/15/10	Cat 328DLCR Excavator	GTN00402	198,300.00	198,300.00	0.00
08/03/10	Cat 262C Skid Steer-Planer	MST03390	49,948.80	49,948:80 59,000.00	0.00
10/27/10	Rawson 38304 Screen	38304	69,000.00 158,280.50	158,280.50	0.00
12/02/10		SHC02021	15,500.00	16,500.00	0.00
12/08/10		10-0150 610411	102,100.00	102,100.00	(0.0)
	Rawson 38304 Screen	GCP01756	72,999.00	72,999.00	(0.0)
10/28/11	Cat 297C Loader Used Atlas-Copco Compressor	GCF01736	4,000.00	4,133.33	(133.33
12/22/11		PJF00694	152,200.00	152,200,00	0.0
04/25/12		44507	70,500.00	70,600.00	0.0
04/23/12	TANKS OF THE STATE	34700244	59,600.00	59,600.00	0.0
	Cat PS360C Tire Roller	PJF00470	126,550.00	126,550.00	0.0
	Etnyre 4WD Chip Spreader	K6720	241,585.00	241,585.00	0.0
	DFI Soil Stabilizer	DF(Q003690	79,263.71	79,263.71	0,0
	DFI Sand Spreader	DFI0003691	15,700.00	15,700.00	0.0
	Used - Wirtgen 2100 Mill	Z9600090	180,300.00	180,300.00	0.0
10/03/12	Cat PC205 Cold Planer	RBG00974	15,830.00	15,830.00	0.0
10/04/12	Used Truck Mount Attenuator		8,500.00	8,500.00 170,000.00	0.0
03/18/13		APM02915	170,000.00 69,976.39	69,976.39	0.0
	Rawson 3830 Harp Screen	810010	306,278.00	306,278.01	(0.0
	Dickson 6200 Line Grinder	73100 DHC02306	115,300.00	115,300.00	(0.0)
	Cat 930H Loader	DHC02306	110,300.00	110,300.00	0.0
	Cat 930H Loader	DHC02294	115,300.00	115,300.00	(0.0)
02/07/14	Cat 930H Loader 2014 Yamaha YXM700	EA101650	13,683,64	13,683.64	0.0
02/07/14		7191313	325,350.00	325,350.00	0.0
03/03/14		DHC02022	115,300.00	115,300.00	(0.0)
	Cat PS 360C Tire Ruller	PJF00483	124,680.00	124,680.00	(0.0)
03/04/14		JI.M00139	65,300.00	65,300.00	0.0
	Cat 930H Loader	DHC01818	130,300.00	130,300,00	0.0
03/13/14	Etnyre 4WD Chipspreader	K6853	144,408.00	144,408.00	0.0
03/28/14	Used Bergkamp/2002 Sterling	2AK13991	97,000.00	97,000 00	0.0
03/28/14	Used Bergkamp/2001 Freightliner	1HJ46414	97,000.00	97,000.00 85,500.00	0.0
05/02/14		SN210812	85,500.00 588,556.13	588,556,13	0.0
	Bergkamp M1E Continuous	148-0102	47,794.61	47,794.61	0.0
07/16/14		E1418185 C5501040	97,300.00	97,300.00	0.0
07/19/14		C5301040	19,985.00	19,985.00	0.0
08/13/14		EY246019	40,000.00	40,000.00	0.0
	Deere 5075E Utility Tractor Used 2007 Broce MK-1 Broom	500029	42,000.00	42,000.00	0.0
	Wirtgen WR250 Reclaimer	08WR.0050	635,500.00	635,500.00	0.0
	Engine Lift		15,000.00	15,000.00	0.0
	2015 Cat 308E Excavator	OFJX01778	119,300.00	119,300.01	(0.0)
	Cat CB54XW Roller	JLM00462	104,300.00	104,300.00	0.0
	Wirtgen W150i Milling Machine	0613.0118	445,000.00	446,000,00	0.0
	Schwarze Broom/14 Freightliner	EHFS1266	210,859.75	210,859.75	0.0
	Broce Broom MK-1 w/ Conveyor	500136	90,975.00	90,975.00	0.0
	DFI Spreader/1996	TVA27109	83,850.45	83,850.45 63,500.00	0.0
	4 - Wanco Matrix Message Boards	LC H L DE ANGELE	63,500.00 21,222.00	21,222.00	0.0
	2014 Bobcat 3600 Utility Vehicle	AVW220015	435,300.00	435,300.00	0.0
	2015 Weller E1250A Material Trsfr	E1250A-1142 0K3J00139	145,300.00	145,300.00	0.1
	2014 Cat CB54XW Roller	1482.0529	826,342.00	825,342.00	0.
	Vogele 1800-3i SJ Paver	1402.6223	63,500.00	63,500.00	0.
	4 - Wanco Matrix Message Boards Hamm HD120iv Roller	H207.0011	155,822.25	155,822.25	0.
	Hamm GRW280i-25 Tire Roller	H212.0165	170,783.30	170,783.30	0.
	Cat 12MT AWD Grader	F9B00179	272,220.00	272,220.00	0.0
	Wirtgen W210i Mill	1520.10665	700,000.00	700,000.00	0.
	Cat 930K Loader	RHNN01462	132,250.00	132,250.00	0.
	Cat TL943C Telehandler	THH00470	76,070.00	76,070.00	0.
	Cat TL943C Telehandler	THH00338	74,570.00	74,570.00	0.0
	Cat AP655F Paver	MH600167	398,800 00	398,800.00	0.
	Hamm HD120i Tandem Roller	H207.0214	161,000.00	161,000.00	0.0
	Hamm GRW280i Tire Roller	H212.0204	170,000.00	170,000.00	0,
	Cat CB64 Asphalt Roller	DMJ00348	90,300,00	90,300.00	(

1907/216 2. Goden Wellpoint 1869/817 1869/81 1869/817 1869/817 1869/817 1869/817 1869/817 1869/817 1869/817 1869/817 1869/817 1869/817 1869/817 1869/81 1869/817 1	Acquis	12/31/24	Serial #	Cost	Acc Deprec 12/31/2024	Net Book Value
20,937.05 23,930.05 Reventor	Date	Description				0.0
MARCHESTON MAR				210,300.00	210,300.00	0.0
2007/15 15 2007 2007/25 2007 2007/25 2007/			KNE00444	304,800.00		0.0
Workston William Workston			J3R02173			0.0
1007-116 CV 2078 Authons	4/22/16	Cat 321DLCR Excavator	MPG01286			0.0
1001/1016 1014 FOTE FaceShop 72,500.00 72,500.	7/25/16	Wirtgen W210i Recycling Mill				0.0
1007476 1007						0.0
10.0416 Winger Will 10 Septime Mill						0.0
1,007716 File Standard Foundard 1,000,000 1,00						0.0
1.169/18 C. A. 420F Backhoo						0.0
77/29/16 Sales A Printer - R. 8,000.00 8,000.00 3,						0.
97/29/16 300 Sayusajk Roller - R. 3,000.00 3,000.00 79/29/16 200 Sayusajk Roller - R. 300.00 3,000.00 3,000.00 79/29/16 200 Sayusajk Roller - R. 300.00 1,000.00 1,000.00 3,000.00 79/29/16 300 Sayusajk Loader - R. 300.00 1,000.00			Skilos is	60,000.00	60,000.00	0
17/29/16 2015 Swapsk Roller - RL				3,000.00	3,000,00	0.
1779976 5011 John Dever Loogier - St. 90038674 60,000.00 30,000.00 20,000.00			21120171	20,000.00	20,000.00	0.
12,000.00 12,0			BD638674	60,000.00	50,000,00	0.
000000000000000000000000000000000000			62J1-5023	120,000,00		0.
1,779,10 1,000,00			60C20170			0
1,000.00 1,000.00						0.
177,797,167 150,000 200,000,000 200,						0.
17.297.16 2014 Same stoles 97.54.00						0.
17/29/16 180 3484 miles 150						0.
17/99/16 1996-Nigue Roller R.						0.
1598-rpgsen Note 15,000.00						0.
17/19/18 19/18/18/18 19/18/18/18 19/18/18/18 19/18/18/18 19/18/18/18 19/18/18/18 19/18/18/18 19/18/18/18 19/18/18/18 19/18/18/18 19/18/18/18/18/18/18/18/18/18/18/18/18/18/						0.
17,971 17,173 17 17 17 17 17 17 17						0
17.5917 Virgen 3200CR Recycling Mill					The second second	0
17.51.7 Wingers 2007 105,850.00 105,						0
1,251,172 Samm Tire Roller						0
27,517,17 21,525,500 Tire Roller				105,850.00	105,850.00	0
				115,300.00	115,300,00	0
22,055.75 22,055.75 22,055.75 22,055.75 22,055.75 22,055.75 22,055.75 22,055.75 22,055.75 22,055.75 22,055.75 22,055.75 22,055.75 22,055.75 22,005.75 22,007.755 22,00				5,110.00	5,110.00	0
Magnetian Magn				22,055.75		0
April Apri			M1E- CA0003-17			0
	5/31/17	2017 Etnyre 4WD V Chipspreader	K7141			0
August 2017	6/01/17	Used Pug Mill				0
77.12/17 CAT 415F2 - Backhoe Loader - USED HWA00341 77,800.00 75,800.00 69,8			RMS3500M-4-00			0
T/12/17 CAT 415F2 - Backhoe Loader - USED						0
17/12/17 CAT 415F2 - Backhoe Loader - USED						0
10,689.23 10,6						0
10,689.23 10,689.23 10,689.23 10,689.23 10,689.23 10,689.23 10,689.23 10,689.23 10,689.23 10,689.23 10,689.23 10,689.23 10,689.23 10,689.23 10,689.23 10,689.17 10,687.17 10,6						0
10,687.17 2013 Airman 185 - Compressor 6C22375 10,687.17						C
739/17 2013 Amin 18-3P Octing Programmer 2014 2015	-					C
MADD						0
Miss15684 S N 3739 47,500.00 47,500.					69,800.00	0
1970 1970				47,500.00	47,500.00	(
9/22/17 2017 Bergkamp M310 Truck Mounted Paver M310-BA0002-17/ AH19523 205,767.64 205,				469,375,00		(
9/22/17 2017 Bergkamp M310 Truck Mounted Paver 9/26/17 2016 Caterpillar 415F2 Backhoe Loader 9/26/17 2016 Caterpillar 415F2 Backhoe Loader HWA00375 81,350.00 9/26/17 2016 Caterpillar 415F2 Backhoe Loader HWA00399 81,350.00 9/09/17 2016 Caterpillar 415F2 Backhoe Loader HWA00338 81,500.00 9/09/17 2016 Caterpillar 415F2 Backhoe Loader HWA00338 81,500.00 9/19/18 Hamm GRW 180i-20 Pneumatic Roller H2280131 137,093.00 135,460.94 9/19/18 Hamm HD 120i Roller H2280131 137,093.00 187,341.87 9/23/18 2018 Caterpillar 11642C Telehandler 17HG01090 48,240.00 47,091.43 12/23/18 2018 Caterpillar 926M Wheel Loader UTE04548 189,300.00 184,792.86 9/223/18 2018 Caterpillar 12M3 Motor Grader 9/50/18 2018 Bergkamp Paver (2001 Sterling AT9513) SN M31063-BA0009-18/ AH55685 210,267.65 202,758.09 14/09/18 2016 Rawson Screen SN 412116 121,103.00 116,777.89 14/09/18 2018 Freightliner / Etnyre S2000 Distributor SN 37342, VIN TVACXFC4JHJT2434 162,500.00 156,696.43 3/27/18 DF1 30 TON SSU Spreader SN 18DF1004242 101,728.76 98,095.59 14/30/18 2015 CAT CP56B Vibratory Compactor SN 18DF1004242 101,728.76 98,095.59 14/30/18 2015 CAT CP56B Vibratory Compactor SN 1400668 155,350.00 147,952.38 15/09/18 Wirtgen Cold Recycling Machine WR250i SN: 11WR.0010 960,600.00 914,857.14 55/16/18 Crafco SS125DC Crack Sealers SN: 11418180 66,908.39 62,925.75 55/16/18 Crafco SS125DC Crack Sealers SN: 11418181 66,908.39 62,925.75 55/16/18 Crafco SS125DC Crack Sealers SN: 11418181 66,908.39 62,925.75 55/16/18 Crafco SS125DC Crack Sealers SN: 11418183 62,751.13 59,015.94 55/16/18 Crafco SS125DC Crack Sealers SN: 11418183 62,751.13 59,015.94 55/16/18 Crafco SS125DC Crack Sealers SN: 11418183 62,751.13 59,015.94 55/16/18 Crafco SS125DC Crack Sealers SN: 11418180 66,908.39 62,925.75 55/16/18 Crafco SS125DC Crack Sealers SN: 11418180 66,908.39 62,925.75 55/16/18 Crafco SS125DC Crack Sealers SN: 11418180 66,908.39 62,925.75 55/16/18 Crafco SS125DC Crack Sealers SN: 11418183 66,751.31 59,015.94 55/16/18 Crafco SS125DC Crack Sealers SN: 11418180 67,000.00 253,952.08			M310-BA0002-17/ AH19523			(
9/26/17 2016 Caterpillar 415F2 Backhoe Loader HWA00375 81,350.00 81,350.00 81,350.00 9/26/17 2016 Caterpillar 415F2 Backhoe Loader HWA00339 81,350.00 81,350.00 81,500.00 9/26/17 2016 Caterpillar 415F2 Backhoe Loader HWA00338 81,500.00 81,500.00 9/26/17 2016 Caterpillar 415F2 Backhoe Loader HWA00338 81,500.00 81,500.00 9/26/17 2016 Caterpillar 415F2 Backhoe Loader HWA00338 81,500.00 9/26/17 2016 Caterpillar 415F2 Backhoe Loader HWA00338 81,500.00 9/26/17 2016 Caterpillar 125F2 Backhoe Loader HZ280131 137,093.00 135,460.94 9/27 2016 Caterpillar 125F2 Caterpillar 125			M310-BA0003-17 / AH19524			(
1000000000000000000000000000000000000						(
1/19/18 Hamm GRW 1801-20 Pneumatic Roller						(
1/19/18 Hamm HD 120i Roller						1,633
2/23/18 2014 Caterpiller TL642C Telehandler						2,25
2/23/18 2018 Caterpillar 926M Wheel Loader LTE04548 189,300.00 184,792.86 2/23/18 2018 Caterpillar 12M3 Motor Grader N9F00799 366,907.14 358,171.26 3/23/18 2018 Caterpillar 12M3 Motor Grader N9F00799 366,907.14 358,171.26 3/23/18 2018 Rergkamp Paver (2001 Sterling AT9513) SN M310E3-BA00009-18/AH55685 210,267.65 202,758.09 3/24/18 2016 Rawson Screen SN 412116 121,103.00 116,777.89 3/29/18 2018 Freightliner / Etnyre \$2000 Distributor SN \$7342, VIN 1FVACXFC4JHJT2434 162,500.00 156,696.43 3/27/18 DFI 30 TDN SSU Spreader SN 18DF1004242 101,728.76 98,095.59 3/29/18 2015 CAT CP56B Vibratory Compactor SN LHC00668 155,350.00 147,952.38 3/20/18 2015 CAT CP56B Vibratory Compactor SN N9F00315 269,350.00 256,523.81 5/08/18 Wirtgen Cold Recycling Machine WR250i SN: 11WR.0010 960,600.00 914,857.14 5/16/18 Crafco S\$125DC Crack Sealers SN: J1418182 62,751.13 59,015.94 5/16/18 Crafco S\$125DC Crack Sealers SN: J1418181 66,908.39 62,925.75 5/16/18 Crafco S\$125DC Crack Sealers SN: J1418181 66,908.39 62,925.75 5/16/18 Crafco S\$125DC Crack Sealers SN: J1418181 66,908.39 62,925.75 5/16/18 Crafco S\$125DC Crack Sealers SN: J1418183 62,751.13 59,015.94 5/18/18 2018 Freightliner / Etnyre 4200 Distributor SN: 0057399; VIN 1FVHG3FE8JHJZ0138 270,025.00 253,952.08 5/05/18 2018 Etnyre Semi Trailer Mixing Tank LE9T8573JE007225 314,511.00 307,694.87						1,140
2/23/18 2018 Caterphilar 928W Wheel Dader 2023/18 2018 Caterphilar 12M3 Motor Grader 358,171.26 2/23/18 2018 Bergkamp Paver (2001 Sterling AT9513) 5N M310E3-BA00009-18/ AH55685 210,267.65 202,758.09 4/09/18 2018 Rergightliner / Etnyre S2000 Distributor 5N 412116 121,103.00 116,777.89 4/09/18 2018 Freightliner / Etnyre S2000 Distributor 5N 57342, VIN 1FVACXFC4JHJT2434 162,500.00 156,696.43 4/30/18 2015 CAT CP56B Vibratory Compactor 5N 18DF1004242 101,728.76 98,095.59 4/30/18 2015 CAT CP56B Vibratory Compactor 5N 1400668 155,350.00 147,952.38 5/01/18 2015 CAT 12M3 Motor Grader 5N: N9F00315 269,350.00 256,523.81 5/08/18 Wirtgen Cold Recycling Machine WR250i 5N: 11WR.0010 960,600.00 914,857.14 5/16/18 Crafco SS125DC Crack Sealers 5N: J1418182 62,751.13 59,015.94 5/16/18 Crafco S5125DC Crack Sealers 5N: J1418181 66,908.39 62,925.75 5/16/18 Crafco SS125DC Crack Sealers 5N: J1418181 66,908.39 62,925.75 5/16/18 Crafco SS125DC Crack Sealers 5N: J1418181 66,908.39 62,925.75 5/16/18 Crafco SS125DC Crack Sealers 5N: J1418181 66,908.39 62,925.75 5/16/18 Crafco SS125DC Crack Sealers 5N: J1418181 66,908.39 62,925.75 5/16/18 Crafco SS125DC Crack Sealers 5N: J1418181 62,751.13 59,015.94 5/18/18 Crafco SS125DC Crack Sealers 5N: J1418181 62,751.13 59,015.94 5/18/18 Crafco SS125DC Crack Sealers 5N: J1418181 62,751.13 59,015.94 5/18/18 Crafco SS125DC Crack Sealers 5N: J1418181 62,751.13 59,015.94 5/18/18 Crafco SS125DC Crack Sealers 5N: J1418181 62,751.13 59,015.94 5/18/18 Crafco SS125DC Crack Sealers 5N: J1418181 62,751.13 59,015.94 5/18/18 Crafco SS125DC Crack Sealers 5N: J1418181 62,751.13 59,015.94 5/18/18 Crafco SS125DC Crack Sealers 5N: J1418181 62,751.13 59,015.94 5/18/18 Crafco SS125DC Crack Sealers 5N: J1418181 62,751.13 59,015.94 5/18/18 Crafco SS12						4,50
A/05/18 2016 Carte plant 12/15 Wold of Freight 2017,758,09						8,73
Wolst Wols						7,50
Vol						4,32
7/27/18 DF 80 TDN SSU Spreader SN 18DF1004242 101,728.76 98,095.59 7/27/18 DF 180 TDN SSU Spreader SN 18DF1004242 101,728.76 98,095.59 7/27/18 DF 180 TDN SSU Spreader SN 18DF1004242 101,728.76 98,095.59 7/27/18 DF 180 TDN SSU Spreader SN 18DF1004242 101,728.76 98,095.59 7/27/18 DF 180 TDN SSU Spreader SN 1400668 155,350.00 147,952.38 7/27/18 DF 180 TDN SSU Spreader SN 1990315 269,350.00 256,523.81 7/27/18 DF 180 TDN SSU Spreader SN 1140010 960,600.00 914,857.14 7/27/18 DF 180 TDN SSU Spreader SN 11418182 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418180 66,908.39 62,925.75 7/27/18 Crafco SS125DC Crack Sealers SN 11418181 66,908.39 62,925.75 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers SN 11418183 62,751.13 59,015.94 7/27/18 Crafco SS125DC Crack Sealers						5,80
30/18 30/1	The state of the state of					3,63
500 500						7,39
SN: 11WR.0010 960,600.00 914,857,14					256,523.81	12,82
SN: J1418182 62,751.13 59,015.94					914,857.14	45,74
5/16/18 Craico SS12SDC Crack Sealers SN: J1418180 56,908.39 62,925.75 5/16/18 Craico SS12SDC Crack Sealers SN: J1418181 66,908.39 62,925.75 5/16/18 Craico SS12SDC Crack Sealers SN: J1418183 62,751.13 59,015.94 5/18/18 2018 Freightliner / Etnyre 4200 Distributor SN: 0057399; VIN 1FVHG3FE8JHJZ0138 270,025.00 253,952,08 5/05/18 2018 Etnyre Semi Trailer Mixing Tank 169785733JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 169785733JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 169785733JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 169785733JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 169785733JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 169785733JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 169785733JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 169785733JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 169785733JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 169785733JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 169785733JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 169785733JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 16978573JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 16978573JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 16978573JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 16978573JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Trailer Mixing Tank 16978573JE007225 114,511.00 107,694.87 5/18/18 2018 Etnyre Semi Traile				62,751.13	59,015.94	3,73
/16/18 Crafco SS125DC Crack Sealers SN: J1418181 66,908.39 62,925.75 /16/18 Crafco SS125DC Crack Sealers SN: J1418183 62,751.13 59,015.94 /18/18 Z018 Freightliner / Etnyre 4200 Distributor SN: 0057399; VIN 1FVHG3FE8JHJZ0138 270,025.00 253,952,08 //05/18 Z018 Etnyre Semi Trailer Mixing Tank 169785733JE007225 114,511.00 107,694.87				66,908.39		3,98
5/16/18 Crafco SS125DC Crack Sealers SN: J1418183 62,751.13 59,015.94				66,908.39		3,98
5/18/18 2018 Freightliner / Etnyre 4200 Distributor 5N: 0057399; VIN 1FVHG3FE8JHJZ0138 270,025.00 253,952,08 (5/05/18) 2018 Etnyre Semi Trailler Mixing Tank 1E9T85733JE007225 114,511.00 107,694.87				62,751.13		3,73
5/05/18 2018 Etnyre Semi Trailler Mixing Tank 1E9785733JE007225 114,511:00 107,694,87						16,07
						6,81
(24/18 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972) 1872/18 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Sweeper Invacation 1972 1872/1872 2018 Pregntlinery Schwarze Mo Street Sweeper Swe		2018 Freightliner/Schwarze M6 Street Sweeper	1FVACXFC9JHJN7197	277,800.00		26,45 69,38

	ASPHALT PAVING SYSTEMS, INC. EQUIPMENT SCHEDULE 12/31/24				
Acquis Date	Description	Serial #	Cost	Acc Deprec 12/31/2024	Net Book Value
	2017 CAT 415F2 Loader Backhoe	SN: HWA00373	67,250.00	59,244.05	8,005.95
	2017 Vermeer BC150019VP Brush Chipper	SN; 1VR2181VXH1008417	64,650.00	56,953,57	7,596.43
	Beau Roc Dump Body	SN: DL-383310	37,376.50	34,706.75	2,669.79
	2019 CAT Compact Track Loader 299DX2HP	SN: DX203876	102,849.60	89,381.20	13,468,40
	2018 Bergkamp M310 Truck Mounted Paver	M310E3-BA0010-18	206,946.63	179,846.48	27,100 15
	2018 Bergkamp M310 Truck Mounted Paver 2018 Bergkamp M310 Truck Mounted Paver	M310E3-BA0011-18	205,945.63	179,846.48 179,846.48	27,100.15
	2018 Bergkamp M310 Truck Mounted Paver	M310E3-BA0012-18 M310E3-BA0013-18	206,946.63	179,846.48	27,100.15
_	2018 Bergkamp M310 Truck Mounted Paver	M310E3-BA0013-18	206,946.64	179,845.48	27,100.16
	2018 Bergkamp M310 Truck Mounted Paver	M310E3-BA0015-18	206,946.64	179,846 48	27,100.16
	2018 CAT Motor Grader 12M3	N9F01037	279,850.00	243,202.98	36,647.02
	Deutz Diesel/Drum D807 Skid Mounted Blower Pack	kraft tank co	21,963.00	20,917.14	1,045.86
12/20/18	Buffalo BT-Mega Blower with Transport Trailer	181261	15,764.51	13,700.11	2,064.40
12/20/18	Buffalo BT-Mega Blower with Transport Trailer	181262	15,764.51	13,700.11	2,064.40
01/16/19	Bergkamp M1E4 Continuous Paver	M1E4-AA0005-18	653,250.00	552,151.79	101,098.21
02/26/19	2019 Etnyre Distributor on 2019 Freightliner Chassis	SN 57757, VIN 1FVACXFE1KHKK0375	169,000.00	140,833.33	28,166.67
02/27/19	2018 John Deere 4052R Broom Tractor	SN 1LV4052RKKK402739	65,421.08	54,517.57	10,903.51
	2018 John Deere 4052R Broom Tractor	SN 1LV4052RCJJ402403	65,421.08	54,517.57	10,903.51
	2011 CAT PS360C Pneumatic Tire Compactor	PJF00597	87,100.00	72,583.33	14,516.67
	2014 Genie Lift Z80/60 w/ 80' Articulation Boom	SN: Z8014-5083	71,000.00	58,321.43	12,678.57
	2017 CAT Wheel Loader 926M	SN: LTE04278	150,000.00	123,214.29	26,785.71
	2018 Vogele 1800-3i Spray Jet Asphalt Paver	SN: 1482.2479	817,650.00	671,641.07	146,008.93
	2019 Etnyre Distributor on 2019 Freightliner Chassis	SN:57734, VIN 1FVACXFC9LHKT6940	166,500.00	134,785.71	31,714,29
	2012 CAT Roller PS360C	SN: PJF00753	120,000.00	97,142.86	22,857,14
	Air Compressor 185 CFM	SN: B4-6C22700	14,250.00	11,366.07	2,883.93
	Air Compressor 185 CFM	SN: 84-6C22602	14,250.00	11,355.07	2,883.93
	2018 CAT 299d Compact Track Loader	SN: FD203686	70,575.00	56,291.96	14,283.04
	2017 CAT 926M Wheel Loader 2011 CAT PS360C Roller	SN: LTE00325	131,500.00 81,700.00	104,966.67 64,192.86	26,633.33 17,507.14
	Wirtgen Cold Recycler W380CRi	SN: JF00642 SN: 04CR.004	1,378,818.79	1,066,943.11	311,875.68
_	Wirtgen Milling Machine WR240I	SN: 10WR1156	637,321.43	493,165.39	144,156.04
	2019 Etnyre Distributor on 2020 Freightliner Chassis	SN: S7741 VIN:1FVACXFC8LHKT6945	155,500.00	120,327.38	35,172.62
	2019 Crafco Patcher II	VIN: 1C9TP1225K141B185	62,434.00	47,568.76	14,865.24
	2019 Elgin Broom Bear Sweeper on '19 Freightliner Chassis	SN: 4MH11472 & VIN: 1FVACXFE4KHKT226	259,400.00	194,550.00	64,850.00
	2019 Crafco Patcher II	VIN: 1C9TP1227K1418365	69,323.43	51,992.57	17,330.86
10/24/19	2019 Wirtgen W210Fl Cold Milling Machine	SN: 2320,0047	623,132.15	459,930.87	163,201.28
11/22/19	2015 CAT 420F Loader Backhoe	SN: SKR04851	38,000.00	27,595.24	10,404.76
11/22/19	2015 CAT 420F Loader Backhoe	SN: 5KR04861	31,000.00	22,511.90	8,488.10
	2015 CAT 420F Loader Backhoe	SN: SKR05348	30,000.00	21,785,71	8,214.29
	2018 CAT 926M Wheel Loader	SN: LTE05692	169,000.00	120,714.29	48,285.71
	2019 Wirtgen Cold Milling Machine W150 CFI	SN: 08130286	518,839.08	370,599.34	148,239.74
	2 Frak Tanks		53,025.00	37,243.75	15,781.25
	2020 ETNYRE S2000 / FREIGHTLINER	5N:S8108 VIN:3ALACXFC6LDMA1490	165,250.00	116,068.45	49,181.55
	2020 ETNYRE S2000 / FREIGHTLINER	SN: S8109 VIN: 3ALACXFC5LDMA1481	165,250.00	116,068.45	49,181.55
	2014 Magnum MLT3060K Portable Light Tower 2018 Weiler Road Widener W430A	Wilden	1,177.00	812.69	364.31
	2020 ETNYRE S2000 / FREIGHTLINER	SN: S8112 VIN: BALACXFC7LDMA1482	152,765.00	103,661.96	49,103.04 55,166.67
	DFI Soil Stabilization Spreader	SN: 20DFI004469	105,907.80	70,605.20	35,302.60
	2019 Vogele Super 1800-3i Spray Jet Paver	SN: 1482.2702	922,160.00	603,795.24	318,364.76
	Bergkamp Mobile Support unit	SN: MS13-BA0021-20	62,082.66	40,649.36	21,433.30
	Bergkamp Mobile Support unit	SN:M513-BA0021-20	62,082.66	40,649.36	21,433.30
	Bergkamp Mobile Support unit	5N:MS13-BA0023-20	62,082.66	40,649.36	21,433.30
	2019 Writgen W200i Milling Machine	5N:1420.1657	584,800.00	382,904.76	201,895.24
	Bergkamp M1E4 Continuous Paver	5N: M1E4- CA0003-20	785,719.63	514,459,28	271,260.35
06/10/20	Silent MSGR Solar Powered PCMS	N/A Message Boards	19,530.00	12,787,50	6,742.50
	Silent MSGR Solar Powered PCMS	N/A Message Boards	19,530.00	12,787.50	6,742.50
	2020 ETNYRE S2000 / FREIGHTLINER	5N:S8100/ VIN: 3ALACXFC0LDMA1484	165,000.00	105,071.43	58,928.57
04/01/20	Broom Scissor Lift Assembly	1015/29425	41,068.19	27,867.70	13,200.49
	Cold Jet Dry Ice Blasting Machine	Model: Aero 40 FP Part#2A0290	26,495.50	17,032.82	9,462.68
	Hydraulic Spreader Box	SN: HSB14-AA0072-20	25,455.16	15,757.96	9,697.20
	2019 CAT 966M Medium Wheel Loader	SN: GMS00566	382,600.00	236,847.62	145,752.38
	2020 CAT 972M Wheel Loader	5N: LSJ02742	412,000.00	255,047.62	156,952.38
	2020 John Deere 672G Motor Grader With 6WD	SN: 1DW672GPELF707798	407,311.34	252,145.12	155,166.22
	Hydraulic Spreader Box	SN: HSB14-AA0075-20	25,761.17	15,640.71	10,120 46
	2019 12M3 Motor Grader	SN: N9F01325	315,499.68	195,309.33	120,190.35
	2019 12M3 Motor Grader	SN: N9F01297	315,499.68	195,309.33	120,190.35
	2020 Caterpillar PC306BXD Cold Planer	SN: JP600141	18,220.00	11,062.14	7,157.86
	2020 Caterpillar Skid Steer Loader	SN: GJ200717	71,279.60	43,276,90	28,002.70
	2020 Caterpillar CB22B Asphalt Compactor	5N: 2B2000417	44,300.00	26,896.43	17,403.57
	272D3XE Skid Steer Loader/ PC408 Cold Planer	SN: GJ200716/ KP800154	91,099.80	54,226.07	36,873.73
	Midland Model SPR-6 Widener 2020 Catepillar AP6SSF Asphalt Paver	SN: 274	137,500.00	81,845.24	55,654.76
	2019 Caterpillar AP1055F Asphalt Paver	SN: MH600551 SN:TJ501109	391,999.68 436,999.68	228,666.48 254,915.48	163,333 20 182,083 .20
2/02/20 12					

Λ	EQUIPMENT SCHEDULE 12/31/24			And Daniel	Not Basil
Acquis Date	Description	Serial #	Cost	Acc Deprec 12/31/2024	Net Book Value
	Wirtgen Milling Machine	5N: 10WR1206	500,744.00	292,100.57	208,643.33
12/18/20		SN: H1860622	89,500.00	52,208.33	37,291.67
12/18/20	The state of the s	SN: H2640005	71,500,00	41,708.33	29,791.67
12/18/20		SN: H2420536	140,000.00	81,666.67	58,333.33
12/18/20		SN: H1860727	98,500.00	57,458.33	41,041.67 15,312.50
	Bergkamp Continuour Micro Paver Tier IV	SN: H2303073 SN: MiE4-CA0005-20	36,750.00 765,672.96	21,437,50 446,642.56	319,030.40
	Centennial Distributor -2020 Freightliner Model 108SD	VIN: 3ALAGOFEOLDLX3848	179,241.00	104,557.25	74,683.75
12/29/20		VIN: 3ALAGOFE9LDLX3847	179,241.00	104,557.25	74,683.75
	MP-10SE Supermill - Dalworth	MP10SE	59,950.00	38,539.29	21,410.71
	2015 Smart Car	WMEEJ3BA4FK81095	6,579.37	3,759.64	2,819,73
01/25/21	2020 Wirtgen W210Fi Milling Machine	2320,0237	817,476.19	457,397 39	360,078.80
01/29/21	2008 Wirtgen KMA 200 Cold Recycling Mixing Plant	MS0056	201,290.00	112,626.55	88,663.45
02/01/21	2017 Bergkamp M1E Continuous Paver	M1ET4-AA0001-17	548,197.82	306,729,73	241,458.09
	Rawson Screening Plant	1013820	123,500.00	67,630.95	55,869.05
	Vogele Screed VF 500	WGVB_30AB	94,670.00	51,843.10	42,826:90
	2021 SB Manufacturing DT74J Superior Book	SN: 821882	77,851 52	41,705.17	36,145.35
	Rawson Screening Plant	SN:114021	147,900,00	79,232.14	68,667.86
	Concrete Pulverizer for CB LIN Model	SN:164136	18,350.50	9,830.63	8,519,88
	HAMM HP 180i	SN: H2500031	126,215.00	65,112,62	60,102.38
	2021 Catepillar D3-12	SN: XKW00329	171,313.20	89,735.49	81,577.71
	2021 Freighliner Model 114SD	VIN: 3ALHG3FE6MDMX8735	292,649,00	153,292.33	139,356.67
	Bergkamp MS13 Mobile Support units Bergkamp MS13 Mobile Support units	SN: MS13-BA0027-21	60,444.04	31,661.16	28,782.88
	M310 Continuous Paver Mounted on Kenworth Truck Model T880	SN: MS13-BA0028-21	60,444.03	31,661.16	28,782.87
	M310 Continuous Paver Mounted on Kenworth Truck Model 1880	1NKZXPEX5NI481252 1NKZXPEX3NI481251	407,317.80 407,317.80	208,507.92	198,809.88 198,809.88
	M310 Continuous Paver Mounted on Kenworth Truck Model 7880	1NKZXPEX7NJ481253	407,317.80	208,507.92	198,809.88
	2020 Vogele Super 1800-3i Spray Jet Paver	SN: 1482.3234	983,500.00	503,458.33	480,041.67
	Kubota L4760HSTC (Broom)	SN: 42657	62,615.00	29,815.67	32,798.33
	Linder Drum Röller Hamm Model HD141-VV HM	SN: H2850D23	67,915.00	31,531.96	36,383.04
	Linder Tandem Roller with Vibratory & Oscillating Drums Hamm Model HD+1101-	SN: H2420822	172,749.00	80,204.89	92,544.11
	2021 Caterpillar AP1055F (Asphalt Paver)	SN: TJ501384	508,408.19	236,046.66	272,361.53
11/17/21	2021 Caterpillar 330-07GC Hydraulic Excavator	SN: SCZ20059	251,221.05	110,656,89	140,564.16
11/30/21	Roadtec SB3000 Shuttle Buggy	5N: 4044	584,500.00	257,458.33	327,041,67
03/01/21	Samsara - FL GPS System	57 units	183,553.00	100,517.12	83,035.88
	Bergkamp Hydraulic Spreader Box	SN HSB14-AA0086-21	33,573.10	14,788.15	18,784.95
	Bergkamp Hydraulic Spreader Box	SN HSB14-AA0088-21	33,573.10	14,788.15	18,784.95
	DenimoTech Laboratory Research Plant	DT-03R-AdvancedSolution-2038	122,621.38	54,011.80	68,609.58
	Bergkamp - Lab Equipment		17,715.56	9,912.28	7,803,28
	2021 Caterpillar 315-07 Hydraulic Excavator	WKX11011	218,015.00	90,839.58	127,175.42
	Magnum 10K Heavy Duty Fiber Metering Device 2021 S-76 Bobcat Skid-steer Loader		158,700.00	66,125.00	92,575.00
	2018 24" Highflow Planer		79,773.00 23,021.75	32,289.07 9,318.33	47,483.93 13,703.42
	Komatsu PC88MR-11 CRAWLER DOZER	5N: 10341	121,070.83	50,445.18	70,624.65
	Trimble PCS900 3D Milling System (attached with Wirtgen W200i, SN: 14201657)	3N. 10341	47,253.44	19,126.39	28,127.05
	Trimble PCS900 3D Paving System (attached with CAT AP1055F, SN: T/501109)		51,909.10	21,010.83	30,898.27
	2 - Trimble SPS930 Robotic Total Station		95,345.73	38,592.32	56,753.41
	Cimiline 410 Gallon Diesel, Spray Bar Assy, In-Cab Spray Remote	VIN: 1G94A1727NM119066	146,078.92	57,388,15	88,690.77
	Dynamic Friction Tester - Rutgers - Lab Equipment	ASTM E-1911-98	42,484.00	17,701.67	24,782.33
	2021 Caterpillar 926M Small Wheel Loader	W5L01166	181,762.50	69,242.86	112,519.64
	Wirtgen W 210 Fi	SN: 23200423	814,900.00	300,736.90	514,163.10
	2022 Caterpillar Compact Track Loader	5N: DY907164	87,475.78	32,283.10	55,193.68
	2022 Caterpillar Cold Planer	SN: ERC01608	21,716,65	8,014.48	13,702.17
	Bergkamp- VSB15 box	V\$B15-AB0027-22	68,774.00	24,562,14	44,211.86
	PC88MR-11 Hydraulic Excavator	5N: 10591	120,310.44	40,103.48	80,206.96
	PC88MR-11 Hydraulic Excavator	SN: 10592	118,017.88	39,339.29	78,678.59
	2022 Wirtgen W210Fi Milling Machine	SN: 23200564	829,500.00	276,500.00	553,000.00
	2018 AP 1000F Asphalt Paver	SN: AC400422	379,018.75	126,339.58	252,679.17
	2020 Caterpillar 926M Small Wheel Loader	SN: LTE07593	210,018.13	70,006.04	140,012.09
	Asphalt Roller Compactor - Instrotek	Rugters	57,981.00	19,327.00	38,654.00
	2022 Wirtgen WR250i Reclaimer Lab- Atlantic drilling supply	SN: 11WR.0185	975,000.00	278,571.43	696,428.57
	AWD V Chipspreader	SN: K7539	18,470:00 376,848:00	5,497.02 107,670.86	12,972.98 269,177.14
	Laymor Sweeper	514. N7 333	16,000.00	4,571.43	11,428.57
	2023 CAT AP655-07 Asphalt Paver	SN: R6600174	453,215.34	97,117.57	356,097.77
	2023 CAT AP655-07 Asphalt Paver	SN: R6600174	502,170,63	101,629.77	400,540.86
	2023 Hamm HP200i Roller	SN: H300.0038	120,400.00	21,500.00	98,900.00
	2013 Air Compressor 185 CFM	PDS1855	11,500.00	3,148.81	8,351.19
	Airman PDS185S Air Compressor	6020481	5,300.00	1,451.19	3,848.81
-	2007 Red Club Car XRT	XJ0714-745423	6,500.00	1,779.76	4,720.24
-	crub Broom Assembly	0046297-01	35,000.00	8,750.00	26,250.00
	2009 CAT Broce Broom	500071	65,000.00	10,833.33	54,166.67
	2023 Rubble Master Crusher-Incline Screen - Stacker	RM120X-05.121 = MSC8500M-2D-14-04 - 5	1,213,500.00	202,250.00	1,011,250.00
	2023 CAT 299D3 Compact Track Loader w/ Cold Planer	SN: B6201765	150,800.00	23,338.10	127,461.90

	ASPHALT PAVING SYSTEMS, INC. EQUIPMENT SCHEDULE 12/31/24				
Acquis Date	Description	Serial #	Cost	Acc Deprec 12/31/2024	Net Book Value
12/12/23	2023 Weiler E1650 Remixing transfer vehicle	SN: 1650A1155	751,600.00	116,319.05	635,280,95
12/19/23	TE-BBR Thermoelectric Bending Beam Rheometer	Lab	45,997.25	7,118.62	38,878.63
	2024 Bergkamp MS13 Mobile Support Unit	SN: CA0013-24	72,232.00	9,458.95	62,773.05
	2000 Rsco Tru-Pac Roller	5N: 37621	13,000.00	1,547.62	11,452.38
	2024 BearCat Distributor - 2024 Freightliner	VIN: 3ALHG3FE8RDVK8378 SN: BCD1058	366,338.00	39,250.50	327,087.50
03/29/24		SN: M9401133	247,141.76	26,479.47	220,662,29
	2024 Massey Ferguson Broom Tractor	SN: JM73702	94,199.65	10,092.82	84,106.83
	2024 CAT CB13 Asphalt Compactor(roller)	SN: PWP01342	211,617.50	22,673.30	188,944.20
	2024 CAT 926-14 Wheel Loader	5N: K8E00256	235,500.00	25,232.14	210,267.86
04/29/24		5N: V8901464 & V8901463	29,288.63	2,789.39	25,499.24
05/17/24		5N: B6202268	127,500 00	12,142.86	115,357.14
06/03/24		SN: PWP01355	211,617.50	17,634.79	193,982.71
05/14/24		SN: JC0-603288	6,930.63	577.55	6,353.08
	2022 WIRTGEN W210Fi Milling Machine	SN: 2320.0631	920,000.00	65,714.29	854,285.71
	2 - Akron Turbine - Gen 2.0 Jet Dryers W/ Air Tow Trailers 2024 Broce RCT350 Broom	VIN: 7VADF1313RB001137 & 7VADF1311RB	153,000.00	10,928.57	142,071.43
	2017 Yahama Golf Cart	5N: 414388	86,883.84	6,205.99	80,677.85
	2022 HAMM HD120IVO ASPHALT COMPACTORS (ROLLERS)	SN: JOB-010069 SN: H274.0374	5,930.61	577.55	6,353.06
	2022 HAMM HD120IVO ASPHALT COMPACTORS (ROLLERS)	SN: H274.0374	216,250.00	12,872.02	203,377.98
	2024 CAT 926-14 Wheel Loader	SN: K8E00519	257,786.13	12,872.02	245,510.60
	Flatliner FL48 with Carbide Bits	FL48C	60,750.00	6,508.93	54,241.07
	2024 CATERPILLAR 938-14 WHEEL LOADER	SN: EZY01007	298,500.00	7,107.14	291,392.86
	2023 Wirtgen W210FI	SN: 2320.0784	937,500.00	11,160.71	926,339.29
	2024 WIRTGEN W210FI	SN: 2320.0784	962,500.00	11,458.33	951,041.67
	NJ-New Blending Plant	0.11.200.0000	5,118,311.84	50,932.28	5,057,379,56
	GA- Blacklidge Plant		1,500,000.00	17,857.14	1,482,142.86
	Asphalt Pavement Analyzer - Pavement Tech		32,870.00	3,130.48	29,739.52
	55 Gallon Drums - Benzaco Scientfic		20,735.00	1,974.76	18,760.24
06/20/24	Infratest Wire - Lab		17,000.00	1,416.67	15,583.33
08/14/24	Mount Materials - Equip		15,000.00	892.86	14,107.14
09/12/24	Truck Loading Racks - Astec		40,297.00	1,918.90	38,378.10
10/25/24	Cannon Instrument		15,631.93	423.02	15,208.91
Construc	ction Equipment		76,269,233.93	49,309,990.63	26,959,243.30
03/31/01	1992 Ford LTA 9000	NVA03423	0.00	0.00	
03/31/01	1994 Ford LTA9000 Tractor	RVA41090	7,989.94	7,989.94	0.00
03/31/01	1987 Ford L9000 - service	HVA14016	30,875.60	30,875.60	0.00
03/31/01	1989 Ford LN8000	KVA59477	0.00	0.00	0.00
03/31/01	1989 Ford LN8000	KVA59479	0,00	0.00	0.00
03/31/01	1995 LN8000	SVA81977	10,511.69	10,511.69	0.00
03/31/01	1983 Ford Box Truck	DVA24566	2,809.58	2,809.58	0.00
03/31/01	1996 LTS9000	VA27109	24,316.80	24,315.80	0.00
03/31/01	1997 Ford AT9513 Tandem	VVA38038	12,536.83	12,536.83	0.00
03/31/01	1997 Ford LTA9000 Tandem	VVA42567	14,062.94	14,062.94	0.00
03/31/01	1997 Ford AT9513 Tractor	VVA31520	9,479.06	9,479.06	0.00
03/31/01	1997 Ford LT9513 Water	VVA38036	16,814.07	16,814.07	0.00
03/31/01	1998 Ford LT9513	WVA03781	21,222.14	21,222.14	0.00
03/31/01	1998 Ford LT9513	WVA03782	21,247.86	21,247.86	0.00
03/31/01	1998 Ford AT9513 Tractor	WVA38127	24,497.49	24,497.49	0.00
	1995 Ford LTA9000 Tri-Axle	VA71741	8,691.61	8,691.61	0.00
03/31/01	1995 Ford LTA9000 Tri-Axie	VA66624	17,974.98	17,974.98	0.00
	1995 Ford LTA9000 Tri-Axle	VA66625	17,974.98	17,974.98	0.00
03/31/01	1995 Ford LTA9000 Tri-Axle	VA66628	17,974.98	17,974.98	0.00
03/31/01	1995 Ford LTA9000 Tractor	VA61829	17,974.98	17,974,98	0.00
	1992 Ford LNT9000 Curry-Water	NVA04011	21,385.47	21,385.47	0.00
08/19/03	1999 Sterling LT9513 Tri-Axle	XA982952	805.24	805.24	0.00
	1999 Sterling AT9513 Tractor	XAB53038	151.90	151.90	0.00
	1999 Sterling AT9513 Tractor	XAB53039	151.87	151.87	0.00
	1999 Sterling LT9513 Tri-Axle	XAA46412	208.34	208.34	0.00
	2000 Sterling AT9513	YAH19523	13,912.60	13,912.60	0.00
	2001 Sterling AT9513	1AH55682	147.71	147.71	0.00
	2001 Sterling AT9513	1AH55683	147.71	147.71	0.00
	2001 Sterling AT9513	1AH55684	147.71	147.71	0.00
	2005 Sterling AT9500	5AV41334	89,471.00	89,471.00	0.00
	2005 Sterling AT9500	5AU74398	88,391.00	88,391.00	0.00
	1997 Ford AT9513 Chassis	VVA22934	15,560.00	15,560.00	0.00
	2003 Sterling LT9513 Tractor	3AL76472	17,888.23	17,888.23	0.00
	2003 Sterling LT9513 Tractor	3AL76473		15,270.23	
	2007 Sterling AT9500 Tractor	7AZ27681	15,270.23 88,219.00	88,219.00	0.00
	2007 Sterling AT9500 Tractor				
	Sterling Frame Retro-Fits	7AY76483	87,537.00	87,537.00	0.00
		WXVVA229	17,932.00	17,932.00	0.00
	2008 Sterling AT951B	7AY76474	83,248.00	83,248.00	0.00
	INGS Starling ATORON	104770550			0.00
06/03/08 2	2008 Sterling AT9500	8AZ78560	93,285.00	93,285.00	
06/03/08 2 06/03/08 2	2008 Sterling AT9500	8AZ78561	93,285.00	93,285.00	0.00
06/03/08 2 06/03/08 2 06/03/08 2					

Acquis	12/31/24	Could #	Cost	Acc Deprec 12/31/2024	Net Book Value
Date	Description	Serial # XA982942	17,932.00	17,932.00	0.00
06/16/08	Sterling Frame Retro-Fits 2007 Sterling LT9500	7AY74563	116,056.64	116,056,64	0.00
and the second	2007 Sterling LT9500	7AY74565	116,056.64	116,056.64	0.0
05/07/09	2007 Sterling LT9500	7AY74564	116,927.97	116,927.97	0.0
	2007 Sterling LT9500	7AY74575	116,927.97	116,927.97	0.0
	2007 Sterling LT9500	7AY74576	116,927.97	116,927.97	0.0
06/03/09	2007 Sterling LT9500	7AY74577	115,927.97	116,927.97	0.0
	2007 Sterling LT9500	7AY74578	116,927.98	116,927,98 116,927,98	0.0
	2007 Sterling LT9500	7AY74579	116,927.98 102,503.00	102,503.00	0.0
	2007 Sterling LT9500 Dump	7AY57575 7AY57576	102,503.00	102,503.00	0.0
Control of the contro	2007 Sterling LT9500 Dump	8AZ77647	98,157.00	98,157.00	0.0
	2008 Sterling LT9500 Tractor 2007 Sterling LT9500 Dump	7AY57578	110,505.00	110,505.00	0.0
	2007 Sterling AT-9500 Tractor	9AAL6271	75,750.00	75,750.00	0.0
	Mack Tractor CXU613	BM015746	101,633.00	101,633.00	0.0
	Mack Tractor CXU613	BM015747	101,633.00	101,633.00	0.0
	Mack Tractor CXU613	BM015748	98,940.00	98,940.00	0.0
05/12/11	Mack Tractor CV-713	7M061984	80,500.00	80,500.00	0.0
	2012 Mack Tractor CXU613	CMO24377	104,200,00	104,200.00	0.0
	2012 Mack Tractor CXU613	CMO24378	104,200.00	104,200.00	0.0
	2012 Mack Tractor CXU613	CMO24379	104,200.00	104,200.00	0.0
	2012 Mack Tractor CXU613	DMO24380 CMO15665	152,926.00	152,926.00	0.0
	2012 Mack Tractor GU813	5AU43901	11,608.00	11,608.00	0.0
	Used - 2005 Sterling Acterra Used - 2001 Sterling A9500	1AH20175	9,118.00	9,118.00	0.0
	2013 Mack CXU Tractor	DM030941	106,200.00	106,200.00	0.0
	2013 Mack CXU Tractor	DM030942	106,200.00	106,200.00	0.0
	2013 Mack CXU Tractor	DM030943	106,200.00	105,200.00	0.0
	2013 Ford F-750 Sm Dump	BV699335	61,152.90	61,152.90	0.0
	2006 Ster Acterra Box Truck	6AU67393	11,000.00	11,000.00	0.0
01/12/13	2005 Sterling A9500	5AU11142	15,188.00	15,188.00	0.0
	2002 Sterling 9500 Tri-Axle	2AK13983	28,000.00	28,000.00 107,569.00	0.0
	2013 Mack CXU613 Tractor	SMO34508	107,569.00 20,108.00	20,108.00	0.0
	2002 Sterling LT9500	2AK13991	11,500.00	11,500.00	0.0
	2005 Sterling Acterra Box	5AU29226 DM034610	107,669.00	107,669.00	0.0
	2013 Mack CXU613 Tractor	4AN42645	16,679.00	16,679.00	0.0
	2004 Sterling AT9500 1992 Ford Water Truck	NVA32703	10,000.00	10,000.00	0.0
	2006 Sterling Distrib	6AW50823	79,000.00	79,000.00	0.0
	Etnyre Distrib/2015 Ford	FV099433	161,500.00	161,500.00	0.0
	Cat CT660L Tractor	FN518514	166,580.43	166,580.43	0.0
	Used 2000 Ford F750 Flatbed	YMA13514	11,250.00	11,250.00	0.0
10/07/14	Used 2004 Ford F750 Flatbed	4V657379	16,750,00	16,750.00	0.0
	Used 2004 Mack CV713 Triaxle	4M010549	61,225.00	61,225.00	0.0
	Used 2006 Sterling Acterra	6AW69097	14,855.00	14,855.00	0.0
	Used 2006 Sterling Acterra	6AW69098	14,377.00 17,137.00	17,137.00	0.0
	Used 2006 Sterling Acterra	5AW69104 5AW69111	15,631.00	15,631.00	0.0
	Used 2006 Sterling Acterra	6AV27503	15,000.00	15,000.00	0.0
	Used 2006 Sterling AT9500	FN719698	158,126.00	158,126.00	0.0
	2015 Caterpillar Lowboy CT660S CAT CT 660S Dump Truck	FN661537	185,574.00	185,574.00	0.0
	2006 Sterling Acterra	5AW69192	14,174.00	14,174.00	0.0
	2006 Sterling Acterra	6AW69226	13,174,00	13,174.00	0.0
	Etnyre S2000 Distrib/2015 Ford F750	FV716507	150,550.00	150,550,00	0.0
	1999 Sterling	XA983085	8,500.00	8,500.00	0.0
08/05/15	Caterpillar CT 660S Dump Truck	GN208332	186,084.00	186,084.00	0.0
08/28/15	Etnyre C2000 Distrib/2015 Ford F750	FV720578	165,800.00	166,800.00	0.0
	Used - Rebuilt F-750 Motor		6,000.00 22,000.00	6,000.00 22,000.00	0.0
	2006 Sterling AT9500	6AV64574	24,134.00	24,134.00	0.0
	2007 Sterling AT9500	7AY58983	186,438.00	186,438.00	0.0
	Cat CT660S Beauroc Dump	GN208319 FV716508	131,050.00	131,050.00	0.
	Etnyre S2000 Distrib/2015 Ford F750	GN020406	124,655.00	124,655.00	0.
	Cat CT660S Tractor Cat CT660S Tractor	BN020411	124,655.00	124,655.00	0.
	2017 Cat CT660S Tractor	HN692887	135,887.00	135,887.00	0.
	2017 Cat CT660S Tractor	HN693411	132,556.00	132,556.00	0.
	2017 Cat CT660S Tractor	HN692888	135,887.00	135,887.00	0.
	2017 Cat CT660S Tractor	HN692889	135,887.00	135,887.00	0.
	2017 Cat CT660S Tractor	GN013284	124,655.00	124,655.00	0.
	2017 Cat CT660S Tractor	GN013279	124,655.00	124,655.00	0.
	2017 Cat CT660S Tractor	HN694896	179,214.00	179,214.00	0.
	2017 Cat CT660S Dumptruck	HN694897	183,038.00	183,038.00 189,069.00	0.0
	2017 Cat CT660S Barrel Body Dump	HN634396	189,069.00		

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Date	Description	Serial #	Cost 153,500.00	12/31/2024	Value 0.00
	Etnyre S2000 Distrib/2016 Ford F750	GDA01171 HB89493	15,000.00	15,000.00	0.00
	1999 Freightliner Dump - RL 2013 International 5900 Dump - RL	DJ328904	9,000,00	9,000.00	0.00
	2013 International asod Dump - AL 2013 Interni 7600 Cement Spreader - RL	DJ154699	165,000.00	165,000.00	0.00
	2001 Sterling Water Truck - RL	AH97621	15,000.00	15,000.00	0.00
	2002 Mack Water Truck - RL	W146283	25,000.00	25,000.00	0.00
07/29/16	2015 T800 Kenworth - RL	J463070	120,000.00	120,000.00	0.00
	2017 Schwarze M6 Sweeper	17-M6TE-118	133,998.50 133,998.50	133,998.50 133,998.50	0.00
	2017 Freightliner M2106	1FVACXDT8HHJD6074 3ALACXDT1HDJD1675	161,184.00	161,184.00	0.00
	2017 Frtlnr M2106/Etnyre S2000 Distrib 2017 Western Star 4700 Tractor	SKIJAXDV1JUM8385	128,354.00	128,354.00	0.00
	2017 Western Star 4700 Tractor 2017 Western Star 4700 Tractor	5KJAXDV3JUM8386	128,354 00	128,354.00	0.00
	2018 Western Star 4700 Tractor	SKJAXDVXJLIR7343	122,328.00	122,328,00	0.00
	2018 Western Star 4700 Tractor	5KJAXDV1JUR7344	122,328.00	122,328.00	0.00
	2018 Freightliner 114SD/2017 New Etnyre Centennial	3ALHG3FEJDIL8276/0029558-02	269,709.36	269,709.36	0.00
	2015 CAT CT6600 - USED	3HSJGTKR4FN569390	92,250.00	92,250.00	0.0
	2015 CAT CT6600 - USED	3HSJGTKR1FN573350	94,250.00	94,250.00 147,633.52	1,778.7
	2018 Western Star Tractor 4900EX	SKINABDI LIPIT9485	80,393.00	80,393.00	0.00
	2017 FORD F-750	1FDXF7DX9HDB08498 3HTJGTKT8FN513248	71,290.00	68,743.93	2,545.07
	2015 CAT CT 660S Cab & Chassis - USED 2015 CAT On-Highway Truck - USED	3HSJKTKT3FN513248	62,040.00	59,085.71	2,954.2
100	2015 CAT On-Highway Truck - USED	3HSIGTKR0FN578225	71,490.00	68,085,71	3,404.2
	2015 CAT On-Highway Truck - USED	3HSJGTKR6FN573375	47,340.00	45,085.71	2,254.2
the second second	2015 CAT CT660S Day Cab Truck Tractor - USED	3HSJGTKT6FN696654	61,790.00	57,376.43	4,413.5
	2015 CAT CT660S Cab & Chassis - USED	3HTJGTKT9FN621152	39,290.00	35,548.10	3,741.9
	2008 STERLING AT9500 - USED	2FWBA3CV48AZ84994	5,500.00	5,303.57	196.4 196.4
	2008 STERLING AT9500 - USED	2FWBA3CV38AZ85005	5,500.00 43,790.00	5,303.57 39,098.21	4,691.79
	2015 CAT CT660S day Cab Truck Tractor - USED	3HSJGTKR3FN517975	49,290.00	44,008.93	5,281.0
	2017 CAT CT660S Day Cab Truck Tractor - USED	3HSJGTKR5HN672465 3HSJGTKT4FN649039	54,290.00	46,534.29	7,755.7
	2015 CAT CT660S day Cab Truck Tractor - USED 2019 Western Star 4700 Dump Trucks	SKKMAXDV5PKV3594	167,280,00	141,391.43	25,888.5
	2019 Western Star 4700 Dump Trucks	SKKMAXDV5PKV3595	167,280.00	141,391.43	25,888.5
	2019 Western Star 4700 Dump Trucks	5KKMAXDV3KPKV3593	166,345.00	140,601.13	25,743.8
	2019 Western Star 4800 Dump Trucks	5KINABD17KPKV1967	159,771.11	135,044.63	24,726.4
	2015 CAT CT660S Truck Tractor	3H5JGTKT1FN666977	50,000.00	41,666.67	8,333.3
02/27/19	2015 CAT CT660S Truck Tractor	3HSJGTKT3FN666978	50,000.00	41,666.67	8,333.3 8,333.3
	2015 CAT CT660S Truck Tractor	3HSJGTKTSFN666979	50,000.00	41,666.67 41,666.67	8,333.3
	2015 CAT CT660S Truck Tractor	3H5JGTKT5FN646442	74,930.00	59,765.60	15,164.4
	2019 Ford F450 Utility Body	1FD0W4GT7KED87878 1FD0W5GT9KED89878	68,866.50	54,109.39	14,757.1
	2019 Ford F550 Chassis - Utility Body 2015 CAT CT660 Truck Tractor	3HSJGTKR7FN639951	49,506.00	38,897.57	10,608.4
	2020 Western Star 4700 Dump Truck	5KKMAXDV1LLLF3759	167,055.29	129,268.97	37,786.3
	2020 Western Star 4700 Dump Truck	5KKMAXDVXLLLF3758	167,071.76	129,281.72	37,790.0
	2016 CAT CT660 Tractors	3HSJGTKR7GN113790	55,000.00	39,940.48	15,059.5
11/22/19	2016 CAT CT660 Tractors	3HSJGTKR8GN113765	55,000.00	39,940.48	15,059.5
	2016 CAT CT660 Tractors	3HSJGTKR5FN507819	55,000.00 163,179.58	39,940.48 118,499.46	15,059.5 44,680.1
	2020 Western Star 4700 Tractor	5KKMAXDVOLPLF3776	148,184.64	107,610.27	40,574.3
100	2020 Western Star 4700 Tractor	SKKMAXDV2LPLF3777 SKKMAXDV4LPLF3778	156,870.06	113,917.54	42,952.5
	2020 Western Star 4700 Tractor	SKIJAXDVXLLLF3766	133,137.50	96,683.18	36,454.3
	2020 Western Star 4700 Dump Truck 2020 Western Star 4700 Dump Truck	5KIJAXDV1LLLF3770	133,137.50	96,683.18	36,454.3
	2015 CAT Dump Truck	3HTJGTKT2FN658740	68,000.00	39,666.67	28,333.3
	2015 CAT Dump Truck	3HTJGTKT5FN661583	68,000.00	48,571.43	19,428.5
	2015 CAT Dump Truck	3HTJGTKT7FN661536	68,000.00	48,571.43	19,428.5
	2015 CAT Dump Truck	3HTJGTKT7FN661567	68,000.00	48,571.43	19,428.5
	2015 CAT Dump Truck	3HTJGTKTXFN661594	68,000.00	48,571,43	19,428.5
	2015 CAT Dump Truck	3HTJGTKT5FN661535	58,000.00 58,000.00	48,571,43 48,571.43	19,428.5
	2015 CAT Dump Truck	3HTJGTKT0FN661538	15,495.00	11,585.77	4,909.2
	2006 Sterling AT9500	2FWJA3CVX6AV27440 11VF813E5BA000093	22,427.00	15,485.31	5,941.6
	2011 Kalmar terminal Tractor	SN: 2FWJA3CKOAAAN4259	10,076.50	6,837:63	3,238.8
	2010 Sterling AT9500 Day Cab Tractor 2009 Sterling AT9500 Day Cab Tractor	SN: 2FWJA3CK79AAJ4384	10,076.50	6,837.63	3,238.8
	2021 Westernstar 4700	5KJJAXDV2MLML8798	134,369.50	89,579.67	44,789.8
	2019 Ford F750	VIN: 1FDXF7DX5KDF15550	87,007.50	56,969.20	30,038.
	2021 Westernstar 4700	VIN: 5KJAXDV3MLMP7450	134,919.50	83,521.60	51,397.9
	2021 Mack Tractor, Model AN64T	VIN: 1M1AN4GY9MM020139	138,400.00	84,028.57	54,371.4
	2021 Freightliner M2106	VIN: 1FVACXFE1MHMS2507	70,585.00	42,855.18	27,729 8 72,273.8
	2020 Westernstar 4700	SKKMAXOV6LPLF3765	164,081.24 167,561.72	91,807.36 93,754.77	73,806.9
	2021 Westernstar 4700	5KKMAXDV6MPMK6719	167,561,72	93,754.77	73,806.5
	2021 Westernstar 4700	5KKMAXDV2MPMK6720 1M1AN4GY4MM021182	139,027.00	77,788.92	61,238.0
	2021 Mack Ahtem 64T Day Cab 2020 Freightliner Model 108 SD w/ Centennial Distributor	1FVAGOFE3LHLY8600	179,241.00	100,289.61	78,951
	2020 Freightliner Model 108 SD w/ Centennial Distributor 2021 Freightliner Cascadia PT126D	SN: 3AKIHLDR2MDMU5157	144,940.00	77,646.43	67,293.
17/27/00	2021 Freightliner Cascadia PT126D	SN: 3AKIHLDR6MDMU5159	144,940.00	77,646.43	57,293.

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Date	Description	Serial #	Cost	12/31/2024	Value
	2021 Freightliner Cascadia PT126D 2021 Freightliner Cascadia PT126D	SN: 3AKIHLDR9MDMU5155	144,940.00	75,920.95	69,019.09
	2022 Kenworth T370 Truck with Curry Supply 4,000 gallon water truck	SN: 3AKJHLDR5MDMU5153 SN:993366/ VIN: 2NKHLI9X2NM478056	144,940.00	75,920,95 66,931.55	63,818.45
	2021 John Deere 310E Articulated Dump Truck	VIN: 1DW310EXAMF709902	377,150.30	166,125.73	211,024.5
	2022 Freightliner Truck Model M2106	VIN: 1FVACXFESNHNG4582	303,887.00	133,854.99	170,032.0
	2022 Western Star Truck, Model 49X	VIN: 5KKMBWDR6NLNK1736	176,557 47	77,769.36	98,788.11
02/09/22	2022 Freightliner M2 with Elgin 5.4 yard Broom Bear	VIN: 1FVACXFE8NHNK0810	268,500.00	111,875.00	156,625.00
	2022 Western Star Truck, Model 49X	VIN: 5KKMBWFM8NLNM3979	194,676.91	81,115.38	113,561.53
	2023 Freightliner M2106 Cab & Chassis with 4k Gal. Water Tank	VIN: 1FVHCYFE9PHNT5470	130,768.00	51,373.14	79,394.86
	2022 Freightliner M2106 Cab & Chassis with 4k Gal. Water Tank	VIN: 1FVHCYFE0PHNT5471	130,758.00	51,373.14	79,394.86
04/06/22		VIN: 1NKZXPEX6PJ156046	417,611.07	154,051.49	253,549.58
	2023 Kenworth Truck T880 with M310 Paver SN M310E-EA0002-22 2023 Kenworth Truck T880 with M310 Paver SN M310E-EA0003-22	VIN: 1NKZXPEX8PJ156047	417,611.07	164,061.49	253,549.58
		VIN: 1NKZXPEXXPJ156048 VIN: 3HTJGTKT1GN216243	417,612.07 75,000.00	164,051.88 28,571.43	253,550.19 46,428.57
	2016 Cat Triaxle Dump Truck	VIN: 3HTJGTKTXGN216243	75,000.00	28,571.43	46,428.57
		VIN: 3HTJGTKTXGN216242	65,000.00	24,761.90	40,238,10
	2015 Cat Triaxle Dump Truck	VIN: 3HTJGTKT9FN688611	75,000.00	28,571.43	46,428,57
	2022 Freightliner Street Sweeper M2106	VIN: 1FVACXFE4NHNG4735	317,947.00	94,627.08	223,319,92
	2024 Freightliner M2106	VIN: 1FVHCYFE9RHUV4231	107,930,00	29,552.26	78,377.74
	2024 Freightliner 114SD w. Bearcat Distributor	VIN: 1FVHG3FE6RHUX2080	349,419.00	83,195.00	265,224.00
	2024 Western Star 47x Dump Truck	VIN: 5KKMBDV7RLVJ8160	257,238.40	30,623.62	226,614.78
	2024 WESTERN STAR 49X DUMP	VIN: 5KKMBWFM3RPVJ5943	229,569.92	27,329.75	202,240.17
	2025 Western Star 47x Dump Truck	VIN: 5KKMBPDV9SLVK4466	257,885.15	30,700.61	227,184.54
	2025 Western Star 47x Dump Truck	VIN: 5KKMBPDV0SLVK4467	257,238,40	27,561.26	229,677.14
	2025 Freightliner - Water Tank Truck	VIN: 3ALHCYFE3SDVR8854	155,789.50	9,273.18	146,516.32
	2025 Freightliner - Water Tank Truck	VIN: 3ALHCYFESSDVR8855	155,789.50	9,273.18	146,516.32
	2025 Western Star 49x Dump Truck	VIN: 5KJJBWDV2SLWB7441	187,727.62	8,939,41	178,788.21
	2025 Kenworth Daycab Tractor	VIN: 1XKZD49X75J160705	186,368.13	8,874.67	177,493.46
	2025 Kenworth Daycab Tractor 2025 Western Star 49x	VIN: 1XKZD49X5SJ160704	186,368.13	8,874.67	177,493.46
-	2025 Western Star 49X 2025 Kenworth Daycab Tractor	VIN: 5KJJBWDV4SLWB7442 VIN: 1XKZD49X9SJ160706	187,727.62 186,368.13	8,939.41 6,655.00	178,788.21
	2025 Western Star 49x	VIN: 5KJBWDV65LWB7443	186,188.68	4,433.06	179,712.13 181,755.62
	2025 Western Star 49x	VIN: 5KJJBWDV8SLWB7444	187,630.12	4,467.38	183,162.74
Heavy Tr		THE SIGNATURE OF THE SI	21,941,850.90	15,483,714.54	6,458,136.36
	Kenworth Trailer	G26228	0.00	0.00	0.00
03/31/01	Fruehauf Trailer	NP445504	0.00	0.00	0.00
	Talbert Lowbed	R1011215	18,418.92	18,418.92	0.00
	Jersey Trailer	131124	3,488.93	3,488.93	0.00
	Talbert Lowbed	51012451	20,942.20	20,942.20	0.00
-	Superior Trailer	RD001387	3,750.00	3,750.00	0.00
	Mont Tanker	B36630	480.00	480.00	0.00
	Kristi Trailer	WS000588	1,744.88	1,744.88	0.00
	Northstate Tanker Interstate Trailer	12C3629	3,296.33	3,296.33	0.00
	Carry On Trailer	VA100192 XH006624	1,206.02	4,222.14	0.00
	Cargo Trailer	X1019769	1,176.60	1,206.02	0.00
	Car Mate Trailer	XL003091	3,169.40	3,169,40	0.00
	Talbert Axle Attachment	Y1019126	8,635.47	8,635.47	0.00
03/31/01	Etnyre Tanker	5Z002387	0.00	0.00	0.00
03/31/01	Cargo Express sn trir	A001017	1,619.75	1,619.75	0.00
03/31/01	Etnyre Tanker	RY005762	33,815.48	33,815.48	0.00
	Spector Dump Trailer	1S188314	35,208.00	35,208.00	0,00
	Talbert Lowbed (60 tn)	V1015982	47,624.54	47,624.54	0.00
	Conrailer Trailer	VL160766	2,420.84	2,420.84	0.00
-	Talbert Lowbed Trailer	10117567	37,968.28	37,968.28	0.00
	Etnyre Tanker	XE007014	28,317.67	28,317.67	0.00
	Etnyre Tanker	XE007014	28,317.67	28,317.67	0.00
	Fruehauf Trailer	CK009114	5,100.00	5,100,00	0.00
	Cargo Express Trailer Heil Tag-Along	3A012603	2,192.00	2,192.00	0.00
	Butler Trailer	920436	3,710.00	3,710.00	0.00
	Etnyre LWR 6750 Tanker	7257227 6E007193	2,500.00 43,478.00	2,500.00 43,478.00	0.00
The second second	Kaufman Trailer	6L000442	2,125.00	2,125.00	0.00
	Carry-On Trailer	6V019781	2,139.73	2,139.73	0.00
4/14/06	1997 Etnyre Tanker	WE007029	5,000.00	5,000.00	0.00
		various	17,000.00	17,000.00	0.00
3/14/07 1	5 - Used Tankers		51,462.00	51,462.00	0.00
3/14/07 1 5/10/07 6	5 - Used Tankers Etnyre 35T Lowboy Trailer	8E111126			0.00
3/14/07 1 5/10/07 6 4/20/08 E		68691-69297	6,423.86	6,423.86	0:00
3/14/07 1 5/10/07 6 4/20/08 6 4/29/08 2 5/02/08 2	Etnyre 35T Lowboy Trailer 2 - Bri-Mar Tilt Trailers 2008 Etnyre ARA Tanker TrIr		6,423.86 58,525.00	6,423.86 58,525.00	0.00
3/14/07 1 5/10/07 6 4/20/08 6 4/29/08 2 5/02/08 2	Etnyre 35T Lowboy Trailer 2 - Bri-Mar Tilt Trailers	68691-69297			
3/14/07 1 5/10/07 6 4/20/08 6 4/29/08 2 5/02/08 2 5/02/08 2	Etnyre 35T Lowboy Trailer 2 - Bri-Mar Tilt Trailers 2008 Etnyre ARA Tanker Trlr 2003 Etnyre LB2 Bottom Trlr 2003 Etnyre LB2 Bottom Trlr	68691-69297 8E007260	58,525.00	58,525.00	0.00
3/14/07 1 5/10/07 6 4/20/08 6 4/29/08 2 5/02/08 2 5/02/08 2 5/02/08 2 5/16/08 L	Etnyre 35T Lowboy Trailer 2 - Bri-Mar Tilt Trailers 2008 Etnyre ARA Tanker Trlr 2003 Etnyre LB2 Bottom Trlr 2003 Etnyre LB2 Bottom Trlr Jsed - 1964 Fruheuaf Tanker	68691-69297 8E007260 3E111079	58,525.00 28,500.00	58,525.00 28,500.00	0.00
3/14/07 1 5/10/07 6 4/20/08 8 4/29/08 2 5/02/08 2 5/02/08 2 5/02/08 2 5/16/08 U	Etnyre 35T Lowboy Trailer 2 - Bri-Mar Tilt Trailers 2008 Etnyre ARA Tanker Trlr 2003 Etnyre LB2 Bottom Trlr 2003 Etnyre LB2 Bottom Trlr	68591-69297 8E007260 3E111079 3E111054	58,525.00 28,500.00 28,500.00	58,525.00 28,500.00 28,500.00	0.00 0.00 0.00

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Acquis Date	Description	Serial #	Cost	12/31/2024	Value
	2008 SpecTec Dump Trailer	85188182	37,867.00	37,867.00	0.00
04/16/09	2003 Benson Dump Trailer	3M000268	27,000.00	27,000.00	0.00
07/08/09	2002 EB Trailer	2L059566	4,200.00	4,200.00	0.00
08/28/09	2004 Conrail Trailer	XL160487	4,998.00	4,998.00 13,500.00	0.00
	Used - 1988 Fruehauf Tanker	JK018912	13,500.00 14,500.00	14,500.00	0.00
01/13/12	Used - 1987 Allied Tanker	HC002475	13,500.00	13,500,00	0.00
	Used - 1989 Fruehauf Tanker	KK028311 PS0001096	20,500.00	20,500,00	0.00
	Used - 1993 Custom Tanker Used - 1981 Fruehauf Tanker	BK018314	13,500.00	13,500.00	0.00
	Used - 1980 Polaris Tanker	AL4891	12,000.00	12,000.00	0_00
	Used - 1988 Heil Tnkr/Trailer	J7G54207	3,500.00	3,500.00	0.00
	Used - 1970 Butler Tnkr/Trailer	7740NAM	4,000.00	4,000.00	0.00
	Used - 2005 Wells Tnkr/Trlr	X58004946	4,000.00	4,000.00	0.00
04/24/12	Used - 2007 Beh Tnkr/Trlr	71043499	6,500.00	6,500.00	0.00
06/14/13	Dickson TA-24-3 Trailer	D1193001	25,727.00	25,727.00	0.00
	Almac Alumin Trailer	H1001455	11,500,00 6,375.00	11,500.00 6,375.00	0.00
	Tanker - Used		6,375.00	6,375.00	0.00
	2 Used Tag Alongs	34L00468	90,000.00	90,000.00	0.00
	XL 120CHDG Lowboy	CE111274	61,414.00	61,414.00	0.00
	Etnyre V Bottom Trailer Used 2007 Emerson Trailer	7L252019	3,000.00	3,000.00	0.00
	Used 2010 Emerson Trailer	AL252002	3,000.00	3,000.00	0.00
	Used 2011 Etnyre V Bottom Trir	BE111344	55,000.00	55,000.00	0.00
	Used 2011 Etnyre V Bottom Trir	BE111345	55,000.00	55,000.00	0.00
04/14/15	Sure-Trac T18		5,310.90	5,310.90	0.00
	2016 Sure-Trac Cargo Trailer	G2124389	3,447.82	3,447.82	0.00
	2005 Custom Trailer	PS001073	15,000.00 73,691.27	15,000.00 73,691.27	0.00
	2016 Etnyre Asphalt Tanker	GE007008	73,691.28	73,691.28	0.00
	2016 Etnyre Asphalt Tanker	GE007009 GE007255	69,934.00	69,934.00	0.00
06/15/16	2016 Etnyre Asphalt Tanker 2016 Etnyre Asphalt Tanker	GE007256	69,934.00	69,934.00	0.00
	Used 1979 Fruehauf Trailer		26,500.00	26,500.00	0.00
	2004 Mack Tank Truck - RL	N157205	50,000.00	50,000.00	0.00
	2004 Mack Tank Truck - RL	N157206	50,000.00	50,000.00	0.00
	2001 Polar Trailer -RL	1024410	20,000.00	20,000.00	0.00
07/29/16	1998 Haulmark Trailer - RL	WG008615	2,000.00	2,000.00	0.00
07/29/16	1997 Haulmark Trailer - RL	VG004402	2,000.00	2,000.00	0.00
	2002 Pitts Low Bed - RL	P020812	20,000.00	90,000.00	0.00
	2017 Viking 4000 Portable Bin	GR719251 HR719268	90,000.00	90,000.00	0.00
	2017 Viking 4000 Portable Bin Motosport - Tagalong Trailer	111/13200	9,766.48	9,766.48	0.00
	2017 Etnyre RTN35TD-PS Lowbed	1E9323136HE111202	61,990.00	61,990.00	0.00
	2017 Etnyre RTN35TD-PS Lowbed	1E9323284HE111239	59,590.00	59,590.00	0.00
	2017 Eager Beaver Gooseneck Trailer	112SE2469HL082067	62,489.12	62,489.12	0.00
	2017 Etnyre Lowbed Trailer	1E932232XHE111119	77,575.00	77,575.00	0.00
10/20/17	86 Fruehauf Trailer - used	1H4T04329GK014901	14,500.00	14,500.00	0.00
06/14/18	2018 Etnyre LowBoy Trailer	1E9325999JE111284	65,688.00	61,778.00	3,910.00
	Etnyre Live Bottom Trailer	1E9V15820AE111206	30,500.00 30,000.00	29,410.71 27,500.00	1,089.29 2,500,00
	2006 Heil Pneumatic Tanker Trailer	5HTSN422X67T10992	30,000.00	27,500.00	2,500.00
	2006 Heil Pneumatic Tanker Trailer	5HTSN422167T10993 5HTSN412217T07689	30,000.00	27,500.00	2,500.00
	2001 Heil Pneumatic Tanker Trailer	1H9TT43245L020999	10,000.00	8,571.43	1,428.57
	2005 Harmon Tanker 1986 Fruehauf 9400G Trailer	1H4T04422FK023906	16,000.00	13,333.33	2,666.67
	Falcon 4Ton RME Asphalt Hot Patch Dump Trailer	1F9P416Z1KM339043	41,349.83	34,458.19	6,891.64
	1984 Almac Industries Elliptical Tank	2A9TA2M12D1001187	10,000.00	8,214.29	1,785.71
	1995 Heil 9200 Gal Tank Trailer	1HLA3A7B4S7H58240	17,000.00	13,964.29	3,035.71
	1995 Heil 9400 Gal Tank Trailer	1HLA3A7B5S7H58456	17,000.00	13,964.29	3,035.71
04/05/19	2020 Etnyre Live Bottom Trailer	1E9V2348XLE111020	110,068.00	90,413.00	19,655.00
	2018 Etnyre Lowboy Trailer	1E9325821JE111316	82,096,00	66,458.67 60,665.71	15,637.33 14,274.29
	2019 Etnyre Live Bottom Trailer	1E9V23142KE111089	74,940.00 7,500.00	6,071.43	1,428.57
	1988 Fruehauf 2 axle tanker trailer	1H4T04225JL032802 4J8T04229XT000405	11,000.00	8,773.81	2,226.19
	1999 LBT 9200 Gal Tank Trailer	1E9T44204VE007114	14,700.00	11,725.00	2,975.00
	1997 Etnyre 6750g Asphalt Tanker 1996 Etnyre 6750g Asphalt Tanker	1E9T44206TE007161	14,700.00	11,725.00	2,975.00
	1996 Etnyre 6750g Asphalt Tanker 1996 Etnyre 6750g Asphalt Tanker	1E9T44204TE007160	14,700.00	11,725.00	2,975.00
	1976 Fruehauf Tank Trailer 9200 Gal	OMW716505	9,000.00	6,857.14	2,142.86
	1993 Heil Tank Trailer 9200 Gal	1HLA3A7B6P7H56867	12,000.00	9,142-86	2,857.14
	1985 Fruehauf Tanker	1H4T04420FK002603	6,500.00	4,797.62	1,702.38
	1985 Fruehauf Tanker	1H4T04424FK002605	6,500,00	4,797.62	1,702.38
	1995 Fruehauf Tanker	2R9S2A7C4SC010109	9,500.00	7,011.90	2,488.10
10/31/19	1995 Fruehauf Tanker	2R9S2A7C0SC010110	9,500.00	7,011.90	2,488.10
12/05/10	1996 Fruehauf Tanker	4J8T04226TT011310	12,500.00	9,077.38	3,422-62
	2017 Carry-On Trailer	4YMBU1219HV057379	1,500.00	1,053.57	446.43

Acquis Date	12/31/24 Description	Serial #	Cost	Acc Deprec 12/31/2024	Net Book Value
	1988 Hell Stainless Insulated 5100 gal trailer	1HLF1D781J9D39861	9,000.00	6,321.43	2,678
	1984 Fruehauf Stainless Insulated 500 gal trailer	1H4T04429EK007202	9,000.00	6,321.43	2,678
01/21/20		CTK7343	8,500.00	5,970.24	2,529
03/18/20	2020 CarMate 6x12 Trailer	5A3C612S6LL001289	4,408.94	2,991.78	1,417
05/19/20		VIN: 1E9V24717ME111031	115,686.00	75,746.79	39,939
	2015 Trailer King Conveyor	VIN: 1TKN04332GW109045	75,025.00	48,230.36	26,794
	2020 Talbert Tag-A-Long	S/N: 40FR03323L5039840	26,908.33	17,298.21	9,610
	2020 Talbert Tag-A-Long	5/N: 40FR03325L5039841	26,908.33	17,298.21	9,610
06/29/20		5/N: 40FR03327L5039842	26,908.34 52,314.86	17,298.22	9,610
07/09/20	22.11-03.	VIN:112CJZ280LL084604 VIN: 112SDB542LL084607	186,342.14	33,008.19 119,791.38	19,306 66,550
11/25/20	100 PM	VIN: 1LH440WH2M1B29801	66,568.00	38,831.33	27,736
12/29/20		SN: 1F9A5373791319034	17,500.00	10,208.33	7,291
12/28/20	1975 Freuhauf 6500 Gallon Tanker	VIN: UNW533503	3,500.00	2,041.67	1,458
12/28/20		VIN: 950247	3,500.00	2,041.67	1,458
	2021 Hydraulic Detachable Gooseneck	189GL5334MS977023	79,794.00	44,545.54	35,147
	2021 Carmate 6 X 12 Sportster Model: CM612EC	VIN: 5A3C61250ML003377	4,356.39	2,281.92	2,074
	Black Cargo Trailer Model: DSC714TA2	VIN: 7FD1E1425M1006339	4,400.00	2,357.14	2,042
	Tank - for FL Water Truck #2 #27689	Dolphin Tanker systems	27,670.79	14,823.64	12,847
	Chipspreader Trailer	VIN: 1E9331968NE111133	39,536.00	18,826,67	20,709
	Chipspreader Trailer Etnyre Live Bottom Trailer Model LBW-236/3AV2601	VIN: 1E9331976NE111138	39,536.00	18,826.67	20,709
	1987 Fruehauf Trailer Model LBW-236/3AV2601	VIN: 1E9V26018NE111210	109,845.00	49,691.79	60,153
	1990 Fruehauf Trailer	VIN: 1H4T04120HK010904 VIN: 1H4T04225LL005604	3,000.00	1,321.43	1,678
	2022 RTN Lowboy Trailer	VIN: 1H4104225LL005604 VIN: 1E9332022NE111144 / SN: Q33202	125,000.00	50,595.24	74,404
	New Hombre H15K Trailer	VIII. 1155520221VL111144 / 3IV. Q33602	7,227.75	2,925.52	4,302
	2023 Etnyre Live Bottom Trailers Model LKBW-236/3A V2689	VIN: 1E9V26883PE111099	109,324.00	42,948.71	66,375
	2023 Etnyre Live Bottom Trailers Model LKBW-236/3A V2689	VIN: 1E9V26895PE111100	109,324.00	42,948.71	66,375
7/30/22	1989 Frueh Trailer	VIN: 1H4T04227KL028204	15,000.00	5,178.57	9,821
	2017 Big Tex Utility Trailer	VIN: 16VCX1622H2021794	2,300.00	711.90	1,588
	Arising Ind Flat Front Enclosed Trailer	5YCBE1820PH000853	11,912.98	2,978.25	8,934
	2020 CAM P5C Trailer	5/WCA1029LP505266	6,500.00	1,238.10	5,261
	Batwing Core Trailer 2023 Karavan Trailer	WING FUTURE 24 APER 23 DATA	34,000.00	3,542.86	30,357
	2024 Karavan Trailer	VIN: 5KTUS1311PF532929 VIN: 5KTUS1314RF327737	1,919.24	182.78 101.55	1,736 954
	2024 Cargo Pro ATV Trailer	VIN: 5WFBA1821RW136996	5,731.20	614.06	5,117
	2023 ETNYRE LOWBOY TRAILER	VIN: 1E9334311PE111251	135,525.00	11,293,75	124,231
	2 - Outback Utility Trailers	VIN:OBD096278K061924R & OBD096248K	15,940.00	1,328.33	14,611
	& Trailers		4,281,599.94	2 250 200 02	913,211
12/21//11				3,368,388.02	242,644
	1994 Ford F700 - stake	RVA12571	0.00	0.00	
3/31/01	1989 Ford Box Truck	FVA06386	0.00 1,479.76	0.00 1,479.76	0
3/31/01 4/10/02	1989 Ford Box Truck 2002 Ford F-350	FVA06386 2EC09678	0.00 1,479.76 37,302.30	0.00 1,479.76 37,302.30	0
3/31/01 4/10/02 4/28/04	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline	FVA06386 2EC09678 4HB01843	0.00 1,479.76 37,302.30 32,458.44	0.00 1,479.76 37,302.30 32,458.44	0
3/31/01 4/10/02 4/28/04 9/30/04	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450	FVA06386 2EC09678 4HB01843 4EC70751	0.00 1,479.76 37,302.30 32,458.44 45,021.50	0.00 1,479.76 37,302.30 32,458.44 45,021.50	000000000000000000000000000000000000000
3/31/01 4/10/02 4/28/04 9/30/04 0/30/04	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline	FVA06386 2EC09678 4HB01843 4EC70751 4G248917	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90	000000000000000000000000000000000000000
3/31/01 4/10/02 4/28/04 9/30/04 0/30/04 9/12/05	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util	FVA06386 2EC09678 4HB01843 4EC70751 4G248917 5EB49317	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40	C C C C C C C C C C C C C C C C C C C
3/31/01 4/10/02 4/28/04 9/30/04 9/30/04 9/12/05 0/28/05	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350	FVA06386 2EC09678 4HB01843 4EC70751 4G248917	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90	(
3/31/01 4/10/02 4/28/04 9/30/04 9/30/04 9/12/05 9/28/05 2/16/05	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350 2005 Ford F-550	FVA06386 2ECD9678 4HB01843 4EC70751 4G248917 5EB49317 5EC91258	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00	
3/31/01 4/10/02 4/28/04 9/30/04 9/30/04 9/12/05 0/28/05 2/16/05 2/28/06	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350 2005 Ford F-550	FVA06386 2EC09678 4HB01843 4EC70751 4G248917 5E849317 5EC91258 5EB18042	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00	(((((
3/31/01 4/10/02 4/28/04 6/30/04 6/30/04 6/12/05 6/28/05 6/28/06 6/28/06 6/31/06	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350 2005 Ford F-550 2005 Ford F-550 2005 Ford F-550 2005 Ford F-550	FVA06386 2EC09678 4HB01843 4EC70751 4G248917 5EB49317 5EC91258 5EB18042 5EA38898 5EA88918 6EC61828	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00	
8/31/01 4/10/02 4/28/04 8/30/04 6/12/05 0/28/05 1/16/05 1/28/06 8/28/06 8/31/06 1/30/07	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350 2005 Ford F-550 2006 Ford F-550 2008 Dodge 1500	FVA06386 2ECD9678 4HB01843 4EC70751 46248917 5EB49317 5EC91258 5EB18042 5EA38898 5EA88918 6EC61828 8S527275	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00	
8/31/01 4/10/02 4/28/04 9/30/04 9/30/04 9/12/05 9/28/05 1/16/05 1/28/06 1/28/06 1/30/07 1/30/07	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350 2005 Ford F-550 2006 Ford F-550 2006 Ford F-550	FVA06386 2EC09678 4HB01843 4EC70751 4G248917 5EB49317 5EC91258 5EB18042 5EA38898 5EA88918 6EC61828 8S527275 6DB10659	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00	
8/31/01 4/10/02 1/28/04 9/30/04 9/30/04 9/12/05 1/28/05 1/16/05 1/28/06 1/28/06 1/31/06 1/30/07 1/27/08 1/02/09	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350 2005 Ford F-550 2005 Ford F-550 2005 Ford F-550 2005 Ford F-550 2006 Ford F-550 2006 Ford F-550 2006 Ford F-550 2008 Dodge 1500 2006 Ford E150 Van 2008 Dodge 4500 Utility	FVA06386 2EC09678 4HB01843 4EC70751 4G248917 5E849317 5EC91258 5EB18042 5EA38898 5EA88918 6EC61828 8S527275 6DB10659 8G227125	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00 47,049.00	0.00 1.479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00 47,049.00	
8/31/01 1/10/02 1/28/04 1/30/04 1/30/04 1/12/05 1/28/05 1/128/06 1/30/07 1/27/08 1/02/09 1/02/09	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350 2005 Ford F-550 2005 Ford F-550 2005 Ford F-550 2005 Ford F-550 2006 Ford F-550 2006 Ford F-550 2006 Ford F-550 2006 Dodge 1500 2006 Ford E150 Van 2008 Dodge 4500 Utility 2008 Dodge 5500 Stake Body	FVA06386 2EC09678 4HB01843 4EC70751 4G248917 5E849317 5EC91258 5EB18042 5EA38898 5EA88918 6EC61828 8S527275 6DB10659 8G227125 8G125942	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,551.00 47,049.00 44,026.00	0.00 1.479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00 47,049.00 44,025.00	
8/31/01 1/10/02 1/28/04 1/30/04 1/30/04 1/12/05 1/28/05 1/16/05 1/28/06 1/31/06 1/30/07 1/27/08 1/02/09 1/02/09 1/02/09 1/02/09	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350 2005 Ford F-550 2005 Ford F-550 2005 Ford F-550 2005 Ford F-350 2005 Ford F-350 2006 Ford F-500 2006 Ford F-500 2008 Dodge 1500 2008 Dodge 4500 Utility 2008 Dodge 4500 Utility 2008 Dodge 5500 Stake Body 2007 Ford E350 Van	FVA06386 2EC09678 4HB01843 4EC70751 4G248917 5E849317 5EC91258 SEB18042 5EA38898 5EA88918 6EC61828 8S527275 6DB10659 8G227125 8G125942 7DA90284	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 47,049.00 44,026.00 16,447.00	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00 47,049.00 44,026.00 16,447.00	
8/31/01 1/10/02 1/28/04 1/30/04 1/30/04 1/12/05 1/28/06 1/28/06 1/28/06 1/31/06 1/30/07 1/27/08 1/02/09 1/02/09 1/29/10 1/21/10	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350 2005 Ford F-450 2005 Ford F-450 2006 Ford F-350 2008 Dodge 1500 2006 Ford E150 Van 2008 Dodge 4500 Utility 2008 Dodge 5500 Stake Body 2007 Ford E350 Van 2010 Ford E350 Van	FVA06386 2EC09678 4HB01843 4EC70751 46248917 5E849317 5EC91258 5E818042 5EA38898 5EA88918 6EC61828 8S527275 6D810659 8G227125 8G125942 7DA90284 ADB02968	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,056.00 40,056.00 42,037.00 45,282.00 35,188.00 18,561.00 47,049.00 44,026.00 16,447.00 32,251.50	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00 47,049.00 44,025.00 16,447.00 32,251.50	
8/31/01 1/10/02 1/28/04 1/30/04 1/30/04 1/30/04 1/30/04 1/20/05 1/28/05 1/28/06 1/28/06 1/28/06 1/31/06 1/30/07 1/27/08 1/02/09 1/02/09 1/02/09 1/29/10 1/21/11	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350 2005 Ford F-550 2006 Ford F-550 2006 Ford F-550 2008 Dodge 1500 2006 Ford E150 Van 2008 Dodge 4500 Utility 2008 Dodge 5500 Stake Body 2007 Ford E350 Van 2010 Ford E350 Van 2010 Ford E350 Van 2010 Ford E350 Van 2010 Ford E350 Van 2011 Dodge Ram	FVA06386 2ECD9678 4HB01843 4EC70751 46248917 5EB49317 5EC91258 5EB18042 5EA8898 5EA88918 6EC61828 8S527275 6DB10659 8G227125 8G125942 7DA90284 ADB02968 BS556681	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00 47,049.00 44,026.00 16,447.00 32,251.50 39,505.30	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00 47,049.00 44,025.00 16,447.00 32,251.50 39,505.30	
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/31/01 /10/02 /128/04 /30/04 /30/04 /112/05 /28/05 /16/05 /28/06 /28/06 /30/07 /27/08 /02/09 /02/09 /21/10 /21/11 /22/11 /18/12	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350 2005 Ford F-550 2005 Ford F-550 2005 Ford F-550 2005 Ford F-450 2006 Ford F-550 2006 Ford F-550 2008 Dodge 1500 2006 Ford E150 Van 2008 Dodge 5500 Stake Body 2007 Ford E350 Van 2010 Ford E350 Van 2011 Dodge Ram 2010 Ford E350 Util Van	FVA06386 2ECD9678 4HB01843 4EC70751 46248917 5EB49317 5EC91258 5EB18042 5EA8898 5EA88918 6EC61828 8S527275 6DB10659 8G227125 8G125942 7DA90284 ADB02968 BS556681	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00 47,049.00 44,026.00 16,447.00 32,251.50 39,505.30	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00 47,049.00 44,025.00 16,447.00 32,251.50 39,505.30	
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8/31/01 1/10/02 1/28/04 1/30/04 1/30/04 1/30/04 1/12/05 1/28/06 1/29/10 1/21/10 1/21/10 1/21/10 1/21/10 1/21/11 1/22/11 1/22/12 1/22/13 1/26/13 1/28/13 1/29/13 1/29/13 1/29/13 1/29/13 1/29/13 1/29/13 1/29/13	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350 2005 Ford F-350 2005 Ford F-350 2005 Ford F-450 2006 Ford F-550 2008 Dodge 1500 2006 Ford E150 Van 2008 Dodge 4500 Utility 2008 Dodge 5500 Stake Body 2007 Ford E350 Van 2010 Ford E350 Van 2011 Dodge Ram 2008 Ford E350 Utili Van 2011 Ford F350 2012 Ford F450 2012 Ford F450 2012 Ford F450 2012 Ford F450 2012 Ford F-450 2012 Ford F-450 2012 Ford F-450 2012 Ford F-450 2013 Ford F-450 2013 Ford Chassis Body 2013 Ford Chassis Body 2013 Ford Chassis Body	FVA06386 2EC09678 4HB01843 4EC70751 4G248917 5EB49317 5EC91258 5EB18042 5EA38898 5EA88918 6EC61828 8S527275 6DB10659 8G227125 8G125942 7DA90284 ADB02968 85556681 8DB26427 BEA16375 CEB69911 CEB75626 CECC22929 CS145472 CEC26952 CED03477 CEC36709 DS541596 DEB37120 DEA70032 DEB89800	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00 45,282.00 35,188.00 18,561.00 47,049.00 44,026.00 16,447.00 32,251.50 39,505.30 28,006.85 34,2247.50 57,864.00 32,296.95 61,480.00 61,480.00 61,480.00 63,525.27 11,700.00 64,247.00 63,247.00 66,354.00	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,05.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00 47,049.00 44,026.00 16,447.00 32,251.50 39,505.30 28,006.85 34,247.50 57,864.00 59,457.33 57,864.00 32,256.00 61,480.00 61,480.00 61,480.00 61,480.00 64,247.00 64,247.00 63,247.00 663,247.00 60,354.00	
/31/01 /10/02 /28/04 /30/04 /30/04 /30/04 /30/04 /12/05 /28/06 /28/06 /31/06 /30/07 /27/08 /02/09 /02/09 /02/09 /02/11 /02/11 /18/12 /30/12 /21/11 /22/12 /22/13 /26/13 /2	1989 Ford Box Truck 2002 Ford F-350 2004 Ford Econoline 2004 Ford Econoline 2004 Ford F-450 2004 Dodge 3500 Util 2005 Ford F-350 2006 Ford F-350 2008 Dodge 1500 2006 Ford E150 Van 2008 Dodge 4500 Utility 2008 Dodge 5500 Stake Body 2007 Ford E350 Van 2010 Ford E350 Van 2011 Dodge Ram 2008 Ford E350 Util Van 2011 Ford F350 2012 Ford F450 2012 Ford F450 2012 Ford F450 2012 Ford F450 2012 Ford F-450 2012 Ford F-450 2012 Ford F-450 2012 Ford F-450 2013 Ford Chassis Body	FVA06386 2EC09678 4HB01843 4EC70751 4G248917 5EB49317 5EC91258 5EB18042 5EA38898 5EA88918 6EC61828 8S527275 6DB10659 8G227125 8G125942 7DA90284 ADB02968 BS556681 8DB26427 BEA16375 CEB69911 CEB75626 CEEC2929 CS145472 CEC26952 CED03477 CEC96709 DS541596	0.00 1,479.76 37,302.30 32,458.44 45,021.50 39,845.90 34,470.40 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00 47,049.00 44,026.00 24,026.00 25,275.50 39,505.30 28,006.85 34,247.50 57,864.00 32,296.95 61,480.00 61,480.00 61,480.00 61,480.00 61,480.00 65,480.00 35,525.27 11,700.00 64,247.00 63,247.00	0.00 1.479.76 37,302.30 32.458.44 45,021.50 39,845.90 34,470.40 40,440.00 40,056.00 24,602.00 42,037.00 45,282.00 35,188.00 18,561.00 47,049.00 44,025.00 16,447.00 32,251.50 39,505.30 28,006.85 34,247.50 57,864.00 59,457.33 57,864.00 32,296.95 61,480.00 61,480.00 61,480.00 63,247.00 63,247.00	

12/31/24 Acquis Date Description 04/30/14 2014 Ford F-450 Util 04/30/14 2014 Ford F-450 Util 04/30/14 2014 Ford F-450 Util	Serial #		Acc Deprec	
04/30/14 2014 Ford F-450 Util 04/30/14 2014 Ford F-450 Util	20100.11	Cost	12/31/2024	Net Book Value
04/30/14 2014 Ford F-450 Util	EEB70023	64,826.00	64,826.00	0.00
04/30/14 2014 Ford F-450 Util	EEB70024	64,826.00	64,826.00	0.00
	EEB70025	64,826.00	64,826.00	0.00
07/22/14 2014 Dodge Ram	G2999016	50,124.41	50,124.41	0.00
08/23/14 2014 Ford F-450 Util	EEA76432	57,826.00	57,826.00	0.00
10/04/14 2000 Ford F650 Dump Truck	YMA07009	9,350.00	9,350.00	0.00
10/06/14 2004 Ford E-350 Van	4HB52792	13,298.00	13,298.00	0.00
10/07/14 Used 2005 Ford F-550	5EA12076	12,750.00	12,750.00	0.00
01/02/15 2015 Ford F450 Super Duty	FEB74722	62,838.00	62,838.00	(0.00)
03/25/15 2015 Ford E-450 Super D	FEC86232	62,836,50	62,836.50	0.00
04/27/15 2015 Ford E450 Super D	FED02876	63,090.00	63,090.00	0.00
04/27/15 2015 Ford F-550 DRW	FED13437	67,695.00	67,695.00	0.00
05/30/15 2015 Ford F-250	FEC44149	57,245.10	57,245.10	0.00
06/30/15 2015 Ford 250 Van	FKA98603	39,737.96	39,737.96	0.00
09/30/15 2016 Ford F-450	GEA41938	68,944.50	68,944.50	0.00
09/30/15 2015 Dodge Ram	FG548467	50,396 72	50,396.72	0.00
10/30/15 2015 Dodge Ram 1500	FS777367	55,148.32	56,148.32	0.00
10/30/15 2016 Ford=F-450 Util/Plow	GEA41937	74,747.00	74,747.00	0.00
11/20/15 2016 Ford F-250	GEA74094	60,425.10	50,425.10	0.00
12/16/15 2016 Dodge Ram 2500	GG103547	52,663.45	52,663.45	0.00
01/06/16 2015 Ford F450 Util (Plow/Lift)	GEB37469	77,980.00	77,980.00	0.00
02/29/16 2016 Ford F-450 Utility	GEB71906	65,326.00	65,326.00	0.00
02/29/16 2016 Ford F-450 Stake	GEB71907	65,746.00	65,746.00	0.00
02/29/16 2016 Dodge Ram 2500	GG249305	54,612.00	54,612.00	0.00
03/15/16 2011 Ford E-350 Van	BDA67118	17,894.43	17,894.43	0.00
04/22/16 2016 Ford F-250	GEC38098	56,272.00	56,272.00	0.00
05/15/16 2015 Ford E-350 (Used)	FKA64578	37,032.80	37,032.80	0.00
05/31/16 2016 Ford F-450	GEB90958	65,276.00	65,276.00	0.00
06/15/16 2016 Ford F-250	GEC94430	62,252.70	62,252.70	0.00
06/30/16 2016 Ford F-450				0.00
07/29/16 2016 Dodge 2500 Ram	GEB90959	64,276.00	64,276.00	
08/17/16 2016 Ford F-450	GG357821	54,196.52	54,196.52	0.00
09/09/16 2016 Ford F-450	GED35267	66,276.00	66,276.00	0.00
09/21/16 2016 Ford F-450 09/21/16 2017 Bentley SUV - Sales/Admin	GEB90957	65,946.00	65,946.00	0.00
10/19/16 2016 Dodge Ram 2500	HC013848	279,710.96	279,710.96	0.00
12/23/16 2016 Dodge Ram	G\$125802	44,965.57	44,965.57	0.00
	GS373715	38,886.55	38,886.55	0.00
11/30/16 2017 Dodge Ram 1500 11/30/16 2013 FORD E350 (Used)	H\$568317	58,786.24	58,786.24	0.00
07/29/16 2013 Chevy 2500 - RL	DDA22277	24,771.67	24,771.67	0.00
	DF225639	19,426.00	19,426.00	0.00
07/29/16 2012 Ford F-550 - RL	EA89375	70,000.00	70,000.00	0.00
01/31/17 2016 Ford F-450 01/31/17 2016 Ford F-450	1FDOW4GT5GEB90960	66,696.00	66,696.00	0.00
01/31/17 2016 Ford F-450	1FD0W4GT2GED44377	66,696.00	66,696.00	0.00
	1FDOW4GT9GED35269	64,276.00	64,276.00	0.00
01/31/17 2016 Ford F-150	1FTFW1RG9HFA18407	68,029.92	68,029.92	0.00
02/27/17 2016 Ford F-450 Stakebody	1FDOW4GT7GED35268	63,526.00	63,526.00	0.00
02/27/17 2016 Ford F-450 Litility	1FDOW4GT7GECO9881	70,391.00	70,391,00	0.00
03/07/17 2016 Ford F-550 03/29/17 2016 Dodge Ram 1500	1FDOW5GT3GECO9883	69,641.00	69,641.00	0.00
02/26/17 2012 Ford E-350	3C6RR/LT/GG360827	50,171.77	50,171,77	0.00
	1FBSS3BL20DA42327	21,098.81	21,098.81	0.00
04/24/17 2016 Ford F-250 05/15/17 2017 Dodge Ram 1500	GEB98716 3C6RR7LT6HG524554	73,305.05	73,305.05	0.00
05/15/17 2017 Dodge Ram 1500		51,731.08	51,731.08	0.00
05/15/17 2017 Dodge Ram 1500 05/15/17 2017 Dodge Ram 2500	3C6RR7LT7HG506077	51,425.34	51,425.34	0.00
07/20/17 2017 Dodge Ram 2500 07/20/17 2017 Dodge Ram 2500	3C6UR5DJ4HG501818	56,173.63	56,173.63	0.00
	3C6UR5DJ9HG558516	57,461.33	57,461.33	0.00
08/14/17 2017 JEEP Renegade 08/31/17 2016 Ford F-250	ZACCIBAB8HPF77502	24,799.64	24,799.64	0.00
	1FDBF2B67GED03175	55,095.84	55,095.84	0.00
08/29/17 2017 Dodge Ram	3C6UR5DJ1HG639624	56,400.49	56,400.49	0,00
09/22/17 2016 FORD F450 Stakebody -new	1FD0W4GT6GED45306	68,947.00	68,947.00	0.00
09/22/17 2016 FORD F450 Stakebody -new	1FD0W4GT8GED33111	68,947.00	68,947.00	0.00
10/30/17 2016 FORD F450 Stakebody -new	1FD0W4GT4GED36491	71,194.50	71,194.50	0.00
11/06/17 2016 FORD F450 UTILITY BODY - NEW	1FD0W4GT1GED16831	71,196.00	71,196.00	0.00
12/12/17 2018 Ford F150 - Sales/Admin	1FTFW1RG0JFA40754	126,425.02	126,425.02	0.00
02/28/18 2016 Ford F450 Stakebody	1FDOW4GT8GEC76652	70,077.50	68,408.99	1,668.51
03/09/18 2018 GMC Savana 3500	1GJZ7NFB0J1212992	42,297.96	41,290.87	1,007.09
03/09/18 2018 GMC Savana 3500	1GJZ7NFB0/1211440	42,297,96	41,290.87	1,007.09
03/09/18 2018 GMC Savana 3500	1GJZ7NFB4J1213126	42,297.96	41,290.87	1,007.09
03/09/18 2018 GMC Savana 3500	1GJZ7NFB9J1212098	42,297.96	41,290.87	1,007.09
03/09/18 2018 GMC Savana 3500	1GJZ7NFB9J1212585	42,297.58	41,290.49	1,007.09
03/09/18 2018 GMC Savana 3500	1GJZ7NFB1J1214928	42,297,96	41,290.87	1,007.09
03/26/18 2018 GMC SIERRA	1GT2UEY01F223562	74,555.99	71,893.28	2,662.71
03/29/18 2018 Ford F150 - Sales/Admin	1FTFW1RG1JFB93790	126,907.53	122,375.12	4,532.41
03/26/18 2016 FORD 450 - NEW	1FD0W4GTXGEC77060	78,991,50	76,170.38	2,821.13
		75 447 50	72 774 77	2 620 02
03/26/18 2016 FORD F350 - NEW 04/30/18 2016 FORD F350 - NEW	1FDUF5HT9GEC87648 1FD0W4GT1GEC77061	76,417.50 74,391.00	72,778.57	3,638.93

Acquis	EQUIPMENT SCHEDULE 12/31/24			Acc Deprec	Net Book
Date	Description	Serial #	Cost	12/31/2024	Value
06/05/18	2018 FORD F750	1FDXF7DXJDF02433	79,462.00	74,732.12	4,729.8
06/12/18		1FDUF5HT9GEC68324	95,552.00	89,864.38	5,687.6
07/02/18		3C6UR5DJ9JG286250	60,046.18	55,757.17	4,289.0
	2018 Ford F150 - Sales/Admin 2018 Dodge Ram 1500	1FTFW1RG2JFC75673	126,551.12	117,511.75	9,039.3
	2018 Dodge Ram 1500	1C6RR7NT5JS194031	49,451.11	45,330.18	4,120.9
	2018 Dodge Ram 2500	3C6UR5DJ2JG286249 3C6UR5DJ7JG354805	57,919.01 57,787.44	53,092.43 51,595.93	4,825.5 5,191.5
	2018 Dodge Ram 2500	3C6URSDJ9JG354806	57,039.36	50,248.96	6,790.4
	2017 Dodge Ram 2500	3C6UR5DJ2HG782212	45,377.06	39,434.83	5,942.2
	2018 Dodge Ram 2500	3C6UR5DJ5JG209536	58,410.45	50,761.46	7,648.9
	2017 Ford F450 Super Duty	1FDUF4HT5HEC83852	54,786.00	46,959.43	7,826.5
01/22/19	2018 Ford F250	1FDBF2B68JEC70467	91,256.50	77,133.47	14,123.0
	2018 Dodge Ram 1500	1C6RR7FT7JS242532	47,523.80	40,168.93	7,354.8
	2019 Ford F550	1FD0X5HT6KED89879	102,347.50	84,071.16	18,276.3
	2019 Dodge Ram 1500	1C6RR7LT8KS626986	51,335.10	41,556.99	9,778.1
	2019 Dodge Ram 1500	1C6RR7LT6KS626985	51,335.10	41,556.99	9,778.1
	2017 Ford F-350	1FT8W3B68HEC72489	51,319.56	39,100,62	12,218.94
	2019 Ford F-450 2019 Ford F550	1FD0W4GT5KEG57318	64,943.00	47,934.12	17,008.88
	2019 Pord P550 2019 Dodge Ram 2500	1FD0W5GTXKEC15317	68,188.50	49,517.84	18,570,58
	2019 Dodge Ram 2500 2019 Dodge Ram 1500	3C6UR5C1XKG556962 1C6RR7LT9K5657003	48,874.64	34,910.46	13,964.18
	2019 Dodge Ram 2500	3C6UR5CJXKG587399	47,292,15 48,683.07	33,780.11 34,773.62	13,512.0
	2019 Dodge Ram 2500	1C6RR7LT0KS657004	55,601.61	39,715.44	15,886.17
	2019 Ford F450	1FD0W4GTXKEE06603	75,315.50	53,796.79	21,518.7
	2019 Ford F450	1FDOW4GT9KED72251	75,315.50	53,796.79	21,518.7
	2021 Ford 750	1FDXF7DX0MDF00571	86,692.50	59,859.11	26,833.39
	2020 Dodge Ram Pickup	1C65RFHT2LN288389	69,503.23	47,162.91	22,340.32
04/14/20	2020 Jeep Grand Cherokee - Sales/Admin	1C4RJFBG2LC240414	50,790.95	34,465.29	16,325.66
05/20/20	2020 Ford F150 Sales/Admin	1FTEW1E42LFB12385	72,787.10	47,658.22	25,128.88
05/24/20	2020 Dodge Ram Pickup	3C6UR5CJ5LG125074	52,727.76	34,524.13	18,203.63
	2020 Ford F550	1FD0W5GT0LED29201	67,402.00	42,527.45	24,874,55
	2020 Ford F550	1FD0W5GT6LED54359	67,377.00	42,511.68	24,865.32
	2020 Dodge Ram Pickup	3C6URSCI1LG106554	52,797.60	33,312.77	19,484.83
	2020 Dodge Ram Pickup	3C6UR5CJ9LG148826	53,584.56	33,809.31	19,775.25
-	2020 Ford F450	1FD0W4GT1LED54442	73,298.50	45,375.26	27,923.24
	2020 Ford F550	1FD0W5GT4KEG52035	69,665.50	43,126.26	26,539.24
	2019 Ford F550 2020 Dodge Ram Pickup	1FD0W5GT7KEE27656	78,619.50	48,669,21	29,950.29
	2020 Dodge Ram Pickup	1C6SRFBTOLN190650 1C6SRFGTOLN231531	52;573.04 51,665.40	32,545.22 31,368.28	20,027.82
	2020 Ford F550	1FD0X5HTXLED11977	59,968.10	35,695.30	24,272.80
	2020 Super Duty Ford F550 - Chassis	1FD0X5GT2LEC54000	56,361,50	33,548.51	22,812.99
	2020 Ford F450	1FD0W4GT1LED99543	68,664.50	40,054.29	28,610.21
	2020 Jeep Grand Cherokee - Sales & Admin	1C4RJF8G6LC227553	53,137.44	30,996.84	22,140.60
12/10/20	2020 Dodge Ram Pickup	1C6SRFKTXMN583671	71,852.67	41,914.06	29,938.61
2/29/20	2021 Ford F750	1FDXF7DX4MDF07992	82,797.50	48,298.54	34,498.96
2/31/20	2020 Dodge Ram Pickup	1C6SRFGT2LN239792	50,191.67	29,278.47	20,913.20
	2020 Ford F150	1FTEW1E48LKE90380	59,882.85	34,931.66	24,951.19
	2020 Ford F550	1FD0W5GT8LEE41079	69,147.00	39,512.57	29,634.43
	2021 Ford F550	1FD0X5HT9MEC50350	51,402,00	35,086.86	26,315.14
	2020 Dodge Ram Pickup	3C6UR5CJ1LG258463	51,978.29	29,701.88	22,276.41
	2020 Ford F550	1FD0W5GT4LEE41080	69,147.00	38,689.39	30,457.51
	2020 Ford F550 Super Duty DRW	1FD0W5GT1LEE89202	56,499.00	31,612.54	24,886.46
	2019 Dodge Caravan - Sales & Admin 2020 Ford F550	2C4RDGCG9KR620304	40,831.39	22,846.13	17,985.26
	2020 Ford F550	1FD0X5HTXLEE53181	173,685.10	95,113.27	78,571.83
	2021 Dodge Ram Pickup	1FD0X5GT2LEC54000 VIN: 3C6UR5CJ7MG584222	29,973.00	16,056.95	13,916.04
	2021 Ford F150 Pickup Truck	VIN: 1FTFW1E5XMKD78999	55,724.84 59,298.05	29,713.01 30,354.96	27,011.83
	2022 Ford F750	VIN: 1FDXF7DX8NDF00187	85,191.50	43,609.93	41,581.57
	2022 Ford F750	VIN: 1FDXF7DXXNDF00188	85,191.50	43,609.93	41,581.57
	2020 Ford F-550	VIN: 1FD0W5GT2LEE41143	78,114.50	37,197.38	40,917.12
	2022 Dodge Ram 2500 Trucks	VIN: 3C6UR5CJ1NG138889	61,001.13	27,595.75	33,405.38
	2022 Dodge Ram 2500 Trucks	VIN: 3C6UR5CJ8NG138890	61,207.81	27,689.25	33,518.56
/11/21 2	2021 Jeep Grand Cherokee - Sales & Admin	VIN: 1C4RJFBG7MC841979	53,880.90	23,733.25	30,147.65
1/30/21 2	2022 Dodge Ram 2500	VIN: 3C6UR5CJ7NG156393	50,495.22	26,646.70	33,848.52
	2022 Dodge Ram 2500	VIN 3C6UR5CJ5NG156392	90,384.23	39,812.10	50,572.13
	hevrolet - Sales & Admin		15,000.00	6,964.29	8,035.71
	022 Dodge Ram 2500 Truck	VIN: 3C6URSCJ6NG212484	61,979.88	25,824.95	36,154.93
	022 Dodge Ram 2500 Truck	VIN: 3C6UR5CJ8NG212485	61,979.88	25,087.09	36,892.79
	021 Ford Super Duty F-550 DRW	VIN: 1FD0W5GT8MED97814	76,644.00	31,022.57	45,621.43
	022 Ford F-150	VIN: 1FTFW1E81NFA89661	102,294.01	40,186.93	62,107.08
	022 Ford F-350 Super Duty SRW	VIN: 1FT8W3BN2NEE30781	69,808.73	26,593.80	43,214,93
	022 Ford F-150	VIN: FTFW1E8XNFB05002	101,304.34	38,592.13	62,712.21
	022 Ford F-150	VIN: FTFW1E83NFB07013	112,661.97	41,577.63	71,084.34
5/25/22 2	022 Ford F-150	VIN: 1FTFW1E86NFA87498	104,279.85	38,484.23	65,795.62

	ASPHALT PAVING SYSTEMS, INC. EQUIPMENT SCHEDULE 12/31/24				
Acquis Date	Description	Serial #	Cost	Acc Deprec 12/31/2024	Net Book Value
07/27/22	2022 Ford Super Duty F-550 DRW	VIN: 1FD0W5GT3NEE30784	80,508 50	27,794.60	52,713.9
07/27/22		VIN: 1FD0W5GT3NEE30785	80,508.50	27,794.60	52,713.9
08/16/22	October 1997 Control of the Control	VIN: 3C7WRNBL7MG699295	176,674.69	58,891.56	117,783.1
08/31/22		VIN: 1C6SRFJT1NN370921	85,559.45	28,519.82	57,039 6
11/18/22	2022 Ram Truck	VIN: 3C6UR5CJ3NG381197	69,887.84	20,799.95	49,087.8
11/18/22		VIN: 3C6UR5CJ5NG381198	69,887.84	20,799.95	49,087.8
12/08/22		VIN: W1Y4KBHY9PT121924	63,712.64	18,962.10	44,750.5
		VIN: W1Y4KBHY8PT121932	63,712.64	18,962.10	44,750.5
		SN: 1FDAX2C83PKA39687	61,529.20	16,847.28	44,681.9
-	2022 Ram 2500 Tradesman Model DJ7L91	VIN: 3C6UR5CJ3NG387646	64,084.75	16,784.10	47,300.6
	2022 Ram 2500 Tradesman Model DJ7L91	VIN: 3C6UR5CJ6NG412247	54,920.52	17,003.02	47,917.6
1	2023 2023 GMC Sierra 2500	VIN: 1GT49REY0PF161949	95,266.49	23,815.62	71,449.8
	2023 Dodge Ram 2500				56,812.7
		VIN: 3C6UR5CJ8PG552643	70,180.51	13,367.72	
		VIN: 3C6UR5CJ9PG515911	70,180.51	13,367.72	56,812.7
	2008 Dodge Caravan	VIN: B136731	1,724.38	459.83	1,264.5
		VIN: AR161699	4,390.00	1,170.67	3,219.3
	2023 Dodge Ram 2500	VIN: 3C6UR5CI6PG552642	70,363.79	13,402.63	56,951.1
		VIN: 1FTFW1E59PFA52396	91,350.91	17,400.17	73,950.7
	2022 Dodge Ram 1500	VIN: 1C6RRFBGXNN424104	51,783.37	9,247.03	42,536.3
	2023 Ford F150	VIN: 1FTFW1RG1PFC80209	79,049.02	13,174.84	65,874.1
		VIN: 1FTFW1E84PFC42231	141,756.30	20,250.90	121,505.4
		VIN: 1FD0W5GT5PEC34025	87,441.33	12,491,62	74,949.7
	2023 Ford F550 Super Duty	VIN: 1FD0W5GT3PEC34024	97,653.88	13,950.55	83,703,3
	2024 Dodge Ram 2500	VIN: 3C6URSC/8RG114207	69,487.05	9,099.49	60,387.5
	2024 Dodge Ram 2500	VIN: 3C6UR5CI8RG258257	70,377.61	8,378.29	61,999.3
03/15/24	2024 Dodge Ram 2500	VIN: 3C6UR5CIXRG258258	70,377.61	8,378.29	61,999.3
04/16/24	2024 Ford SuperDuty F-250	VIN: 1FT8W2BT7REC76521	94,756.43	10,152,47	84,603.9
04/22/24	2023 Ford F1-50 Supercrew	VIN: 1FTFW1ED8PFC87699	86,229.14	9,238.84	76,990.3
04/22/24	2023 Ford Bronco Raptor - Sales & Admin	VIN: 1FMEE5JR1PLB90557	106,323.19	11,391,77	94,931,4
	2023 Ford F-150	VIN: 1FTFW1ED2PFB77621	98,631.15	9,393.44	89,237.7
	2023 Ford F-150	VIN: 1FTFW1E87PFD25877	100,181.86	9,541.13	90,640.7
	2010 Dodge Caravan	VIN: 2D4RN4DE4AR412132	4,390.00	418.10	3,971.9
	2010 Dodge Caravan	VIN: 2D4RN4DE7AR372774	4,390.00	418.10	3,971.9
	2023 Ford F-150	VIN: 1FTFW1ED3PFB14740	96,340.81	9,175.32	87,165.4
	2023 Ford F-550 2024 Ford F-550	VIN: 1FD0WSGT8PED63814 VIN: 1FD0WSHTXREC30408	97,369.76 103,252.76	8,114.15 8,604.40	89,255.6 94,648.3
	2024 Dodge Ram 2500 Tradesman	VIN: 1F00W5H7AREC30408	69,853.44	4,157.94	65,695.5
	2024 Dodge Ram 2500 Tradesman	VIN: 3C6UR5C/1RG158064	69,853.44	4,157.94	65,695.5
	2024 Ford F-150	VIN: 1FTFW7L81RFB17857	100,009:30	5,952.93	94,056.3
	2024 Ford F-550	VIN: 1FD0W5GT0RED41745	101,506.76	6,042.07	95,464.6
8/01/24	2019 Ford F-150	VIN: 1FTEW1E5XKFB57498	39,860.15	2,372.63	37,487.5
	2024 Ford F-450	VIN: 1FD0W4HT7REE22671	100,172.76	4,770.13	95,402.6
	2024 Ford F-150	VIN: 1FTFW1RJ7RFB30328	142,173.23	6,770.15	135,403.0
	2024 GMC SIERRA 1500	VIN: 3GTUUGE87RG394263	96,534.32	4,596.87	91,937.4
	2024 GMC SIERRA 2500	VIN: 1GT49XEY1RF403008	108,733.43	5,177.78	103,555.6
	2024 FORD F-550	VIN: 1FD0W5GT6RED37649	83,006.76	2,964.53	80,042.2
	2024 DODGE RAM 2500	VIN: 3C6UR5CI7RG337760	72,657.93	2,594.93	70,053.0
	2024 CHEVROLET EXPRESS 3500 VAN 2024 CHEVROLET EXPRESS 3500 VAN	VIN: 1GAZGPF77R1289278	59,133.73	1,407.95	57,725.7
	2024 CHEVROLET EXPRESS 3500 VAN 2024 CHEVROLET EXPRESS 3500 VAN	VIN: 1GAZGPF76R1288977 VIN: 1GAZGPF70R1289011	59,133.73 59,133.73	1,407.95	57,725.7 57,725.7
	2024 CHEVROLET EXPRESS 3500 VAN	VIN: 1GAZGPF70R1289011 VIN: 1GAZGPF7XR1289114	59,133,73	1,407.95	57,725.7
	2021 CADILLAC XT6	VIN: 1GAZGPF7XR12B9114 VIN: 1GYKPDRSXMZ208494	43,838.11	1,043.76	42,794.3
	2024 CHEVROLET EXPRESS 2500 VAN	VIN: 1GAWGEF71R1183416	51,367,96	611.52	50,756.4
	WARRIED TO DESCRIPT WHO RESIDENCE	7.00		25-30%	
Small Tru	icks & Vehicles		14,921,309.97	9,577,963.34	5,343,346.6

No equipment will be rented by APS for this project

Name and Address of Owner	Project Name & Location Type of Work	Prlme	Sub	Contract Price	Date Completed	Engineer in Charge For Owner Address & Phone Number
lillsborough County ive Oaks Preserve 401 Oak Preserve Blvd ampa, FL 33647	HOA Phase 1 & 2 - Oak Preserve Paving	Х		2,079,260	May-24	Sota Adewunmi, CMCA, AMS 4131 Gunn Highway Tampa, FL 33618 813-936-4156
asco County Board of Comm 536 State Street Iew Port Richey, FL 34554	IFB-RH-22-057 Roadway Rehabilitaion and Repaving	X		\$2,991,550	Apr-24	
Osceola County BOCC . Courthouse Square Buite 4200 Kissimmee, FL 34741	Micro, D Chip, and Full Depth Reclamation	Х		2,054,314	Mar-24	Shane King 1 Courthouse Square Kissimmee, FL 34741 407-742-7522 shane king@osceota org
N Department of Labor 005 Deaderick Street Sulte 700 Nashville, TN 37243-0326	CNX117 - Resurfacing (Microsurfacing) on SR 50 from Near I-24 (LM 0.39) to Near the Elk River (LM 6.97) Grundy County	Х		1,626,220	Jan-24	Shenwar Hussein / TDOT 1210 East Carroll Street Tullahoma, TN 37388 931-454-1901 Shenwar, Hussem@tn gov
Orange County 400 E. South Street, 2nd Floor Orlando, FL 32801	Y23-009 Cold In-Place Bituminous Recycling with Asphalt Resurfacing	X		7,235,359	Jan-24	Hermenegildo Pegado Orange County Public Works 407-836-7817 hermenegildo pegadocustodiorodrigues@octl.com
Superior Construction	Elam Road - Soil Cement, Paving, FDR		Х	\$1,245,993		
Hernando County 15470 Flight Path Drive Brooksville, FL 34604	Paving / Resurfacing Multiple Roads	х		\$2,015,050	Dec-23	Troy McCain, Project Manager 1525 E. Jefferson Street Brooksville, FL 34601 352-754-4062 Imccam@co hernando fi.us
Pasco County 7536 State Road New Port Richey, FL 34654	Old Pasco Road Safety Improvements from Post Oak Blvd. to 500 Ft. South of Overpass Rd. Paving	Х		\$1,933,525	Dec-23	Pasco County 4454 Grand Blvd. New Port Richie, FL 33652 727-834-3611
TN Department of Labor 505 Deaderick Street Suite 700 Nashville, TN 37243-0326	CNX152 - The Microsurfacing on SR 317 from Wesleyan Rd (L.M. 15.34) in Hamilton County to SR 60 (L.M. 3.59) in Bradley County	х		821,648	Nov-23	David Wagner / TDOT david wagner@in.gdv 1720 6th Street NE Cleveland, TN 37311

Name and Address	Project Name & Location			Contract	Date	Engineer in Charge For Owner
of Owner	Type of Work	Prime	Sub	Price	Completed	Address & Phone Number
ake County		X		2,014,861	Nov-23	
State of Florida, BCC						
O Box 7800						
avares, FL 32778			1			
					A	
Camden County BOC	Road Resurfacing Project LMIG 2023 - P23-4200-19	X		1,308,003	Oct-23	Shalana McNamee
200 East 4th Street						200 East 4th St, PO Box 99
Woodbine, GA 31569						Woodbine, GA 31569
						912-576-3028
						sdmcnamee@camdencountyga gov
City of Apopka	Apopka North West Recreation Center Road	Х		\$1,486,812	Sep-23	Michael Ortiz
120 E Main Street	Resurfacing					City of Apopka Public Seervice
Apopka, FL 32703						407-703-1731
						mortiz@apopka,net
IN Department of Labor	CNX036 - The Resurfacing (Either Microsurface or	X		\$2,061,427	Sep-23	Bryan Moore / TDOT
505 Deaderick Street	Thin Mix Overlay) on SR53, SR83, SR96 and SR141					497 Ferrell Drive
Suite 700						Cookeville, TN 38506
Nashville, TN 37243-0326						931-526-7652
Nasimile, 1N 37243-0320			5-8-1			Bryan Moore@tn gov
Florida DOT	SR 589 and SR 54 Interchange; FPN No. 444486-1-52-01		Х	\$1,561,909	Aug-23	Prince Contracting, LLC
Construction Engineer	Contract No. E8T68					10210 Highland Manor Drive
1201 N. Malcolm Mckinley Dr.	Mill and Pave	- 1				Suite 110
	Thit and 1 by C	- 11				Tampa, FL 33610
Tampa, FL 33612						
Lamar County Board of Comm	2023 Micro Surfacing Project	X		\$2,365,104	Aug-23	Sean Townsend
408 Thomaston Street, Suite E	,		1			Lamar County
Barnesville, GA 30204		1	1			408 Thomaston St, Suite E
Barresvitte, GA 30204						Barnsville, GA 30204
						stownsend@lamarcountyga.com
Federal Highway Administration	693C7322C000011, Everglades National Park,		X	\$2,047,120	Aug-23	Central Southern Construction
Eastern Federal Lands Hwy Div	Project No. NP SER PMS FY21(1) Interior Region 2					2410 Harper Street
	South Atlantic Gulf Pavement Preservation					Jacksonville, FL 32204
Quantum Park, Ste E2-3-300	Collier, Miami-Dade & Monroe Counties					,
22001 Loudoun County Pky	Cottlet, Planti-Dade & Plontos Counties			V.		
Ashburn, VA 20147	693C7322C000013 Pavement Preservation of Roads		X	\$1,466,958	Aug-23	Central Southern Construction
Federal Highway Administration	and Parking Areas in Cypress National Preserve,			1,,		2410 Harper Street
Eastern Federal Lands Hwy Div	Collier, Miami-Dade & Monroe Counties					Jacksonville, FL 32204
Quantum Park, Ste E2-3-300	Cottlet, Pliattir-Dade & Plottide Countries					
22001 Loudoun County Pky						
Ashburn, VA 20147	SR 55 (US 19) from W Jump Ct to CR 44 (W Fort		X	\$4,743,660	Jul-23	PCS Civil, Inc.
Florida DOT	Island Trail)		^	ψ-,,,-ο,οσο	70.20	6920 Asphalt Avenue
Construction Engineer	The state of the s		1	1		Tampa, FL 33614
1201 N. Malcolm Mckinley Dr	Paving					813-868-7719
Tampa, FL 33612						010 000 7710
TN Department of Labor	CNX039 - The Resurfacing (Either Microsurfact or	X		\$1,404,182	Jul-23	Bryan Moore / TDOT
1 .	Thin Mix Overlay) on US 70 (SR 1) in White County			1 , ,		497 Ferrell Drive
505 Deaderick Street	and onf US 70 (SR 24) in Cumberland County					Cookeville, TN 38506
Suite 700	and only 03 70 (3n 24) in Cumbertand County					931-526-7652
Nashville, TN 37243-0326				1	1	Biyan Moore@in.guv

Name and Address of Owner	Project Name & Location Type of Work	Prime	Sub	Contract Price	Date Completed	Engineer in Charge For Owner Address & Phone Number
N Department of Labor	CNX016 - The Resurfacing (Either Micorsurface or	X		\$665,796	Jul-23	Carson Voiles / TDOT
05 Deaderick Street	Thin Mix Overlay) on SR 156 Near Franklin State Forest		1	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		17187 Rankin Ave
uite 700	to Near Orme Mountain Rd, Marion County					North Dunlap, TN 37343
	to Near Office Ploutitain Ru, Planon County					
Jashville, TN 37243-0326						423-949-2195 carson voites@tn gov
N Department of Labor	CNX018 - The Resurfacing (Either Micorsurface or	X	-	\$523,913	Jun-23	Shenwar Hussein
05 Deaderick Street	Thin Mix Overlay) on SR 108 From SR 56 to east of	^	1	Ψ020,010	7411-20	1210 E. Carroll Street
			N 7			
uite 700	Firetower Road, Grundy County					Tullahoma, TN 37388
lashville, TN 37243-0326			1 3			423-949-2195
	CANNOTE TI Described (Fisher Missessefers	X		#4 BDC 400	Jun-23	shenwar hussem@tn gov Carson Voiles / TDOT
N Department of Labor	CNX015 - The Resurfacing (Either Micorsurface or	۸ ا		\$1,206,100	Jun-23	
05 Deaderick Street	Thin Mix Overlay) on SR101 from SR30 LM0.00					17187 Rankin Ave
Suite 700	to the Cumberland County Line	1				North Dunlap, TN 37343
lashville, TN 37243-0326				N - 1		423-949-2195
			1	1		carson voiles@tn gov
City of Jacksonville	Countywide Asphalt Pavement Preservation and	X		\$2,183,262	Jun-23	Janet Duffy
14 North Hogan Street	Rehabilitation Bid #CP-0148-22	- 1				Eisman & Russo, Inc.
Suite 105	Microsurfacing					6455 Powers Avenue
acksonville, FL 32202						Jacksonville, FL 32217
						904-636-8828
Manatee County	Lockwood Ridge - Cold in Place	X		2,773,771	Jun-23	
Manatee County	75th Street - Cold In Place	Х		1,469,037	May-23	
City of Tampa 306 East Jackson Street Tampa, FL 33602	Major Citywide Roadway Improvements and Street Surfacing, 22-C-22022		X	\$904,638	Apr-23	CW Roberts Contracting, Inc 3372 Capital Circle NE Tallahassee, FL 32308
Osceola County Road & Bridge	Micro-Surfacing & Mill + 4" Various County Roads	X	-	\$1,856,899	Apr-23	Shane King
3850 Old Canoe Creek Rd St Cloud, FL 34769						1 Courthouse Squar Kissimmee, FL 34741 407-742-7522 shane,king@osceola.org
Seminole County BOCC	Pine Way Full Depth Reclamation	X		\$1,162,075	Apr-23	Mike Garcia
100 East First Street	, mo real community	-11		1		100 E 1st Street
Sanford, FL 32771						Sanford, FL 32771
5amoru, FL 52//1						407-665-5673
						rugarçıq@seminolecountyfLgov
0 10 10	Full Donth Poolomation of Taviuraus		X	\$1,541,665	Mar-23	386-760-5884
Spruce Creek Property Owners	Full Depth Reclamation of Taxiways		^	Ψ1,541,005	1 101 20	Spruce Creek Property Owners
Assoc.						Spirese Greek Toperty Owners
212 Cessna Blvd						
Port Orange, FL 32128			1	1	1	

	Project Name & Location	1. 1		Contract	Date	Engineer in Charge For Owner
of Owner	Type of Work	Prime	Sub	Price	Completed	Address & Phone Number
IN Department of Labor	Microsurfacing SR 59 Fayette & Hardeman	X		\$2,796,224	Mar-23	James K. Polk, TNDOT
505 Deaderick Street	Counties - Contract CNW041					505 Deaderick Street, Suite 700
Guite 700		1			1	Nashville, TN 37243
Nashville, TN 37243-0326						615-741-2414
	Mineral Annual Company Company Company Company	x		\$1,994,160	Feb-23	James K. Polk, TNDOT
IN Department of Labor	Microsurfacing SR 3 Dyer County - Contract CNW008	^		\$1,994,160	Feb-23	
505 Deaderick Street					1 1 -1	505 Deaderick Street, Suite 700
Suite 700						Nashville, TN 37243
Nashville, TN 37243-0326						615-741-2414
City of Palm Bay	City of Palm Bay, Unit 30		X	\$1,513,280	Feb-23	Timothy Rose Contracting
120 Malabar Rd, SE,	J., 5., 5., 5., 5., 5., 5., 5., 5., 5., 5			42,020,200		[
Palm Bay, FL 32907						
				A 700 5 5 5	1 00	Diameter Diameter
City of Zephyrhills	7th Street from 5th Avenue to N. Avenue - Cold in	X		\$732,871	Jan-23	Shane LeBlanc
5335 8th Street	Place Recycling & Reconstruction			11 11		5335 8th Street
Zephyrhills, FL 33542						Zephyrhills, FL 33542
						813-780-0022
						steblanc@ci zephythilis ft us
City of Temple Terrace	Resurfacing	X		\$820,776	Dec-22	
City of Winder	2022 LMIG Micro Surfacing Project	×		\$756,441	Dec-22	
25 East Midland Avenue	Patch Repairs, Cape Seal (Micro &Chip Seal)					
Winder, GA 30680	Tator repairs, cape out (rinera domp out)			0		
Willder, GA 30000						
Spruce Creek POA, Inc	Spruce Creek Fly-In 2021-2022 Roadway Program	X		\$1,541,665	Dec-22	MBV Engineering, Inc.
	opidee dieskity in Estat Estationary i logisiii	100 7		42,012,000	200 ==	1835 20th St
212-1 Cessna Blvd	Full David Dada-series of Tankaras					Vero Beach, FL 32960
Port Orange, FL 32128-7432	Full Depth Reclamation of Taxiways					772-569-0035
						772-365-0033
The A.D. Morgan Corporation	Manatee County 53rd Avenue Re-Pave		Х	\$1,106,516	Dec-22	
716 N. Renellie Drive						Ajax Paving Industries of FL, LLC
Tampa, FL 33609		- 1	1			One Ajax Drive
						North Venice, FL 34275
TN Department of Labor	Microsurfacing SR 136 White County - Contract	X		\$1,049,808	Dec-22	James K. Polk, TNDOT
	CNW060	- "		1 -, 3 - 5,500	1	505 Deaderick Street, Suite 700
505 Deaderick Street	CINVVOOU		I .			Nashville, TN 37243
Suite 700						
Nashville, TN 37243-0326						615-741-2414
TN Deparment of Labor	Microsurfacing SR 50 Franklin County	Х		\$2,709,069	Dec-22	James K. Polk, TNDOT
505 Deaderick Street	Contract CNW123					505 Deaderick Street, Suite 700
Suite 700						Nashville, TN 37243
Nashville, TN 37243-0326						615-741-2414
		1		1		

Name and Address	Project Name & Location			Contract	Date	Engineer in Charge For Owner
of Owner	Type of Work E of US 98 to E of 301, Hernando County	Prime	Sub	Price	Completed	Address & Phone Number FDOT-Tampa Operations Center
i920 Asphalt Avenue ampa, FL 33614	E OF US 36 to E OF 301, Heritalido County					Tampa Ope Deck 813-612-3310 Cell - 813-347-8948 Apdrew williams@dol state fl us
IN Deparment of Labor	Microsurfacing SR 165 - Monroe County Contract	X		\$2,073,006	Nov-22	James K. Polk, TNDOT
IN Department of Labor 505 Deaderick Street Suite 700 Nashville, TN 37243-0326	No. CNW090			φ2,073,000	1400-22	505 Deaderick Street, Suite 700 Nashville, TN 37243 615-741-2414
IN Deparment of Labor	Microsurfacing SR 312 - Bradley & Hamilton	х		\$1,019,557	Nov-22	James K. Polk, TNDOT
505 Deaderick Street Suite 700 Nashville, TN 37243-0326	Counties, Contract #CNV105					505 Deaderick Street, Suite 700 Nashville, TN 37243 615-741-2414
IN Department of Labor 505 Deaderick Street Suite 700 Nashville, TN 37243-0326	Microsurfacing SR 135 Jackson & Putnam Counties - Contract CNW017	х		\$1,137,070	Oct-22	James K. Polk, TNDOT 505 Deaderick Street, Suite 700 Nashville, TN 37243 615-741-2414
Osceola County BOCC	Pavement Maintenance & Rehabilitation	x		\$2,901,612	Oct-22	Matt Perry
osceola County Booco 1 Courthouse Square Kissimmee, FL 34741	Continuing Services for Micro & Chip Seal			ψ2,301,012	00122	3850 Old Canoe Rd St Cloud, FL 34769 Impat 32005Cettl 4 offt 407-742-7500
TN Department of Labor 505 Deaderick Street Suite 700 Nashville, TN 37243-0326	Microsurfacing SR 325 Fentress & Pickett Counties - Contract CNW056	х		\$982,149	Oct-22	James K. Polk, TNDOT 505 Deaderick Street, Suite 700 Nashville, TN 37243 615-741-2414
Georgia DOT 600 West Peachtree Street, NW 19th FL Atlanta, GA 30308	Pavement Preservation and Maintenance Services - District 2, SR 171, Johnson County Bituminous Tack Coat, Micro Surfacing	X		\$818,338	Oct-22	Julian Archer District Maintenance Contract Mngr jarcher@dpt ਸ਼ੂਰ gov
City of Pompano Beach PO Box 1300 Pompano Beach, FL 33601	The Paving of Blount Road	Х		\$765,906	Oct-22	Rob McCaughan 1201 NE 5th Street Pompano Beach, FL 33060
Sumter County BOCC 7375 Powell Road Suite 206 Wildwood, FL 34785-4203	Alternative Paving Methods (173018) Crack Filling, Seal & Micro	х		\$1,071,688	Sep-22	Shailesh Patel, PW Director/Eng. 319 E. Anderson Avenue Bushnetl, FL 33513 shaitesh patel@sumtercountytt gov 352-689-4400
TN Department of Labor 505 Deaderick Street Suite 700 Nashville, TN 37243-0326	Microsurfacing SR 84 Overton & Putnam Counties - Contract CNW033	Х		\$1,870,724	Aug-22	James K. Polk, TNDOT 505 Deaderick Street, Suite 700 Nashville, TN 37243 615-741-2414
QGS Development 1450 S. Park Road	Thonotosassa - Copart Project, Hillsborough		х	\$2,068,231	Aug-22	QGS Development 1450 S Park Road

Name and Address	Project Name & Location			Contract	Date	Engineer in Charge For Owner
of Owner	Type of Work	Prime	Sub	Price	Completed	
Plant City, FL 33566	Full Depth Reclamation					Plant City, FL 33566 813-634-1733
City of Palm Bay 120 Malabar Rd, SE, Palm Bay, FL 32907	Road Bond Paving - Units 24 & 25	х		\$7,845,617		Frank Watanabe 120 Malabar Road SE Palm Bay, FL 321-952-3400 Jrank watanabe@palmbaytlonda.org
GA Department of Transportation PO Box 746459, Atlanta, GA 30374	Pavement Preservation and Maintenance Services District 4, Decatur County Microsurfacing, Striping, Tack Coat, Traffic Control	х		\$619,061	Aug-21	Wayne Stinson 229-392-7543 wstinson@dot ga.gov
GA Department of Transportation PO Box 746459, Atlanta, GA 30374	Pavement Preservation and Maintenance Services District 4, Berrien County Microsurfacing, Striping, Traffic Control	х		\$430,676	Dec-21	Wayne Stinson 229-392-7543 wstinson@dot ga goy
FL Dept of Transportation District 6 Miami 1000 NW 111th Ave Miami, FL 33172	E6N61 Miscellaneous Construction Improvements along SR 112 Julia Tuttle COSWAY Westbound Shoulder Microsurfacing, Striping, Traffic Control	х		\$204,498	Dec-21	
FL Dept of Transportation District 6 Miami 1000 NW 111th Ave Miami, FL 33172	E6N62 Miscellaneous Construction Improvements along SR 112 Julia Tuttle COSWAY Eastbound Shoulder Microsurfacing, Striping, Traffic Control	х		\$192,154	Dec-21	
TN Department of Transportation 505 Deaderick Street Suite 700 Nashville, TN 37243-0326	Microsurfacing SR 53 & SR 52 Clay County Contract CNV005 Microsurfacing, Pavement Markings, Traffic Control, Fog Seal	х		\$928,456	Dec-21	Jason Tays 423-634-7511 jason tays@tn gov
TN Department of Transporation 505 Deaderick Street Suite 700 Nashville, TN 37243-0326	Microsurfacing SR 111 Pickett County Contract CNV028	х		\$821,296	Dec-21	fason Tays 423-634-7511 pann. tayhedn gov
GA Department of Transportation PO Box 746459, Atlanta, GA 30374	Pavement Preservation and Maintenance Services District 5, Bryan & Bulloch County Microsurfacing, Striping, Traffic Control	х		\$566,279	Nov-21	Donnie Williams 912-687-3568 williams.d@tandh.com
TN Department of Transportation 505 Deaderick Street Suite 700 Nashville, TN 37243-0326	Microsurfacing SR 56 Dekalb & Putnam Countles Contract CNV047 Microsurfacing, Pavement Markings, Traffic Control	х		\$830,011	Oct-21	Jason Tays 423-634-7511 jason tays@tn gov
City of St. Cloud 1300 9th Street St. Cloud, FL	Alternative Paving Methods (173018) Chip, Micro and Paving	х		\$1,719,070	Oct-21	Kevin Feblinger 1300 9th St St Cloud, FL 34769

Name and Address	Project Name & Location			Contract	Date	Engineer in Charge For Owner
of Owner	Type of Work	Prime	Sub	Price	Completed	Address & Phone Number 407-709-5277
						407-709-3277
GA Department of Transportation	Pavement Preservation and Maintenance Services	х		\$544,457	Sep-21	Wayne Stinson
PO Box 746459,	District 4, Brooks County					229-392-7543
Atlanta, GA 30374	Microsurfacing, Striping, Traffic Control					wstinson@dot ga gov
Nalt Disney World Resort	Disney Animal Kingdom Micro-Surfacing Parking Lots	х		\$516,147	Sep-21	
PO Box 1000	Microsurfacing					
Miami, FL 32830						
· indiffi, 1 L 02000						
City of Palm Bay	Road Bond Paving Unit 11, 15, 18, 23 & 56	х		\$10,001,633	Aug-21	Gregory Stone
L20 Malagar Rd SE	Full Depth Reclamation, Microsurfacing, Crack Seal				_	City of Palm Bay
Palm Bay, FL 32907	Milling, Traffic Control, Striping		0 1	4 /		120 Malabar Rd SE
dill bby, 1 E 32307	Thumby traine control, surpring			1 1		Palm Bay, FL 32907
						(321)409-7140
Osceola County	East Lakeshore Boulevard FDR (173018)	х		\$1,181,134	Aug-21	Matt Perry
1 Courthouse Square	Full Depth Reclamation and Paving					3850 Old Canoe Rd
Kissimmee, FL 34741						St Cloud, FL 34769
Nissimmee, i E 54741			1			mper3@oscepla org
						407-742-7500
Pasco County	2019-2020 Annual Asphalt Pavement Rehab-	х		\$6,483,207	Aug-21	Efrain Figueroa
7536 State Road	itlitation Program for Paving Assessments &		1	1		Pasco County
New Port Richey, FL 34654	Programmed Maint, Countywide			V		4454 Grand Blvd
inch i dictioner, i Editodi	, , , , , , , , , , , , , , , , , , ,					New Port Richie, FL 33652
						727-834-3611
GA Department of Transportation	Pavement Preservation and Maintenance Services	Х		\$540,469	May-21	Wayne Stinson
PO Box 746459,	District 4, Cook County					229-392-7543
Atlanta, GA 30374	Microsurfacing, Striping, Traffic Control					wsbnson@dot,ga,gov
			X	#510.700	May 24	Ron Geffre
Takco Construction	Insurance Auto Auction - Jupiter, FL	71		\$512,708	May-21	
8730 Eastview Drive	Full Depth Reclamation, Fog Seal					8730 Eastview Drive
Cottondale, AL 35453						Cottondale, AL 35453
City of Dales Day	Road Bond Paving - Emerson Drive	X	-	\$1,099,072	Feb-21	Gregory Stone
City of Palm Bay	Full Depth Reclamation, Microsurfacing, Crack Seal	^		1 42,000,072		City of Palm Bay
120 Malagar Rd SE	The state of the s			1		120 Malabar Rd SE
Palm Bay, FL 32907	Milling, Traffic Control, Striping		10			Palm Bay, FL 32907
						(321)409-7140
GA DOT	Pavement Preservation and Maintenance Services	х	-	\$ 817,248	Dec-20	GA DOT
PO Box 746459,	District 5, Screven County, GA		1			PO Box 746459,
Atlanta, GA 30374						Atlanta, GA 30374
A CONTRACTOR OF THE CONTRACTOR				1		Donnie Williams
District 5						912-687-3568
GADOT	Pavement Preservation and Maintenance Services	Х		\$ 685,239	Dec-20	
PO Box 746459,	District 2, Dodge County, GA					PO Box 746459,
PA				V .		Atlanta, GA 30374
Atlanta, GA 30374						Patt Singleton
District 2	T	4	1	1	4	

Name and Address	Project Name & Location			Contract	Date	Engineer in Charge For Owner		
of Owner	Type of Work	Prime	Sub	Price	Completed	Address & Phone Number		
	Out to New Pitariana Para Paratia			A 4 000 000	D 00	770-630-1510		
Orange County, FL	Cold-In-Place Bituminous Base Recycling	X		\$ 4,899,320	Dec-20	Eddy Quinn, 407-836-7960		
200 S John Young Parkway	with Asphalt Resurfacing					4200 S John Young Parkway		
Orlando FL 32839	Various Streets					Orlando FL 32839		
	Orange County, FL							
Osceola County	Alternative Paving Metholds	х		\$ 1,467,128	Dec-20	Shane LeBlanc		
L Courthouse Square	Various Streets					1 Courthouse Square		
Kissimmee, FL 34741	Osceola County, FL					Kissimmee, FL 34741		
								407-742-7522
	Micro / SP 9.5/ Chip/ Cape Seal							
City of Palm Bay	Road Bond Paving Units 42 & Garvey	х		\$ 6,930,072	Sep-20	Hector Franco		
120 Malabar Rd, SE,	Palm Bay, FL					120 Malabar Rd, SE,		
Palm Bay, FL 32907						Palm Bay, FL 32907		
						321-952-3400		
Highland County	CR -621 Full Depth Reclamation	х		\$ 690,773	Jul-20	Highland County		
4344 George Blvd	Various Streets					4344 George Blvd		
Sebring, FL 33875	Highland County, FL					Sebring, FL 33875		
						863-402-6529		
St Lucie County	Chip Seal & Asphalt Surfacing Term Contract	x		\$ 2,789,100	Jan-20	St Lucie County		
2300 Virginia Ave	Various Streets			1		2300 Virginia Ave		
Ft Pierce, Fl. 34982	St Lucie County, FL					Ft Pierce, Fl. 34982		
						Christopher Lestrange 772-462-2511		
GA DOT	Pavement Preservation and Maintenance Services	X	-	\$910,972	Nov-19	Georgia DOT		
	- District 4, Lee County	^		4010,072	1,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	321 Kinard Brdige Road		
PO Box 610	Microsurfacing, Grassing					Lenox, GA 31637		
204 N Highway 301						The state of the s		
Jessup, GA 31598	Striping, Pavement Markings					Rodney Pedersen		
GA DOT	Pavement Preservation and Maintenance Services	х		\$733,863	Nov-19	Georgia DOT		
PO Box 610	- District 4, Wilcox County					321 Kinard Brdige Road		
204 N Highway 301	Microsurfacing, Grassing					Lenox, GA 31637		
Jessup, GA 31598	Striping, Pavement Markings					Rodney Pedersen		
GA DOT	Pavement Preservation and Maintenance Services	х		\$1,016,237	Nov-19	Georgia DOT		
PO Box 610	- District 2, Hancock County					District 2 - Maintenance		
204 N Highway 301	Single Surface Treatment,			I I		643 Highway 15 South		
Jessup, GA 31598	Microsurfacing,					Tennille, GA 31089		
/	Striping, Pavement Markings							
City of Dunedin	Application of Crack Seal & Micro Surface	х		\$552,678	Sep-19	Tim Calvit		
PO Box 1348	on Various Street Locations				1	737 Louden Ave. 2nd Flr.		
Dunedin, FL 34697	Dunedin, Florida					Dunedin, FL 34697		
	Crack Seal, Microsurfacing, Chip Seal,				1	727-298-3208		
	Full Depth Reclamation, Paving, Milling	- 1						
Ajax Paving Industries	State Road 37, Polk County		Х	\$1,169,355	May-19	Mark Peronto, P.E.		
510 Gene Green Road	FL Dept of Transportation					2730 SR 60 West		
Nokomis, FL 34275	Milling, Full Depth Reclamation					Bartow, Fl. 33831		
						863-519-4211		



July 16, 2025

Re: Asphalt Paving Systems, Inc.

Dear Sir/Ms.:

Please accept this letter as confirmation that the Harco National Insurance Company presently provides a surety bond program for Asphalt Paving Systems, Inc. and affiliates. This program will respond to individual projects upwards of \$30,000,000 with an aggregate uncompleted backlog of \$100,000,000 for projects of scope and size consistent with their previous experience, and we reserve the right to apply normal understanding standards at the time of each such bond request.

Harco National Insurance Company is AM Best rated A- (Excellent) We consider Asphalt Paving Systems, Inc. to be intelligently managed, well financed and possessing both experienced field force supervision, as well as a significant equipment fleet necessary to prosecute their work.

Very truly yours,

Steven G. Raffuel Attorney-in-Fact

Harco National Insurance Company

(P) 609-924-2426 (F) 609-498-7565



POWER OF ATTORNEY

Bond #

n/a

HARCO NATIONAL INSURANCE COMPANY

INTERNATIONAL FIDELITY INSURANCE COMPANY

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raieigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That HARCO NATIONAL INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Illimois, and INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

STEVEN G. RAFFUEL

Princeton, NJ

their true and lawful attomey(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract; or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attornay is executed, and may be revoked, pursuant to and by authority of the By-Laws of HARCO MATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of HARCO MATIONAL INSURANCE COMPANY at a meeting held on the 13th day of December, 2018.

'RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and ravoke the appointments of joint-control custodians, agents for acceptance of process, and Attornays in fact with authority to execute vers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, HARCO MATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY have each executed and attested these presents on this 31st day of December, 2023



STATE OF NEW JERSEY

County of Essex

STATE OF ILLINOIS County of Cook

L INSUA SEAL LINO

Executive Vice President, Harco National Insurance Company and International Fidelity Insurance Company

On this 31st day of December, 2023 , before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY, that the seals affixed to said first-ument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies. On this 31st day of December, 2023



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

a Notary Public of New Jersey

CERTIFICATION

I, the undersigned officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

July 16, 2025 IN TESTIMONY WHEREOF, I have hereunto set my hand on this day,

A01482

frene Martina, Assistant Secretary

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Financial Statement

As of	2024	
	(Date)	
	ASSETS	

7.	CASH*	\$ 323,047
AC	COUNTS RECEIVABLE	
8.	From Government Contracts Completed	40,258,304
9.	From Non-Government Contracts Completed	
	•	
10.	Claims included in 8 and 9 not yet approved or in litigation	
11.	From Government Contracts in Process	5,045,670
	From Non-Government Contracts in Process	
13.	Claims included in 11 and 12 not yet approved or in litigation	651 720
14.	Retainage included in 11 and 12	651,720
15.	Other** (list)	
	×	-
NΩ	TES RECEIVABLE	
	Due within 90 days**	160,188
	Due after 90 days**	3,352,863
- / ·	2.00 2.00 7.0 7.0	
INV	/ESTMENTS	
18.	Listed securities - present market value Marketable securities - available	2,382,932
19.	Unlisted securities - present value for sale - net	
	A DUD O CUTTO	
	D DEPOSITS	
	Recoverable within 90 days	
21.	Recoverable after 90 days	
AC	CRUED INTEREST	
	Receivable on notes	
	Receivable on Investments	
	Other (list)	
		-
		477,531
25.	REAL ESTATE (BOOK VALUE OR MARKET, WHICHEVER IS LESS)	4//,551
26	INVENTORIES (NOT INCLUDED IN RECEIVABLE BILLING AND	
∠0.	· ·	867,408
	AT PRESENT VALUE)	
27	EQUIPMENT-NET BOOK VALUE	45,003,215
۷,	(SUPPLY LIST BY COST, DEPRECIATION, NET BOOK VALUE)	

OTHER ASSETS	
28. Contract Costs in excess of Billings	\$ 8,980,219
29. Cash Surrender Value of Life Insurance	
30. Receivables from Officers and Employees	
31. Other (list)	
Prepaid Insurance	390,780
Goodwill - net of amortization	5,722
32. TOTAL ASSETS	§ 107,899,599
*Do not include deposits for bids or other Guarantees	
**Do not include receivables from officers and employees	
ACCOUNTS PAYABLE	
33. Due within 1 year	23,872,982
34. Due after 1 year	
54. Due utor I you	
NOTES PAYABLE	
35. Due within I year	9,216,373
36. Due after l year	15,623,988
37. Officers and Employees	1,500,000
57. Officers and Employees	
38. TAXES PAYABLE	337,074
39. ACCRUED AND ACTUAL PAYROLL PAYABLE	1,077,976
40. MORTGAGES PAYABLE	
OTHER LIABILITIES	1 210 241
41. Federal Income Tax Provision Deferred Income Tax Provision	1,219,241
42. Deferred Income	
43. Other (list)	1 777 221
Due to Affiliates	1,777,321
Line of Credit	7,700,000
NET WORTH	
NET WORTH	
44. (If individual proprietorship or partnership)	
CAPITAL STOCK	
45. Common Issued and Outstanding	1, 100
46. Preferred Issued and Outstanding	
	-
47. Treasury Stock Additio nal Paid in Capital	1,008,900
•	1,000,700
CAPITAL SURPLUS	26.016.522
48. Earned Surplus Prior Years	36,916,522
49. Earned Surplus Current Year	7,648, 122

50. TOTAL LIABILITIES AND NET WORTH

NOTE: IF ADDITIONAL SPACE IS REQUIRED, PLEASE NOTE AND ATTACH SCHEDULE TO STATEMENT.

Asphalt Paving Systems, Inc
Name of Organization

By:

Title: President





THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS

ARTICLE I PURPOSE AND AUTHORITY

The parties to this agreement are the Department of Homeland Security (DHS) and the Asphalt Paving Systems Inc (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

ARTICLE II RESPONSIBILITIES

A. RESPONSIBILITIES OF THE EMPLOYER

- 1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
- 2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
- 3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.





- 4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.
- 5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.
 - a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.
- 6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:
 - a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.
 - b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

- 7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.
- 8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.
 - a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly





employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

- b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.
- 9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.
- 10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.
- 11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.
- 12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.
- 13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(I)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status





(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

- 14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).
- 15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.
- 16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident Password" in the subject line of your email when sending a breach report to E-Verify.
- 17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.
- 18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon Page 4 of 17 E-Verify MOU for Employers | Revision Date 06/01/13





reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

- 19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.
- 20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.
- 21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see M-795 (Web)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.
- 22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

- 1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.
- 2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.
 - a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.





- b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.
- c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.
- d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.
- e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:
 - i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
 - ii. The employee's work authorization has not expired, and
 - iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).
- f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:
 - i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
 - ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
 - iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with





Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

- g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.
- 3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

- 1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.
- 2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).
- 3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.
- 4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

- 1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:
- a. Automated verification checks on alien employees by electronic means, and Page 7 of 17 E-Verify MOU for Employers | Revision Date 06/01/13





- b. Photo verification checks (when available) on employees.
- 2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
- 3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
- 4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
- 5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
- 6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
- 7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
- 8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
- 9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify Page 8 of 17 E-Verify MOU for Employers | Revision Date 06/01/13





case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

- 2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
- 3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.
- 4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.
- 5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.
- 6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

- 1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.
- 2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
- 3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.
- 4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the Page 9 of 17 E-Verify MOU for Employers | Revision Date 06/01/13





employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

- 5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.
- 6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:
 - a. Scanning and uploading the document, or
 - b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).
- 7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.
- 8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.
- 9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V MODIFICATION AND TERMINATION

A. MODIFICATION

- 1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.
- 2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.





B. TERMINATION

- 1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
- 2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
- 3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
- 4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,





Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.





Approved by:

Employer	
Asphalt Paving Systems Inc	
Name (Please Type or Print)	Title
Steven G Plummer	
Signature	Date
Electronically Signed	07/22/2017
Department of Homeland Security – Verificati	on Division
Name (Please Type or Print)	Title
USCIS Verification Division	
Signature	Date
Electronically Signed	07/22/2017





Information Required for the E-Verify Program Information relating to your Company:				
Company Facility Address	500 N Egg Harbor Road Hammonton, NJ 08037			
Company Alternate Address	P.O. Box 530 Hammonton, NJ 08037			
County or Parish	ATLANTIC			
Employer Identification Number	223787755			
North American Industry Classification Systems Code	237			
Parent Company				
Number of Employees	100 to 499			
Number of Sites Verified for	2			





Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

FLORIDA 1 site(s) NEW JERSEY 1 site(s)





Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Michelle Donio

Phone Number (609) 561 - 4161 ext. 207

Fax Number (609) 567 - 2824

Email Address mdonio@asphaltpavingsystems.com

Name Tammi Massey

Phone Number (609) 561 - 4161 ext. 214

Fax Number (609) 567 - 2824

Email Address tmassey@asphaltpavingsystems.com

Name Steven G Plummer Phone Number (609) 561 - 4161 ext. 215

Fax Number (609) 567 - 2824

Email Address steve.plummer@comcast.net





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Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Befo	re you begin. For guidance related to the purpose of Form W-9, se	ee Purpose of Form, below	<i>/</i> .								
	Name of entity/individual. An entry is required. (For a sole proprietor or entity's name on line 2.)	disregarded entity, enter the	owner	's name	e on lir	ne 1, an	d ente	er the	busin	ess/dis	regarded
	Asphalt Paving Systems, Inc.										
	2 Business name/disregarded entity name, if different from above.										
Print or type. Specific Instructions on page 3	3a Check the appropriate box for federal tax classification of the entity/indonly one of the following seven boxes. Individual/sole proprietor Corporation Socorporal LLC. Enter the tax classification (C = C corporation, S = S corporal Note: Check the "LLC" box above and, in the entry space, enter the classification of the LLC, unless it is a disregarded entity. A disregal box for the tax classification of its owner.	ation Partnership tion, P = Partnership)	of or the	rust/es	tate	Exer Con	ertain ee insi mpt pa mption	entition truction ayee of from se Ac	es, no ons or code (i	t individ page:	3): count Tax
rint	Other (see instructions)					code	e (if ar	ny) _			
P Specific	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "L and you are providing this form to a partnership, trust, or estate in w this box if you have any foreign partners, owners, or beneficiaries. See	hich you have an ownership								ts main ed Staf	
See	5 Address (number, street, and apt. or suite no.). See instructions. 8940 Gail Blvd		Req	uester's	name	and ac	dress	s (opti	ional)		
	6 City, state, and ZIP code										
	Zephyrhills, FL 33541										
	7 List account number(s) here (optional)										
Par	Taxpayer Identification Number (TIN)										
	your TIN in the appropriate box. The TIN provided must match the			So	cial s	ecurity	numb	per	-		
	p withholding. For individuals, this is generally your social security		or a	1		-			-		
	nt alien, sole proprietor, or disregarded entity, see the instructions t s, it is your employer identification number (EIN). If you do not have		et a							1	
TIN, la		J -		or	nolove	r ident	ificati	on ni	ımhei		
Note:	If the account is in more than one name, see the instructions for lin	e 1. See also What Name	and	E	T	1 Ident	T		Mildel	1	
	er To Give the Requester for guidelines on whose number to enter.			2	2	- 3	7	8	7 7	5	5
Pari	II Certification		-	_		1			-		
_			-		_		-	_			
	penalties of perjury, I certify that:	and the second s		atoma ka			-		ii.		
2. I am Sen	number shown on this form is my correct taxpayer identification no not subject to backup withholding because (a) I am exempt from b vice (IRS) that I am subject to backup withholding as a result of a fa conger subject to backup withholding; and	packup withholding, or (b)	I have	e not b	een r	notified	by t	he In	terna		
3. I am	a U.S. citizen or other U.S. person (defined below); and										
. The	FATCA code(s) entered on this form (if any) indicating that I am exe	empt from FATCA reportin	g is c	orrect.							
ecaus cquisi	cation instructions. You must cross out item 2 above if you have bee be you have failed to report all interest and dividends on your tax return tion or abandonment of secured property, cancellation of debt, contrib tan interest and dividends, you are not required to sign the certification	n. For real estate transaction butions to an individual reti	ns, ite	em 2 d nt arrar	oes n ngem	ot appl ent (IR/	у. Fo \), ап	r moi d, ge	rtgage nerall	e intere y, pay	est paid, ments
ign lere	Signature of U.S. person	D	ate	08/	01/2	2025					
	eral Instructions references are to the Internal Revenue Code unless otherwise	New line 3b has be required to complete foreign partners, own	this ners,	line to or ben	indic eficia	ate tha	t It ha	prov	rect c	r indir	ect orm W-9
oted.		to another flow-throu	igh ei	ntity in	whic	h it has	s an o	owne	ership	inters	st. This

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1055).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

ACORD_™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT Joseph J. Meola, CIC, CRM	
McKee Risk Management, Inc.	PHONE (A/C, No, Ext): 609 561-4161 FAX (A/C,	No): 609 567-2824
610 Freedom Business Center Drive, Suite 300	E-MAIL ADDRESS: rivey@mckeerisk.com	
King of Prussia, PA 19406-1329	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Starr Indemnity & Liability Company	38318
INSURED Asphalt Paving Systems Inc.	INSURER B	
500 N. Egg Harbor Road	INSURER C:	
P O Box 530	INSURER D:	
Hammonton, NJ 08037	INSURER E:	
Hammonton, No 00037	INSURER F:	
COVERAGES CERTIFICATE NUMBER:	REVISION NUMBER	

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD

9	TYPE OF INSURANCE	ADDL SUBR	POLICY NUMBER	(MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMI	rs
	X COMMERCIAL GENERAL LIABILITY	X	1000025864251	04/01/2025	04/01/2026	EACH OCCURRENCE	\$2,000,000
	CLAIMS-MADE X OCCUR				1 1 1 1 1 1 1 1	DAMAGE TO RENTED PREMISES (Ea occurrence)	s 100,000
						MED EXP (Any one person)	s5,000
						PERSONAL & ADV INJURY	s2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$4,000,000
	POLICY X PRO- JECT LOC			+ 1	PRODUCTS - COMP/OP AGG		\$4,000,000
	OTHER:					Samuel Control	\$
	AUTOMOBILE LIABILITY		1000008480251	04/01/2025	04/01/2026	COMBINED SINGLE LIMIT (Ea accident)	\$2,000,000
	X ANY AUTO				1 1 1	BODILY INJURY (Per person)	\$
	OWNED SCHEDULED AUTOS ONLY					BODILY INJURY (Per accident)	\$
	HIRED NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident)	\$
							\$
	UMBRELLA LIAB X OCCUR		1000586980251	04/01/2025	04/01/2026	EACH OCCURRENCE	s10,000,000
	X EXCESS LIAB CLAIMS-MADE			100		AGGREGATE	\$10,000,000
	DED RETENTION \$						5
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		1000004574	04/01/2025	04/01/2026	X PER OTH-	
	ANY PROPRIETOR/PARTNER/EXECUTIVE N	N/A				E.L. EACH ACCIDENT	s1,000,000
(Mandatory in NH)		ndatory in NH)			E L DISEASE - EA EMPLOYEE	\$1,000,000	
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - POLICY LIMIT	s1.000.000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SAMPLE

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE
La Caracteria	-Re





7/7/2025 11:49:21 AM EST

Return to Inquiry Menu

Contractor with Name ASPHALT PAVING SYSTEMS, INC. 1-1 of 1 contractors

Printer Friendly Version

VENDOR NAME	HOME OFFICE ADDRESS	BIDDING OFFICE ADDRESS	
ASPHALT PAVING SYSTEMS, INC. F223787755010 EXPIRES: 6/30/2026	PO BOX 530 HAMMONTON, NJ 08037-0530 (609)561-4161	8940 GALL BVD ZEPHYRHILLS, FL 33540 (813)788-0010	
WORK CLASSES			
DRAINAGE	FLEXIBLE PAV	/ING	
GRADING	HOT PLANT-M	IIXED BITUM. COURSES	



FLORIDA DEPARTMENT OF TRANSPORTATION

Report Technical Problems to the Service Desk @ 1-866-955-4357 or email:

Service Desk

Send Prequalification Questions or Comments to Contracts Administration

Office Internet Privacy Policy, Disclaimers & Credits





State of Florida Department of State

I certify from the records of this office that ASPHALT PAVING SYSTEMS, INC. is a New Jersey corporation authorized to transact business in the State of Florida, qualified on December 4, 2009.

The document number of this corporation is F09000004816.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 20, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twentieth day of January, 2025



Secretary of State

Tracking Number: 2299574064CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication





Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Profit Corporation
ASPHALT PAVING SYSTEMS, INC.

Filing Information

Document Number

F09000004816

FEI/EIN Number

22-3787755

Date Filed

12/04/2009

State

NJ

Status

ACTIVE

Principal Address

500 N. EGG HARBOR RD. HAMMONTON, NJ 08037

Mailing Address

P.O. BOX 530

HAMMONTON, NJ 08037

Registered Agent Name & Address

Capoferri, Robert, President

8940 Gall Blvd

Zephyrhills, FL 33540

Name Changed: 03/28/2016

Address Changed: 03/14/2023

Officer/Director Detail

Name & Address

Title PVPT

CAPOFERRI, ROBERT 2561 AQUA VISTA BOULEVARD FT LAUDERDALE, FL 33301

Title Secretary

MESSINA, KENNETH G 2555 WEYMOUTH ROAD HAMMONTON, NJ 08037 Title Assistant Corporate Secretary

Whitson, Robert 8940 Gall Blvd Zephyrhills, FL 33540

Annual Reports

Report Year	Filed Date
2023	03/14/2023
2024	02/09/2024
2025	01/20/2025

Document Images

21/20/2025 ANNUAL REPORT	View image in PDF format
02/09/2024 ANNUAL REPORT	View image in PDF format
93/14/2023 - ANNUAL REPORT	View image in PDF format
01/20/2022 - ANNUAL REPORT	View image in PDF format
02/10/2021 ANNUAL REPORT	View image in PDF format
03/04/2020 ANNUAL REPORT	View image in PDF format
02/12/2019 ANNUAL REPORT	View image in PDF format
02/13/2018 ANNUAL REPORT	View image in PDF format
01/19/2017 ANNUAL REPORT	View image in PDF format
03/28/2016 AMENDED ANNUAL REPORT	View image in PDF format
01/30/2016 ANNUAL REPORT	View image in PDF format
05/11/2015 - AMENDED ANNUAL REPORT	View image in PDF format
01/21/2015 - ANNUAL REPORT	View image in PDF format
03/24/2014 ANNUAL REPORT	View image in PDF format
02/12/2013 ANNUAL REPORT	View image in PDF format
02/13/2012 ANNUAL REPORT	View image in PDF format
02/25/2011 ANNUAL REPORT	View mage in PDF format
01/04/2011 - ANNUAL REPORT	View image in PDF format
02/08/2010 ANNUAL REPORT	View image in PDF format
12/04/2009 Foreign Profit	View mage in PDF format



NON-COLLUSION AFFIDAVIT

STATE OF FLORIDA]	
DISTRICT OF PASCO]	
TODO Stanislans GENERM MANAGER OF RUSE	_being, first duly sworn, deposes and says that he is
Proposer is not financially interested in or of same contract; that said Proposer has not cany Proposers or person, to put in a sham phas not in any manner, directly or indirectly, with any person, to fix the proposal price or element of said proposal price, or that of an Oaks Community Development District, Proposed Contract; and that all statements of	that such Proposal is genuine and not collusive of same; that said therwise affiliated in a business way with any other Proposer on the colluded, conspired, connived, or agreed, directly or indirectly, with proposal or that such other person shall refrain from proposing, and sought by agreement or collusion, or communication conference affiant or any other Proposer, or to fix any overhead, profit or cost my other Proposer, or to secure any advantage against the Sever asco County, Florida, or any person or persons interested in the contained in said proposal are true; and further, that such Propose proposal, or the contents thereof, or divulged information or data by member or agent thereof.
	Josh State
Sworn to before me this day o	September 2025
	Notary Public Notary Public MY COMMISSION EXPIRES 2-15-2028

PROPOSAL

The person signing shall, in his own handwriting, sign the Principal's name, his own name and his title. Where the person signing for a corporation is other than the president or Vice-President, he must, by affidavit, show his authority to bind the Corporation.

By Told Dinustan Title: GENERAK MANACER

Business Address of Proposer 5718 E. Collin Bus DR.

City/State/Zip: TAMPA FL 33419

Dated at: 1:12 pm , this 17 day of SEPTEMBER A.D., 20 25

SEVEN OAKS COMMUNITY DEVELOPMENT

DISTRICT MAINTENANCE OF TRAFFIC PLAN

FOR CONSTRUCTION SITES

PROJECT NAME: SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT ANCIENT OAKS BLVD. MILLING AND RESURFACING PROJECT

DISTRICT PROJECT NO.: (#2025-1)

"I hereby certify that the Maintenance of Traffic Plan, as described in the attached construction plans or referenced by Florida Department of Transportation Standard Indexes, has been installed and will be maintained for this construction project. The Maintenance of Traffic Plan reflects requirements applicable to protecting motorists and workers around the construction area. The Maintenance of Traffic Plan shall be utilized, as applicable, by all contractors on the project. The Maintenance of Traffic Plan provides compliance with approved Pasco County and State of Florida Maintenance of Traffic Standards. This form shall be completed by the Contractor(s) and approved by Pasco County and the DISTRICT prior to initiating construction."

CONTRACTOR INFORMATION

	100			11011
Now Street	te		Date	9-17-25
Told Stanslaw			ER	
57/8 EAST COL Street or P. O. Box	in Bus	PR.		
TAMPA	FL		3361	9
City	State		Zip Co	ode
Telephone Number:	8/3 Area Code	224-L686 Number		/3-263-8230 gency Number
MOT PLANS Traffic Sub-Contracto	8/3 or Area Code	800-7884 Number		758-7000 gency Number
Pasco DISTRICT Ann	roved By:		Date	

STORM WATER POLLUTION PREVENTION PLAN FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITES

PROJECT NAME: SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT ANCIENT OAKS BLVD. MILLING AND RESURFACING PROJECT

DISTRICT PROJECT NO.: (#2025-1)

"I hereby certify that the Storm Water Pollution Prevention Plan has been received by the undersigned for the construction site described in the Construction Plans. The Storm Water Pollution Prevention Plan reflects requirements applicable to protecting surface water resources in sediment and erosion site plans or site permits, or storm water management site plans or site permits approved by State or local officials. The Plan provides compliance with approved issued permits, erosion and sediment control plans and storm water management plans. I certify, under penalty of law, that the Storm Water Pollution Prevention Plan will be installed and maintained, until all construction activities are complete."

ROSE PAUING LLC
Company Name

Julo Dienute

Signature

Date

Told Starts aus General Manneell
Name and Title

5718 EAST COLLIN BUS DR.

Street or P. O. Box

THAPPY
City

State

Zip Code

8/3 - J2L- 66 FC

Number

Area Code

Telephone:

Asset ID	Asset Description	Asset Shortname	Division		Serial Number
0000334	Ditch Runner Tack Trailer	E686	Tampa	11/18/2021 16:54	
0000340	John Deere Skidsteer	E566	Tampa	11/18/2021 16:54	1T0323EKCHJ322348
0000341	Towable Concrete Mixer	E377	Tampa	11/18/2021 16:54	
0000351	Dynapac Roller	E516	Tampa	11/18/2021 16:54	103471704
0000379	Bobcat S250 Skidsteer	E353	Tampa	11/18/2021 16:54	530916414
0000387	John Deere Mini Excavator	E565	Tampa	11/18/2021 16:54	1FF050GXPHH287093
0000390	LeeBoy Rubber Tire Roller	E356	Tampa	11/18/2021 16:54	89009
0000398	LayMor Power Broom	E586	Tampa	11/18/2021 16:54	38390
0000409	Caterpillar Roller	E359	Tampa	6/22/2022 11:41	CAT0CB24J2001908
0000414	LeeBoy Paver	E360	Tampa	11/18/2021 16:54	78870CJR01634
0000415	Miller Curb Machine	E587	Tampa	11/18/2021 16:54	
0000443	Makita Backpack Blower	E961	Tampa	12/23/2021 20:22	H76AB19Z035488Y
0000444	Makita Backpack Blower	E962	Tampa	12/23/2021 20:24	H76AB19Z035492Y
0000445	Makita Backpack Blower	E960	Tampa	12/23/2021 20:20	H76AB19Z035616Y
-	Makita Backpack Blower	E959	Tampa	12/23/2021 20:18	H76AB19Z035517Y
	LeeBoy Paver	E903	Tampa	11/18/2021 16:55	248688
The latest terminal to the latest terminal termi	Heated Pressure Washer	E917	Tampa	12/28/2021 8:19	21-10346
	Miller Welder	E477	Tampa	12/28/2021 9:50	MH020417N
	Caterpillar Skidsteer	E912	Tampa	1/18/2022 10:10	CAT0272DLHX201085
	Ryobi Chainsaw	E01517	Tampa	2/4/2022 9:53	C. II OZ/ ZDEIIAZUIU00
	Husqvarna Hand Saw	EQ1517	Tampa	2/21/2022 12:17	2021 5100679
	Bosch Hammer Drill	Marie Control	Tampa		2021 01000/9
		EQ1519		2/21/2022 12:40	H76AB210AE20E2V
	Makita Backpack Blower	EQ1520	Tampa	2/21/2022 13:05	H76AB218052852Y 49436
	Makita Hand Saw	EQ1523	Tampa	3/8/2022 7:22	
	Husqvarna Hand Saw	EQ1524	Tampa	3/8/2022 13:33	2021-4500646
Acceptance of	Makita Hand Saw	EQ1525	Tampa	3/8/2022 13:28	49430
	Makita Backpack Blower	EQ1526	Tampa	4/4/2022 8:36	H76AB218051901Y
	Milwaukee Hand Saw	EQ1527	Tampa	4/5/2022 9:00	C25D3214812129
-	Makita Hammer Drill	EQ1528	Tampa	4/5/2022 9:13	55012
	John Deere Skidsteer	E460	Tampa	5/2/2022 13:45	1T0333GMHHF307084
0001530	Stump Grinder	EQ1530	Tampa	5/3/2022 10:25	1VRC070NCN1004688
0001532	Edco Walk Behind Saw	E919	Tampa	6/29/2022 9:33	210210350
0001541	Milwaukee Rotary Hammer Electric	EQ1541	Tampa	3/28/2023 16:24	C84AD224702017
0001542	Husqvarna Hand Saw	EQ1542	Tampa	5/23/2023 16:46	2022 0201229 967 68 21-0
0001545	Husqvarna Hand Saw	EQ1545	Tampa	7/12/2023 14:49	2023 0303645 967 68 21-0
0001546	John Deere Bucket Attachment	EQ1546	Tampa	7/12/2023 15:14	PXBUC78E01895
0001547	Milwaukee Rotary Hammer Electric	EQ1547	Tampa	11/6/2023 12:48	C84AD224500130
0001548	Generac Generator	EQ1548	Tampa	9/22/2023 9:57	3009480537
0001550	Marshalltown Vibratory Screed	EQ1550	Tampa	4/4/2024 8:25	14936
	Stihl Handheld Saw	EQ1552	Tampa	6/24/2024 13:33	193247401
	Stihl Handheld Saw	EQ1554	Tampa	9/2/2025 14:19	196664806
0001555	Stihl Handheld Saw	EQ1555	Tampa	9/2/2025 14:32	196080444
	Stihl Handheld Saw	EQ1556	Tampa	9/2/2025 14:40	196080363
0001557	Stihl Handheld Saw	EQ1557	Tampa	9/2/2025 14:45	196664977
	Allen Concrete Buggy	EQ1757	Tampa	8/10/2022 9:48	
0001793	KM Infrared Machine	EQ1793	Tampa	5/3/2022 14:26	
THE RESIDENCE OF THE PARTY OF T	Virnig Broom Attachment	EQ1886	Tampa	8/24/2022 12:20	222009
	Bosch Jack Hammer Electric	EQ2230	Tampa	3/29/2023 8:56	3611C0A011
-	Mikasa Vibratory Plate	EQ2231	Tampa	4/14/2023 12:27	H16681
	Mikasa Vibratory Plate	EQ2232			H15856
The second second		EQ2237	Tampa	4/18/2023 15:17	The state of the s
The state of the state of	Caterpillar Mill Attachment		Tampa	4/13/2023 16:02	ERC02218
0002238	Graco LineLazer	EQ2238	Tampa	6/9/2023 8:46	L22B17H449008137
0002239	Graco LineLazer	EQ2239	Tampa	6/9/2023 8:27	F22B17H449007411
0002241	Husqvarna Core Drill	EQ2241	Tampa	3/29/2023 9:32	2022 4150107
0002309	Caterpillar Auger Attachment	EQ2309	Tampa	6/13/2023 14:08	N7S06318
0002312	John Deere Skidsteer	EQ2312	Tampa	6/15/2023 9:54	1T0325GKCPJ450015
0002313	Tomahawk Scarifying Machine	EQ2313	Tampa	6/17/2023 9:05	238080
0002318	Graco Line Driver	EQ2318	Tampa	7/17/2023 15:15	D23A262005011133
0002319	Graco Line Driver	EQ2319	Tampa	7/17/2023 15:18	I22A262005010668
The Real Property lies	Weiler Rubber-Tire Roller	EQ3230	Tampa	2/21/2024 14:03	1W900CT3KRA001146

0003289	Caterpillar Roller	EQ3289	Tampa	3/28/2024 12:50	CAT0CB40L64900743
0003902	Breaker Attachment	EQ3902	Tampa	6/17/2025 11:31	HA613200
0003904	Vermeer Stump Grinder	EQ3904	Tampa	6/17/2025 12:31	1VRC070NVR1007279
0003905	Laymor Broom Tractor	EQ3905	Tampa	6/17/2025 13:01	43763
0003909	2025 Vermeer Trencher	EQ3909	Tampa	6/17/2025 13:10	1VRD070DAR1003763



09/17/2025

Rose paving has been in business for over 50 Years. We have 39 locations across the country.

The Tampa division we have over 50 Employees % of which are project Managers. Pete Ciaccio is our Operations Director who has multiple years experience in the Industry. Todd Stanislaus the General Manager has 42 years experience in the paving industry. He has been in every aspect from working on crews to operations and sales.

We have 30 crew members and have in house Paving Crew, Concrete Crew, Asphalt Repair Crew, Seal Coat Crews and Lot Marking Crews. We do subcontract our Milling as we do not own a Milling Machine





References Ancient Oaks Project

09/18/2025

SCCW Master Asssociation Shawna Deiulio 813-812-7559 Mill and Pave 30,000 Square Yards Plus every year shawna@kpmaster.com

Epic Construction

Mill Pave New Construction of Post Offices approximately 1 to 2

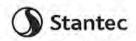
million dollars per year

Rex Fordham 321-482-9662 Rex@epicfla.com

Sysco Palmetto

Mill and pave 24,888 square yards 3"

Jehrad Crews 941-721-1435 Jehrad.Crews@sysco.com



Stantec Consulting Services Inc. 20215 Cortez Boulevard Brooksville FL 34601-3847

Addendum

Project/File:

Seven Oaks Ancient Oaks Blvd. Pavement Rehabilitation Project 2025-1

Addendum No.:

1

Date:

August 27, 2025 Prospective Bidders

Contract No.:

238202065

This addendum is to be read with and constitutes part of the tender document.

INSTRUCTIONS:

Amend your copy of the tender/quotation/proposal in accordance the following, Seven Oaks Community Development District Pavement Rehabilitation Project Ancient Oaks Boulevard (Addendum #1) Construction Plans to include Option Base – Graded Crushed Concrete Aggregate 3" (Contingency and Optional Base Compaction Contingency and updated quantities for Milling of Existing Asphalt and Asphaltic Concrete to include removal and replacement of existing speed tables. Update to Summary of Pay Items on Page 2 of 11 of the construction plans. Add Construction Note 19. to the Construction Plans for Crushed Concrete Base and Compaction (Contingency).

Add specification for Crushed Concrete Base (Contingency) and Base Compaction (Contingency)

 Modify Section II – Instructions to Proposers, Section 23 Interpretation of Plans and Specifications, modify the timeframe for interpretation or questions from ten (10) days to sixteen (17) days. The last day for questions is September 2, 2025.

 Modify Section IV – Supplemental General Conditions, Article 14 – Contract Duration, modify Final completion in (45) consecutive calendar days to 60 consecutive calendar days from the date

established for Substantial Completion.

 Modify Section V – Project Specifications for Milling of Asphalt Pavement and Asphaltic Concrete Superpave Type 12.5 to include removal and replacement of existing speed tables.

Updated construction plans to include quantities for Concrete Base and Compaction (Contingency)

 Retain one copy for your file; sign and return a second copy and attach it to your submission as confirmation that the Addendum was considered in your bid submission.

8. Failure to sign and return this form may result in a non-compliant bid.

DETAILS OF THE ADDENDUM:

Modification to the bid documents to account for base compaction after milling into existing base and removal and replacement of existing speed tables. Modification of time from substantial completion to final completion from 45 days to 60 days. Add specification for crushed concrete and compaction. Update construction plans to account for crushed concrete base quantities and construction note.

Best regards,

STANTEC CONSULTING SERVICES INC.

Greg Woodcock

Project Manager

Mobile: 3527770183

greg.woodcock@stantec.com

Firm Name:

Authorized Signature:

Printed Name:

Date:

\$\int \text{OSE PAVING LLC} \\

\text{Jobb Distribution} \\
\text{Todd STANTSLAUS} \\

Click or tap here to enter text. \text{9/17/28}

EMERGENCY TELEPHONE NUMBERS

PROJECT NAME: Seven Oaks Community Development District ANCIENT OAKS BLVD. MILLING AND

RESURFACING PROJECT

DISTRICT PROJECT NO.: (#2025-1)

The following are the business and home telephone numbers where project key personnel can be reached at all times. In addition, the emergency telephone numbers of other vital agencies are listed:

	BUSINESS#:	RESIDENCE #:	
CONTRACTOR'S PROJECT MANAGER	(813) 221-6686	(708) 446 6959	
CONTRACTORS REPRESENTATIVE	(8/3) 226-6686	(813) 263-8230	
DISTRICT/PROJECT MANAGER	()	()	
DISTRICT/PROJECT REPRESENTATIVE	()	()	

PROPOSAL BOND

STATE OF FLORIDA }	
DISTRICT OF PASCO }	5

cc

KNOW ALL MEN BY THESE PRESENT	S, that we, rose raving, LLC	as Principal, and			
Arch Insurance Company	as Surety, are held firmly bound unto Seven Oaks				
Community Development District, Pasco County Florida, in the penal sum of \$\sum_{\text{Five Percent (5%) of }}\) Amount Bid					
Dollars, (Total Sum Written in Words).					
lawful money of the United States, for	the payment of which sum well and t	truly to be made, we bound			
ourselves, our heirs, executors, administra	ators and successors, jointly and severa	ally, firmly by these presents.			
THE CONDITION, if the Princip	eal shall withdraw said Proposal prior to	the date of opening the same,			
or shall within thirty (30) days after the pre	escribed forms are presented to him for	signature, enter into a written			
Contract with Seven Oaks Community D	Development District, in accordance wi	ith the Proposal as accepted,			
and give a Performance and Payment Bo	ond with good and sufficient surety or s	ureties a may be required, for			
the faithful performance and proper fu	Ifillment of such Contract and for pro	ompt payment of all persons			
furnishing labor or materials in connection	on therewith, or in the event of the failu	re to enter into such Contract			
and give such Bond within the time specif	ied, if the Principal shall pay the DISTRI	CT the difference between the			
amount specified in said Proposal and the	ne amount for which the DISTRICT ma	ay procure the required work			
and/or supplied, provided the latter amount	unt to be in excess of the former, then t	the above obligations shall be			
void and of no effect; otherwise, to rema	in in full force and virtue.				

IN WITNESS WHEREOF, the above written parties have executed this instrument under their

several seals this <u>16th</u> day of <u>September</u>, 20<u>25</u>, the name and corporate seal of each corporate party being affixed and these presents duly signed by its undersigned representative, pursuant to

authority of its governing body.

CONTRACTOR - PRINCIPAL

	Rose Paving, LLC	
	Name of Corporation, if a	pplicable
(Sea	1)	
	Signature	
	Printed or Typed Name a	nd Title
	Business Address	

SURETY



Arch Insurance Company

Name of Corporation, if applicable

Signature

Emma J Bryant, Attorney-in-Fact Printed or Typed Name and Title

Harborside 3, 210 Hudson Street, Suite 300 Jersey City, NJ 07311-1107

Business Address

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint.

Bradley Mapes, Emma J Byrant, Kelli E Housworth, Oana Dimulescu, Ryan Norman and Shana Kae Meyer of Atlanta, GA (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars (\$150,000,000.00) This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect

"VOTED. That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings: recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process.

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, scaled and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 7th day of August, 2025

> SEAL 1971

Attested and Certified

Regan X Shulman, Secretary

STATE OF PENNSYLVANIA SS COUNTY OF PHILADELPHIA SS

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Missouri

Commonwealth of Pennsylvania - Notary Sea Michele Tripodi, Notary Public Philadelphia County My commission expires July 31, 2029 Commission number 1168622

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated August 7, 2025 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate, and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this __day of_

CORPORAT

SEAL

1971

Regan A Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS: Arch Insurance Company Claims Department Surety Claims P.O. Box 542033

Omaha, NE 68154 suretyclaims@archinsurance.com

Missouri To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.



Ancient Oaks Scope of Work

09/18/2025

The scope of work for this project is actually pretty simple. Mill and pave 44,187 square yards to 3"m depth and haul millings from site. Install SP 12.5 asphalt compacted to 3" depth. Layout and lot mark per plans with thermoplastic and paint existing curbs per specifications.

This job will require a pre construction meeting to do phase scheduling to have the least impact on residents. Per specification we will do a very thorough video before to make sure there are no areas of concern prior to beginning of job. Contractor to make sure all saftey programs are followed during the entire process.

Options of Phases with 4" and 5" mill and asphalt installation will be decided and will have an effect on schedule due to having to put the asphalt back in 2 lifts. The option to grade and compact 3" of crushed concrete will have more of a major impact on the schedule. This would be due to the amount of time and labor it takes to grade and compact and preparing for asphalt installation.

MOT plans will be required to be submitted per phasing plans directly after pre construction meeting to be approved by HOA and engineer prior to starting the work.



Rose Paving as a company does approximately 25 million dollars of revenue in the Tampa branch we are the third largest branch in the company. The company as a whole does approximately 750 million in revenue and has been in business for over 50 years. Fiscally there are absolutely no issues with providing all materials labor and equipment for completing a project of this size. Please feel free to contact myself for any further financial information you may require

Todd Stanislaus General Manager Tampa Division 813-263-8230



Tentative Schedule

Roadway Plan 6 (Phase 1)

Milling (2 Days)

Northbound (1 Day) Southbound (1 Day)

Paving (2 Days)

Northbound (1 Day) Southbound (1 Day)

Roadway Plan 5 (Phase 2)

Milling (2 Days)

Northbound (1 Day) Southbound (1 Day)

Paving (2 Days)

Northbound (1 Day) Southbound (1 Day)

Roadway Plan 4 (Phase 3)

Milling (2 Days)

Northbound (1 Day) Southbound (1 Day)

Paving (2 Days)

Northbound (1 Day) Southbound (1 Day)

Roadway Plan 3 (Phase 4)



Milling (2 Days)

Northbound & Roundabout (1 Day) Southbound & Roundabout (1 Day)

Paving (3 Days)

Northbound & Roundabout (1 Day) Southbound & Roundabout (1 Day) Roundabout if needed (1 Day)

Roadway Plan 2 (Phase 5)

Milling (2 Days)

Northbound (1 Day) Southbound (1 Day)

Paving (2 Days)

Northbound (1 Day) Southbound (1 Day)

Roadway Plan 1 (Phase 6)

Milling (2 Days)

Northbound (1 Day) Southbound (1 Day)

Paving (3 Days)

Northbound (1 Day) Southbound (1 Day) Intersection as needed (1 Day)

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT Bid Tab - Bid Alternate Updated7-17-2025



ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	TOTAL
1	Ancient Oaks Bid Alternate Engineers Estimate	100	9 0000		
01011	Mobilization	LS	1	Z	\$ 0 -
0102 1	Maintenance of Traffic	LS	1	44,766	\$ 44766 -
0104 18	Inlet Protection System	EA	42	163	\$ 6846-
0327 70 4	Milling Existing Asphalt Pavement 3" Depth	SY	16440	5.42	\$ 88534 -
0327 70 7	Milling Existing Asphalt Pavement 4" Depth	SY	11424	6.27	\$ 10896 -
0327 70 10	Milling Existing Asphalt Pavement 5" Depth	SY	16323	8.16	\$ 133294 -
0334 1 12	Superpave Asphaltic Concrete, Traffic B - Depth Varies - Refer to Plans	TN	9979	145.42	\$ 1,451,243 -
0425 5	Manhole, Adjust	EA	28	Ø	\$ 0 -
0425 6	Valve Boxes, Adjust	EA	7	Ø	\$ 0 -
0527 2	Detectable Warnings	SF	410	10.00	\$ 4100
0706 1 3	Raised Pavement Markers (Blue)	EA	16	9.00	\$ 144 -
0706 1 3	Raised Pavement Markers (Yellow)	EA	206	9 00	\$ 1854 -
0710 11190	Painted Pavement Markings, Standard, White, Island Nose	SF	48	6.40	\$ 307 -
0710 11290	Painted Pavement Markings, Standard, Yellow, Island Nose	SF	684	6.40	\$ 4377 -
0711 11123	Thermoplastic, Standard, White, Solid, 12" for Stop Line and Crosswalk	LF	1050	5.80	\$ 6090 -
0711 11224	Thermoplastic, Standard, White, Solid, 18" for Diagonal or Chevron	LF	105	9,00	\$ 945 -
0711 11125	Thermoplastic, Standard, White, Solid, 24" for Stop Line and Crosswalk	LF	660	15.75	\$ 10395 -
0711 11170	Thermoplastic, Standard, White Arrow	EA	6	150.00	\$ 900 -
E711 11121	Thermoplastic, Standard, White, Solid, 6"	LF	18322	1.50	\$ 27483 -
E711 11141	Thermoplastic, Standard, White, Skip, 6"	LF	48	140	\$ 28 -
E711 11221	Thermoplastic, Standard, Yellow, Solid, 6"	LF	18115	1.50	\$ 27122 -
E711 14 1	Thermoplastic, Preformed, White, Helmeted Bicyclist Symbol	EA	34	320.00	\$ 10880 -
E711 14 3	Thermoplastic, Preformed, White, Bike Arrow	EA	34	190.00	\$ 6460 -
N/A	12"x18" Ribbon Curb	LF	134	55.00	\$ 7370 -
	OPTIONAL BASE - GRADED CRUSHED CONCRETE AGGREGA	54	43951	3.00	131853
	Total Pavement Rehabilitation Costs - Alternate Bid	,	3-2-5		\$2,071,047 -

OPTIONAL BASE COMPACTION

54 43951

80 3516

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT Bid Tab- Base Bid Updated 7-17-2025



ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	TOTAL
1	Ancient Oaks Base Bid Engineers Estimate		1.7.5		
01011	Mobilization	LS	1	Ø	\$ Ø
0102 1	Maintenance of Traffic	LS	1	44766	\$ 44766
0104 18	Inlet Protection System	EA	42	163	\$ 6846
0327 70 4	Milling Existing Asphalt Pavement 3" Depth	SY	44187	4.05	\$ 178920
0334 1 12	Superpave Asphaltic Concrete, Traffic B - 3" Depth	TN	7500	145,20	\$ 1088995
0425 5	Manhole, Adjust	EA	28	Ø	\$ Ø
0425 6	Valve Boxes, Adjust	EA	7	Ø	\$ Ø
0527 2	Detectable Warnings (Red)	SF	410	10	\$ 4100
0706 1 3	Raised Pavement Markers (Blue)	EA	16	9	\$ 144
0706 1 3	Raised Pavement Markers (Yellow)	EA	206	9	\$ 1854
0710 11190	Painted Pavement Markings, Standard, White, Island Nose	SF	48	6.40	\$ 307
0710 11290	Painted Pavement Markings, Standard, Yellow, Island Nose	SF	684	1.40	\$ 4377
0711 11123	Thermoplastic, Standard, White, Solid, 12" for Stop Line and Crosswalk	LF	1050	5.80	\$ 6090
0711 11224	Thermoplastic, Standard, White, Solid, 18" for Diagonal or Chevron	LF	105	9.00	\$ 945
0711 11125	Thermoplastic, Standard, White, Solid, 24" for Stop Line and Crosswalk	LF	660	15:75	\$ 10395
0711 11170	Thermoplastic, Standard, White Arrow	EA	6	150.00	\$ 900
E711 11121	Thermoplastic, Standard, White, Solid, 6"	LF	18322	1.50	\$ 27483
E711 11141	Thermoplastic, Standard, White, Skip, 6"	LF	48	160	\$ 28
E711 11221	Thermoplastic, Standard, Yellow, Solid, 6"	LF	18115	1.50	\$ 27172
E711 14 1	Thermoplastic, Preformed, White, Helmeted Bicyclist Symbol	EA	34	320.00	\$ 10880
E711 14 3	Thermoplastic, Preformed, White, Bike Arrow	EA	34	190.00	\$ 6460
N/A	12"x18" Ribbon Curb	LF	134	55.00	\$ 7 370
	Total Pavement Rehabilitation Costs - Base Bid	-/			\$ 428,032

Tab 2

Seven Oaks Field Operations Update CDD Meeting 10/01/25

Clubhouse:

- Pricing update for multiple window replacement
- Juniper has replaced some failing sod

Powerline Easement Gates:

• Have contacted other vendors for additional proposals

Powerline Easement Cameras:

- Will need to be pole mounted and will not be discrete
- Solar battery recharging
- Requires annual cellular plan, approx. \$120 -\$180 per camera

Village Entrance Signs:

• Remaining village entrance signs have been painted

Meeting Projector:

- BenQ TH685P projector with a stand-alone screen.
 Recommend by manufacturer for presentations in well-lit environments.
 - 3500 Lumens
 - Dual Speakers
 - 100" projection at 10 feet
 - HDMI port for laptop connection
 - Projector \$750.00
 - Screen \$250.00





Tab 3



UPCOMING DATES TO REMEMBER

- Semi-annual Interest Payment: November 1st
- Excess Debt Service Revenue Calculation: November 2nd
- Next Regular Meeting: November 5th at 3:00pm

District Manager's Report October 1

2025

FINANCIAL SUMMARY		8/31/2025
General Fund Cash & Investment Balance:		\$2,524,720
Reserve Fund Cash & Investment Balance:		\$3,669,718
Debt Service Fund Cash & Investment Balance:		\$950,868
Enterprise Fund Cash Balance:		\$42,033
Total Cash and Investment Balances:		\$7,187,339
General Fund Expense Variance:	\$189,910	Under Budget
Enterprise Fund Expense Variance:	\$6,711	Over Budget



- At the November 5th meeting, the board will be provided with the amount of any excess debt service revenue that may be available to be used for any lawful purpose.
- At the November 5th meeting, the board will be provided with any proposed budget amendments for FY 2025 along with any suggested movement of money from one fund to another.

Tab 4



Seven Oaks Community Development District

Financial Statements (Unaudited)

August 31, 2025

Prepared by: Rizzetta & Company, Inc.

sevenoakscdd.com

rizzetta.com

Seven Oaks Community Development District

Balance Sheet
As of 08/31/2025
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Enterprise Fund	Total Gymnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	810,055	0	0	42,033	852,088	0	0
Investments	1,714,665	3,669,718	950,868	0	6,335,250	0	0
Prepaid Expenses	25,520	0	0	0	25,520	0	0
Refundable Deposits	65,680	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	950,868
Amount To Be Provided Debt Service	0	0	0	0	0	0	10,445,132
Total Assets	2,615,920	3,669,718	950,868	42,033	7,278,539	63,548,041	11,396,000
Liabilities							
Accounts Payable	122,473	26,006	0	275	148,753	0	0
Accrued Expenses	11,908	0	0	0	11,908	0	0
Other Current Liabilities	0	0	0	1,248	1,248	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	11,396,000
Total Liabilities	134,381	26,006	0	1,523	161,909	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	575,279	(403,158)	50,653	9,559	232,331	0	0
Total Fund Equity & Other Credits	2,481,540	3,643,712	950,868	40,511	7,116,630	63,548,041	0
Total Liabilities & Fund Equity	2,615,920	3,669,718	950,868	42,033	7,278,539	63,548,041	11,396,000

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 08/31/2025 (In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year To D 08/31/20	
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	75,000	75,000	84,125	9,125
Special Assessments Tax Roll	3,601,523	3,601,523	3,640,652	39,129
Other Misc. Revenues Event Rental Miscellaneous Revenue Total Revenues	100,000 14,050 3,790,573	100,000 14,050 3,790,573	103,255 14,376 3,842,408	3,255 326 51,835
Expenditures				
Legislative Supervisor Fees Total Legislative	15,000 15,000	13,750 13,750	15,400 15,400	(1,650) (1,650)
Financial & Administrative Accounting Services Administrative Services Arbitrage Rebate Calculation Assessment Roll Auditing Services Disclosure Report District Engineer District Management Dues, Licenses & Fees Financial & Revenue Collections Legal Advertising Miscellaneous Mailings Public Officials Liability Insurance Tax Collector/Property Appraiser Fees Trustees Fees Website Hosting, Maintenance, Backup & E Total Financial & Administrative	28,500 9,700 1,000 5,250 5,500 2,000 65,000 44,025 2,350 5,250 2,000 0 4,372 150 11,000 5,000	26,125 8,892 916 5,250 5,500 1,834 59,583 40,356 2,154 4,813 1,833 0 4,372 150 11,000 4,584	26,125 8,891 1,000 5,250 5,500 1,834 64,711 40,649 2,641 4,813 407 3,190 4,372 993 11,152 4,628	0 (83) 0 0 0 (5,128) (293) (487) 0 1,427 (3,191) 0 (842) (152) (45)
Legal Counsel District Counsel Litigation / Mediation Total Legal Counsel	65,000 10,000 75,000	59,583 9,167 68,750	25,985 0 25,985	33,598 9,166 42,764
Law Enforcement Off Duty Deputy Total Law Enforcement	13,920 13,920	12,760 12,760	9,223 9,223	3,538 3,538
Security Operations Security Monitoring Services Total Security Operations	4,000 4,000	3,666 3,666	2,851 2,851	816 816
Electric Utility Services Utility - Irrigation & Landscape Lightin	45,000	41,250	43,662	(2,412)

Seven Oaks Community Development District

Statement of Revenues and Expenditures
As of 08/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year To D 08/31/20	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Recreation Facilities	90,000	82,500	68,328	14,171
Utility - Street Lights	250,000	229,167	225,170	3,997
Total Electric Utility Services	385,000	352,917	337,160	15,756
O LIVERY O				
Gas Utility Service	CEO.	FOC	604	(26)
Utility Services Total Gas Utility Service	650 650	596 596	621 621	(26)
Total Gas Othity Service	030	390	021	(20)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	17,000	15,583	10,265	5,319
Solid Waste Assessment	10,000	10,000	10,216	(215)
Total Garbage/Solid Waste Control Ser-	27,000	25,583	20,481	5,104
vices				
Water-Sewer Combination Services				
Utility - Fountains	1,000	917	798	118
Utility - Reclaimed	30,000	27,500	20,423	7,077
Utility Services	30,000	27,500	23,177	4,322
Total Water-Sewer Combination Services	61,000	55,917	44,398	11,517
Stormwater Control	F0 070	E4 070	50,000	(4.400)
Aquatic Maintenance	56,376	51,678	52,806 10,305	(1,128)
Lake/Pond Bank Maintenance & Repair Stormwater Assessments	30,000 6,157	27,500 6,157	19,205 5,865	8,295 293
Stormwater System Maintenance	10,000	9,166	2,800	6,367
Total Stormwater Control	102,533	94,501	80,676	13,827
Total Stoffwator Someon	102,000	34,001	00,070	10,021
Other Physical Environment				
Clock Tower Maintenance	2,000	1,834	0	1,833
Community Park Equipment	25,000	22,916	18,169	4,747
Employee - Payroll Taxes	20,000	18,334	17,574	760
Employee - Salaries	248,644	227,923	229,759	(1,836)
Employee - Workers Comp Entry & Walls Maintenance & Repair	8,337 4,000	8,337 3,667	9,608 6,150	(1,270) (2,484)
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	45,833	44,543	1,291
Landscape - Annuals/Flowers	250,000	229,167	67,467	161,699
Landscape Maintenance	838,803	768,903	773,328	(4,425)
Landscape Replacement Plants,	150,000	137,500	176,823	(39,323)
Shrubs, Tr	40.000	0.400	2.044	F 000
Miscellaneous Expense	10,000	9,166	3,941	5,226
Ornamental Lighting & Maintenance Pressure Washing	4,000 54,000	3,667 49,500	8,436 28,500	(4,769) 21,000
Tree Trimming Services	280,000	256,667	146,110	110,556
Total Other Physical Environment	2,034,220	1,872,850	1,834,327	38,522
. 3.3. Strong Hydrodi Environment	2,007,220	1,012,000	1,00 1,021	30,022
Road & Street Facilities				
Roadway Repair & Maintenance	50,000	45,833	1,245	44,588
Sidewalk Maintenance & Repair	50,000	45,833	51,986	(6,153)
Street Sign Repair & Replacement	10,000	9,167	1,229	7,938
Total Road & Street Facilities	110,000	100,833	54,460	46,373

Seven Oaks Community Development District Statement of Revenues and Expenditures As of 08/31/2025 (In Whole Numbers)

	` Year Ending	Through	Year To D	
_	09/30/2025	08/31/2025	08/31/20	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parks & Recreation				
Access Control Maintenance & Repair	6,000	5,500	3,085	2,415
Athletic Court/Field/Playground Main-	15,000	13,750	16,484	(2,734)
tena	,	,	,	(, , ,
Clubhouse Janitorial Services	45,000	41,250	38,454	2,796
Employee - Payroll Taxes	25,000	22,917	23,640	(724)
Employee - Salaries	337,330	309,219	309,030	`190 [′]
Facility Supplies	6,600	6,050	7,376	(1,326)
Fitness Equipment Maintenance & Re-	15,000	13,750	2,160	11,590
pair	,	,	•	•
Fountain Service Repair & Maintenance	7,500	6,875	13,164	(6,289)
Furniture Repair & Replacement	7,500	6,875	2,140	4,735
Maintenance & Repairs	65,000	59,583	43,712	15,871
Miscellaneous Expense	35,000	32,084	18,599	13,485
Office Supplies	3,000	2,750	4,399	(1,650)
Pest Control	500	458	450	` 8 [°]
Pool Repair & Maintenance	17,000	15,583	13,580	2,004
Pool Service Contract	89,829	82,344	84,871	(2,527)
Storage Shed	3,264	2,992	2,992) o
Telephone, Internet, Cable	10,000	9,166	5,482	3,684
Tennis Court Maintenance & Supplies	30,000	27,500	38,732	(11,232)
Vehicle Maintenance	10,000	9,167	4,712	` 4,455 [°]
Total Parks & Recreation	728,523	667,813	633,062	34,751
Special Events				
Special Events	42,630	39,077	51,666	(12,588)
Total Special Events	42,630	39,077	51,666	(12,588)
Total Expenditures	3,790,573	3,486,375	3,296,466	189,910
-				
Total Excess of Revenues Over(Under) Ex-	0	304,198	545,942	241,745
penditures				
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	1,906,261
Total Fund Balance, End of Period	0	304,198	2,481,540	2,177,342
-				

Seven Oaks Community Development District Statement of Revenues and Expenditures As of 08/31/2025 (In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year To 08/31/	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	150,000	150,000	169,853	19,853
Special Assessments				
Tax Roll	321,748	321,748	321,748	0
Total Revenues	471,748	471,748	491,601	19,853
Expenditures				
Contingency				
Capital Reserve	1,216,259	1,216,259	892,531	323,728
Total Contingency	1,216,259	1,216,259	892,531	323,728
Total Expenditures	1,216,259	1,216,259	892,531	323,728
Total Excess of Revenues Over(Under) Expenditures	(744,511)	(744,511)	(400,930)	343,581
penditures				
Total Other Financing Sources(Uses) Carry Forward Fund Balance				
Carry Forward Fund Balance Other Costs	744,511	744,511	0	(744,511)
Unrealized Gain/Loss on Investments	0	0	(2,228)	(2,228)
Total Other Financing Sources(Uses)	744,511	744,511	(2,228)	(746,739)
Fund Balance, Beginning of Period	0	0	4,046,870	4,046,870
Total Fund Balance, End of Period	0	0	3,643,712	3,643,712

730 Debt Service Fund S2011 & S20**Seven Oaks Community Development District**Statement of Revenues and Expenditures

statement of Revenues and Expenditures As of 08/31/2025 (In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year To 08/31/2	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	14,025	14,025
Special Assessments Tax Roll	564,087	564,087	569,653	5,566
Total Revenues	564,087	564,087	583,678	19,591
Expenditures				
Debt Service Interest	103,087	103,087	106,093	(3,006)
Principal	461,000	461,000	461,000	0,000)
Total Debt Service	564,087	564,087	567,093	(3,006)
Total Expenditures	564,087	564,087	567,093	(3,006)
Total Excess of Revenues Over(Under) Expenditures	0	0	16,585	16,585
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	194,634	194,634
Total Fund Balance, End of Period	0	0	181,883	181,883

730 Debt Service Fund S2016

Seven Oaks Community Development District Statement of Revenues and Expenditures As of 08/31/2025 (In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year T 08/31	
•	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	37,987	37,987
Special Assessments Tax Roll	925,434	925,434	934,567	9,133
Total Revenues	925,434	925,434	972,554	47,120
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) Ex-	0	0	63,404	63,404
penditures				
Fund Balance, Beginning of Period	0	0	705,580	705,580
Total Fund Balance, End of Period	0	0	768,984	768,984

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 08/31/2025 (In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	08/31	o Date /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	63,162	8,162
Total Revenues	97,300	97,300	105,462	8,162
Expenditures				
Parks & Recreation				
Beverages	15,000	13,750	11,524	2,226
Cafe Miscellaneous Expense	1,500	1,375	3,817	(2,442)
Employee - Payroll Taxes	3,300	3,025	3,414	(389)
Employee - Salaries	44,500	40,792	44,636	(3,844)
Equipment	1,500	1,375	2,269	(894)
Food	25,000	22,916	24,497	(1,581)
Maintenance & Repairs	2,500	2,292	2,012	279
Supplies	4,000	3,667	3,734	(66)
Total Parks & Recreation	97,300	89,192	95,903	(6,711)
Total Expenditures	97,300	89,192	95,903	(6,711)
Total Excess of Revenues Over(Under) Ex-	0	8,108	9,559	1,451
penditures				
Fund Balance, Beginning of Period	0	0	30,952	30,951
Total Fund Balance, End of Period	0	8,108	40,511	32,402

Seven Oaks CDD Investment Summary August 31, 2025

Account	<u>Investment</u>	ance as of ust 31, 2025
FLCLASS	Average Monthly Yield 4.4366%	\$ 1,714,665
	Total General Fund Investments	\$ 1,714,665
FLCLASS	Average Monthly Yield 4.4366%	\$ 2,509,913
FLCLASS Enhanced Cash	Average Monthly Yield 4.3558%	1,159,805
	Total Reserve Fund Investments	\$ 3,669,718
US Bank Series 2016A Revenue	First American Funds Inc SHS Government Obligation Fund 3763	\$ 133,409
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	11,437
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	175,187
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	70,813
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	68,537
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	735
	Total Debt Service Fund Investments	\$ 950,868

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 08/01/2025 to 08/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
730, 2677						
100, 2011	730 General Fund	08/27/2025	Andrew P Mendenhall	AM082725	Board of Supervisor Meeting 08/27/25	200.00
	730 General Fund	08/01/2025	Catrina Walters	1004	Halloween Party- Remaining Balance	4,400.00
	730 General Fund	08/08/2025	Cintas Corporation	1905823000	Facility Supplies 08/25	200.00
	730 General Fund	08/21/2025	Cintas Corporation	4240893210	Facility Supplies 08/25	150.84
	730 General Fund	08/08/2025	Cintas Corporation	1905822992	Facility Supplies 08/25	370.00
	730 General Fund	08/28/2025	CMH Exteriors LLC	109383	Tree Trimming 08/25	47,935.00
	730 General Fund	08/28/2025	Cooper Pools Remodeling & Resurfacing Inc	2025-1108	Pool Service 08/25	944.06
	730 General Fund	08/22/2025	Cooper Pools Remod- eling & Resurfacing Inc	2025-1095	Pool Service 08/25	180.00
	730 General Fund	08/25/2025	Fatina Tannoukhi	082525 Tannoukhi	Reimburse For Purchase Made-Credit Card At Limit For Month 08/25	203.14
	730 General Fund	08/27/2025	Fountain Design Group, Inc.	37019A	Quarterly Fountain Maintenance 08/25	200.00
	730 General Fund	08/01/2025	Fountain Design Group, Inc.	35453A	Quarterly Fountain Maintenance 02/25	200.00
	730 General Fund	08/01/2025	Fountain Design Group, Inc.	36315A	Quarterly Fountain Maintenance 05/25	200.00
	730 General Fund	08/09/2025	Frontier Florida, LLC	813-994-3055-060923 -5 08/25 ACH		124.99
	730 General Fund	08/25/2025	Integrated Irrigation Services	2136	Irrigation Maintenance 07/25	
	730 General Fund	08/01/2025	Joel Ellis	8000	Event-DJ Services for 10/11/25	400.00
	730 General Fund	08/27/2025	John Christensen	JC082725	Board of Supervisor Meeting 08/27/25	200.00
	730 General Fund	08/27/2025	Jon Tomsu	JT082725	Board of Supervisor Meeting 08/27/25	200.00
	730 General Fund	08/15/2025	Juniper Landscaping of Florida, LLC	351065	Fertilize Turf 08/25	750.00
	730 General Fund	08/31/2025	Juniper Landscaping of Florida, LLC	354546	Plant Installation 08/25	
	730 General Fund	08/25/2025	Juniper Landscaping of Florida, LLC	351878	Fertilize Turf 08/25	16,120.00
	730 General Fund	08/22/2025	Lee Electric, Inc.	250727	Service Call 08/25	2,090.00
	730 General Fund	08/22/2025	Lee Electric, Inc.	250726	Service Call 08/25	2,372.00
	730 General Fund	08/21/2025	Pasco County Utilities	mary 08/25 ACH	Pasco Water Sum- mary 08/25 ACH	1,612.71
	730 General Fund	08/21/2025	Pasco County Utilities	mary 08/25 ACH	Pasco Water Sum- mary 08/25 ACH	51.26
	730 General Fund	08/21/2025	Pasco County Utilities	mary 08/25 ACH	Pasco Water Sum- mary 08/25 ACH	2,144.30
	730 General Fund	08/18/2025	Professional Green Cleaners, LLC	29050	Facility Cleaning 08/25	
	730 General Fund	08/27/2025	Sean Grace	SG082725	Board of Supervisor Meeting 08/27/25	200.00
	730 General Fund	08/04/2025	Solitude Lake Man- agement, LLC	PSI195842	Vegetation Removal Remaining Balance 08/25	3,960.00
	730 General Fund	08/27/2025	Straley Robin Vericker	27034	Legal Services 07/25	1,487.70
	730 General Fund	08/20/2025	TECO Peoples Gas	211003718858 08//25	2910 Sports Core Cir 08/25	44.52
	730 General Fund	08/27/2025	Theodore H. Rhodes	TR082725	Board of Supervisor Meeting 08/27/25	200.00
	730 General Fund	08/26/2025	Electric Cooperative, Inc.	WREC Summary 08/25 730	WREC Summary 08/25 730	4,660.08
	730 General Fund	08/26/2025	Withlacoochee River Electric Cooperative, Inc.	WREC Summary 08/25 730	WREC Summary 08/25 730	6,111.91
	730 General Fund	08/26/2025	Withlacoochee River	WREC Summary	WREC Summary	20,925.23

Seven Oaks Community Development District Summary A/P Ledger From 08/01/2025 to 08/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
			Electric Cooperative, Inc.	08/25 730	08/25 730	
Sum for 730, 267 730, 2678	7					122,472.71
Sum for 730, 267	730 Reserve Fund 8	08/25/2025	Admiral Furniture, LL0	CA-152230	Poolside Tables 08/25	26,005.64 26,005.64
730, 2682	730 Enterprise Fund	08/29/2025	TWC Services, Inc.	7573680-1	Ice Machine Repair 08/25	275.00
Sum for 730, 268 Sum for 73 Sum Tota	0					275.00 148,753.35 148,753.35

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

Balance Sheet

- Trust statement activity has been recorded through 08/31/25.
 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 5

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

Parties: This is an agreement made between Action Towing Inc. of Tampa and

Ι.

	(Hereinafter referred to as Action Towing) and
	Owner of private property described as:
	Located at:(Hereinafter referred to as) the property being serviced.
•	Effective date: By this agreement Action Towing shall begin providing service on 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 where	of, the parties have exe	ecuted this agreement as the date sign	ed.
Witnesses:			
		Ву:	
		Print:	
Action Towing	Rv.	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. <u>713.78(1)(c)</u>, 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. <u>775.082</u>, s. <u>775.083</u>, or s. <u>775.084</u>.

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

YEAR (If year unknown, leave blank) MAKE MODEL COMPLETE VIN # COLOR TAG# STATE LOCATION OF CAR TRUCK: WL OR FB DRIVER 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 gran right, under certain conditions, to have removed from the said property, a motor vehicle unauthorized/in parked thereon: inconsideration to the towing/storage company noted hereon undertaking to remove an the vehicle noted above pursuant to said statute, I hereby agree to hold said towing/storage company har from loss or damage or expense from any claim growing out of such removal.	
COLOR TAG# STATE LOCATION OF CAR TRUCK: WL OR FB DRIVER 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 gran right, under certain conditions, to have removed from the said property, a motor vehicle unauthorized/in parked thereon: inconsideration to the towing/storage company noted hereon undertaking to remove an the vehicle noted above pursuant to said statute, I hereby agree to hold said towing/storage company has	
LOCATION OF CAR TRUCK: WL OR FB DRIVER 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 gran right, under certain conditions, to have removed from the said property, a motor vehicle unauthorized/in parked thereon: inconsideration to the towing/storage company noted hereon undertaking to remove an the vehicle noted above pursuant to said statute, I hereby agree to hold said towing/storage company has	
TRUCK: WL OR FB ORIVER 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 gran right, under certain conditions, to have removed from the said property, a motor vehicle unauthorized/in parked thereon: inconsideration to the towing/storage company noted hereon undertaking to remove an the vehicle noted above pursuant to said statute, I hereby agree to hold said towing/storage company has	
DRIVER 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 gran right, under certain conditions, to have removed from the said property, a motor vehicle unauthorized/in parked thereon: inconsideration to the towing/storage company noted hereon undertaking to remove an the vehicle noted above pursuant to said statute, I hereby agree to hold said towing/storage company has	
vehicle/vessel. I have complied with the provisions of section 715.07; 713.78 Florida Statutes which gran right, under certain conditions, to have removed from the said property, a motor vehicle unauthorized/in parked thereon: inconsideration to the towing/storage company noted hereon undertaking to remove an the vehicle noted above pursuant to said statute, I hereby agree to hold said towing/storage company has	
	nproperly Id store
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 6

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 August 6, 2025 Mr. Scott Brizendine Page two

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

Wayne Bennier

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

Mayne Beumier

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. 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 slightly below sidewalk grade. level but 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.

"X", above 100-year flood plain, per FEMA Map Panel 12101C0428F, dated September 26, 2014.

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. 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.

Flood Zone Data:

Improvement Data:

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 Sales Comparison Approach Income Capitalization Approach \$ 400,000 Excess Land Value \$1,275,000 Building Value and Site

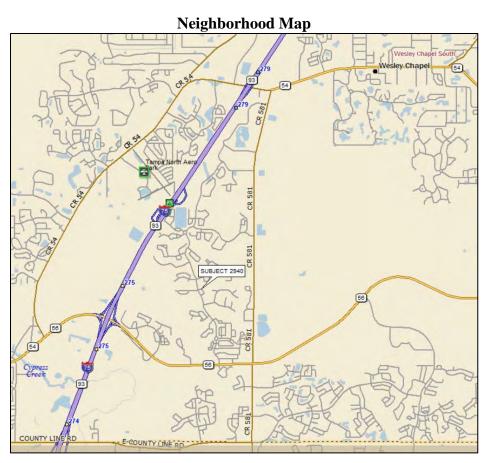
N/A

Final Estimate of Value

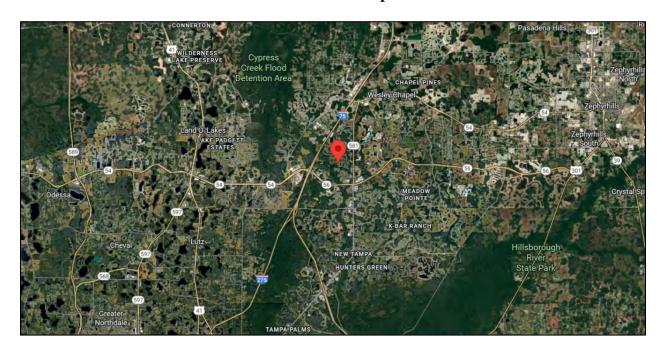
\$1,675,000 Total Value As-Is

SUBJECT MAPS AND PHOTOGRAPHS

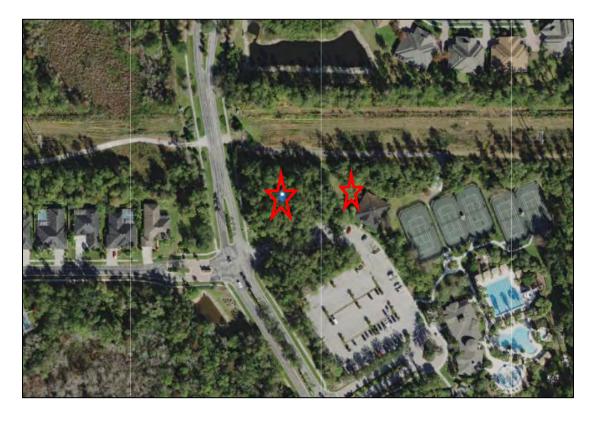




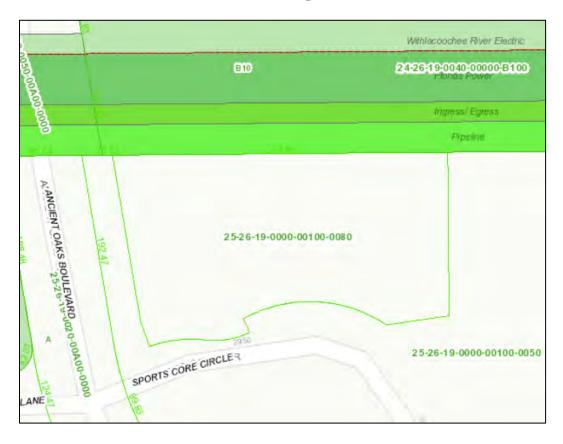
Area Aerial Map



Neighborhood Aerial Photograph

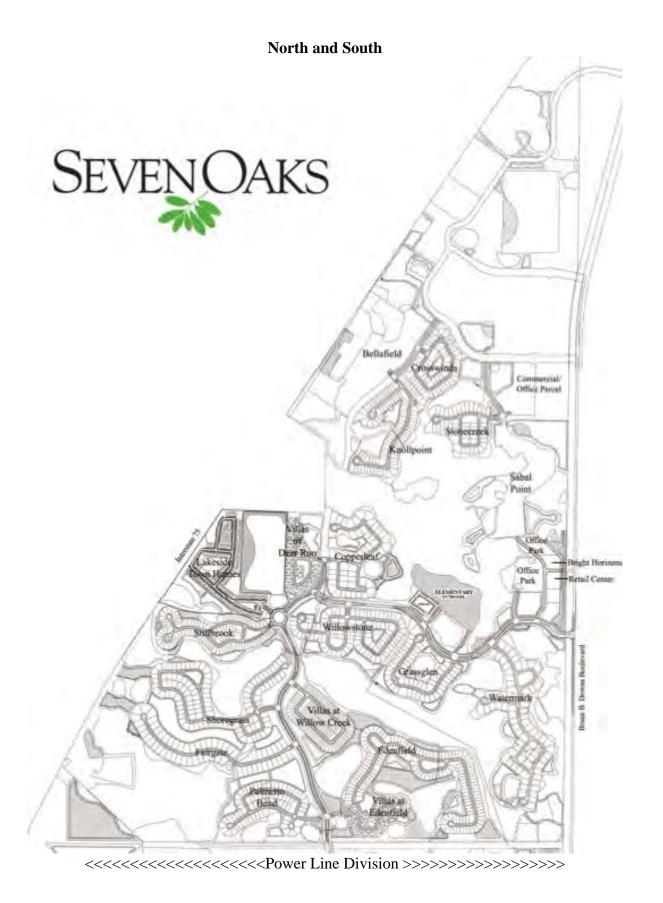


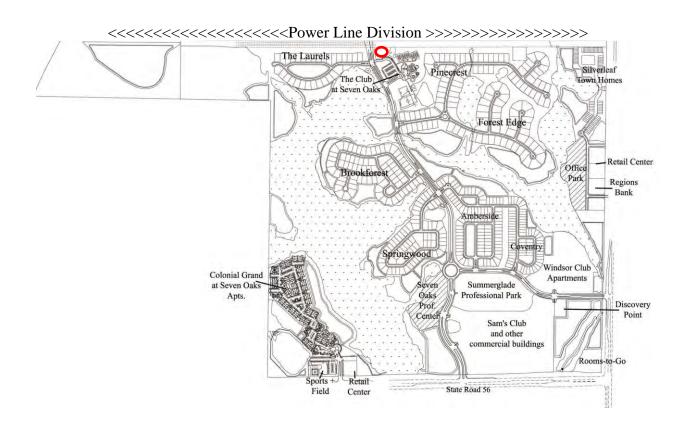
Plat Map



Property Appraiser's Aerial Photograph







Subject Photographs



1. Front of subject



3. Rear wall, exit door, AC units



5. Easterly wall



7. Shared parking and walk toward excess land



2. Front west side of entry



4. Westerly wall



6. Easterly lawn and fence



8. View of vegetated excess land



9. Interior view of double-door entrance



11. Conference room



13. Detail of entrance rotunda ceiling



15. Work room



10. Reception desk, conference room behind



12. Westerly hallway



14. Corner office



16. Front corner office



17. View of typical office



19. One of two restrooms



21. Shared parking, subject building in background



23. Sports Core Circle south from Ancient Oaks Bl.



18. Mid cross-hallway



20. Kitchen and dining table



22. Excess land on right



24. Seven Oaks recreational center

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.

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.

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." 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."

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."

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,

Appraisal Institute, <u>The Dictionary of Real Estate Appraisal</u>, <u>Seventh Edition</u>, Appraisal Institute, Chicago, Illinois, 2022, p. 65.

² *Ibid*, p. 73.

³ *Ibid*, p. 105.

¹ *Ibid*, p. 105.

⁵ *Ibid*, p. 92.

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 selfinterest, 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

Ibid, p. 68.

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

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

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

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

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

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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:

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- 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.

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"

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.

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.

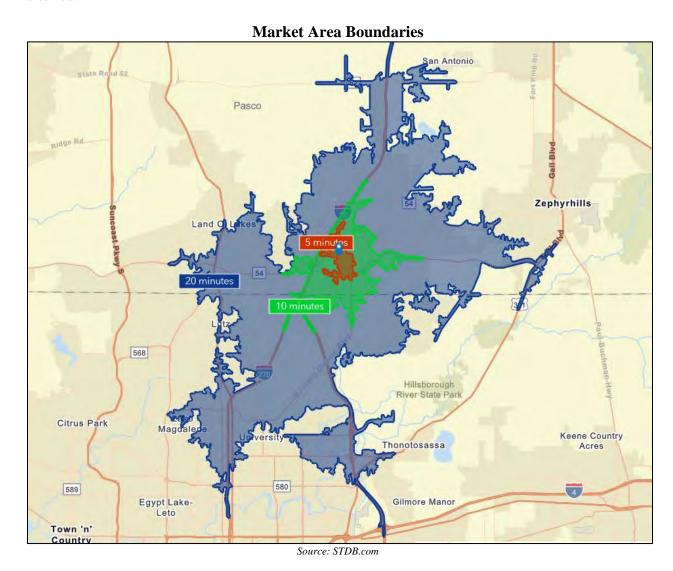
- 1. Growth A period during which the neighborhood gains public favor and acceptance.
- 2. Stability A period of equilibrium without marked gains or losses.
- 3. Decline A period of diminishing demand.
- 4. Revitalization A period of renewal, modernization and increasing demand.

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.

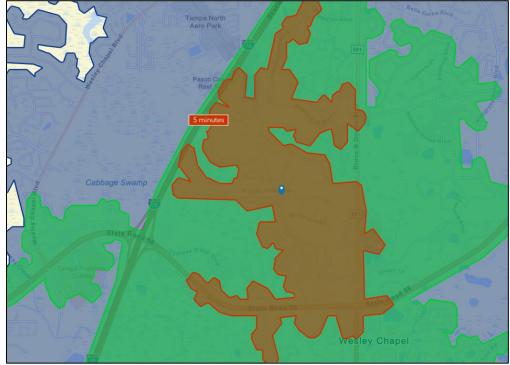
Market Area

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 <u>market area</u> 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.



Five-minute boundary



Source: STDB.com

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%



Executive Summary

2940 Sports Core Cir, Wesley Chapel, Florida, 33544 Drive time: 5, 10, 20 minute radii Prepared by Es Langtude: 28,1995 Longitude: -82,3541

			DESCRIPTION OF THE PROPERTY AND PROPERTY OF THE PROPERTY OF TH
	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	i.		
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)	23.5%	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.

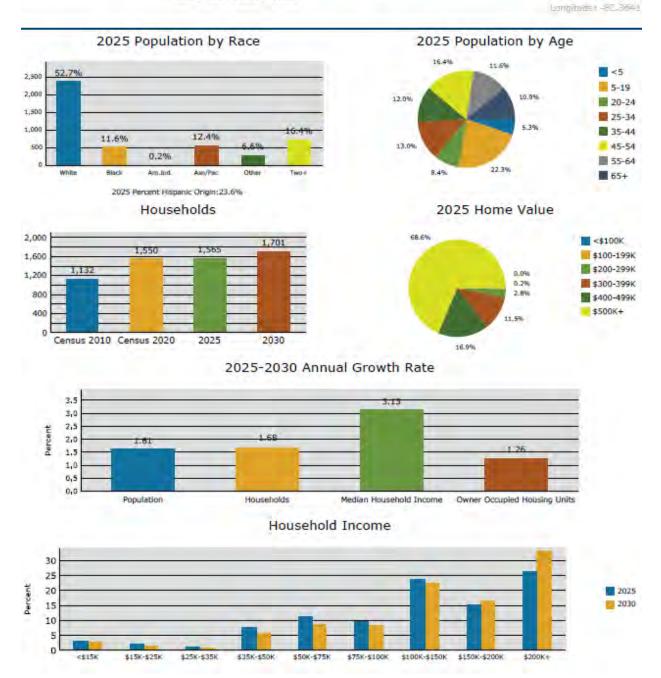
Households			
2025 Wealth Index	126	118	104
2010 Households	1,132	5,305	78,681
2020 Households	1,550	7,542	95,380
2025 Households	1,565	8,108	108,740
2030 Households	1,701	8,986	121,501
2010-2020 Annual Rate	3.19%	3,58%	1.94%
2020-2025 Annual Rate	0.18%	1.39%	2,53%
2025-2030 Annual Rate	1.68%	2.08%	2,24%
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 Est Lautude (28,1996)



	5 minutes	10 minutes	20 minutes
2025 Population 25+ by Educational Attainmen	t		
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



Housing Profile

2940 Sports Core Cir, Wesley Chapel, Florida, 33544

Drive time: 5 minute radius

Prepared by Esri Labitude: 28,19966 Longitude: -82,36415

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%	Population		Households	
2025 Total Population 4,523 2030 Median Household Income \$149,644	3.53.54.54.54.54.54.55	4 575	110,000,000	¢128 244
		The state of the s		
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	Censu	s 2020	20	25	20	30
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%

	20	25	20	30
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	53.39
\$750,000-\$999,999	218	22.5%	265	25.79
\$1,000,000-\$1,499,999	27	2.8%	25	2.49
\$1,500,000-\$1,999,999	0	0.0%	0	0.09
\$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	Average Amount	
	Index	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	136	\$429.51	\$672,179
Clubs			
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	142	\$5.28	\$8,262
Equipment			
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
Photographic Equipment Photographer Fees/Other Supplies & Equip	131	\$51.75	\$80,988
Rental/Repair	131	φ51.75	Ψ00,200
D. "		A	40.10.00
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%

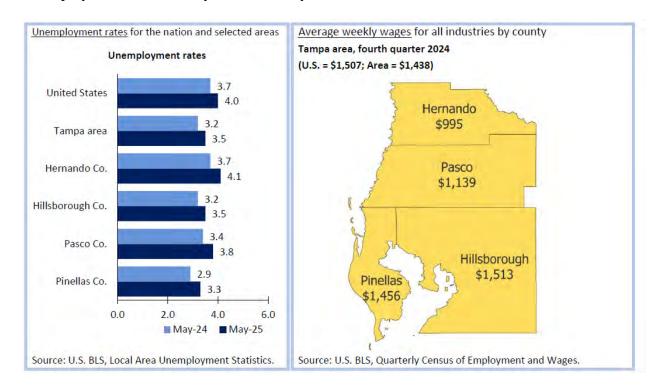
The ten basic industries and the participation in the market are reflected in the chart below. The services industry makes up the largest employment pool due to the significant retail and restaurants establishments along SR 56.

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%

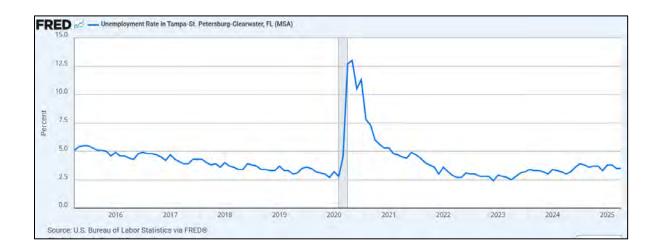
Employment and Unemployment

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.

Mike Fasano

2024 Paid Real Estate

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

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 T	axes				
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levie
COUNTY COMMISSION - OPERATING	727-847-8980	7.4292	409,011	0	409,011	3,038.6
SCHOOL OPERATING STATE LAW	727-774-2268	3.0830	409,011	0	409,011	1,260.9
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	409,011	0	409,011	613.5
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	409,011	0	409,011	409.0
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	409,011	0	409,011	305.9
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	409,011	0	409,011	868.1
COUNTY PARKS MSTU	727-847-8980	0.0000	409,011	0	409,011	0.0
COUNTY ROADS MSTU	727-847-8980	0.4052	409,011	0	409,011	165.7
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1909	409,011	0	409,011	78.0
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2242	409,011	0	409,011	91.7
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0204	409,011	0	409,011	8.3
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0416	409,011	0	409,011	17.0
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0044	409,011	0	409,011	1.8
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0256	409,011	0	409,011	10.4
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.1073	409,011	0	409,011	43.8
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0096	409,011	0	409,011	3.9
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0131	409,011	0	409,011	5.3
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0094	409,011	0	409,011	3.8
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0087	409,011	0	409,011	3.5
Total Millag	ge 16.9431		Total A	d Valorem 1	axes	\$6,929.91
<u> </u>	Non-Ad Valoren	n Taxes				
Levying Authority	Telephone					Amount
SEVEN OAKS CDD	813,933,5571					16 112 95

Levying Authority		reiepnon	₽			Amount
SEVEN OAKS CDD		813-933-55	71			16,112.95
COUNTY STORMWATE	R	727-834-36	11			133.00
l						
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1						
l						
			Total Non-Ad Valorem	n Taxes	\$16,245.95	
l .			Total Combined Taxes	s & Assessments	\$23,175.86	
If Paid By	Nov 30, 2024					
Please Pay	\$0.00					
Vous ob	ank in vour rossint	ar way may wiait aur	wahaita wawu naaa	towas som to prin	t a receipt	

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

2024 Paid Real Estate

"Thank You for allowing us to serve you."

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account N	lumber	Escrow	Tax District	Pay your current taxes online at www.pascotaxes.com			
25-26-19-0000-00100	0-0080		UF	гау	your current taxes	offillie at www.pa	ascolaxes.com
If Paid By Please Pay		30, 2024 0.00					

LEASE 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. Th	ey are subject to change
until the	tax roll is certified.	
Just Value	\$402,	740
Ag Land	\$0	
Land	\$165,4	491
Building	\$236,8	874
Extra Features	\$37	5
	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	Asses	sments and Taxes Estimate
\$402	2,740	Total Property Assessment
0.01	69431	2024 Millage Rate
\$ 6	5,824	Gross Ad Valorem Property Taxes
\$ 16	5,113	Non-Ad Valorem Taxes (CDD)
\$	133	Non-Ad Valorem Taxes Stormwater
\$ 23	3,070	Gross Poperty Taxes (estimate)
\$ 22	2,147	Net Property Taxes

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

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

- 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.

3) <u>Allowed Land Uses of the Property</u>. 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) <u>Additional Allowed Uses.</u> In addition to the uses allowed in Section 3.a-c, the following additional principal land uses shall be <u>allowed in the existing office building</u> 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) <u>Modification of MPUD</u>. 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 <u>paragraphs 5 and 6</u> of this Term Sheet.
- 5) <u>Settlement Contingencies</u>. The settlement agreement will be contingent upon satisfaction of the following conditions Seven Oaks MPUD conditions of approval allowing the land uses

- 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) <u>Changes In County Regulations</u>. 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

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.

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

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



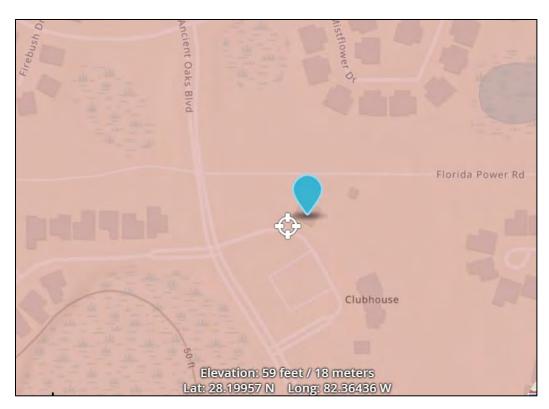
Aerial View



FEMA Flood Map



USG Topographic Map – 59 Feet Above MSL

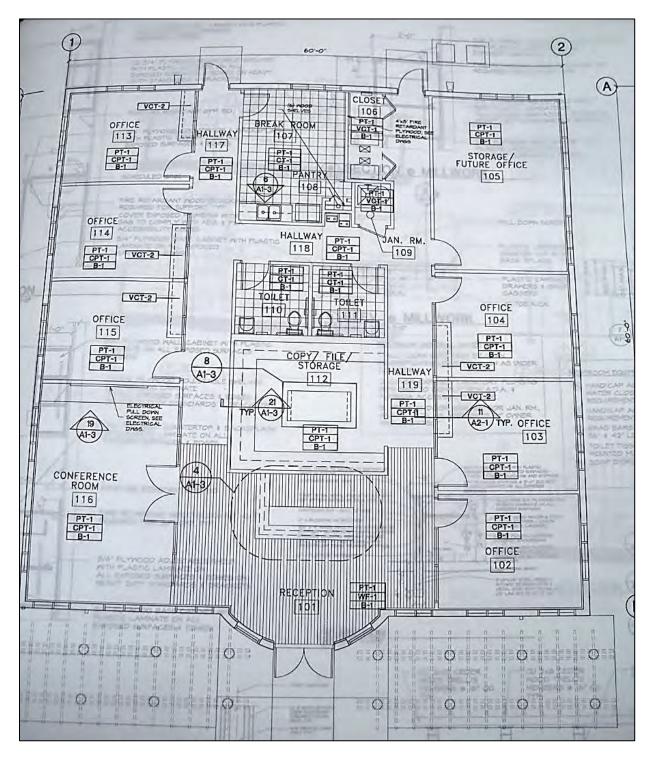


IMPROVEMENT DESCRIPTION

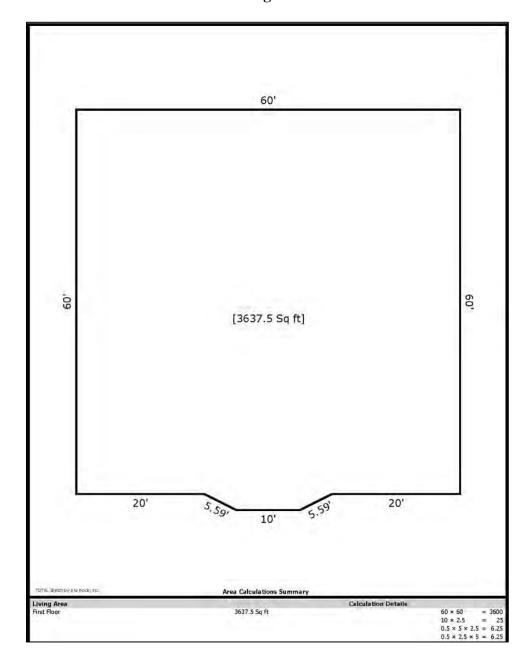
Data source for description of improvements includes the Property Appraiser's office and personal inspection. The interior of the subject building was inspected and photographed. Building dimensions were taken from Property Appraiser records and verified by appraiser field measurements where possible.

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.

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



Building Sketch



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 and restrooms appear adequate

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.

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." 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." 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

17 *Ibid*, p. 82.

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¹⁴ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, *Sixth Edition*, Appraisal Institute, Chicago, Illinois, 2015, p. 138.

Appraisal Institute, <u>The Dictionary of Real Estate Appraisal, Fifth Edition</u>, Appraisal Institute, Chicago, Illinois, 2010, p. 120.

Appraisal Institute, <u>The Dictionary of Real Estate Appraisal, Sixth Edition</u>, Appraisal Institute, Chicago, Illinois, 2015, p. 138.

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."

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

Appraisal Institute, <u>Uniform Standards of Professional Appraisal Practice and Advisory Opinions 2006 Edition</u>, The Appraisal Foundation, USA, 2006, p. 90.

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

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.

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.

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Appraisal Institute, <u>The Dictionary of Real Estate Appraisal</u>, <u>Sixth Edition</u>, Appraisal Institute, Chicago, Illinois, 2015, p. 109.

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.

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.

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.

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

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.

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.

Comparable Improved Sales

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

Building GBA 2,992 square feet

Units of Comparison Price per GBA Sq. Ft.

\$322.53 including land \$222.26 excluding land

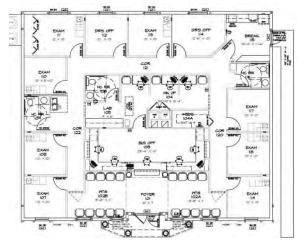
Comments

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 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







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

ConstructionMasonryConditionAverageYear Built2006Effective Age13 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





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

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

ConditionGoodYear Built2022Effective Age2 Years

Stories 1

Building GBA 3,702 square feet

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









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

ConditionGoodYear Built2020Effective Age3 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)

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	LOCATE: \$ GBA \$ LAND IMPROV	\$/I	GBA SF AND SF MPROV	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
	Wesley Chapel, FL 33544	2024	Tirumala Capital, LLC	3,075	\$ 300,000	\$	97.56	31%	0.20	within Cypress Glen Professional Park. FAR allocated for parking etc. MPUD
	North of SR 56	214393	262619-0050-00000-0160	2,992	\$ 665,000	\$	222.26	MPUD	Masonry	Zoning. Cash buyer.
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
	Wesley Chapel, FL 33544	2024	RNDK Real Estate, LLC	3,051	\$ 300,000	\$	98.33	30%	0.20	Professional Park. FAR allocated for parking etc. MPUD Zoning. Cash buyer.
	Off Ancient Oaks Blvd.	117596	252619-0000-00100-0290	2,946	\$ 708,000	\$	240.33	MPUD	Masonry	6.11% Cap.
3	26908 Ridgebrook Drive	Dec-23	Purely FIT2, LLC	3,000	\$ 933,000	\$	311.00	100%	2018 / 5	Previously fitness studio; zero lot line
	Wesley Chapel, FL 33544	2023	40 West Central Avenue Onset	3,000	\$ 290,000	\$	96.67	31%	0.20	within Cypress Ridge Professional Center. FAR allocated for parking etc.
	North of SR 56	213937	262619-0030-00000-019A	3,000	\$ 643,000	\$	214.33	MPUD	Masonry	MPUD Zoning. Cash buyer.
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
	Land O' Lakes, FL 34638	2024	Merricks Law Group, PA Inc.	3,699	\$ 370,000	\$	100.03	28%	0.20	lot, FAR allocated for parking etc. OP2 Zoning
	On SR 54 west of US 41	128754	262618-0000-02500-0049	3,702	\$ 930,000	\$	251.22	OP2	Masonry	Zoning
5	2716 Stonewood Park Loop	Feb-24	Ankle	3,189	\$ 1,000,000	\$	313.58	100%	2020 / 3	In office park, visible from SR 54, zero
	Land O' Lakes, FL 34638	2024	P&P Flamingo, LLC	3,233	\$ 320,000	\$	98.98	32%	0.20	lot, FAR allocated for parking etc. OP2 Zoning. Cash buyer.
	On SR 54 west of US 41	035946	262618-0000-02500-0042	3,189	\$ 680,000	\$	213.23	OP2	Masonry	Zoning. Cash buyer.
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
	Lutz, FL 33548	2025	Concordia Holdings, LLC	4,672	\$ 450,000	\$	96.32	26%	0.20	Fern Professional Park. FAR allocated for parking etc. PD Zoning. Cadence
	NW Tampa-Hillsborough Co.	141919	Folio #013043-0020	5,163	\$ 1,291,400	\$	250.13	PD	Masonry	Bank lender. 6.9% Cap

Improved Comparable Sales Map



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.

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.

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.

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

	COMPARABLE IMPROVED SALES	RABLI	IMPR	OVED	SAL	ES.						A	DJUST	ADJUSTMENTS	70		
				ALLOCATE		,				į							
		DATE	GBASF LAND SF	\$ GBA \$ LAND	90	\$/GBASF \$/LAND SF	YB/EFF AGE FAR(e)		MKI &	ADJ PRICE:			BLDG	PHYS	FAR/	NET	ADJ PRICE:
NO	LOCATION		GBASF	\$ IMPROV		\$/IMPROV	CONSTRC	APPRAISER COMMENTS	COND	\$GBA	гос	CDD	QUAL	COND	PKG	ADJ	GBASF
1	26823 Tanic Drive	Dec-24	2,992	\$ 965,000		\$ 322.53	2007 / 12	Off of Cypress Ridge Blvd. Zero lot line	3.5%	\$333.82	%0	-5%	2%	-3%	%0	-3%	\$323.80
	Wesley Chapel, FL 33544	2024	3,075	\$ 300,000		\$ 97.56	0.20	FAR allocated for parking etc. MPUD				No			0.20		
	North of SR 56	214393	2,992	\$ 665,000		\$ 222.26	Masoury	Zoning. Cash buyer.	3.5%	\$230.04	%0		5%	-3%		2%	\$235
7	2224 Ashley Oaks Circle	Jun-24	2,946	\$ 1,008,000		\$ 342.16	2006/13	Zero lot line, Bldg 29 Seven Oaks	6.5%	\$364.40	%0	-5%	2%	-2%	%0	-2%	\$357.11
	Wesley Chapel, FL 33544	2024	3,051	\$ 300,000	_	\$ 98.33	0.20	Professional Fark. FAIK allocated for parking etc. MPUD Zoning. Cash buyer.				Š			0.20		
	Off Ancient Oaks Blvd.	117596	2,946	\$ 708,000	_	\$ 240.33	Masonry	6.11% Cap.	6.5%	\$255.95	%0		5%	-2%		3%	\$264
ϵ	26908 Ridgebrook Drive	Dec-23	3,000	\$ 933,000		\$ 311.00	2018/5	Previously fitness studio; zero lot line	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	within Cypress Ridge Professional Center. FAR allocated for parking etc.				No			0.20		
	North of SR 56	213937	3,000	\$ 643,000		\$ 214.33	Masonry	MPUD Zoning. Cash buyer.	9.5%	\$234.70	%0		15%	-10%		2%	\$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	%0.9	\$372.23	%0	-5%	15%	-13%	%0	-3%	\$361.06
	Land O' Lakes, FL 34638	2024	3,699	\$ 370,000		\$ 100.03	0.20	lot, FAR allocated for parking etc. OP2				Š			0.20		
	On SR 54 west of US 41	128754	3,702	\$ 930,000		\$ 251.22	Masonry	Simile	%0.9	\$266.29	%0		15%	-13%		2%	\$272
w	2716 Stonewood Park Loop Feb-24	Feb-24	3,189	\$ 1,000,000		\$ 313.58	2020/3	In office park, visible from SR 54, zero	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	lot, FAR allocated for parking etc. OP2				No			0.20		
	On SR 54 west of US 41	035946	3,189	\$ 680,000	\dashv	\$ 213.23	Masoury	Total Carolina	8.5%	\$231.36	%0		15%	-12%		3%	\$238
9	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	1.5%	\$342.34	2%	-5%	12%	% L-	%0	2%	\$359.46
	Lutz, FL 33548	2025	4,672	\$ 450,000		\$ 96.32	0.20	for parking etc. PD Zoning. Cadence				No			0.20		
	NW Tampa-Hillsborough Co. 141919	141919	5,163	\$ 1,291,400	-	\$ 250.13	Masomy	Bank lender. 6.9% Cap	1.5%	\$253.88	2%		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.

Comparable Land Sales

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

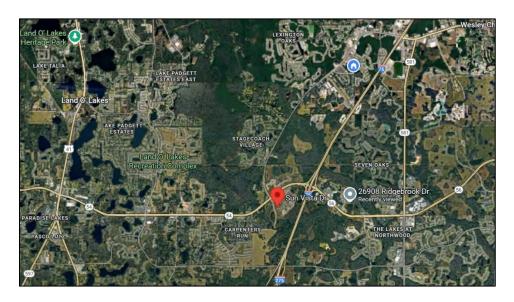
Comments

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



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

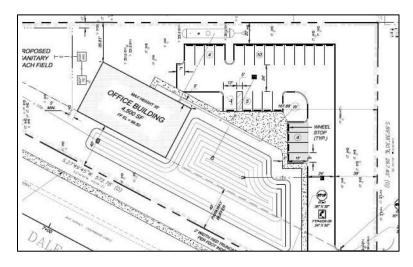
This comparable site is located on the west side of North Dale Mabry Highway not of Lutz Lake Fern Road in norther Hillsborough County. Considerable due diligence was completed and alternative proposed construction plans were in place at time of sale with two site plan designs

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.

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



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	Jan-24	2016 Grand Cypess Dr, LLC	\$	2,162,500	200,000	\$ 10.81	Chapel Bl. Net land.
	Wesley Chapel, FL 33559	2024-004333	SDGFTU Grand Cypress, LLC	1		4.59	\$470,993	Outparcel Tampa
2	N. Dale Mabry Hwy	Jun-24	VSR Holdings, LLC	\$	455,000	61,135	\$ 7.44	BPO zoning. Triangulated site, with proposed bldg
	Lutz, FL 33548	2024-240206	VRSS Developers, LLC			1.40	\$324,197	plans.
3	3714 Land O' Lakes Blvd.	Oct-23	RR Sharp Properties, LLC	\$	355,000	27,007	\$ 13.14	Cleared lot. 1.4 miles
	Land O' Lakes, FL 33601	2023-185520	Second Chance Salon Inc.			0.62	\$572,585	north of SR 54.
4	1200 E. Bloomingdale Ave	Mar-24	PETO SCIO, LLC	\$	559,900	30,931	\$ 18.10	office park, good
	Valrico, FL 34219	2024-110809	Listing			0.71	\$788,505	visibility, on market 4
5	19107 W. Geraci Road	Jul-25	PETO SCIO, LLC	\$	530,000	41,806	\$ 12.68	Partially cleared lot. NWO of Dale Mabry. S.
	Lutz, FL 33558	NA	Listing			0.96	\$552,237	of Lutz Lake Fern Road.

Comparable Land Sales Map



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.

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.

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.

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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		DATE	9 2	SALE	SQ FT	SQ FT \$/SQ FT		SALE	ADJ			ZON				ADJ
8	LOCATION	ORBP	Ь	PRICE	ACRES	ACRES \$/ACRE	COMMENTS	COND	PRC LOC CDD	roc	CDD	ING	ING PHYS SIZE NET	SIZE	NET	PRC
1	1 1854 Sun Vista Drive	Jan-24	\$ 2	2,162,500 200,000 \$ 10.81	200,000	\$ 10.81	SEQ SK 30 & westey Chapel Bl. Net land.	%5.6	\$11.84	-20%	-5%	-5%	9.5% \$11.84 -20% -5% -5% -5%	10%	-25%	10% -25% \$ 8.88
	Wesley Chapel, FL 33559 2024-004333	2024-004333			4.59	\$470,993	Outparcel Tampa					MPUD	MPUD Cleared			
7	2 N. Dale Mabry Hwy	Jun-24	∽	455,000	61,135	\$ 7.44	BPO zoning. Triangulated site, with proposed bldg	6.5%	\$7.93	10% -5%	-5%	%0	0% 10% 5%	2%	20%	20% \$ 9.51
	Lutz, FL 33548	2024-240206			1.40	\$324,197	plans.					BPO	Triangle			
æ	3 3714 Land O' Lakes Blvd.	Oct-23	↔	355,000	27,007	27,007 \$ 13.14	Cleared lot. 1.4 miles	11.0% \$14.59 10% -5%	\$14.59	10%	-5%	-5%	-5%	%0	-5%	\$13.86
	Land O' Lakes, FL 33601 2023-185520	2023-185520			0.62	\$572,585	north of SR 54.					23	Cleared			
4	4 1200 E. Bloomingdale Ave Mar-24	e Mar-24	↔	559,900	30,931	30,931 \$ 18.10	пеаупу vegetated, aouts office park, good	8.0%	\$19.55 -10%	-10%	-5%	-5%	%0	%0	-20%	0% -20% \$15.64
	Valrico, FL 34219	2024-110809			0.71	\$788,505	visibility, on market 4					PD	Trees			
w	5 19107 W. Geraci Road	Jul-25	\$	530,000	41,806	41,806 \$ 12.68	Partially cleared lot. NWQ of Dale Mabry. S.	%0.0	\$12.68	10%	-5%	-5%	%5-	%0	%5-	\$12.04
	Lutz, FL 33558	NA			96.0	\$552,237	of Lutz Lake Fern Road.					\mathbb{S}	Cleared			

INCOME CAPITALIZATION APPROACH

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

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.

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.

- 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.

- 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, ureaformaldehyde 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.

APPRAISER QUALIFICATIONS

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 Negotiated partnership with The Wilson Company for industrial projects. development of Carillon Corporate Center, Tampa Bay's premiere mixed use Organized construction, marketing, and property management development. 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 Member

Infrastructure

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.





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

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

APPRAISAL INSTITUTE

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

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.





Melanie S. Griffin, Secretary



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

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/01/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



ADDENDUM Engagement Letter 2024 Property Taxes

Urban Realty Solutions

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.

© 2006, Appraisal Institute

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 pe	r 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 user; 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

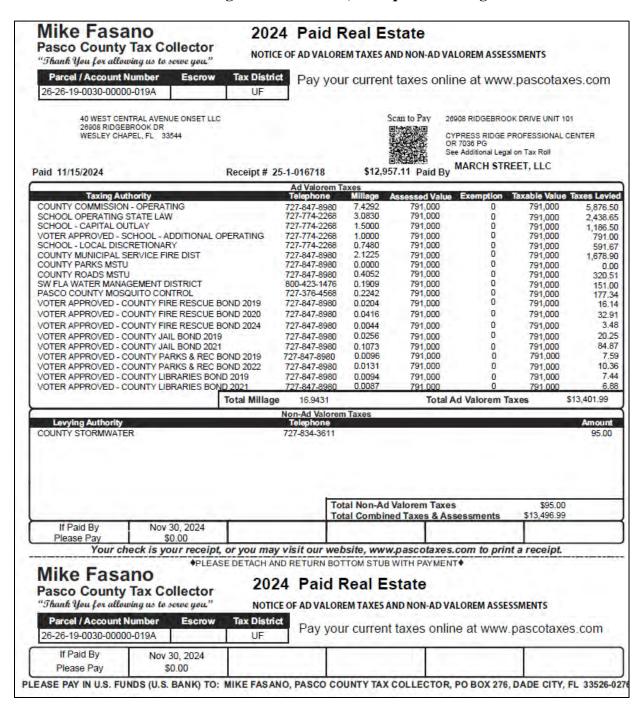
Consultant will provide to Client a complete Workfile upon request and upon payment of a copying charge, provided that all payments for services are current.

By Consultant:	By Client:
Human Dibus	ARM
Signature	Signature
H. Linwood Gilbert, Jr., MAI	AMOREN P. MENDENHALL
Printed Name	Printed Name
6/18/2025	6/25/25
Data	Date

Subject 2024 Property Tax Including CDD Non-Ad Valorem Tax

"Thank You for allowing us to serve you."	107.00	11000	NEW THAES	AND NON-AD	VALOREM ASSES	SINIEI 13	
Parcel / Account Number Escrow 25-26-19-0000-00100-0080	Tax District	Pay yo	our curre	nt taxes or	nline at www	.pascota:	xes.com
SB ASSOCIATES LIMITED				Scan to Pay	2940 SPORTS COR	ECIRCLE	
PARTNERSHIP 2940 SPORTS CORE CIR WESLEY CHAPEL, FL 33544-8764					THAT PART OF SEC OAKS BLVD & WL See Additional Legal		ANCIENT
Paid 11/27/2024	Receipt # 2	5-1305-00093	38 \$22,	248.83 Paid I	SB ASSOCIA		D
Today Arabadha		Ad Valoren	n Taxes				Towns I and
Taxing Authority COUNTY COMMISSION - OPERATING		Telephone 727-847-898		Assessed Va 409,011	ue Exemption	409,011	3.038.6
SCHOOL OPERATING STATE LAW		727-774-226		409,011	0	409,011	1,260.9
SCHOOL - CAPITAL OUTLAY		727-774-226		409,011	0	409,011	613.5
VOTER APPROVED - SCHOOL - ADDITIONAL O	PERATING	727-774-226		409,011	0	409,011	409.0
SCHOOL - LOCAL DISCRETIONARY		727-774-226		409,011	0	409.011	305.9
COUNTY MUNICIPAL SERVICE FIRE DIST		727-847-898	0 2.1225	409,011	0	409,011	868.1
COUNTY PARKS MSTU		727-847-898	0.0000	409,011	0	409,011	0.0
COUNTY ROADS MSTU		727-847-898		409,011	0	409,011	165.7
SW FLA WATER MANAGEMENT DISTRICT		800-423-147		409,011	0	409,011	78.0
PASCO COUNTY MOSQUITO CONTROL	25-275-49	727-376-456		409,011	0	409,011	91.7
VOTER APPROVED - COUNTY FIRE RESCUE B		727-847-898		409,011		409,011	8.3
VOTER APPROVED - COUNTY FIRE RESCUE B		727-847-898		409,011	0	409,011	17.0
VOTER APPROVED - COUNTY FIRE RESCUE B	OND 2024	727-847-898	0.0044	409,011	0	409,011	1.8
VOTER APPROVED - COUNTY JAIL BOND 2019	1	727-847-898	0.0256	409,011	0	409,011	10.4
VOTER APPROVED - COUNTY JAIL BOND 2021		727-847-898	0 0.1073	409,011	0	409,011	43.8
VOTER APPROVED - COUNTY PARKS & REC B		727-847-8980		409,011	0	409,011	3.9
VOTER APPROVED - COUNTY PARKS & REC B		727-847-898	0 0.0131	409,011	0	409,011	5.3
VOTER APPROVED - COUNTY LIBRARIES BON		727-847-898	0.0094	409,011	0	409,011	3.8
VOTER APPROVED - COUNTY LIBRARIES BON	D 2021	727-847-898	0.0087	409,011	0	409,011	3.5
	Total Millage			Tot	al Ad Valorem Ta	xes	\$6,929.91
Lewing Authority		Non-Ad Valor Telephone					Amount
Levying Authority SEVEN OAKS CDD		813-933-5571					16,112.95
COUNTY STORMWATER		727-834-361					15,112.95
				d Valorem Ta	xes Assessments	\$16,245.95 \$23,175.86	
If Paid By Nov 30, 2024	T					1	
Please Pay \$0.00							
Your check is your receipt, PLEAS Mike Fasano	SE DETACH AN	24 Paid	Real E	state			
Pasco County Tax Collector "Thank You for allowing us to serve you." Parcel / Account Number Escrow	NOTIC		OREM TAXES				

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



Tab 7

 From:
 Elyssia Luquis

 To:
 Seven Oaks Maintenance

 Subject:
 Re: New Fence Request

Date: Thursday, September 04, 2025 9:21:59 AM

Attachments: image004.png image005.png

Yes that is perfect!

From: Seven Oaks Maintenance

Sent: Thursday, September 4, 2025 9:20:39 AM

To: Elyssia Luquis

Subject: RE: New Fence Request

Elyssia,

Would this image be an accurate representation?

Power Station

Requested fence
Appx. 400 ft

Florida Power Rd
Florida Power Rd

Silverleaf

Silverleaf

Google

Respectfully,

John Gentilella Field Operations Manager From: Elyssia Luquis

Sent: Monday, August 11, 2025 3:07 PM

To: Scott Brizendine

Subject: Damage to New Irrigation and Plants – Request for Barrier Installation

Hi Scott,

The association recently had the irrigation completely redone in the area between the access road and the community. Today, someone from the access road—untagged—drove over and damaged all the new plants that were just installed.

The board president mentioned this has been an ongoing issue with golf carts and cars driving through the community from that access point. Could the association or CDD consider installing a half-white fence or similar barrier along the access between the community and the road to prevent vehicles from damaging the irrigation and landscaping?



If you currently do not have access to your Association Web Portal, please visit: https://home.greenacre.com to register. You must be an owner to have access.

Your Community Documents are available in the portal.





P.O. Box 4806 Tampa, FL 33677 (813) 960-4300 toddy@tampafence.com Estimate Number: 4755 Estimate Prepared By: Matt Sherer 9/4/2025

John Gentilella Seven Oaks CDD Job #4342 - Seven Oaks Silverleaf 2910 Sports Core Cir Wesley Chapel, FL 33544 (813) 230-7987 maintenance@sevenoakscdd.com

Estimate for:

Sub-Total \$10,232.00

Estimate Total \$10,232.00

Estimate

Quote good for 7 days

Line Items

Product Description Price Qty Amount
FENCE INSTALL Install 400' total of 4'H closed top white vinyl picket fence with 3" pickets and 3" spacing. \$10,232.00 1.00 \$10,232.00

All posts set in 60lbs of concrete. Hinge post in 120lbs for added support.

Highest quality materials sourced.
50% deposit required for scheduling.

This is a rough quote and must be verified.

Payment Options

- · ACH (bank transfer): No fees.
- Credit/Debit Card Payments: A 3.2% fee may be added to the invoice amount.

Terms and Conditions

All work to be completed as expeditiously as possible according to standard procedures. Any alteration or deviation from plans or specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Estimates are based on prices in effect on the date of estimate and may be subject to adjustment to prices in effect on date of acceptance of proposal. Tampa Fence LLC (Seller) is not responsible for delays due to weather conditions; labor difficulties; accidents; availability of materials; acts of God or circumstances beyond our control. Therefore we cannot guarantee a particular installation date and no financial liability is assumed by Tampa Fence LLC for loss of wages if property owner elects to be present during installation and a delay occurs. Additional charges will be added if the customer requests changes that cause a delay while the crew is on site.

The company is obligated only by what is written in the contract. No verbal agreements shall be considered valid. Work will be done as per plans or specifications. PURCHASER ASSUMES FULL RESPONSIBILITY FOR THE LOCATION ON THE LINE UPON WHICH SAID FENCE MATERIALS ARE TO BE INSTALLED. Purchaser agrees to defend, hold harmless, and indemnify Tampa Fence LLC, its principals, officers and/or employees from and against: Any claims arising out of or caused by any delay in the completion of contract, all claims, liabilities, and expenses for injury, death, or damage to persons, property damage, trespass; all other damage or loss arising out of the installation or location of said fence materials. Property damage referred to in this section specifically includes but shall not be limited to: Underground electrical lines; gas lines; water lines; sprinkler systems; drain lines; building foundations. Exceptions for sprinkler systems is outlined in the Workmanship Warranty. Purchaser agrees that Tampa Fence LLC will not be responsible for the restoration of any part of the landscape that is disturbed during installation. There will be excess dirt when post holes are dug/drilled. Tampa Fence LLC will not be required to remove or reform soil excavated from post holes during fence installation. Tampa Fence LLC is not responsible for gaps under fence due to uneven ground. This is a landscape problem.

In consideration of the price herein quoted, the Purchaser agrees that the fence lines will be clear of all obstructions and that the lines will be properly marked by customer by stakes or otherwise. The price herein named does not contemplate the encountering of rock, concrete slabs, boulders, roots or other conditions that mandate the use of jackhammers or other coring equipment; if these conditions are encountered and if it is necessary to drill for the settling of the post or to furnish extra large or deep foundations for the posts or to perform any extra labor, an additional charge will be made to cover the additional expense involved. Contract price is for the agreed footage. Final footage may vary. Said variations will be billed on prorated basis. Access to water and electricity are required for most fence installations. Should it be necessary to utilize a generator, the Purchaser will be billed for the additional expense.

WARRANTY: Tampa Fence LLC offers a limited-lifetime Workmanship Warranty from the date of completion. Details of the Workmanship Warranty is provided separately. Tampa Fence uses the finest quality materials available, installed by qualified crews. Natural characteristics of wood, such as checking, shrinking, and warpage, as well as movement, can be expected.

CHECKING: This is a crack that can occur in the boards, rails or posts and is not considered to be a defect.

SHRINKING: All wood can be expected to shrink and is not considered to be a defect.

WARPAGE: This is the natural process of wood. It is impossible to foretell which piece of lumber may warp and is not considered a defect.

Purchaser has a legal right under federal law to cancel this transaction within three (3) days (excluding Saturday and Sunday) from date of acceptance of this proposal. Customer deposits for any non-stock or special order items are non-refundable after the order is placed.

In the event this proposal is not approved by Tampa Fence LLC, sales or credit departments, this proposal shall become null and void; any payment shall be refunded to the customer.

Purchaser agrees that: Seller shall retain a security interest in the fencing goods purchased hereunder; title thereto shall not pass and such security interest shall not terminate, until the cash price and all other charges have been fully paid. Purchaser agrees that the Seller may sell, transfer or assign this contract. No loss, damage, or destruction of said property, regardless of the cause, shall release the Purchaser from his/her obligation hereunder.

Price to installation, a 50% down payment is required. The final amount shall be immediately payable upon completion. Should default in payment occur, Purchaser agrees to allow Seller or his Agent access to the premises and possession of the goods subject to a security interest under the contract (provided such repossession may be accomplished lawfully and without breach of the peace). Upon taking possession of the goods the Seller shall then dispose of them and apply the proceeds in accordance with the provisions of the Uniform Commercial Code and other laws as applicable. The Purchaser shall pay any deficiency to which the Seller may be entitled in cash in full to the Seller upon demand. The Seller's acceptance, after the full amount may have become

immediately due and payable as heretofore provided of any payment shall not be deemed to alter or affect the Purchaser's obligations and/or the Seller's rights hereunder with respect to any subsequent payments or default therein. If this order entails performance of services or leasing or rental of products, the same shall be deemed "the sale of goods" within the meaning of the Uniform Commercial Code as adopted by the State of Florida, except when doing so would result in an unreasonable consequence. This proposal constitutes the entire agreement between the Seller and Purchaser. All prior Purchaser negotiations and representations whether oral or written, are hereby superseded and merged into this Proposal. The Proposal cannot be modified or terminated except in writing signed by an authorized representative of Seller and Purchaser. The Proposal shall be binding upon and shall be enforceable by successors in interest of the Seller and Purchaser.

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.

Purchaser agrees to pay reasonable attorney fees owed and all costs of collection if, after default, this contract is placed for collection or for the enforcement of any of the Secured Party's remedies. This agreement and the account established by this agreement shall be construed and enforced according to the laws of the State of Florida.

Any controversy or claim arising out of or related to this Proposal, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Rules of Southern Arbitration & Mediation, except as specifically excluded below. Judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

The locate of any arbitration between Seller and Purchaser shall be Tampa, Florida, unless Seller agrees to designate another locate to facilitate joinder of parties, consolidation of claims, or other interests of the Seller. Any locale designated by Seller shall be binding.

At Seller's sole election, this agreement to arbitrate shall not apply and cannot be enforced as to any claim, dispute, or other matter in controversy or question between Seller and Purchaser which Seller chooses to litigate. If Seller so elects to require Purchaser to litigate any claim, dispute, or other matter, such litigation shall take place in a court of competent jurisdiction located in Tampa, FL, if a State or Federal court action. If Seller in his sole discretion, elects to have dispute resolved through litigation, then Purchaser consents to the jurisdiction of the State and Federal Courts in Florida.

OTHER NOTES



Tab 8

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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

MINUTES OF MEETING

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The special meeting of the Board of Supervisors of Seven Oaks Community Development District was held on Wednesday, August 27, 2025, at 6:00 p.m. at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

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Present and constituting a quorum:

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Board Supervisor, Chairman Board Supervisor, Vice Chairman

Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary

Also present were:

Andy Mendenhall

Jack Christensen

Sean Grace

Ted Rhodes

Jon Tomsu

John Vericker

John Gentilella

Audience

Theresa DiMaggio

Scott Brizendine District Manager, Rizzetta & Co., Inc.

District Counsel, Straley, Robin & Vericker (via

phone)

Field Ops Manager **Clubhouse Manager**

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**

Audience comments were entertained regarding concerns about road resurfacing and issues that occurred the last time it was done, against Seven Oaks supporting Wesley Chapel's consideration of becoming incorporated, and whether residents are required to have lights when riding a bike at night.

It was noted that boring samples were completed as part of this road resurfacing project, which identified the condition of the sub-base and should eliminate the issues with the

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT August 27, 2025 – Meeting Minutes Page 2

last round of resurfacing, It was also stated that the District does not have policing powers and could therefore not address the lighting concerns with bikes. This would be a police matter.

THIRD ORDER OF BUSINESS

Discussion of Appraisal Report

The Board indicated that it would like to hear back from Chelsea Waller regarding any zoning changes before deciding how they want to proceed regarding the offer to purchase the building on Parcel S-12B.

FOURTH ORDER OF BUSINESS

Public Hearing on FY 2025/2026 Final Budget

On a Motion by Mr. Grace, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors opened the public hearing of the fiscal year 2025/2026 final budget, for the Seven Oaks Community Development District.

Mr. Brizendine and the Board responded to comments and questions regarding the budget and road reserve.

On a Motion by Mr. Grace, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors closed the public hearing of the fiscal year 2025/2026 final budget, for the Seven Oaks Community Development District.

i. Consideration of Resolution 2025-05, Approval of FY 2025/2026 Final Budget.

On a Motion by Mr. Tomsu, seconded by Mr. Christensen, with all in favor, the Board of Supervisors adopted Resolution 2025-05, approving fiscal year 2025/2026 final budget totaling \$6,812,968.56 (GF-\$3,962,998, RF-\$1,247,600. EF-\$112,850, & DSF-\$1,489,520.56), for the Seven Oaks Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on FY 2025/2026 Final Budget

On a Motion by Mr. Grace, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors opened the public hearing of the fiscal year 2025/2026 O & M assessments, for the Seven Oaks Community Development District.

There were no public comments or questions put forward.

On a Motion by Mr. Tomsu, seconded by Mr. Grace, with all in favor, the Board of Supervisors closed the public hearing of the fiscal year 2025/2026 O & M assessments, for the Seven Oaks Community Development District.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT August 27, 2025 – Meeting Minutes Page 3

76 77 78	i. Consideration of Resolution 202 Assessments	25-06, Levying FY 2025/2026 O & M				
		Mr. Rhodes, with all in favor, the Board of 5, levying fiscal year 2025/2026 O & M Oaks Community Development District.				
79 80 81 82 83	SIXTH ORDER OF BUSINESS	Consideration of Resolution 2025-07; Approving FY 2025/2025 Meeting Schedule				
84 85 86 87 88	Mr. Brizendine presented the proposed schedule, Ms. DiMaggio noted that t meeting room isn't available for October 1 st and November 5 th meetings after 5 p. Following a brief discussion, the Board decided to change the October and November meetings to 3:00 p.m. and the December meeting to 6:00 p.m.					
		Mr. Mendenhall, with all in favor, the Board of setting the fiscal year 2025/2026 meeting Community Development District.				
89 90 91	SEVENTH ORDER OF BUSINESS	Supervisor Requests				
92 93 94	Mr. Tomsu stated that the request for will be discussed tomorrow night.	SOPOA to contribute to the Flock cameras				
95 96	Mr. Rhodes stated that he attended remove and replace the speed tables rather	the per-bid meeting, and it was decided to than keeping the existing ones.				
97 98 99	EIGHTH ORDER OF BUSINESS Adjournment					
100	On a Motion by Mr. Tomsu, seconded by Supervisors adjourned the meeting at Development District.	Mr. Grace, with all in favor, the Board of 6:57 p.m., for Seven Oaks Community				
101 102	Secretary	Chairman/Vice Chairman				

1	N	MINUTES OF MEETING	
2 3 4 5 6 7	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.		
8 9	COMMUN	SEVEN OAKS	
10	Common	III DEVELOT MENT DIOTRIOT	
11 12 13	The regular meeting of the Board of Supervisors of Seven Oaks Community Development District was 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.		
14 15 16	Present and constituting a quoru	m:	
17 18 19 20 21 22 23	Andy Mendenhall Sean Grace Ted Rhodes Jon Tomsu Jack Christensen	Board Supervisor, Chairman Board Supervisor, Vice Chairman (via phone) Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary (via phone until joined in progress)	
24 25	Also present were:		
26 27 28 29 30	Scott Brizendine Kathryn Hopkinson Mark McBride Jon Gentilella	District Manager, Rizzetta & Co., Inc. District Counsel, Straley, Robin & Vericker (via phone) SOPOA Board of Directors Field Ops Manager	
31 32	Audience	None	
33	Addience	Holle	
34 35	FIRST ORDER OF BUSINESS	Call to Order	
36 37 38	Mr. Brizendine called the quorum for the meeting.	meeting to order and performed roll call confirming a	
39 40	SECOND ORDER OF BUSINES	S Audience Comments	
40 41 42 43 44		mself to the Board, explaining that he was in attendanceing the Flock cameras and parking.	

THIRD ORDER OF BUSINESS

Reports & Presentations

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51 52

A. District Engineer

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Not present It was stated that the proposals for the AOB resurfacing project are due on September 19th and the proposals and ranking sheets will be provided to the Board prior to the October meeting.

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B. District Counsel

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Ms. Hopkinson stated that she has been trying to reach out to Chelsea Waller but has not spoken to her yet.

58 59

C. Field Operations Manager

60 61 62

Mr. Gentilella informed the Board that mulching starts October 1st for the entire district. He presented proposals and led discussion regarding the clubhouse windows (to be paid out of reserve funds), gates on powerline easements and gate cameras. The following Board actions were taken:

63 64

> On a Motion by Mr. Mendenhall, seconded by Mr. Christensen, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$1,000 for the cameras, for the Seven Oaks Community Development District.

65

On a Motion by Mr. Grace, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$28,000 for the clubhouse windows to be paid from the reserve account. for the Seven Oaks Community Development District.

66 67

Mr. Gentilella also stated that the west fountain motor is dead and a back up motor is to be installed.

68 69 70

D. Clubhouse Manager

71 72

73

Not Present. The information regarding the Special Olympics request was submitted late yesterday. A brief discussion was held on the topic.

On a Motion by Mr. Grace, seconded by Mr. Rhodes, with all in favor, the Board of Supervisors approved the use of two adjacent lanes for the Special Olympics practice for the Seven Oaks Community Development District.

74 75

76

E. District Manager

77 78 Mr. Brizendine informed the Board that the next regular meeting will be held on October 1, 2025, at 3:00 p.m.

79 80 The Board asked that a copy of the fiscal year 2025/2026 meeting schedule be emailed to the Board and Staff.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT September 3, 2025 – Meeting Minutes Page 3

83 i. Review of District Management Report and Financial Statement Mr. Brizendine presented the District Management Report and Financial 84 85 Statements to the Board. 86 FOURTH ORDER OF BUSINESS 87 Consideration of Flock Camera 88 **Proposal** 89 90 Mr. Tomsu shared that the SOPOA Board approved sharing the cost for the Flock 91 cameras to be binding for one year. A discussion was held regarding the updated cost 92 for installation being reduced to \$1,950 for the CDD and a total cost of \$16,950. District 93 Counsel recommended that any contract be with the CDD and that SOPOA be billed for 94 their 50%. 95 96 Mr. McBride, stated that the SOPOA board would like access to the cameras and 97 Mr. Tomsu stated that he would work with SOPOA to choose the camera locations. 98 99 An additional discussion was held regarding parking concerns. Ms. Hopkinson 100 recommended that any agreement on this needs to be CDD-friendly and a parking policy 101 be established. Mr. McBride stated that SOPOA could assist with notification to Action 102 Towing and place notices on vehicles. As well, as have representatives given the 103 authorization to call in a tow. 104 105 Mr. Grace recommended that any action be tabled until the October meeting. 106 FIFTH ORDER OF BUSINESS 107 **Discussion of Appraisal** 108 109 Discussed conversation with the appraiser for a second appraisal based on recreational use. No Board action was taken. 110 111 SIXTH ORDER OF BUSINESS Consideration of FY 2024/2025 Goals 112 113 and Objectives Report 114 115 Mr. Brizendine presented the report, stating that all the goals and objectives for the 116 fiscal year were met. 117 118 SEVENTH ORDER OF BUSINESS Consideration of Board Supervisors' 119 Regular meeting held on August 6, 120 2025, and O&M Enterprise Fund and 121 General Fund Expenditures for July

On a Motion by Mr. Tomsu, seconded by Mr. Grace, with all in favor, the Board of Supervisors approved the Board of Supervisors' Regular Meeting held on August 6, 2025, and the Enterprise (\$9,278.33) and General Fund (\$282,644.54 expenditures for July 2025, as presented, for the Seven Oaks Community Development District.

2025

122

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT September 3, 2025 – Meeting Minutes Page 4

125	EIGHTH ORDER OF BUSINESS	Supervisor Requests
126		
127	Mr. Rhodes inquired as to whe	n the library would be open and was informed that
128	it is scheduled to open at the beginning	ig of January.
129		
130	Mr. Mendenhall asked if the car	wash sign was on CDD property. It was confirmed
131	that it is on County property.	
132		
133	NINTH ORDER OF BUSINESS	Adjournment
134		
	On a Motion by Mr. Tomsu, seconder	ed by Mr. Christensen, with all in favor, the Board
	of Supervisors adjourned the mee	ting at 7:53 p.m., for Seven Oaks Community
	Development District.	
135		
136		
137		
138		
139	Secretary	Chairman/Vice Chairman

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614 Operations and Maintenance Expenditures-Enterprise Fund August 2025 For Board Approval

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

The total items being presented:	\$5,405.37	
Approval of Expenditures:		
Chairperson		
Vice Chairperson		
Assistant Secretary		

Seven Oaks Enterprise Fund Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

				Invoice
Vendor Name	Check Number	Invoice Number	Invoice Description	Amount
			Cafe Beverage & Supplies	
Coffee International, Inc	300036	42271	08/25	676.59
FCS, Inc.	300037	722995	Waste Oil recycling 08/25	400.00
		61-8012757892-0		
Florida Department of Revenue	20250820-1	07/25 ACH	Cafe Sales Tax 07/25	1,691.86
PFG Florida	300038	8243520	Facility Supplies 07/25	622.15
PFG Florida	300040	8245832	Facility Supplies 08/25	852.33
11 G Florida	000040	0240002	r domey cupplied 00/20	002.00
PFG Florida	300040	8248184	Facility Supplies 08/25	835.78
0	000000	4504050000	0.1.0	000.00
Sweetheart Ice Cream, Inc.	300039	15012520908	Cafe Supplies 08/25	326.66
Report Total				\$ 5,405.37

Coffee International, Inc

Invoice

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

Date	Invoice #
7/30/2025	42271

Bill To

Seven Oaks CDD

3434 Colwell Ave Suite 200

Tampa, FL 33614

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

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

Qty	Item	Description	Rate	U/M	Amount
2 90	00102	MANGO Torani Real Fruit Smoothie Mix 6pk/64oz	95.34	CS-6	190.68
2 90	00126	STRAWBERRY Torani Real Fruit Smoothies Mix 64oz	95.34		190.68
1 90	00188	STRAWBERRY BANANA Torani Real Fruit Smoothies Mix 64oz	95.34	CS-6	95.34
1 6	PPET-16	16 OZ CLEAR CUPS 20 X 50	62.23	CS	62.23
	L-1027	Clear 16-24 oz Dome Lid (1,000ct)	47.72	CS	47.72
1 02	222900	Popping Boba Strawberry 4 x 7.04 lbs	89.94	cs	89.94
		Bernage \$566.64 57200-4724 Calle Supplies - 1/109.95 57200-3222		R EC	EIVE 5/2025

check	Cash	Credit Card	Charge: \(\square{1} \)	Subtotal	\$676.59
Received By	:			Sales Tax (7.0%)	\$0.00
Signature:				Total	\$676.59
				Payments/Credits	\$0.00
				Balance Due	\$676.59





722995

INVOICE # 722995

REMIT TO:

3813 126th Avenue N. Clearwater, FL 33762 (727) 576-1111 24 Hr Emg.

Recycling GT Waste & Yellow Oil PERMIT # PCH0111-7/31/2026 LIC # CFC1429860

PAS-0495

NAME Seven Oaks CDD

ADDRESS 3434 Colwell Ave. Ste 200

ACCOUNT # 3663				TATE Tai	mpa		Ē	L 3361	14	
PO# VIO#				PHONE NUMBER (813) 907-7987 CK. # CREDIT			CREDIT CARD	C.O.D.	NET 10	
PUMPINGS	JETTINGS	CAR WASH	TRAPS	INTERCEPTORS	LIFTSTATION	DRAINFIELD	SEPTIC	ОВ	PAY THIS	AMOUNT
4	0	0	0	1	0	0	0	0	\$400	.00
COMMENTS	Cover se	act and unob ecure & in goo let pipes intac oottom in goo	od conditio	lace	[Yes [] Yes [] Yes [] Needs R] Needs R] Needs R] Needs R	epair epair	TOTAL	\$400	.00
T	-1 Grease C -2 Grease C -3 Grease C -4 Grease C -5 Grease C	Cap:Cap:Cap:	Est. Inch, Est. Inch, Est. Inch, Est. Inch,	Bottom Solids: Bottom Solids: Bottom Solids: Bottom Solids: Bottom Solids:	Est. Inc Est. Inc	ch, Total De ch Total De ch Total De ch Total De ch Total De	pth: pth: pth:		AND CO	OUI 4 4 CAMIPIN
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rumped		TOLL	SULL				1.0	ave GRE	EN Cor	nsz.

RT# 39

Lutz-DC-WC-Zeph

THANK YOU

Date:

ACCEPTANCE OF WORK PERFORMED. I find the service and materials rendered

and installed in connection with the above work mentioned, to have been completed

in a satisfactory manner. I agree that the amount set forth on this contract in the

space labeled "TOTAL" to be the total and complete charge. I agree to pay reasonable

Customer	Signature:

Print Customer Name:

Driver Signature:

CERTIFICATION: I certify that the above information is true and accurate. I further certify that said device was completely pumped and cleaned, and no materials were pumped

back into the device or the Jurisdiction Utilities wastewater collection system. I understand that falsification of this information is a violation of the Jurisdiction Utilities Ordinances and I may be subject to enforcement action in accordance with the provisions set forth therein (PCCS #126-613).

Discharge Approval: On this date

attorney's fees and court costs in the event of legal action aste listed in this manifest were approved for discharge, and

Operator Signature:

were disposed by the hauler at the following permitted treatment facili

Disposal Manifest #_

Comments:

UNIFIED MANIFEST · Retain this form at least 3 years in your files.

e-Services Home

Print Page

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: 250819547844

DR15-EZ

Certificate Number **Collection Period Confirm Date and Time** 61-8012757892-0 07/2025 08/19/2025 1:37:13 PM ET

Location Address

2910 SPORTS CORE CIR WESLEY CHAPEL, FL 33544-8764

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

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

8/20/2025 Debit Date: Amount for Check: \$1691.86

Check here to use Bank info on file with DOR.

Corporate/Personal: Corporate

SEVEN OAKS COMMUNITY Name on Bank Account: 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.

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

24598.00

2. Exempt Sales

Gross Sales, Line 1) 0.00

Taxable Sales/Purchases 24598.00

Discretionary Sales Surtax

4. Total Tax Due

Discretionary Sales Surtax Information Taxable Sales and Purchases Not Subject to

0.00

\$

Total Discretionary Sales Surtax Due

9. Amount Due With Return

245.98

1691.86

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

(Include Discretionary Sales Surtax from Line B)		1721.86	
5. Less Lawful Deductions	\$	0.00	
6. Less DOR Credit Memo	\$	0.00	
7. Net Tax Due	\$	1721.86	
8. a. Less (-) Collection Allowance; or if Late,	\$	30.00	
8. b. Plus (+) Penalty and Interest	\$	0.00	
	¢.		





Visit Us At www.performancefoodservice.com

2910 SPORTS CORE CIR

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

INVOICE

PERFORMANCE FOODSERVICE TAMPA P.O. BOX 931997

8243520073125

ATLANTA, GA 31193-1997 813-659-0811

4492

800-288-9145

DELIVER TO: SEVEN OAKS CDD

SEVEN OAKS CDD 3434 COLWELL AVE STE 200

ROUTE STOP PAGE

10

SPECIAL INSTRUCTIONS

DATE INVOICE NO. 7/31/25 8243520

BILL TO

Customer		Telep			Sales Rep				P.O. No).					erms	
5672	2750	81	3-933	-5571		LEY	TUTTLE					NET	30 (5	STR)		
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45 85 98 99	32380 57052 52182 39294 96868 57693	1 1 1 1 3 1	1 1 1 1 1 3	100 60	35 LB 1 GA 500 CT 1.250Z 2 OZ 9 GM 210 CT		** DRY * WEST CRK SWTBABYR FRST MRK SWTBABYR HEINZ S HEINZ FRST MRK\$	OIL CANOI SAUCE WIN TISSUE TO SAUCE BBO SAUCE MAI KETCHUP I	NG SWEI DILET : CUP ' RINARA PACKET	ET RED C 2 PLY WH PFF GF DUNK CU	HIL II I IP	39.1500 21.7700 64.6300 26.2200 42.0900 15.3600 36.2000	2; 6; 2; 4; 4;	9.15 1.77 1.63 5.22 2.09 5.08 5.20		
44 41 86 92	01184 14043 16103 62813 24919 80863	1 1 1 2 1	1 1 1 2 1	60 6 6 2 2 2 24	5 LB 5 LB		** FROZE PHILLY C SMPLTSWT ROMA WING DNG BRAKEBSH BLUEBUNY	APTZ EGG FRIES SWI APTZ CHEI CHICKEN V CHICKEN	EET PO' ESE ST VING D' NDRLN CANDY	FATO LAT ICK MOZZ ING BNLS BRD FC CLASH E	TIC BT BR FZ	75.0300 44.9400 60.5400 47.4800 55.7600 29.6200	4 6 4 11 2	5.03 1.94 0.54 7.48 L.52 9.62	Short-pay	
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							Fuel	- 572cc	-461	3		6.50			RE	CEIVE 08/05/2025
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REASON CODE	DESCRIPTION OF ADD ON OR RETURN	ITEM #	UNITPRICE	ADD	DEDUCT	EXTENDED AMOUNT	CORRECTED INVOICE AMOUNT
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INVOICE

PERFORMANCE FOODSERVICE TAMPA P.O. BOX 931997

ATLANTA, GA 31193-1997

8245832080725

WILL BE \$6.50 PER DELIVERY .. THANK YOU. DELIVER TO:

WESLEY CHAPEL

BILL TO:

800-288-9145 813-659-0811

PAGE DATE INVOICE NO. ROUTE STOP 8/07/25 8245832 4492 9

SPECIAL INSTRUCTIONS

SEVEN OAKS CDD 2910 SPORTS CORE CIR

FL 33544-8764

EFFECTIVE 06/03/25 OUR FUEL SURCHARGE

SEVEN OAKS CDD 3434 COLWELL AVE STE 200

TAMPA

FL 33614-8390

Custome	er .	Telep	hone		Sales Rep				P.O. 1	No.					Term	ns.
	22750			3-5571	66 RI	LEY	TUTTLE					NET		(STR)		
			Shipped	Pack	Size	Unit			scription			Price	Exte	nsion	ST	
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	CN	T 3	* DR	IPTION Y ** FRIGER OZEN *	ATED **	1	Cabesa	113.7° 4-134	COST 254.83 126.63 464.37 7 578	57200-3	4 222	126.63 464.37	0TY 6 4 9	RET/	II. 00 00 00	.00
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19 R	19 SHIP	DRY		4 EFRIG F	SUB TO	TAL	032.33	TAX	.00	DEPOSITS		INVOICE TOT		7.7073		O = Out P = Partial S = Sub T = Taxed

/ DRIVER SIGNATURE \ / CUSTOMER SIGNATURE CASH AMOUNT CHECK NO. CHECK AMOUNT QTY DELIVERED DRIVER QTY RECEIVED COLLECTION---> X

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 are month or to 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 are the maximum transfer. It is made via alternative advantant changes.

REASON CODE	DESCRIPTION OF AGD ON OR RETURN	ITEM#	UNIT PRICE	ADD	DEDUCT	EXTENDED AMOUNT	CORRECTED INVOICE AMOUNT
			1				



Visit Us At www.performancefoodservice.com EFFECTIVE 06/03/25 OUR FUEL SURCHARGE INVOICE

PERFORMANCE FOODSERVICE TAMPA

P.O. BOX 931997

8248184081425

ATLANTA, GA 31193-1997

800-288-9145 813-659-0811

WILL BE \$6.50 PER DELIVERY..THANK YOU. DELIVER TO:

> SEVEN OAKS CDD 2910 SPORTS CORE CIR

BILL TO: SEVEN OAKS CDD

ROUTE STOP PAGE 4492 11

DATE INVOICE NO. 8/14/25 8248184

SPECIAL INSTRUCTIONS

WESLEY CHAPEL

FL 33544-8764

3434 COLWELL AVE STE 200 TAMPA

FL 33614-8390

Customer		hone		Sales Rep		P.O. No.	377700	Ten	ms
6722750		3-933		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			NET Price	30 (STR)	
Item Number	Ordered	Shipped	Pack	Size	Unit	Description	PRICE	EXTENSION 31	
532380 852182 989294 196834 274649	2 1 1 1 1	2 1 1 1 1	100 12	35 LB 500 CT 1.250Z 210 CT 100 CT		** DRY ** WEST CRK OIL CANOLA CLR LOD FRY TF FRST MRK TISSUE TOILET 2 PLY WHI I SWTBABYR SAUCE BBO CUP TFF GF FRST MRK\$TOWEL ROLL KITCHEN 8.63X1 FRST MRK?CONT FOAM 1C 9X9X3 WHI VN	40.0800 64.6300 26.2200 37.4200 24.8300	80.16 64.63 26.22 37.42 24.83	
197483 899497 301184 246737 924919 873671 180863	1 4 1	2 1 1 1 4 1 1	12 60 36 2 4	5 LB 32 OZ 2.5 OZ 7 OZ 5 LB 2.5 LB 3.75OZ		** FROZEN ** SLVR SRC FRIES 1/2" CC LINE FLOW T ISLAND O BEV MIX VANILLA ICE CREAM PHILLY C APTZ EGG ROLL PHILLY CHEE KRAFT MACARONI & CHEESE POUCH BRAKEBSH CHICKEN TNDRLN BRD FC FZ WEST CRK APTZ PICKLE CHIP DILL BRD BLUEBUNY POPSICLE CANDY CLASH BOMB PFS FUEL CHARGE	37.2700 99.3900 75.0300 62.3500 53.7300 40.1700 29.6200	99.39 75.03 62.35	
CA	T# 1	DESCRI ** DRY ** FRC	PTION ** ZEN *			COST TAX 233.26 .00 596.02 .00	233.26 596.02	0TY RETAIL 6 00 11 00	.00
						Food - 603.01 57200-4664 Facily Sipplies - 64.63 57200-4619 Cleany Sipplies 37.42 5720-4704 Colle Sipplies - 24.83 57200-3222		Total	17
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17 1°		6 RY R	0 EFRIG F	11 SUBTO	DTAL	835.78 TAX .00 DEPOSITS	INVOICE TOT	835.78	Status Code O = Out P = Partial S = Sub T = Taxed
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11	1	A. N		QTY REGEIVE	X	QTY DEL	IVERED DRIVER COLLECTIO	CASH AMOUNT	CHECK NO. CHECK A

se 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 lesserul (a) 1,7/2% 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 less. A convenience fee may be assessed if payment is made via alternative payment channels.

BEASTIN CODE	DESCRIPTION OF ADD ON OR RETURN	ITEM#	UNITPRICE	ADD	DEDUCT	EXTENDED AMOUNT	CORRECTED INVOICE AMOUNT
			0 11		2 1		

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

Date: 7/28/2025

Time: 11:04 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# 15012520908 (Original)

SALES

Product#	Product Desc/UPC Code	U/C	Case/	Unit	Units	Price	ExtPrice
1002	GH Giant King Cone 0-77567-00822-0	12	2/	0	24	2.4992	59.98
1003	GH Giant Vanilla San 0-77567-00393-5	24	2/	0	48	1.1996	57.58
1005	GH Strawberry Shortc 0-41000-05414-3	24	1/	0	24	1.4446	34.67
1009	GH Cookie & Cream Ba 0-77567-02874-7	24	2/	0	48	1.4446	69.34
1012	GH Reeses Ice Cream 0-41000-21489-9	24	1/	0	24	1.4446	34.67
1374	PS Sponge Bob 1-20pk 0-77567-00285-3	20	2/	0	40	1.7605	70.42
SUBTOTAL	: Impulse		10/	0	208		326.66

TOTAL:

208 10/

TOTAL SALES:

\$326.66

CUSTOMER SIGNATURE/STORE STAM

BALANCE DUE: CHARGE \$326.66

Taha M

57200-4664

DELIVERY REPRESENTATIVE

Invoice Format: 10

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

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

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

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

The total items being presented:	\$243,635.81
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Anastasia Markova	101867	25-366 Deposit	Deposit-Event -Alice in Wonderland 04/04/2026 Board of Supervisor Meeting	100.00
Andrew P Mendenhall	101852	AM080625	08/06/25	200.00
Charter Communications	101863	167115201080725	Phone Services- Acct# 167115201 08/25	278.86
Cintas Corporation	101864	1905445895	Employee Shirts 02/25	29.98
Cintas Corporation	101864	4229229138	Facility Supplies 05/25	264.43
Cintas Corporation	101864	4239482070	Facility Supplies 08/25	181.84
Complete IT Corp	101853	17055	Service Call 07/25	330.00
Complete IT Corp	101868	17221	Computer Services 08/25	235.00
Complete IT Corp Cooper Pools Remodeling &	101868	17363	Access cards/Reader data 08/25	230.50
Resurfacing Inc	101880	2025-1023	Monthly Fountain Service 08/25	350.00
Cooper Pools Remodeling & Resurfacing Inc	101880	2025-901	Pool Services 08/25	8,861.00
Cory N Carter	101869	47	Cleaning Services 08/25	2,200.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Custom Canvas Structures Inc.	101845	2844	Fence Repairs 07/25	1,250.00
Ewing Irrigation Products Inc.	101854	26985708	Irrigation Repairs 07/25	920.13
Ewing Irrigation Products Inc.	101854	27103517	Irrigation Repairs 07/25	316.63
FitRev, Inc.	101870	35600	Fitness Repairs 08/25	830.00
Foliage Design Systems	101871	08REC1317	Plant Maintenance 08/25	134.00
Frontier Florida, LLC	20250805-1	813-994-3055-060923-5 07/25 ACH	Telephone, Internet and Cable 07/25	124.99
Haskell Termite & Pest Control, Inc.	101872	50534283	Pest Control Clubhouse EOM 08/25	75.00
Heaven's Best Carpet & Upholstery Cleaning	101873	INV-003292	Furniture Cleaning 08/25	525.00
John Christensen	101856	JC080625	Board of Supervisor Meeting 08/06/25	200.00
Johnson Controls Security Solutions	101874	41600880	Security Services 09/01/25-11/30/25	712.73
Jon Tomsu	101857	JT080625	Board of Supervisor Meeting 08/06/25	200.00
Juniper Landscaping of Florida, LLC	101850	342688	Landscape Maintenace 07/25	59,700.33

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	101846	345644	Pest Control 07/25	7,605.00
Juniper Landscaping of Florida, LLC	101846	347100	Pest Control 07/25	833.00
Juniper Landscaping of Florida, LLC Juniper Landscaping of	101881	348097	Landscape Maintenace 08/25	59,700.34
Florida, LLC Juniper Landscaping of	101881	349926	Landscape Maintenance 07/25	4,907.34
Florida, LLC Juniper Landscaping of	101881	349931	Landscape Maintenance 07/25	23,636.00
Florida, LLC	101881	350704	Fertilize Turf 08/25	150.00
Lee Electric, Inc.	101847	250588	Service Call -Replace Broken box Landscape Lighting 07/25	333.00
Lee Electric, Inc.	101847	250616	Service Call - Replace Ballast and Bulbs for Tennis Court 07/25	2,487.00
Lee Electric, Inc.	101875	250705 Pasco Water Summary	Service Call 08/25	2,095.00
Pasco County Utilities	20250812-1	07/25 ACH	Pasco Water Summary 07/25 ACH	2,767.05
Pasco Sheriff's Office	101858	I-20258-11997	Off Duty Deputy 07/25	4,256.00
Rizzetta & Company, Inc.	101849	INV0000101271	District Management Fees 08/25	7,636.25

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	101862	INV0000101337	Mass Mailing 08/25	3,190.70
Sean Grace	101859	SG080625	Board of Supervisor Meeting 08/06/25	200.00
Skyway Supply, Inc.	101865	68205	Cleaning Supplies 08/25	229.90
Solitude Lake Management, LLC	101848	PSI187508	Site 40 Vegetation Removal 07/25	1,062.50
Solitude Lake Management, LLC	101882	PSI192269	Aquatic Maintenance 08/25	4,839.00
Stantec Consulting Services, Inc.	101877	2438189	Engineering Services 07/25	6,167.55
Storage Center in Wesley Chapel	101866	27672	Storage Rental 09/0725-010/06/25	272.00
The Observer Group, Inc.	101878	25-01624P	Legal Advertising 08/25	70.00
Theodore H. Rhodes	101860	TR080625	Board of Supervisor Meeting 08/06/25	200.00
Waste Connections of Florida	101879	1987982W426	Trash Removal 09/25	993.78
Withlacoochee River Electric Cooperative, Inc.	101861	WREC Summary 07/25 730	WREC Summary 07/25 730	31,753.98
Report Total				\$ 243,635.81



Fairytales & Heroes

4029 Oakwood Avenue #301 Los Angeles 90004

Phone: 213-944-0872

fairvtalesandheroes@gmail.com https://www.fairytalesandheroes.com

INVOICE

Date: 30 Jun 2025

Invoice #: 25-366

Bill to

Seven Oaks Clubhouse 3434 Colwell Ave

Tampa, FL. 33614.

Description	Qty	Price	Amount
4 Characters - 2 Hours (Apr 04 2026)	1	\$995.00	\$995.00
Supplements	1	\$0.00	\$0.00
Series Const.	_	Total	\$995.00

April 4th 2026

Alice in Wonderland, Mad Hatter, Cheshire Cat, and White Rabbit

10:30-12:30pm

Please direct check to-

Full Balance or \$100 Deposit

Anastasia Markova

4029 Oakwood Avenue #301 Los Angeles, CA 90004

Theresa Dings

Seven Oaks CDD

Meeting Date: August 6, 2025

Name of Board Supervisor

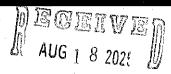


SUPERVISOR PAY REQUEST

Check if paid

Andrew Mendenhall	Check ii paid	
	/	AM080625
Sean Grace	✓	_SG080625
Jon Tomsu	V	JT080625
Jack Christensen		JC080625
Ted Rhodes		TR080625
(*) Does not get paid		
NOTE: Supervisors are only paid if checked.		
EXTENDED MEETING TIMECARD		
Meeting Start Time:	6:01]
Meeting End Time:	7:26	
Total Meeting Time:	1:25	
Time Over (3) Hours:]
Total at \$175 per Hour:	6]
ADDITIONAL OR CONTINUED MEE	TING TIMECARD	
ADDITIONAL OR CONTINUED MEE		7
Meeting Date:	TING TIMECARD]
Meeting Date: Additional or Continued Meeting?	TING TIMECARD	
Meeting Date:	TING TIMECARD	
Meeting Date: Additional or Continued Meeting? Total Meeting Time:	TING TIMECARD	

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



BY:

Invoice Number:

167115201080725

Account Number: Invoice Date: Due Date:

167115201 08/07/25

09/06/25

Security Code:

Account activity from 08/10/2025 through 09/09/2025 details on following pages

Previous Statement Balance	\$278.86
Payments	\$-278.86
08/04/2025	\$-278.86
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: 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 07/28/2025 may not be reflected in the Payments section of this statement. They will appear on the following month's

Please datach and enclose this coupon with your payment.

1900 BLUE CREST LN SAN ANTONIO, TX 78247 6810 0225 NO RP 07 08072025 NNNNNNNY 01 008503 0015

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

_fis#||fis_fis]||fis_fit||-||||pspsyt||s|||fis|||grif||fittissis||fisfis||till

ACCOUNT NUMBER 167115201

DUE DATE	09/06/25
PREVIOUS BALANCE SUBTOTAL	\$0.00
CURRENT CHARGES SUBTOTAL	\$278.86
BALANCE DUE	\$278.86
AMOUNT PAID	\$

CHARTER COMMUNICATIONS BOX 223085 PITTSBURGH, PA 15251-2085

մլև[ըլիս]իդիսիուրդիկիկորդՈԼուիյըըդիունը։



Page 2 of 2 Invoice Number: Account Number: Invoice Date: Due Date:

Security Code:

SEVEN OAKS CDD 167115201080725 167115201 08/07/25 09/06/25



Contact Us at 1-888-812-2591

6810 0225 NO RP 07 08072025 NNNNNNNY 01 006503 0015

Charge Details

BALANCE DUE	\$278.86
Current Charges Subtotal	\$278.86
Telephone Relay Surcharge	\$0.32
E911 Surcharge	\$1.60
Federal Excise Tax	\$0.08
Federal Universal Service Fund	\$10.30
Regulatory Cost Recovery Fee	\$3.56
Taxes, Fees & Surcharges	\$15.86
One Time Charges	\$0.00
First Directory Listing	\$0.00
\$5.00 Enterprise Hosted Voice Additional Voice Mail	\$3.00
Hosted Voice Polycom VVX 301 - Rental 4 @	\$20.00
Pack 4 @ \$35.00 Spectrum Business Voice 2 @ \$50.00	\$100.00
Enterprise Hosted Voice Premium Feature	\$140.00
Recurring Charges	\$263.00
Prorated Charges	\$0.00
Adjustments	\$0.00
Previous Statement Balance Subtotal	\$0.00
08/04/2025	\$-278.86
Payments	\$-278.86
Previous Statement Balance	\$278.86

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%.

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





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 #

PAYMENT INQUIRY

813-626-8852 813-644-8365

INVOICE

SHIP TO:

SEVEN OAKS COMMUNITY

2910 SPORTS CORE CIR

WESLEY CHAPEL, FL 33544-8764

INVOICE #

INVOICE DATE

1905445895 02/04/2025

SERVICE TICKET # **CUSTOMER REF#**

9307368650 DEVELOPMENT DISTRICT

BILL TO:

SEVEN OAKS CDD

3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390

SOLD TO #

SORT#

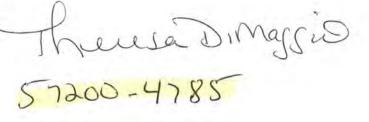
13471172 PAYER# 13496923 **PAYMENT TERMS** NET 10 EOM

CINTAS ROUTE

79 / DAY 4 / STOP 011

00740070271

EMP#/LOCK#	MATERIAL	DESCRIPTION		FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	739820211	TSHRT/GILDAN/SOFT/ANTQ SPHR/SS-RG0XL	D			2	14.990	29.98	N
0 - Ax		SUBTOTA	L					29.98	
empo	MIL.	SUBTOTAL						29.98	
Shi	RTS	TAX						0.00	
Sul	VI.	TOTAL USD						29.98	







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 CINTAS FAX #

PAYMENT INQUIRY

833-290-0514 813-626-8852 813-644-8365

INVOICE

SHIP TO: SEVEN OAKS COMMUNITY

2910 SPORTS CORE CIR

WESLEY CHAPEL, FL 33544-8764

INVOICE #

INVOICE DATE SERVICE TICKET #

CUSTOMER REF#

4229229138 05/01/2025

4229229138 DEVELOPMENT DISTRICT

1

BILL TO: SEVEN OAKS CDD

3434 COLWELL AVE STE 200

TAMPA, FL 33614-8390

SOLD TO #

SORT#

PAYER #
PAYMENT TERMS

CINTAS ROUTE

13471172 13496923

NET 10 EOM 00740070271

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
	X7000	20"MICROFIBER MOP BL-			02	F	30	0.488	14.64	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						266.13	
		SERVICE CHARGE	Chat Pa	a	J	1	DE	CEIVE	12.94	N
		SUBTOTAL TAX	Short Pa	Į. (04	J	O	8/07/2025	279.07 0.00	
		TOTAL USD							279.07	_
0								_	14.6	

You will notice the annual price adjustment on your invoices beginning in May. Rental rates are being adjusted to account for increases in labor, fleet expenses, raw material costs, and utilities. Thanks for your trust in Cintas. We remain committed to providing you with the highest quality service in our industry.

57200-4704

PAY

264.43



REMIT PAYMENT TO: CINTAS CORP

P.O. BOX 630910 CINCINNATI, OH 45263-0910 INVOICE #
INVOICE DATE
SERVICE TICKET #

4229229138 05/01/2025 4229229138

INVOICE

EMP#/LOCK# **MATERIAL** DESCRIPTION FREQ EXCH QTY **UNIT PRICE** LINE TOTAL TAX **Cust. Name: SEVEN OAKS COMMUNITY** Signature: sheila Valdez 09:52 AM 05/01/25 SoldTo# 0013471172 SO# 4229229138 Invoice Total Payment on Account \$279.07 \$0.00



2910 Sports Core Circle Wesley Chapel, Fl 33544 Ph. 813.907.7987 ext. 4 ClubhouseManager@SevenOaksCdd.com

8/7/2025

Cintas Corporation PO Box 630910 Cincinnati, OH 45263-0910

To Whom It May Concern,

I regret to inform you that invoice #4229229138 was short paid a total of \$14.64. We are no longer receiving mop heads and have asked to remove this item off our invoices. If you have any questions pertaining to this withholding, please feel free to contact me at 813-907-7987 ext. 4.

Regards,

Theresa DiMaggio

Seven Oaks Clubhouse Manager



RENIT PAYMENT TO: CINTAS CORF

P.O. BOX 630910 CINCINNATI, DH 45263-0910

VIEW & PAY YOUR BILLS DNLINE: CUSTOMER SVC/BILLING

MMM. CINTAS, COM/MYACCOUNT

CINTAS FAX # PAYMENT INQUIRY 833-290-0514 813-626-8852 813-644-8365

INVOICE

SHIP TO:

BILL TO:

SEVEN DAKS COMMUNITY

2910 SPORTS CORE CIR

3434 COLWELL AVE STE 200

TAMPA, FL 33614-8390

SEVEN DAKS CDD

HESLEY CHAPEL, FL 33544-8764

INVOICE #

INVOICE DATE

CUSTOMER REF #

4239482070 08/07/2025

DEVELOPMENT DISTRICT I

SOLD TO #

PAYER #

PAYMENT TERMS

SORT #

CINTAS ROUTE

13471172 13496923 MET 10 EOM

00740070271

79 / DAY 4 / STOP 009

MATERIAL	DESCRIPTION		FREQ	EXCH	QTY	UNIT	PRICE	LIKE 1	DTAL	TAX
X2700	TERRY TOWEL - WHITE-	Company and Marcel In 1997 (Section 1997)	02	F	360		0.220	7	9.20	N
X2700	TERRY TOWEL - WHITE-	L	02	F	29		1.300	3	7.70	N
X84301	3X5 LOGO MAT DO740 3X5 7 DAKS 'A'		02	F	1		7.000		7.00	14
X84301	3X5 LOGO MAT DO741 3X5 7 DAKS 'A'		02	F	1.		7.000		7.00	N
X84301	3X5 LOGO MAT DO742 3X5 7 DAKS 'A'		02	F	1		7.000		7.00	И
X84301	3X5 LOGO MAT D0743 3X5 7 DAKS 'B'		02	F	1		7.000		7.00	H
X84301	3X5 LOGD MAT D0744 3X5 7 DAKS 'B'		02	F	1		7.000		7.00	Н
X84301	3X5 LDGO MAT D0745 3X5 7 DAKS 'B'		02	F	1.		7.000		7.00	N
X84401	4X6 LOGO MAT DO746 4X6 7 DAKS		02	F	1	-1	10.000	1	0.00	И
		SUBTOTAL						16	8.90	
	SERVICE CHARGE							1	.2.94	И
	SUBTOTAL TAX							((
	X2700 X2700 X84301 X84301 X84301 X84301 X84301 X84301	X2700	X2700	X2700	X2700 TERRY TOMEL - WHITE-	X2700	X2700 TERRY TOWEL - WHITE-	X2700 TERRY TBHEL - WHITE-	X2700	X2700 TERRY TEMEL - MHITE- D2 F 360 D, 220 79, 20 X2700 TERRY TEMEL - MHITE- L D2 F 29 1, 300 37, 70 X84301 3X5 LOGO MAT D0740 3X5 7 DAKS 'A' X84301 3X5 LOGO MAT D0741 3X5 7 DAKS 'A' X84301 3X5 LOGO MAT D0742 3X5 7 DAKS 'A' X84301 3X5 LOGO MAT D0742 3X5 7 DAKS 'A' X84301 3X5 LOGO MAT D0743 3X5 7 DAKS 'B' X84301 3X5 LOGO MAT D0743 3X5 7 DAKS 'B' X84301 3X5 LOGO MAT D0744 3X5 7 DAKS 'B' X84301 3X5 LOGO MAT D0744 3X5 7 DAKS 'B' X84301 3X5 LOGO MAT D0744 3X5 7 DAKS 'B' X84301 3X5 LOGO MAT D0745 3X5 7 DAKS 'B' X84401 AK6 LOGO MAT D0746 4X6 7 DAKS 'B' X84401 SERVICE CHARGE SUBTOTAL D16,000 10,000 SERVICE CHARGE SUBTOTAL 168,90 SERVICE CHARGE SUBTOTAL 168,90 SUBTOTAL SU

57200-4704

TOTAL ADJUST.

TAX ADJUST.

KET TOTAL

30 DAYS: 293.71 60 DAYS: 37.00 90+ DAYS: 29.98 CUSTOMER TOTAL CURRENT: 8.21-PAST DUE: 0.00

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



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

Invoice #	17055
Invoice Date	07-11-25
Balance Due	\$330.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service Minimum 2-hours	\$165.00	2.0	\$330.00

\$330.00
\$0.00
\$330.00
\$0.00
\$0.00
\$330.00



Invoice Ticket

Ticket Date

Fri 06-27-25 01:58 PM

Ticket #

11888

Subject

4 Cameras Down

Ticket Issue

Initial Issue Fri 06-27-25 01:58 PM John called letting us know that there are 4 cameras offline at their location that went off at the same time.

We don't have their cameras now. This will be to diagnose and fix if possible.

Ticket Comments

Mark Johnson

Date

Update Fri 07-11-25 05:54 PM Charles Bourne Comment

The cameras in question were all unplugged. The vendor they typically used left them unplugged because they found a switch was bad. I added a 8 port switch I had. I was able to get 3 of the 4 cameras back up. The one on the soccer field pole the lines are so tight and the camera screws are stripped so we would have to figure out a way to access the inside of the camera and use the spare line that is there. Or try to fix it at the box Jacob installed.

They want a quote for us to manage their cameras or if we will just charge them per visit. Thomas and Charlie are working on this and I emailed them pictures of what they have.

They also want a camera added to the front of their building pointing at their outdoor seating area just outside the cafe.

Initial Issue Fri 06-27-25 01:58 John called letting us know that there are 4 cameras offline at their location that went off at the same time.

PM Mark Johnson We don't have their cameras now. This will be to diagnose and fix if possible.



Code: 4647

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



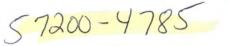
Seven Oaks CDD 3434 Colwell Ave #200 Tampa, FL 33614

Invoice #	17221
Invoice Date	08-01-25
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

Cpu

Subtotal	\$235.00
Tax	\$0.00
Invoice Total	\$235.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$235.00







Theresa D. Maggio

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



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



Invoice #	17363
Invoice Date	08-11-25
Balance Due	\$230.50

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 2 Reader Monthly Dat Plan (3-12 readers)	- Brivo Onair Tier 2 Reader Monthly Data Plan (For each reader a 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
500 Brivo Mobile Passes	500 Brivo Mobile Passes for a single account, monthly subscription	\$40.00	1.0	\$40.00

Subtotal	\$230.50
Tax	\$0.00
Invoice Total	\$230.50
Payments	\$0.00
Credits	\$0.00
Balance Due	\$230.50





Theresa Dimassas

INVOICE

Cooper Pools, CP Remodeling & Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551 estimates@cooperpoolsinc.com +1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:Seven Oaks Fountains

Bill to

Seven Oaks Fountains 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States Ship to Seven Oaks Fountains 2910 Sports Core Circle Wesley Chapel, FL 33544 United States

Invoice details

Invoice no.: 2025-1023

Terms: Net 30

Invoice date: 08/01/2025 Due date: 08/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Fountain Service	Commercial Monthly Fountain Service August 2025	1	\$350.00	\$350.00

Ways to pay





Total \$350.00





John G. 08/04/25 Code: 4643

INVOICE

Cooper Pools, CP Remodeling & Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com +1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:Seven Oaks Clubhouse

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.: 2025-901 Terms: Net 30

Invoice date: 08/01/2025 Due date: 08/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/04/2025	STENNER QP255-1 #5 TUBE 0-25PSI QUICKPRO PUMP HD W/ 1/4 FERRULES	STENNER QP255-1 #5 TUBE 0-25PSI QUICKPRO PUMP HD W/ 1/4 FERRULES	1	\$15.00	\$15.00
2.	07/16/2025	STENNER QP255-1 #5 TUBE 0-25PSI QUICKPRO PUMP HD W/ 1/4 FERRULES	STENNER QP255-1 #5 TUBE 0-25PSI QUICKPRO PUMP HD W/ 1/4 FERRULES Kiddie Pool	1	\$15.00	\$15.00
3.		Monthly Commercial Maintenance	Monthly Commercial Maintenance August 2025	1	\$8,831.00	\$8,831.00

Ways to pay

VISA (III) DISCHYER





View and pay

Total

\$8,861.00

Service 57200-4625

b 8,831.00

	WORK DEDECORMED AT	Contractor	
	WORK PERFURMED ALL	n OAKS	CDD
TO: PORI CACTER	WORK PERFORMED AT SELECTION OF	vell Ave a	+200
3591 GeRASS Cross et	TAMADO	E	
55%/ Gerras Cross El	AMPA	176	
LANTOLAKS, FL 3658	356) OUR BID	14	
DATE YOUR WORK ORDER NO. 47	OUR BID	NO.	
DESCRIPTION OF	WORK PERFORMED		2000年
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onne	rejal c	1eaning	7
Services	For ;	The M	oroth
OF AUGUS	T 2025		
2			
1 necesa Dimag	ho		
57200-4	704	DECE	IVED
7		08/07	/2025
			72020
All Material is guaranteed to be as specified, and the above work was perf	ormed in accordance with the of a	wings and specifications pr	ovided for the
above work and was completed in a substantial workmanlike manner for t	he agreed sum of	MIT IN	
	rs (\$ 2200 Jao		
	5 3/		2025
Month	Day	75	Year
in accordance with our Agreement Proposal No. 4	Dated Nonth	Day	Year 11-12

Office: 813-251-1115 1709 West Lemon St., Tampa, FL 33606



Customer Info:

Customer: Seven Oaks
Contact Name: John Gentilella

Billing Address:

Job Address: 2910 Sports Core Cir, Wesley Chapel, FL 33544, USA

Email: work:maintenance@sevenoakscdd.com

Billing Email:

Phone: work:813-230-7987

Customer PO#:

Rep: Ron Holzberger - Phone 813-251-1115, ron@customcanvasstructures.com

Terms: Due Upon Receipt

Additional Proposal Notes:

Invoice

Description: Weld 5 tennis court fence latches

Invoice Date: 2025-07-28
Invoice Number: 2844
Project Type: Repair

Awning Type: Other

Fabric Type: Fabric Name:

Frames:

Paint Frame:, Black

Wings:,

Valance: 0"

Braid: Scallop:

Throad

Fabric Attached by:

5 Weld tennis court fence latches 250.00 1,250.00

Payments Made 0.00 Subtotal: 1,250.00

Sales Tax: 0.00

Total Invoice: 1,250.00

*Total Invoice is equal to Subtotal minus any payments made

If any payments here/or elsewhere set forth are not made in accordance with the terms of the original proposal, a late payment service charge will be imposed on all balances ten (10) or more days past due at a periodic rate of 1.5% per month (18% per annum). Custom Canvas Structures shall have and retain a purchase money security interest under the Uniform Commercial Code of the State of Florida in and to any and all goods, equipment or other items installed or provided by Custom Canvas Structures together with any and all proceeds thereof and Custom Canvas Structures shall have any and all remedies available to a secured party under said Uniform Commercial Code. This includes the right to remove and repossess any item installed by Custom Canvas Structures.

Buyer shall pay all costs of collection including a reasonable attorney's fee and the costs.

<u>APPROVED</u>

John G. 07/30/25 Code: 4764



Invoice Number: 26985708

Created: Jul 24,2025

Sold To

SEVEN OAKS COMM DEVELOPMENT DI

3434 COLWELL AVE SUITE 200

TAMPA, Florida

United States 33614

Account: 230269

Ship To

SEVEN OAKS COMM DEVELOPMENT DI

2910 SPORTS CORE CIRCLE

WESLEY CHAPEL, Florida

United States 33544

Ship To ID: 230269

Order Information

Order Date: Jul 24,2025

PO Number:

Order Number: 20045418

Sales Location: Lutz #202

Delivery Method: WILL CALL

Job Name:

SKU	Product Name	Price	Qty .	MOU	Subtotal
38006190	12IN/6IN BLACK TAPERED EXT/PURPLE LID	\$25.99	1.00	EA	\$25.99
44011265	PROS-06 HUNTER 6IN POPUP NSI	\$3.33	25.00	EA	\$83.25
17000525	L/P BLUE CONN 100/CAN 30V	\$1.51	100.00	EA	\$150.51
17000545	L/P BLK/WHT CONN 150/CAN 600V	\$0.70	150.00	EA	\$105.53
17000580	L/P BLK/BLU CONN 10/BAG 600V	\$1.71	10.00	EA	\$17.10
44010720	PRO-12H HUNTER HALF NOZZLE	\$0.90	25.00	EA	\$22.51
44009260	ICV-201G 2 COMMERCIAL VALVE	\$143.36	2.00	EA	\$286.72
21003130	3 BGV THD BRASS GATE VALVE	\$179.47	1.00	EA	\$179.47
04406020	2 PVC 90 ELL SS	\$2.36	4.00	EA	\$9.42
04436020	2 PVC MALE ADAPTOR TXS	\$1.50	6.00	EA	\$9.01
04436213	1-1/2 X 2 PVC MALE ADAPTOR TXS	\$3.14	1.00	EA	\$3.14
04407005	1/2 PVC 90 ELL ST	\$0.50	12.00	EA	\$5.94
04410005	1/2 PVC 90 STREET ELL MTXS	\$0.86	6.00	EA	\$5.16
07000460	2 SCH 40 PVC BE PIPE	\$81.90 /per 100	20.00	EA	\$16.38



Code: 4609

Subtotal: Shipping & Handling: Tax:

Grand Total:

\$920.13 \$0.00

\$0.00

\$920.13



Invoice Number: 27103517

Created: Aug 01,2025

Sold To

SEVEN OAKS COMM DEVELOPMENT DI

3434 COLWELL AVE SUITE 200

TAMPA, Florida

United States 33614

Account: 230269

Ship To

SEVEN OAKS COMM DEVELOPMENT DI

2910 SPORTS CORE CIRCLE

WESLEY CHAPEL, Florida

United States 33544

Ship To ID: 230269

Order Information

Order Date: Jul 24,2025

Order Number: 21832672

Sales Location: Lutz #202

Delivery Method:

Job Name: pgp 12

SKU

PO Number:

Product Name

Price

Qty

UOM

Subtotal

44000910

PGP-12-CV HUNTER ULTRA 12IN W/CHK

\$26.39

12.00

EA

\$316.63

Subtotal:

Shipping & Handling:

Tax:

\$316.63

\$0.00

\$0.00

Grand Total:

\$316.63



Code: 4609



7823 N Dale Mabry Hwy., STE 107 Tampa, FL 33614

Ofc: 813-870-2966 Fax: 813-870-2896

S.O. No.

P.O. No.

Invoice

Rep

\$830.00

\$830.00

Date	Invoice #
8/2/2025	35600

Bill To
Seven Oaks CDD
3434 Colwell Ave #200
Tampa, FI 33614

Terms

		38428			Due on r	eceipt		ZH
Item	Description	on C	rdered	Prev. Invoi	Invoiced	Rate		Amount
Parts	Hoist functional traine CABLE ASSEMBLY Hoist leg curl/ extension 18-03-A06-019635				2	175	.00	350.00T
Parts Parts	WEIGHT PIN SEAT PAD True UBK SN-18-UCS	9000435			1	45 145	.00	45.00T 145.00T
Parts	BIKE SEAT				-1	85	.00	85.00T
Labor	Labor				2	80	.00	160.00
Freight Sales (INV)	Freight Charges are su change	oject to					.00	45.00
Pepairs						REC	CEI '/05/20	VED

Invoices are considered delinquent thirty (30) days from the invoice date.

Interest shall accrue on all past due invoices at the rate of 1.5% per month, or

Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.

Sales Tax (0.0%)	\$0.00
Total	\$830.00
Payments/Credits	\$0.00

Subtotal

Balance Due



Invoice Number: 08REC1317
Invoice Date: Aug 1, 2025

7048 Narcoossee Road Orlando, FL 32822 (800) 933-7351 (407) 245-7776 Fax: (407) 245-7533 www.foliagedesign.com

B				

SEVEN OAKS CDD 3434 COLWELL AVE. SUITE 200 TAMPA, FL 33614

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SEVEN OAKS CLUBHOUSE 2910 SPORTS CORE CIRCLE WESLEY CHAPEL, FL 33544

Customer ID	Customer PO	Paymen	nt Terms
SEVEN OAKS CLUB	TAX EXEMPT	Net 30	Days
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Email		8/31/25

Quantity	Description	Unit Price	Amount
1.00	Plant mantenance	134.00	134.00
	Theresa Dimaggar 57200-4647		
		R	ECEIVE 08/07/2025

Check/Credit Memo No:

Subtotal	134.00
Sales Tax	
Total Invoice Amount	134.00
Payment/Credit Applied	
TOTAL	134.00

All credit card payments need to be made through our portal at https://connect.ebizcharge.net/fdo

For questions or concerns about your invoice or payment please email accountsreceivable@foliagedesign.com or call 407-245-7776



SEVEN OAKS CDD Account Number:

813-994-3055-060923-5

PIN:

Billing Date: Jul 09, 2025

Billing Period:

Jul 09 - Aug 08, 2025

HI SEVEN OAKS CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history		
Previous balance		\$124.48
Payment received by Jul 0	9, thank you	- ^{\$} 124.48
Service summary	Previous month	Current month
🛜 Internet	^{\$} 119.98	^\$124.99
≅ Other	\$4.5O	^{↓\$} 0.00
Total services	^{\$} 124.99	
Total balance		^{\$} 124.99



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: https://www.businessreferralrewards.com



6790 0107 NO RP 09 07102025 NNNNNNNN 01 000469 0003

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

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You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.





SEVEN OAKS CDD Account Number:

813-994-3055-060923-5

Billing Date: Jul 09, 2025

PIN:

Billing Period:

Jul 09 - Aug 08, 2025





Easy, simple, secure payments with Auto Pay at frontier.com/autopay



Download the MyFrontier® app







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.





813-994-3055-060923-5

Billing Date: Jul 09, 2025

PIN:

Billing Period:

Jul 09 - Aug 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

07.09-08.08

Business Fiber Internet 1 Gig 1 Usable Static IP Address

Auto Pay Discount

Internet Total

\$104.99 \$25.00 -\$5.00

\$124.99

\$404.0

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased to \$25.00 per month, per line. Questions? Please contact customer service.



Total current month charges

\$124.99

LET FRONTIER BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



SEVEN OAKS CDD Account Number:

813-994-3055-060923-5

PIN:

Billing Date: Jul 09, 2025

Billing Period: Jul 09 - Aug 08, 2025





1519 W. Hillsborough Ave. Tampa, FL 3360. (813) 239-17907 (813) 239-0168 fax

Seven Oaks Community Development C/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614-8390

INVOICE

50534283

INVOICE DATE	DUE DATE
CUSTOMER # 08/01/25	TERMS
PURCHASE ORDER # 10057581	COD

AMOUNT DUE: \$75.00

RECEIVE 08/05/25

For Service At: Seven Oaks Community

Development Clubhouse

2910 Sports Core Cir

Wesley Chapel, FL 33544-8764

PLEASE RETURN WITH PAYMENT

Service / Product Description Pest - EOM Service

Quantity / Price 1@\$75.00

Amount \$75.00

THERE IS A 3% SURCHARGE ON ALL CREDIT CARD PAYMENTS.

Seven Oaks Community Development C/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614-8390

Send Payment To

Total Tax: Total This Invoice: Payments Received:

\$0.00 \$75.00 \$0.00

Invoice: 50534283 Invoice Date: 08/01/25

\$75.00

PLEASE PAY THIS AMOUNT

INVOICE



Heaven's Best Carpet Cleaning- Tampa (813) 994-5050 29536 Forest Glen dr Wesley Chapel, FL 33543 United States

https://app.adminify.ai/v2/preview/SPDoGgilvlkEpQoizR1D

Billed to

Seven Oaks CDD (813) 907-7987 clubhousemanager@sevenoakscdd.com 3434 Colwell Avenue #200 Tampa, FL 33614 United States RECEIVE 08/18/25

Invoice No

Issue Date

Due Date

INV-003292

August 13, 2025

August 20, 2025

Pay \$525,00

ITEM NAME	SUBTOTAL
Commercial Cleaning \$12.50 x 30	\$375.00
Theater Seats 30 @ \$12.50 per seat. clean & disinfect.	
Commercial Cleaning \$150.00 x 1	\$150.00
Theater Carpet Cleaning - vacuum, pad & steam clean, disinfect	
Subtotal	\$525.00
Amount Due (USD)	\$525.00

Terms & Notes:

For service at: Seven Oaks Clubhouse 2910 Sports Core Circle Wesley Chapel, FL 33544. Payable to "Heaven's Best" 29536 Forest Glen Dr. Wesley Chapel, FL 33543

Click here to download pdf

Purchase Order Number Invoice Date 08/09/25

Invoice Number 41600880

Invoice Amount \$712.73

Payment **Due Date** 09/01/25

P00008-0008883



Nature Of Service: Quarterly Billing

Current Charges:

09/01/25 - 11/30/25 Recurring Service Amount: \$712.73

Tax: \$0.00

\$712.73

Total Balance Due:

DECEIVE \$712.73

Did you know... Failure to include your invoice could cause a delay in processing your payment.

Don't Forget to Include the Following With Your Payment: **Customer Number Invoice Number**

Note any credit(s) and payment(s) open on your account may be applied to a non-disputed past due balance.

Theresa Dimaggio 52900-3329 Security Monoriting

Late Fee Policy: A late fee of 1.5% (or highest rate permitted by law, if less) per month will be assessed on the unpaid Total Balance Due when more than 30 days past due.

Customer Number:

01300 117462393

Business/Account Name: SEVEN OAKS COMMUNITY

Service Address:

2910 Sports Core Cir **Developement District** Wesley Chapel, FL 33544-8764

For Ouestions: 1-800-289-2647 Opt 5 Sales/Relocation: 1-800-289-2647 Opt 5 Monitoring/Service: 1-800-289-2647 Opt 5

►►► SEE BACK FOR ►►► PAYMENT INFORMATION

https://datasource.johnsoncontrols.com/ to enroll in automatic payment options.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL

Page 1 of 2

Johnson Controls Security Solutions 5920 Castleway West Drive Indianapolis, IN 46250

7502 6000 NO DO 10 08102025 NNNNNNNN 0003768 Non-2 1 oz.

#BWNKFYG #393264711003107# SEVEN OAKS COMMUNITY 3434 COLWELL AVE SUITE 200 DEVELOPMENT DISTRICT TAMPA, FL 33614-8390

Ոռնիլիսիկենարութեկուհունկնիներ

Payment Coupon Please detach and enclose this coupon with your payment. Do not send cash. Please write your customer number on your check or money order and make payable to: Johnson Controls Security Solutions

If you want to make any changes to your billing or service account information, please check here and enter the new information on the back of this invoice.

Invoice Number: 41600880 **Invoice Date:** 08/09/25 Customer Number: 01300 117462393 **Due Date:** 09/01/25 Please Pay \$712.73 This Amount Amount MAIL PAYMENT TO

Johnson Controls Security Solutions P.O. Box 371967 Pittsburgh, PA 15250-7967 լՍժիկթիվըիկցիթեվիցիցՈւնիիվինիթվորիիցում

Due to increasing credit card processing costs, we impose a surcharge* on the total transaction amount on credit card transactions of 2.6%, which is not greater than our credit card processing fee. We do not surcharge debit cards.

*Due to statutory restrictions, we do not impose a surcharge on customers located in Connecticut, Maine, Massachusetts, New York or Colorado.

To Remit via ACH/Wire Transfer:

Account Name:

Johnson Controls Security Solutions LLC

Account Number:

0001057762

Account Type:

Checking

Transit Routing Number:

043000261

BNY Mellon, NA 500 Ross Street Pittsburgh, PA 15262-0001

Remit address:

remit@jci.com or ACH CTX



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EMAIL A	DDRESS													,		_				-	-	_		_	_	-		

AUTHORIZED SIGNATURE (**REQUIRED**)

DATE

PRINT NAME

Please Remit Payment to:

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 342688

Bill To	
Seven Oaks CDD	
c/o Rizetta & Company	
3434 Colwell Ave.	
Ste. 200	
Tampa, FL 33614	

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
CHARLES	
HEMELGARN	

Item		Amount
#298533 - Seven Oaks 2024-2025 Landscape Maintenance Agreement July 2025		\$59,700.33
	Grand Total	\$59,700.33

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$168,823.01	\$0.00	\$0.00	\$0.00	\$0.00

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

APPROVED

John G. 07/01/25 Code: 4604

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Orlando FL 32862-8395



Invoice 345644

Bill To
Seven Oaks CDD
c/o Rizetta & Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
07/21/25	8/20/2025
Account Owner	PO#
CHARLES	
HEMELGARN	

Amount
\$833.00
\$4,592.00
\$2,180.00

Grand Total \$7,605.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$96,413.33	\$5,623.45	\$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.



John G. 07/31/25 Code: 4604

Orlando FL 32862-8395



Invoice 347100

Bill To
Seven Oaks CDD
c/o Rizetta & Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
07/31/25	8/30/2025
Account Owner	PO#
CHARLES	
HEMELGARN	

Item	Amount
#298533 - Seven Oaks 2024-2025 Landsca	ape Maintenance Agreement

Pest Control (All Labor & Materials - 07/28/2025

\$833.00

Grand Total \$833.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$68,138.33	\$21,873.45	\$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.



Code: 4604

PO Box 628395 Orlando FL 32862-8395



Bill To
Seven Oaks CDD
c/o Rizetta & Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
08/01/25	8/31/2025
Account Owner	PO#
CHARLES	
HEMELGARN	

Item		Amount
#298533 - Seven Oaks 2024-2025 Landscape Maintenance Agreement		\$59,700.34
August 2025		
	Grand Total	\$59,700.34

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$68,138.34	\$81,573.78	\$0.00	\$0.00	\$0.00

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

APPROVED

John G. 08/01/25 Code: 4604

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Orlando FL 32862-8395



Bill To
Seven Oaks CDD
c/o Rizetta & Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
07/31/25	8/30/2025
Account Owner	PO#
CHARLES	
HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#342869 - Irrigation Modification Grassglen				\$4,907.34
Irrigation Modification - 07/30/2025				
Irrigation Tech Labor	30.00HR	\$75.00	\$2,250.00	
Irritrol Adjustable Flood Bubbler	98.00EA	\$5.77	\$565.59	
KF Black IPS Flex Pipe PVC 3/4 in. x 100 ft (Sold per ft.)	. 200.00FT	\$3.17	\$634.28	
Misc Fittings - 1.25" - 2"	60.00EA	\$8.57	\$514.28	
Misc Fittings - up to 1"	98.00EA	\$2.86	\$280.00	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	2.00BG	\$24.97	\$49.94	
PVC Purple Reclaimed Pipe 1 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	160.00FT	\$1.00	\$160.00	
PVC Purple Reclaimed Pipe 1-1/2 in. x 20 ft. SDR-21 (CL 200) Bell End (Sold per ft.)		\$1.31	\$262.85	
Sch 40 PVC Tee 1-1/2 in. Socket	49.00EA	\$3.89	\$190.40	

Ancient Oaks Blvd

Add irrigation to new viburnum. 2 Bubblers per plant

https://maps.app.goo.gl/a16zRDy5eLj9fqkz5?g st=com.microsoft.Office.Outlook.compose-shareextension



John G. 08/06/25 Code: 4650

Grand Total \$4,907.34

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
1-30 Days	(Past Due)	(Past Due)	(Past Due)	(Past Due)

Thank you for allowing us to serve you.

Orlando FL 32862-8395



Invoice 349931

Bill	То
Sev	ven Oaks CDD
c/o	Rizetta & Company
343	34 Colwell Ave.
Ste	. 200
Tan	npa, FL 33614

Date	Due Date
07/31/25	8/30/2025
Account Owner	PO#
CHARLES	
HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#335866 - Seven Oaks change order for rental				\$23,636.00
Site Prep - 07/25/2025				
Bed Prep - Plant, Sod, Debris Removal	50.00HR	\$60.00	\$3,000.00	
Debris by the truck	3.001	\$350.00	\$1,050.00	
Enhancement Labor	60.00HR	\$60.00	\$3,600.00	
Misc Rental	2.00EA	\$125.00	\$250.00	
Odoratissimum Viburnum, 30 gallon - 30G	49.0030g	\$280.00	\$13,720.00	
Pine Bark, 03CF bag - 03CF	224.0003CF	\$9.00	\$2,016.00	

APPROVED

John G. 08/06/25 Code: 4650

Grand Total \$23,636.00



1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$96,681.68	\$75,950.33	\$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.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

PO Box 628395 Orlando FL 32862-8395



Bill To
Seven Oaks CDD
c/o Rizetta & Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
08/14/25	9/13/2025
Account Owner	PO#
CHARLES	
HEMELGARN	

Item		Amount
#298533 - Seven Oaks 2024-2025 Landscape Maintenance Agreement		
Fertilize Turf: Bahia - August - 08/13/2025		\$150.00
	Grand Total	\$150.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$88,393.68	\$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.



Code: 4604



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

(813) 230-7987

maintenance@sevenoakscdd.com

AMOUNT DUE	\$333.00
DUE DATE	Jul 15, 2025
PAYMENT TERMS	Upon receipt
INVOICE DATE	Jul 15, 2025
SERVICE DATE	Jul 15, 2025
JOB	#250588

SERVICE ADDRESS

2715 Silvermoss Dr Wesley Chapel, FL 33544

CONTACT US

P.O. Box 270184 Tampa, FL 33688

(813) 908-0035

Luis@LeeElectricOnline.com

Service completed by: Fabricio Martinez

INVOICE

	Amount Due			\$333.00
	Job Total			\$333.00
	Subtotal			\$333.00
Replace broken box for in ground box for Lanscape lighting.				
Custom Services - Custom Job Commercial		1.0	\$333.00	\$333.00
Services		qty	unit price	amount

Thank you for the opportunity to service your electrical needs!

See our Terms & Conditions



Code: 4616



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

(813) 230-7987

maintenance@sevenoakscdd.com

AMOUNT DUE	\$2,487.00
DUE DATE	Jul 15, 2025
PAYMENT TERMS	Upon receipt
INVOICE DATE	Jul 15, 2025
SERVICE DATE	Jul 15, 2025
JOB	#250616

SERVICE ADDRESS

2910 Sports Core Cir Wesley Chapel, FL 33544

CONTACT US

P.O. Box 270184 Tampa, FL 33688

(813) 908-0035

Luis@LeeElectricOnline.com

Service completed by: Fabricio Martinez

INVOICE

	Amount Due)		\$2,487.00
	Job Total		\$2,487.00	
	Subtotal		\$2,487.00	
Custom Services - Custom Job Commercial Lift equipment		1.0	\$720.00	\$720.00
Custom Services - Custom Job Commercial Provide and replace 1000w metal halide ballast and bulbs for the tennis court.		3.0	\$589.00	\$1,767.00
Services		qty	unit price	amount

Thank you for the opportunity to service your electrical needs!

See our Terms & Conditions



John G. 07/31/25 Code: 4763



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

(813) 230-7987

maintenance@sevenoakscdd.com

AMOUNT DUE	\$2,095.00
DUE DATE	Aug 13, 2025
PAYMENT TERMS	Upon receipt
INVOICE DATE	Aug 13, 2025
SERVICE DATE	Aug 13, 2025
JOB	#250705

SERVICE ADDRESS

2910 Sports Core Cir Wesley Chapel, FL 33544

CONTACT US

P.O. Box 270184 Tampa, FL 33688

(813) 908-0035

Luis@LeeElectricOnline.com

Service completed by: Luis Espel

INVOICE

Services		qty	unit price	amount
Custom Services - Custom Job Commercial		2.0	\$589.00	\$1,178.00
Provide and replace ballast and bulb 1000W metal-halide for the tennis court and basket-ball court				
Custom Services - Custom Job Commercial		1.0	\$720.00	\$720.00
Provide a lift equipment to replace the ballast and bulbs.				
Custom Job Commercial		1.0	\$197.00	\$197.00
Troubleshoot light not working on amber side entrance south side on ancient oaks blvd.				
	Subtotal			\$2,095.00
	Job Total			\$2,095.00

Amount Due

\$2,095.00

RECEIVED 08/14/25

John G. 08/14/25 Code: 4763

See our Terms & Conditions

Thank you for the opportunity to service your electrical needs!

Pasco County Utilities Services Seven Oaks CDD

Invoice # Summary Water 07/25 Service Dates: 06/11/25-07/10/25

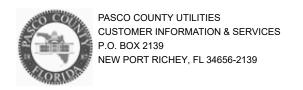


Date: 07/22/25

C				D D-4-	C	CI C-1-	C- 4-		C 324
	Account # 0010595	\$	Amount 41.31	Due Date	Service Address	GL Code 53600	Code 4310		Credit
01228300 01228300	0010595	\$	135.27	8/8/2025 8/8/2025	0 Summergate Blvd 0 Ancient Oaks Blvd	53600	4310		
01228300	0010605	\$	0.81	8/8/2025	0 Ancient Oaks/Beech		4310		
01228302	0010610	\$	45.36	8/8/2025	0 Ancient Oaks/Sports		4310		
01228304	0010616	\$	7.29	8/8/2025	0 Fordham Dr	53600	4310		
01228304	0010633	\$	6.48	8/8/2025	0 Millhopper Ave	53600	4310		
01228304	0010645	\$	23.49	8/8/2025	0 Silvermoss Dr	53600	4310		
01228302	0010650	\$	23.49	8/8/2025	0 Kirkwood Cir	53600	4310		
01228302	0010655	\$	23.17	8/8/2025	0 Rosehaven Dr	53600	4310		
01228304	0010660	\$	33.21	8/8/2025	0 Baybrook Loop	53600	4310		
01228303	0010675	\$	3.24	8/8/2025	0 Silvermoss Dr	53600	4310		
01228303	0010690	\$	14.58	8/8/2025	0 Water Ash Dr	53600	4310		
01228304	0010695	\$	23.49	8/8/2025	0 Arrowgrass Dr	53600	4310		
01228304	0010705	\$	-	8/8/2025	0 Ancient Oaks Blvd	53600	4310		
01228304	0010710	\$	-	8/8/2025	0 Edenfield Dr	53600	4310		
01228304	0010715	\$	-	8/8/2025	0 Sisal Loop	53600	4310		
01228304	0010720	\$	14.58	8/8/2025	0 Firebush Dr	53600	4310		
01228304	0010730	\$	-	8/8/2025	0 Pine Point Dr	53600	4310		
01228303	0010740	\$	58.32	8/8/2025	0 Cotton Key Ln	53600	4310		
01228303	0010745	\$	8.10	8/8/2025	0 Shoregrass Dr	53600	4310		
01228304	0010755	\$	14.58	8/8/2025	0 Laurel Chase Ln	53600	4310		
01228304	0010760	\$	-	8/8/2025	0 Pine Point Dr	53600	4310		
01228304	0010765		Credit	8/8/2025	0 Big Cypress Way	53600	4310	\$	19.72
01228304	0010770		Credit	8/8/2025	0 Cedar Park Ct	53600	4310	\$	56.41
01228304	0010775		Credit	8/8/2025	0 Blue Springs Pl	53600	4310	\$	83.33
01228304	0010780		Credit	8/8/2025	0 Lake Valley Pl	53600	4310	\$	32.98
01228304	0010785		Credit	8/8/2025	0 Water Ash Dr	53600	4310	\$	24.11
01228304	0010790	\$	-	8/8/2025	0 Stillbrook Dr	53600	4310		
01228304	0010795	\$	- 0.10	8/8/2025	0 Edenfield Dr	53600	4310		
01228303	0010800	\$	8.10	8/8/2025	3247 Chapel Creek Ci	53600	4310		
01228301	0010810	\$	16.20	8/8/2025	0 Mystic Oaks Blvd	53600	4310	\$	165.00
01228304 01228301	0010815 0010820		Credit Credit	8/8/2025 8/8/2025	0 Mystic Oaks Blvd 0 Mystic Oaks Blvd	53600 53600	4310 4310	\$ \$	165.00 165.00
01060349	0010820	\$	-	8/8/2025	27403 Mistflower Dr	53600	4310	Φ	103.00
01000349	0010835	\$	_	8/8/2025	00000 Fawnmist Dr	53600	4310		
01228304	0010845	\$	_	8/8/2025	0 Fern Glade Ct	53600	4310		
01228303	0010835	Ψ	Credit	8/8/2025	3152 Grassglen Pl	53600	4310	\$	109.80
01228303	0010880	\$	-	8/8/2025	0 Fiddlers Green Loop		4310	Ψ	10,100
01228304	0010885	\$	74.52	8/8/2025	0 Ancient Oaks Blvd	53600	4310		
01228304	0010890	\$	103.68	8/8/2025	0 Eagleston Blvd	53600	4310		
01228304	0010900	\$	31.59	8/8/2025	0 Gentlewinds Pl	53600	4310		
01228304	0010905	\$	4.05	8/8/2025	0 Rustic Pine Pl	53600	4310		
01228298	0010965	\$	2.43	8/8/2025	10 Roseling Ct	53600	4310		
01228298	0010970	\$	22.68	8/8/2025	10 Wildstar Cir- Park	53600	4310		
01228299	0010990		Credit	8/8/2025	0 Wildstar Cir	53600	4310	\$	38.69
01228299	0010995	\$	-	8/8/2025	0 Kalanchoe Pl	53600	4310		
01228304	0011000	\$	7.29	8/8/2025	0 Rustic Pine Pl	53600	4310		
01228304	0011010	\$	34.02	8/8/2025	0 Granite Glen Loop	53600	4310		
01228303	0011015	\$	-	8/8/2025	0 Stonecreek Way	53600	4310		
01060339	0011020		Credit	8/8/2025	0 Winged Elm Dr	53600	4310	\$	125.00
01228303	0011025	\$	49.41	8/8/2025	0 Watermark Dr	53600	4310		
01228304	0011030	\$	-	8/8/2025	0 Watermark Dr	53600	4310		
01228304	0011035	\$	0.81	8/8/2025	0 Indigo Pond Ct	53600	4310	ф	15.16
01228305	0011070	e	Credit	8/8/2025	3964 Windcrest Dr	53600	4310	\$	17.16
01228305	0011075	\$	32.40	8/8/2025	4261 Windcrest Dr	53600	4310		
01228302	0469715	\$	27.30	8/8/2025 8/8/2025	0 Ancient Oaks Blvd & O Ancient Oaks Blvd &		4674 4674		
01228302	0469720 0469735	\$	10.60	8/8/2025 8/8/2025	2910 Sports Core Circ				
01228303 01369272	0469733	\$ \$	1,872.98	8/8/2025	Vermillion Sky North	53600 53600	4301 4310		
01369272	0989680	\$	-	8/8/2025	Vermillion Sky North	53600	4310		
01369272	0989690	\$	15.39	8/8/2025	Autumn Breeze Reclai		4310		
01007212	0,0,0,0	Ψ	10.07	S, S, 2023	stanin Brooze Rocia	22300	.510		
			Total	\$ 2,767.05	ACH				
			:		=				
	Total by Coo		4301	\$ 1,872.98	Recreational Facility				
			4310	\$ 856.17	Reclaimed Water (Acc	t # starts w	ith 100)		

4310 \$ 856.17 Reclaimed Water (Acct # starts with 100)
4674 \$ 37.90 Decorative Entry Fountain
\$ 2,767.05

Grand Total



LAND O' LAKES (81 NEW PORT RICHEY (72) DADE CITY (35)

(813) 235-6012 (727) 847-8131 (352) 521-4285

<u>UtilCustServ@MyPasco.net</u> Pay By Phone: 1-855-786-5344

1 0 1 37-93238

SEVEN OAKS CCD

Service Address: 0 SUMMERGATE BOULEVARD

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Bill Number: 22734928 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010595	01228300

Please use the 15-digit number below when making a payment through your bank

001059501228300

		Previous		Cur	rent		Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	43765803	6/11/2025	78992	7/10/2025	79043	29	51

	4070000	0/11/2020	10002	.,,2020	73040		01
	Usag	e History	-		Tra	nsactions	
	Water	•		Previous Bill			332.91
July 2025		51		Payment 07/0	7/25		-332.91 CF
June 2025		411		Balance Forward			0.00
May 2025		398		Current Transactions	s		
April 2025		318		Reclaimed Reclaimed		51 Thousand Gals X \$0	0.81 41.31
March 2025		22		Total Current Transactions			41.31
February 2025		110		TOTAL BALAN	NCE DUE		\$41.31
January 2025		249		IOIAL DALAI	NOL DOL		Ψ-1.51
December 2024		271					
November 2024		293					
October 2024		45					
September 2024		67					
August 2024		83		_			

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

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Account # 0010595
Customer # 01228300

Balance Forward 0.00
Current Transactions 41.31

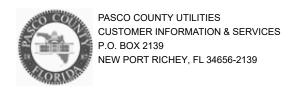
 Total Balance Due
 \$41.31

 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CCD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



(813) 235-6012 (727) 847-8131 (352) 521-4285

UtilCustServ@MyPasco.net Pay By Phone: 1-855-786-5344

1 0 1 37-93238

SEVEN OAKS CCD

0 ANCIENT OAKS BOULEVARD Service Address:

Pending Board of County Commissioners approval new rates, fees, and charges

22734927 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010600	01228300

Please use the 15-digit number below when making a payment through your bank

001060001228300

take effect Oct. 1, 2025.							
			Previous Current		rent	" .s.	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	43765802	6/11/2025	61542	7/10/2025	61709	29	167

Reciaiiii	43765802	6/11/2025	61542	7/10/2023	61709	29	107	
	Usag	e History		Transactions				
	Water	•		Previous Bill			426.87	
July 2025		167		Payment 07/1	0/25		-426.87 CR	
June 2025		527		Balance Forward			0.00	
May 2025		651		Current Transactions	3			
April 2025		463		Reclaimed Reclaimed		167 Thousand Gals X \$	0.81 135.27	
March 2025		73		Total Current Trai	nsactions		135.27	
February 2025		195		TOTAL BALAN	NCE DUE		\$135.27	
January 2025		191		IOTAL DALAI	TOL DOL		ψ133.27	
December 2024		509						
November 2024		508						
October 2024		188						
September 2024		514						
August 2024		350						

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.



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Account # Customer# 01228300 **Balance Forward** 0.00 **Current Transactions** 135.27 **Total Balance Due** \$135.27

10% late fee will be applied if paid after due date

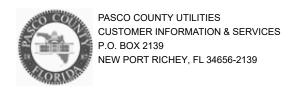
0010600

8/8/2025

The Total Due will be electronically transferred on 08/08/2025.

Due Date

SEVEN OAKS CCD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



(813) 235-6012 (727) 847-8131 (352) 521-4285

<u>UtilCustServ@MyPasco.net</u> Pay By Phone: 1-855-786-5344

1 0 1 37-93238

SEVEN OAKS CDD

Service Address: 0 ANCIENT OAKS/BEECH G

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Bill Number: 22734929
Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010605	01228302

Please use the 15-digit number below when making a payment through your bank

001060501228302

		Previous		Cur	rent	"	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	08762403	6/11/2025	40664	7/10/2025	40665	29	1

. 100.0	00702403	0/11/2023	40004	1710/2020	40003	20	
	Usag	e History			Tran	sactions	
	Water	•		Previous Bill			4.86
July 2025		1		Payment 07/0	7/25		-4.86 (
June 2025		6		Balance Forward			0.00
May 2025		2		Current Transactions	3		
April 2025		2		Reclaimed Reclaimed		1 Thousand Gals X \$0	.81 0.81
March 2025		0		Total Current Tran	nsactions	Titlousaria Gais X 40	0.81
February 2025		3		TOTAL BALAN			
January 2025		4		IOIAL BALAN	NCE DUE		\$0.81
December 2024		0					
November 2024		0					
October 2024		0					
September 2024		0					
August 2024		0					
				•			

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.

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a

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☐ Check this box if entering change of mailing address on back.

 Customer #
 01228302

 Balance Forward
 0.00

 Current Transactions
 0.81

 Total Balance Due
 \$0.81

Account #

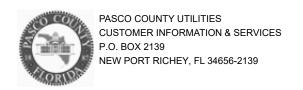
Due Date

10% late fee will be applied if paid after due date

0010605

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



(813) 235-6012 (727) 847-8131 (352) 521-4285

<u>UtilCustServ@MyPasco.net</u> Pay By Phone: 1-855-786-5344

1 0 1 37-93238

SEVEN OAKS CCD

Service Address: 0 ANCIENT OAKS/SPORTS

Pending Board of County Commissioners approval new rates, fees, and charges

Bill Number: 22734930 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer#
0010610	01228300

Please use the 15-digit number below when making a payment through your bank

001061001228300

	ta	ake effect Oct. 1, 20					
		Previous		Current			Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	08404817	6/11/2025	22775	7/10/2025	22831	20	56

	0010	0/11/2020	22.		1	-	00
_	Usag	e History			Tran	sactions	
	Water	•		Previous Bill			234.90
July 2025		56		Payment 07/07	7/25		-234.90 CR
June 2025		290		Balance Forward			0.00
May 2025		347		Current Transactions	3		
April 2025		275		Reclaimed Reclaimed		56 Thousand Gals X \$0.81	45.36
March 2025		16		Total Current Tran			45.36
February 2025		94		TOTAL BALAN	ICE DUE		\$45.36
January 2025		210		TOTAL BALAN	ICL DOL		φ43.30
December 2024		244					
November 2024		316					
October 2024		66					
September 2024		168					
August 2024		159					

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.



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Account # 0010610
Customer # 01228300

Balance Forward 0.00
Current Transactions 45.36

Total Balance Due \$45.36

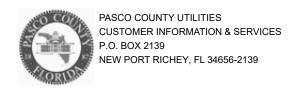
10% late fee will be applied if paid after due date

8/8/2025

The Total Due will be electronically transferred on 08/08/2025.

Due Date

SEVEN OAKS CCD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



(813) 235-6012 (727) 847-8131 (352) 521-4285

<u>UtilCustServ@MyPasco.net</u> Pay By Phone: 1-855-786-5344

1 0 1 37-93238

SEVEN OAKS CDD

Service Address: 0 FORDHAM DR

Bill Number: 22734931 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010635	01228304

Please use the 15-digit number below when making a payment through your bank

001063501228304

		Previous		Cur	rent	" (5	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	08075228	6/11/2025	1790	7/10/2025	1799	29	9

	Usag	a History			·					
		Usage History				Transactions				
	Water	•		Previous Bill			9.72			
July 2025		9		Payment 07/07	7/25		-9.72 CR			
June 2025		12		Balance Forward			0.00			
May 2025		10		Current Transactions	3					
April 2025		10		Reclaimed Reclaimed		9 Thousand Gals X \$0	.81 7.29			
March 2025		0		Total Current Tran	nsactions		7.29			
February 2025		17		TOTAL BALAN	NCE DUE		\$7.29			
January 2025		16		IOIAL BALAN	ACE DOE		Ψ1.23			
December 2024		19								
November 2024		21								
October 2024		17								
September 2024		20								
August 2024		16								

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.



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Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Account # 0010635
Customer # 01228304

Balance Forward 0.00
Current Transactions 7.29

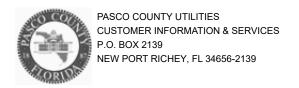
 Total Balance Due
 \$7.29

 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93238

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SEVEN OAKS CDD

Service Address: 0 MILLHOPPER AVENUE

Bill Number: 22734932 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010640	01228304

Please use the 15-digit number below when making a payment through your bank

001064001228304

		Previous		Cur	rent	" (5	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	08399014	6/11/2025	277	7/10/2025	285	29	8

. 100.0	00000014	0/11/2023	211	1710/2020	200	20	U
	Usag	e History			Trar	sactions	
	Water	•		Previous Bill			6.48
July 2025		8		Payment 07/0	7/25		-6.48 (
June 2025		8		Balance Forward			0.00
May 2025		5		Current Transactions	S		
April 2025		3		Reclaimed Reclaimed		8 Thousand Gals X \$0	.81 6.48
March 2025		1		Total Current Tran	nsactions	·	6.48
February 2025		3		TOTAL BALAN	NCE DIJE		\$6.48
January 2025		3		TOTAL BALA	ACE DOE		\$0.40
December 2024		4					
November 2024		4					
October 2024		5					
September 2024		5					
August 2024		4					

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 Customer #
 01228304

 Balance Forward
 0.00

 Current Transactions
 6.48

Account #

 Total Balance Due
 \$6.48

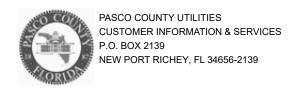
 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

0010640

The Total Due will be electronically transferred on 08/08/2025.

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1 0 1 37-93238

CR

SEVEN OAKS CDD

Service Address: 0 SILVERMOSS DR

Bill Number: 22734933 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer#
0010645	01228303

Please use the 15-digit number below when making a payment through your bank

001064501228303

		Previous		Cur	rent	" (5	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	11010345	6/11/2025	20329	7/10/2025	20358	29	29

	11010070	0/11/2020	20020	.,,2020	20000		25
	Usag	e History	-		Trar	sactions	
	Water	,		Previous Bill			25.92
July 2025		29		Payment 07/0	7/25		-25.92
June 2025		32		Balance Forward			0.00
May 2025		22		Current Transactions	S		
April 2025		24		Reclaimed Reclaimed		29 Thousand Gals X \$0	0.81 23.49
March 2025		33		Total Current Trai	nsactions		23.49
February 2025		43		TOTAL BALAN	NCE DUE		\$23.49
January 2025		34		IOIAL DALAI	NOL DOL		φ 2 3.49
December 2024		53					
November 2024		8					
October 2024		0					
September 2024		9					
August 2024		28		_			

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 Customer #
 01228303

 Balance Forward
 0.00

 Current Transactions
 23.49

 Total Balance Due
 \$23.49

Account #

 Total Balance Due
 \$23.49

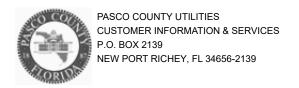
 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

0010645

The Total Due will be electronically transferred on 08/08/2025.

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1 0 1 37-93238

SEVEN OAKS CDD

0 KIRKWOOD CIRCLE Service Address:

22734934 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010650	01228302

Please use the 15-digit number below when making a payment through your bank

001065001228302

		Prev	/ious	Current		Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	11010346	6/11/2025	3106	7/10/2025	3135	29	29

Usage History		Transactions					
	Water	·		Previous Bill			21.06
July 2025		29		Payment 07/07	7/25		-21.06 CR
June 2025		26		Balance Forward			0.00
May 2025		15		Current Transactions	;		
April 2025		9		Reclaimed Reclaimed	2	29 Thousand Gals X \$0.8	1 23.49
March 2025		0		Total Current Tran	sactions		23.49
February 2025		15		TOTAL BALAN	ICE DUE		\$23.49
January 2025		13		TOTAL BALAN	IOL DOL		Ψ23.43
December 2024		17					
November 2024		14					
October 2024		15					
September 2024		19					
August 2024		14					

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> Customer# 01228302 0.00 **Balance Forward Current Transactions** 23.49 **Total Balance Due** \$23.49

Account #

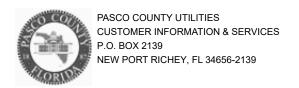
8/8/2025 Due Date

10% late fee will be applied if paid after due date

0010650

The Total Due will be electronically transferred on 08/08/2025.

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1 0 1 37-93238

0.00

\$0.00

SEVEN OAKS CDD

Service Address: 0 ROSEHAVEN DR

Bill Number: 22734935 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010655	01228302

Please use the 15-digit number below when making a payment through your bank

001065501228302

	No. 4 #	Prev	vious	Cur	rent		
Service N	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	08075213	6/11/2025	923	7/10/2025	923	29	0

Transactions Usage History Water July 2025 0 June 2025 0 May 2025 0 **TOTAL BALANCE DUE** April 2025 March 2025 0 February 2025 0 January 2025 December 2024 0 November 2024 0 October 2024 0 September 2024 0 August 2024 0

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Account # 0010655
Customer # 01228302

Balance Forward 0.00

Current Transactions 0.00

Total Balance Due \$0.00

Due Date \$8/8/2025

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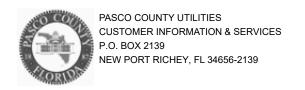
Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

0 BAYBROOK LOOP Service Address:

22734936 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010660	01228304

Please use the 15-digit number below when making a payment through your bank

001066001228304

	ta	ake effect Oct. 1, 20	25.				
		Previous		Current			Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands

Reclaim	08399018	6/11/2025	1511	7/10/2025	1552	29	41
	Usag	e History					
	Water	-		Previous Bill		·	32.40
July 2025		41		Payment 07/0	7/25		-32.40 CR
June 2025		40		Balance Forward			0.00
May 2025		41		Current Transactions Reclaimed	5		
April 2025		31		Reclaimed Reclaimed	0.81 33.21		
March 2025		63		Total Current Trai	33.21		
February 2025		29		TOTAL BALAN	NCE DUE		\$33.21
January 2025		20		IOTAL DALAI	TOL DOL		Ψ33.21
December 2024		64					
November 2024		4					
October 2024		5					
September 2024		22					
August 2024		17					

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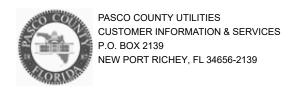
Account # 0010660 01228304 Customer# 0.00 **Balance Forward Current Transactions** 33.21

Total Balance Due \$33.21 8/8/2025 Due Date

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

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1 0 1 37-93238

4.86 -4.86 CR 0.00

3.24 3.24 **\$3.24**

SEVEN OAKS CDD

Service Address: 0 SILVERMOSS DR

Bill Number: 22734937 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010675	01228303

Please use the 15-digit number below when making a payment through your bank

001067501228303

		Previous		Current		" (5	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	08399013	6/11/2025	563	7/10/2025	567	29	4

rteolaim	00399013	0/11/2023	303	1710/2020	307	23				
	Usag	e History			٦	ransactions				
Water				Previous Bill						
July 2025		4		Payment 07/07	/25					
June 2025		6		Balance Forward						
May 2025		5		Current Transactions Reclaimed						
April 2025		6		Reclaimed		4 Thousand Gals X \$0.	.81			
March 2025		0		Total Current Trans	sactions					
February 2025		0		TOTAL BALAN	CE DUE					
January 2025		0		TOTAL DALAN	OL DOL					
December 2024		0								
November 2024		0								
October 2024		3								
September 2024		13								
August 2024		10								

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Account # 0010675
Customer # 01228303

Balance Forward 0.00

Current Transactions 3.24

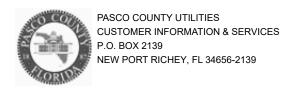
Total Balance Due \$3.24

Due Date \$8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

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LAND O' LAKES (81 NEW PORT RICHEY (72) DADE CITY (35

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1 0 1 37-93238

SEVEN OAKS CDD

Service Address: 0 WATER ASH DR

Bill Number: 22734938 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010690	01228303

Please use the 15-digit number below when making a payment through your bank

001069001228303

		Prev	Previous Current				Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	08399003	6/11/2025	2339	7/10/2025	2357	29	18

	00099000	0/11/2023	2000	1710/2020	2001	20	10		
	Usag	e History			Tra	nsactions			
	Water	•		Previous Bill			15.39		
July 2025		18		Payment 07/0	7/25		-15.39 CF		
June 2025		19		Balance Forward			0.00		
May 2025		16		Current Transactions					
April 2025		21		Reclaimed Reclaimed	0.81 14.58				
March 2025		21		Total Current Trai	14.58				
February 2025		22		TOTAL BALANCE DUE					
January 2025		22		TO TAL DALA	102 002		\$14.58		
December 2024		23							
November 2024		24							
October 2024		9							
September 2024		11							
August 2024		29							

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Account # 0010690
Customer # 01228303

Balance Forward 0.00
Current Transactions 14.58

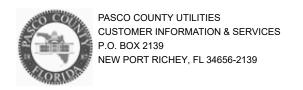
 Total Balance Due
 \$14.58

 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

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1 0 1 37-93238

SEVEN OAKS CDD

Service Address: 0 ARROWGRASS DR

Bill Number: 22734939
Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer#
0010695	01228304

Please use the 15-digit number below when making a payment through your bank

001069501228304

		Previous		Cur	rent	"	Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	11010344	6/11/2025	6744	7/10/2025	6773	29	29	

	Usag	e History	-		Trai	nsactions	
	Water	•		Previous Bill			32.40
July 2025		29		Payment 07/0	07/25		-32.40
June 2025		40		Balance Forward			0.00
May 2025		40		Current Transaction	IS		
April 2025		35		Reclaimed Reclaimed		29 Thousand Gals X \$0.81	23.49
March 2025		31		Total Current Trai			23.49
February 2025		27		TOTAL BALANCE DUE			\$23.49
January 2025		29		IOIAL DALAI	NOL DOL		Ψ 2 3.43
December 2024		25					
November 2024		28					
October 2024		27					
September 2024		43					
August 2024		40					

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 Customer #
 01228304

 Balance Forward
 0.00

 Current Transactions
 23.49

Account #

Total Balance Due \$23.49

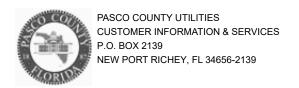
Due Date \$/8/2025

10% late fee will be applied if paid after due date

0010695

The Total Due will be electronically transferred on 08/08/2025.

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1 0 1 37-93238

0.00

\$0.00

SEVEN OAKS CDD

Service Address: 0 ANCIENT OAKS BOULEVARD

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Bill Number: 22734940 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010705	01228304

Please use the 15-digit number below when making a payment through your bank

001070501228304

		Previous		Cur	rent	" (5	Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	16555196	6/11/2025	12825	7/10/2025	12825	29	0	

Transactions Usage History Water July 2025 0 June 2025 0 May 2025 0 **TOTAL BALANCE DUE** April 2025 0 March 2025 0 0 February 2025 January 2025 0 December 2024 0 November 2024 0 October 2024 0 September 2024 0 August 2024 0

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Account #	0010705
Customer #	01228304
Balance Forward	0.00
Current Transactions	0.00

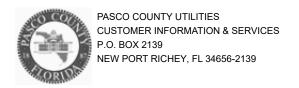
 Total Balance Due
 \$0.00

 Due Date
 8/8/2025

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614

Round-Up Donations to Charity				
Amount Enclosed				

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1 0 1 37-93238

0.00

\$0.00

0010710

SEVEN OAKS CDD

Service Address: 0 EDENFIELD DR

Bill Number: 22734941 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010710	01228304

Please use the 15-digit number below when making a payment through your bank

001071001228304

		Previous		Cur	rent	"	Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	08075214	6/11/2025	2530	7/10/2025	2530	29	0	

Transactions Usage History Water July 2025 0 June 2025 0 May 2025 0 **TOTAL BALANCE DUE** 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

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 Customer #
 01228304

 Balance Forward
 0.00

 Current Transactions
 0.00

Account #

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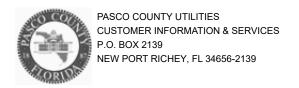
Total Balance Due \$0.00

Due Date 8/8/2025

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614

Round-Up Donations to Charity				
Amount Enclosed				

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1 0 1 37-93238

0.00

\$0.00

0010715

01228304

SEVEN OAKS CDD

Service Address: 0 SISAL LOOP

Bill Number: 22734942
Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010715	01228304

Please use the 15-digit number below when making a payment through your bank

001071501228304

		Prev	Previous Current		rent	,, ,,	Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	08075223	6/11/2025	1482	7/10/2025	1482	29	0	

Transactions Usage History Water July 2025 0 June 2025 0 May 2025 0 **TOTAL BALANCE DUE** April 2025 March 2025 0 0 February 2025 January 2025 0 December 2024 0 November 2024 October 2024 0 September 2024 August 2024 0

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Balance Forward 0.00
Current Transactions 0.00

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Total Balance Due	\$0.00
Due Date	8/8/2025

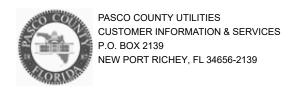
SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614

Round-Up Donations to Charity		
Amount Enclosed		

Account #

Customer#

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1 0 1 37-93238

SEVEN OAKS CDD

Service Address: 0 FIREBUSH DR

Bill Number: 22734943
Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010720	01228304

Please use the 15-digit number below when making a payment through your bank

001072001228304

	take effect Oct. 1, 2025.							
			/ious	Cur	Current		Consumption	
Service Meter #	Meter#	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	08075226	6/11/2025	1467	7/10/2025	1485	29	18	

	Usag	112.4		·		
		e History		Tra	nsactions	
	Water	•	Previous Bill			12.15
July 2025		18	Payment 07/0	7/25		-12.15 CR
June 2025		15	Balance Forward			0.00
May 2025		5	Current Transactions	3		
April 2025		6	Reclaimed Reclaimed		18 Thousand Gals X \$0.	31 14.58
March 2025		3	Total Current Tran	sactions		14.58
February 2025		8	TOTAL BALAN	ICE DUE		\$14.58
January 2025		5	TOTAL BALAI	IOL DOL		ψ14.50
December 2024		8				
November 2024		68				
October 2024		33				
September 2024		30				
August 2024		27				

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Pending Board of County Commissioners approval new rates, fees, and charges

Account # 0010720
Customer # 01228304

Balance Forward 0.00

Current Transactions 14.58

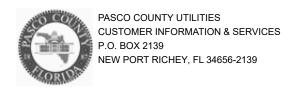
Total Balance Due \$14.58

Due Date 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93238

0.00

\$0.00

SEVEN OAKS CDD

Service Address: 0 PINE POINT DR

Bill Number: 22734944
Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer#
0010730	01228304

Please use the 15-digit number below when making a payment through your bank

001073001228304

		Pre	vious	Current		"	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	09016347	6/11/2025	663	7/10/2025	663	29	0

Transactions Usage History Water July 2025 0 June 2025 0 May 2025 0 **TOTAL BALANCE DUE** April 2025 0 March 2025 0 0 February 2025 January 2025 2 December 2024 3 November 2024 2 October 2024 3 September 2024 3 August 2024 2

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Account # 0010730
Customer # 01228304

Balance Forward 0.00

Current Transactions 0.00

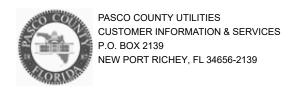
Total Balance Due \$0.00

Due Date \$/8/2025

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614 Round-Up Donations to Charity

Amount Enclosed

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1 0 1 37-93237

SEVEN OAKS CDD

Service Address: 0 COTTON KEY LANE

Bill Number: 22734945 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010740	01228303

Please use the 15-digit number below when making a payment through your bank

001074001228303

			/ious	Current			Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	08075225	6/11/2025	2452	7/10/2025	2524	29	72

	000	0/11/2020	1		1			
	Usag	je History		Transactions				
	Water	•		Previous Bill			58.32	
July 2025		72		Payment 07/0	7/25		-58.32 CR	
June 2025		72		Balance Forward			0.00	
May 2025		49		Current Transactions	3			
April 2025		15		Reclaimed Reclaimed		72 Thousand Gals X \$0.8	1 58.32	
March 2025		16		Total Current Tran			58.32	
February 2025		16		TOTAL BALAN	ICE DUE		\$58.32	
January 2025		14		TOTAL BALA	ACL DOL		ψ30.32	
December 2024		19						
November 2024		22						
October 2024		21						
September 2024		21						
August 2024		19						

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Account # 0010740
Customer # 01228303

Balance Forward 0.00
Current Transactions 58.32

Total Balance Due \$58.32

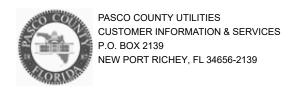
 Total Balance Due
 \$58.32

 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93238

SEVEN OAKS CDD

Service Address: 0 SHOREGRASS DR

Bill Number: 22734946 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010745	01228303

Please use the 15-digit number below when making a payment through your bank

001074501228303

Service	Meter #	Previous		Current		,, ,,	Consumption
		Date	Read	Date	Read	# of Days	in thousands
Reclaim	08404824	6/11/2025	1181	7/10/2025	1191	29	10

rteolaim	00404024	0/11/2023	1101	1710/2020	1191	23	10	
	Usag	e History		Transactions				
	Water	•		Previous Bill	9.72			
July 2025		10			Payment 07/07/25			
June 2025	12			Balance Forward	0.00			
May 2025		9		Current Transactions Reclaimed				
April 2025		12		8.10				
March 2025		13		Total Current Transactions			8.10	
February 2025	ruary 2025 15				TOTAL BALANCE DUE			
January 2025		14		TOTAL DALAN	\$8.10			
December 2024		14						
November 2024		17						
October 2024		15						
September 2024		16						
August 2024		11						

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Account # 0010745
Customer # 01228303

Balance Forward 0.00
Current Transactions 8.10

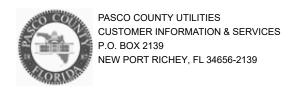
Total Balance Due \$8.10

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

Due Date

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1 0 1 37-93238

SEVEN OAKS CDD

0 LAUREL CHASE LANE Service Address:

22734948 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010755	01228304

Please use the 15-digit number below when making a payment through your bank

001075501228304

	take effect Oct. 1, 2025.							
		Prev	/ious	Cur	rent		Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	08399015	6/11/2025	647	7/10/2025	665	29	18	

Reclaim	08399015	6/11/2025	647	7/10/2025	665	29	18
	Usag	e History			Tran	sactions	
	Water			Previous Bill			20.25
July 2025		18		Payment 07/0	7/25		-20.25 CR
June 2025		25		Balance Forward			0.00
May 2025		3		Current Transactions Reclaimed	5		
April 2025		0		Reclaimed		18 Thousand Gals X \$0	0.81 14.58
March 2025		0		Total Current Tran	nsactions		14.58
February 2025		0		TOTAL BALAN	NCE DUE		\$14.58
January 2025		1		TOTAL BALAI	TOL BOL		Ψ14.50
December 2024		8					
November 2024		0					
October 2024		0					
September 2024		0					
August 2024		4					

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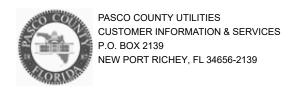
Account # 0010755 Customer# 01228304 **Balance Forward** 0.00 **Current Transactions** 14.58

Total Balance Due \$14.58 8/8/2025 Due Date

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93238

0.00

\$0.00

SEVEN OAKS CDD

Service Address: 0 PINE POINT DR

Bill Number: 22734949
Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

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Account #	Customer #
0010760	01228304

Please use the 15-digit number below when making a payment through your bank

001076001228304

		Prev	/ious	Current		" (5	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	08399021	6/11/2025	763	7/10/2025	763	29	0

Transactions Usage History Water July 2025 0 June 2025 0 May 2025 9 **TOTAL BALANCE DUE** 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

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Account # 0010760
Customer # 01228304

Balance Forward 0.00

Current Transactions 0.00

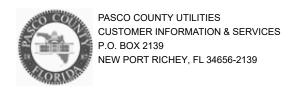
 Total Balance Due
 \$0.00

 Due Date
 8/8/2025

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614

Round-Up Donations to Charity			
Amount Enclosed			

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1 0 1 37-93238

-19.72 CR -19.72 CR

-\$19.72 CR

SEVEN OAKS CDD

Service Address: 0 BIG CYPRESS WAY

Bill Number: 22734950 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer#
0010765	01228304

Please use the 15-digit number below when making a payment through your bank

001076501228304

Transactions

		Previous		Cur	rent		Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	12703396	6/11/2025	205	7/10/2025	205	29	0

	Usag	e History		
	Water	-	Previous Bill	
July 2025		0	Balance Forward	
June 2025		0	TOTAL BALAN	ICE DUE
May 2025		0		.02 502
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		

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Account # 0010765
Customer # 01228304

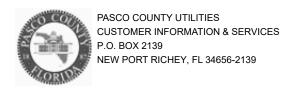
Balance Forward -19.72 CR

Current Transactions -19.72 CR

Total Balance Due -\$19.72 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93238

-56.41 CR

-56.41 CR

-\$56.41 CR

SEVEN OAKS CDD

Service Address: 0 CEDAR PARK CT

Bill Number: 22734951 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010770	01228304

Please use the 15-digit number below when making a payment through your bank

001077001228304

Transactions

		Prev	/ious	Cur	rent	"	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	14241283	6/11/2025	113	7/10/2025	113	29	0

Usage History Water Previous Bill July 2025 0 **Balance Forward** June 2025 0 **TOTAL BALANCE DUE** May 2025 0 April 2025 2 March 2025 0 February 2025 n January 2025 December 2024 November 2024 October 2024 0 September 2024 August 2024 1

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Account # 0010770
Customer # 01228304

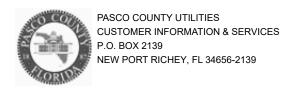
Balance Forward -56.41 CR
Current Transactions -56.41 CR

Total Balance Due -\$56.41 CR

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CREDIT - DO NOT PAY

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1 0 1 37-93238

-83.33 CR

-83.33 CR

-\$83.33 CR

0010775

01228304

-83.33 CR

SEVEN OAKS CDD

Service Address: 0 BLUE SPRINGS PLACE

Bill Number: 22734952 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010775	01228304

Please use the 15-digit number below when making a payment through your bank

001077501228304

take effect Oct. 1, 2025.							
		Previous		Current			Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	14241326	6/11/2025	80	7/10/2025	80	29	0

Transactions Usage History Water Previous Bill July 2025 0 **Balance Forward** June 2025 0 **TOTAL BALANCE DUE** 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

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Current Transactions -83.33 CR

Account #

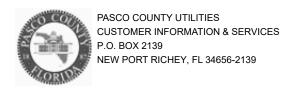
Customer#

Balance Forward

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Total Balance Due -\$83.33 CR

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614 **CREDIT - DO NOT PAY**



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Previous Bill

1 0 1 37-93238

-32.98 CR

-32.98 CR

-\$32.98 CR

SEVEN OAKS CDD

Service Address: **0 LAKE VALLEY PLACE**

22734953 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010780	01228304

Please use the 15-digit number below when making a payment through your bank

001078001228304

Transactions

	Meter #	Previous		Current		"	Consumption	
Service		Date	Read	Date	Read	# of Days	in thousands	
Reclaim	14241327	6/11/2025	144	7/10/2025	144	29	0	

Usage History Water July 2025 0 **Balance Forward** June 2025 0 **TOTAL BALANCE DUE** May 2025 0 April 2025 0 March 2025 February 2025 January 2025 December 2024 November 2024 October 2024 September 2024 n August 2024 1

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

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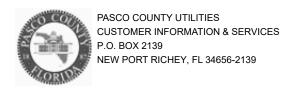
☐ Check this box if entering change of mailing address on back.

Account # 0010780 01228304 Customer# **Balance Forward** -32.98 CR **Current Transactions** -32.98 CR

Total Balance Due -\$32.98 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93238

-24.11 CR

-24.11 CR

-\$24.11 CR

SEVEN OAKS CDD

Service Address: 0 WATER ASH DR

Bill Number: 22734954 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #			
0010785	01228304			

Please use the 15-digit number below when making a payment through your bank

001078501228304

Transactions

	Meter #	Previous		Current		"	Consumption	
Service		Date	Read	Date	Read	# of Days	in thousands	
Reclaim	07235215	6/11/2025	140	7/10/2025	140	29	0	

Usage History Water Previous Bill July 2025 0 **Balance Forward** 0 June 2025 **TOTAL BALANCE DUE** May 2025 April 2025 March 2025 February 2025 January 2025 December 2024 November 2024 October 2024 September 2024 August 2024 0

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Account # 0010785
Customer # 01228304

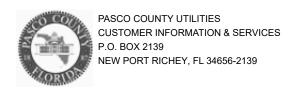
Balance Forward -24.11 CR
Current Transactions -24.11 CR

Total Balance Due -\$24.11 CR

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CREDIT - DO NOT PAY

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93238

0.00

\$0.00

0010790

SEVEN OAKS CDD

Reclaim

0 STILLBROOK DR Service Address:

22734955 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #			
0010790	01228304			

Please use the 15-digit number below when making a payment through your bank

001079001228304

take effect Oct. 1, 2025.							
Service	Meter #	Previous		Current			Consumption
		Date	Read	Date	Read	# of Days	in thousands

7/10/2025

14241565 6/11/2025 344 344 **Transactions Usage History** Water July 2025 0 June 2025 0 May 2025 0 **TOTAL BALANCE DUE** 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

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Customer# 01228304 **Balance Forward** 0.00 **Current Transactions** 0.00

Account #

☐ Check this box if entering change of mailing address on back.

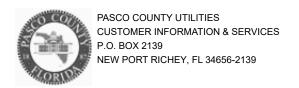
Pending Board of County Commissioners approval new rates, fees, and charges

Total Balance Due \$0.00 **Due Date** 8/8/2025

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614

Round-Up Donations to Charity			
Amount Enclosed			

☐ Check this box to participate in Round-Up.



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UtilCustServ@MyPasco.net Pay By Phone: 1-855-786-5344

1 0 1 37-93238

0.00

\$0.00

SEVEN OAKS CDD

Service Address: **0 EDENFIELD DR**

22734956 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Pending Board of County Commissioners approval new rates, fees, and charges

Account #	Customer#			
0010795	01228304			

Please use the 15-digit number below when making a payment through your bank

001079501228304

take effect Oct. 1, 2025.							
		Previous		Current			Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	08399005	6/11/2025	1920	7/10/2025	1920	29	0

Transactions **Usage History** Water June 2025 0 May 2025 0 April 2025 15 **TOTAL BALANCE DUE** March 2025 6 March 2025 6 February 2025 14 January 2025 0 December 2024 0 November 2024 October 2024 September 2024 5 August 2024 5

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Report is available online at bit.ly/PascoRegional2024. To request a



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Account # 0010795 Customer# 01228304 **Balance Forward** 0.00 **Current Transactions** 0.00

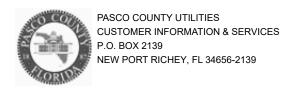
Total Balance Due \$0.00 8/8/2025 **Due Date**

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200

TAMPA FL 33614

Round-Up Donations to Charity Amount Enclosed

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1 0 1 37-93238

SEVEN OAKS CDD

Service Address: 3247 CHAPEL CREEK CIRCLE

Pending Board of County Commissioners approval new rates, fees, and charges

Bill Number: 22734957 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer#			
0010800	01228303			

Please use the 15-digit number below when making a payment through your bank

001080001228303

take effect Oct. 1, 2025.							
		Previous		Current			Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	13015301	6/11/2025	8662	7/10/2025	8672	29	10

rtoolaiiii	13913301	0/11/2023	0002	1710/2020	0072	25	10
	Usag	ge History			Tra	insactions	
	Water	,		Previous Bill			9.72
July 2025		10		Payment 07/07	7/25		-9.72 CR
June 2025		12		Balance Forward			0.00
May 2025		12		Current Transactions	3		
April 2025		12		Reclaimed Reclaimed		10 Thousand Gals X \$0.	.81 8.10
March 2025		13		Total Current Tran	8.10		
February 2025		38		TOTAL BALAN	ICE DUE		\$8.10
January 2025		38		IOIAL DALAN	IOL DOL		ψ0.10
December 2024		51					
November 2024		41					
October 2024		53					
September 2024		37					
August 2024		32					

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Account # 0010800
Customer # 01228303

Balance Forward 0.00
Current Transactions 8.10

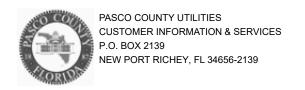
 Total Balance Due
 \$8.10

 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93237

SEVEN OAKS CDD

Service Address: 0 MYSTIC OAKS BOULEVARD

Pending Board of County Commissioners approval new rates, fees, and charges

Bill Number: 22734958 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010810	01228301

Please use the 15-digit number below when making a payment through your bank

001081001228301

	ta	ake effect Oct. 1, 20					
		Prev	/ious	Cur	rent	" - 5 - 5	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	13113816	6/11/2025	30226	7/10/2025	30246	29	20

rtcolaiiii	13113010	6/11/2025	30226	1/10/2023	30246	29	20
	Usag	e History			Trai	nsactions	
	Water	•		Previous Bill			103.68
July 2025		20		Payment 07/0	7/25		-103.68 CF
June 2025		128		Balance Forward			0.00
May 2025		206		Current Transactions Reclaimed	S		
April 2025		162		Reclaimed		20 Thousand Gals X \$0).81 16.20
March 2025		2		Total Current Tran	16.20		
February 2025		43		TOTAL BALAN	NCE DUE		\$16.20
January 2025		110		TOTAL DALA	102 002		Ψ10.20
December 2024		140					
November 2024		208					
October 2024		50					
September 2024		100					
August 2024		71					

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Account # 0010810
Customer # 01228301

Balance Forward 0.00

Current Transactions 16.20

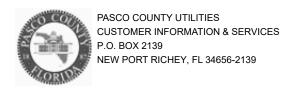
Total Balance Due \$16.20

Due Date \$/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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Previous Bill

1 0 1 37-93237

-165.00 CR

-165.00 CR

-\$165.00 CR

SEVEN OAKS CDD

0 MYSTIC OAKS BOULEVARD Service Address:

22734959 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010815	01228304

Please use the 15-digit number below when making a payment through your bank

001081501228304

Transactions

		Previous		Current		,, ,,	Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	15556918	6/11/2025	14406	7/10/2025	14406	29	0	

Usage History Water July 2025 0 **Balance Forward** June 2025 0 **TOTAL BALANCE DUE** 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

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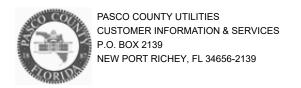
☐ Check this box if entering change of mailing address on back.

Account # 0010815 Customer# 01228304 **Balance Forward** -165.00 CR **Current Transactions** -165.00 CR

Total Balance Due -\$165.00 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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Previous Bill

1 0 1 37-93237

-165.00 CR

-165.00 CR

-\$165.00 CR

SEVEN OAKS CDD

0 MYSTIC OAKS BOULEVARD Service Address:

22734960 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer#
0010820	01228301

Please use the 15-digit number below when making a payment through your bank

001082001228301

Transactions

		Previous		Current		" (5	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	15556917	6/11/2025	6941	7/10/2025	6941	29	0

Usage History Water July 2025 0 **Balance Forward** June 2025 0 **TOTAL BALANCE DUE** 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

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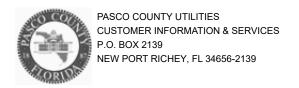
☐ Check this box if entering change of mailing address on back.

Account # 0010820 Customer# 01228301 -165.00 CR **Balance Forward Current Transactions** -165.00 CR

Total Balance Due -\$165.00 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93238

0.00 \$0.00

SEVEN OAKS COMM DEV DISTRICT II

27403 MISTFLOWER DR Service Address:

22734962 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Pending Board of County Commissioners approval new rates, fees, and charges

Account #	Customer #
0010835	01060349

Please use the 15-digit number below when making a payment through your bank

001083501060349

	ta	ake effect Oct. 1, 20	25.					
		Prev	/ious	Cur	rent	"	Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	14994342	6/11/2025	2113	7/10/2025	2113	29	0	

rtodaliii	14994342	0/11/2023	2113	7/10/2020	2113	23	U
	Usaç	ge History			Tran	sactions	
	Water	-					
July 2025		0					
June 2025		0					
May 2025		16		TOTAL BALAN	NCE DUE		,
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					
				_			

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01060349 Customer# 0.00 **Balance Forward Current Transactions** 0.00

Account #

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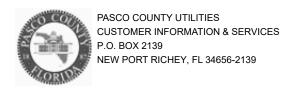
Total Balance Due \$0.00 **Due Date** 8/8/2025

SEVEN OAKS COMM DEV DISTRICT II 3434 COLWELL AVENUE STE 200 TAMPA FL 33614

Round-Up Donations to Charity				
Amount Enclosed				

☐ Check this box to participate in Round-Up.

0010835



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1 0 1 37-93237

0.00

\$0.00

0010845

SEVEN OAKS CDD

Service Address: 0 FAWNMIST DR

Bill Number: 22734964 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Account #	Customer #
0010845	01228304

Please use the 15-digit number below when making a payment through your bank

001084501228304

		Previous		Current		"	Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	06707280	6/11/2025	2757	7/10/2025	2757	29	0	

Transactions Usage History Water July 2025 0 June 2025 0 May 2025 0 **TOTAL BALANCE DUE** April 2025 0 March 2025 February 2025 January 2025 December 2024 November 2024 5 October 2024 8 September 2024 August 2024 6

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Customer # 01228304

Balance Forward 0.00

Current Transactions 0.00

Account #

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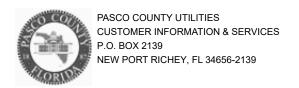
 Total Balance Due
 \$0.00

 Due Date
 8/8/2025

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614

Round-Up Donations to Charity				
Amount Enclosed				

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1 0 1 37-93237

0.00

\$0.00

SEVEN OAKS CDD

Service Address: 0 FERN GLADE CT

Bill Number: 22734965 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Pending Board of County Commissioners approval new rates, fees, and charges

Account #	Customer #		
0010855	01228304		

Please use the 15-digit number below when making a payment through your bank

001085501228304

	take effect Oct. 1, 2025.									
	Previous		Current			Consumption				
Service Meter #	Date	Read	Date	Read	# of Days	in thousands				
Reclaim	06707284	6/11/2025	2722	7/10/2025	2722	29	0			

Transactions **Usage History** Water July 2025 0 June 2025 0 7 May 2025 **TOTAL BALANCE DUE** 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

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Account # 0010855
Customer # 01228304

Balance Forward 0.00
Current Transactions 0.00

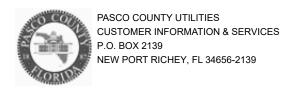
Total Balance Due \$0.00

Due Date \$/8/2025

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614 Round-Up Donations to Charity

Amount Enclosed

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Previous Bill

TOTAL BALANCE DUE

Balance Forward

1 0 1 37-93237

-109.80 CR

-109.80 CR

-\$109.80 CR

SEVEN OAKS CDD

Service Address: 3152 GRASSGLEN PLACE

Bill Number: 22734966 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer#
0010875	01228303

Please use the 15-digit number below when making a payment through your bank

001087501228303

Transactions

	Previous		Cur	rent	# - CD	Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	190811999	6/11/2025	41	7/10/2025	41	29	0

Usage History Water July 2025 0 June 2025 0 May 2025 n April 2025 March 2025 0 February 2025 0 January 2025 December 2024 0 November 2024 October 2024 0 September 2024 August 2024 0

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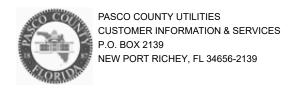
Account # 0010875
Customer # 01228303

Balance Forward -109.80 CR
Current Transactions -109.80 CR

Total Balance Due -\$109.80 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93237

2.43 -2.43 CR 0.00 **\$0.00**

SEVEN OAKS CDD

Service Address: 0 FIDDLERS GREEN LOOP

Pending Board of County Commissioners approval new rates, fees, and charges

Bill Number: 22734968
Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010880	01228303

Please use the 15-digit number below when making a payment through your bank

001088001228303

	ta						
	Previous		/ious	Cur	rent	" (5	Consumption
Service Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	1/100/13/15	6/11/2025	3780	7/10/2025	3780	29	Λ

Reciaiiii	14994345	6/11/2025	3780	1/10/2023	3780	29			
	Usag	e History			Trar	sactions			
	Water				Previous Bill				
July 2025		0		Payment 07/07	/25				
June 2025		3		Balance Forward					
May 2025		5		TOTAL BALAN	CE DUE				
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							

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paper copy, please call (813) 929-2733.

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Account # 0010880
Customer # 01228303

Balance Forward 0.00

Current Transactions 0.00

Total Balance Due \$0.00

Due Date \$8/8/2025

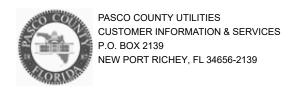
SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200

TAMPA FL 33614

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.



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1 0 1 37-93237

SEVEN OAKS CDD

Service Address: 0 ANCIENT OAKS BOULEVARD

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Bill Number: 22734967 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer#
0010885	01228304

Please use the 15-digit number below when making a payment through your bank

001088501228304

		Previous Previous		Cur	rent	"	Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	08404810	6/11/2025	20651	7/10/2025	20743	29	92	

	001010	5	1		10		02	
Usage History				Transactions				
	Water	•		Previous Bill			139.32	
July 2025		92		Payment 07/07	7/25		-139.32 CR	
June 2025		172		Balance Forward			0.00	
May 2025		243		Current Transactions	3			
April 2025		187		Reclaimed Reclaimed		92 Thousand Gals X \$0.81	74.52	
March 2025		13		Total Current Tran	sactions		74.52	
February 2025		53		TOTAL BALAN	ICE DUE		\$74.52	
January 2025		102		TOTAL DALA	ICL DOL		φ14.3 2	
December 2024		143						
November 2024		224						
October 2024		32						
September 2024		90						
August 2024		63						

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Account # 0010885
Customer # 01228304

Balance Forward 0.00

Current Transactions 74.52

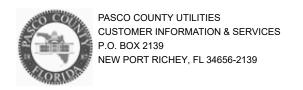
Total Balance Due \$74.52

Due Date \$/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



LAND O' LAKES (813)
NEW PORT RICHEY (727)
DADE CITY (352)

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1 0 1 37-93237

SEVEN OAKS CDD

Service Address: 0 EAGLESTON BOULEVARD

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Bill Number: 22734969
Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010890	01228304

Please use the 15-digit number below when making a payment through your bank

001089001228304

		Previous				Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	0604845	6/11/2025	79128	7/10/2025	79256	29	128

	0004043	0/11/2023	19120	1710/2020	19230	20	120
	Usag	e History			Tra	nsactions	
	Water	•		Previous Bill			157.95
July 2025		128		Payment 07/0	7/25		-157.95 CF
June 2025		195		Balance Forward			0.00
May 2025		249		Current Transactions	3		
April 2025		171		Reclaimed Reclaimed		128 Thousand Gals X \$	60.81 103.68
March 2025		18		Total Current Tran	nsactions		103.68
February 2025		59		TOTAL BALAN	NCE DUE		\$103.68
January 2025		89		TOTAL DALA	TOL DOL		φ103.00
December 2024		97					
November 2024		166					
October 2024		30					
September 2024		76					
August 2024		126					

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 Customer #
 01228304

 Balance Forward
 0.00

 Current Transactions
 103.68

 Total Balance Due
 \$103.68

Account #

 Total Balance Due
 \$103.68

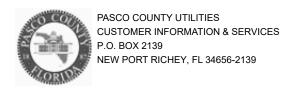
 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

0010890

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



(813) 235-6012 (727) 847-8131 (352) 521-4285

<u>UtilCustServ@MyPasco.net</u> Pay By Phone: 1-855-786-5344

1 0 1 37-93237

SEVEN OAKS CDD

Service Address: 0 GENTLEWINDS PLACE

Bill Number: 22734971 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010900	01228304
0010900	01228304

Please use the 15-digit number below when making a payment through your bank

001090001228304

		Previous		Current		" .s.	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	14994343	6/11/2025	4205	7/10/2025	4244	29	39

		0, 1, 1, 2, 2					
	Usag	e History	<u> </u>		Tran	sactions	
	Water	•		Previous Bill			26.73
July 2025		39		Payment 07/07	7/25		-26.73 CR
June 2025		33		Balance Forward			0.00
May 2025		40		Current Transactions	3		
April 2025		14		Reclaimed Reclaimed		39 Thousand Gals X \$0.81	31.59
March 2025		5		Total Current Tran		03 Thousand Gais X ψ0.01	31.59
				Total Current Trai	ISACTIONS		31.39
February 2025		25		TOTAL BALAN	NCE DUE		\$31.59
January 2025		25			-		701100
December 2024		26					
November 2024		26					
October 2024		24					
September 2024		26					
August 2024		25					

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.



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Account # 0010900
Customer # 01228304

Balance Forward 0.00
Current Transactions 31.59

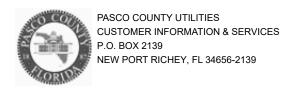
 Total Balance Due
 \$31.59

 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

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1 0 1 37-93237

SEVEN OAKS CDD

Service Address: 0 RUSTIC PINE PLACE

Bill Number: 22734970 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0010905	01228304

Please use the 15-digit number below when making a payment through your bank

001090501228304

	ta	ake effect Oct. 1, 20)25.				
_		Previous		Current		"	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands

Reclaim	0602074	6/11/2025	6855	7/10/2025	6860	29	5
	Usag	e History			Tran	sactions	
	Water	•		Previous Bill			5.67
July 2025		5		Payment 07/0	7/25		-5.67 CF
June 2025		7		Balance Forward			0.00
May 2025		5		Current Transactions Reclaimed	S		
April 2025		6		Reclaimed		5 Thousand Gals X \$0	0.81 4.05
March 2025		6		Total Current Transactions			4.05
February 2025		8		TOTAL BALAN	NCE DUE		\$4.05
January 2025		6		TOTAL DALA	TOL DOL		Ψ4.03
December 2024		7					
November 2024		7					
October 2024		13					
September 2024		12					
August 2024		13					

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Pending Board of County Commissioners approval new rates, fees, and charges

Account # 0010905
Customer # 01228304

Balance Forward 0.00
Current Transactions 4.05

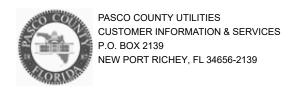
 Total Balance Due
 \$4.05

 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93237

SEVEN OAK CDD

Service Address: 10 ROSELING CT

Bill Number: 22734972 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer#
0010965	01228298

Please use the 15-digit number below when making a payment through your bank

001096501228298

		Previous		Current		" .s.	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	14241566	6/11/2025	1922	7/10/2025	1925	29	3

	14241000	0/11/2020	1022	17.072020	1020	20	9
Usage History			Transactions				
	Water	•		Previous Bill			4.05
July 2025		3		Payment 07/0	7/25		-4.05 CR
June 2025		5		Balance Forward			0.00
May 2025		4		Current Transactions	3		
April 2025		4		Reclaimed Reclaimed		3 Thousand Gals X \$0	.81 2.43
March 2025		6		Total Current Tran	sactions		2.43
February 2025		8		TOTAL BALAN	ICE DUE		\$2.43
January 2025		7		TOTAL BALAI	TOL DOL		Ψ2.43
December 2024		8					
November 2024		0					
October 2024		2					
September 2024		10					
August 2024		6					

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Account # 0010965
Customer # 01228298

Balance Forward 0.00

Current Transactions 2.43

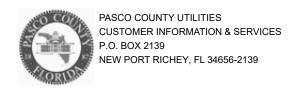
Total Balance Due \$2.43

Due Date 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAK CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93237

SEVEN OAK CDD

Service Address: 10 WILDSTAR CIR - PARK

Bill Number: 22734974 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #		
0010970	01228298		

Please use the 15-digit number below when making a payment through your bank

001097001228298

		Previous		Cur	rent	"	Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	17580270	6/11/2025	1403	7/10/2025	1431	29	28	

	Usag	o History									
		ie nisiory	Usage History				Transactions				
	Water	-		Previous Bill			20.25				
July 2025		28		Payment 07/07	7/25		-20.25 CR				
June 2025		25		Balance Forward			0.00				
May 2025		15		Current Transactions	3						
April 2025		10		Reclaimed Reclaimed		28 Thousand Gals X \$0	0.81 22.68				
March 2025		9		Total Current Tran	sactions		22.68				
February 2025		11		TOTAL BALAN	ICE DUE		\$22.68				
January 2025		16		TOTAL BALA	IOL DOL		Ψ22.00				
December 2024		21									
November 2024		4									
October 2024		0									
September 2024		0									
August 2024		0									

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Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Account # 0010970
Customer # 01228298

Balance Forward 0.00
Current Transactions 22.68

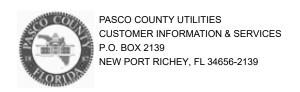
 Total Balance Due
 \$22.68

 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAK CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 29-10025

-38.69 CR -38.69 CR -\$38.69 CR

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.				

		Previous		Current			Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	67234048	4/28/2025	480	5/29/2025	480	31	0	

	0.20.0.0	::10:10	.00		.00	
	Usag	e History	-		Trar	sactions
	Water	•		Previous Bill		
May 2025		0		Balance Forward		
April 2025		1		TOTAL BALAN	CE DUE	
March 2025		3		TOTAL BALAN	OL DOL	
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				



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Customer # 01228299

Balance Forward -38.69 CR

Current Transactions -38.69 CR

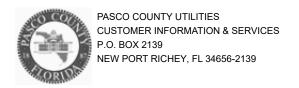
Account #

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Total Balance Due -\$38.69 CR

0010990

SEVEN OAKS 3434 COLWELL AVENUE STE 200 TAMPA FL 33614 **CREDIT - DO NOT PAY**



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1 0 1 37-93237

0.81 -0.81 CR 0.00 **\$0.00**

SEVEN OAKS

Service Address: 0 KALANCHOE PLACE

Bill Number: 22734973 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Customer #		
3299		

Please use the 15-digit number below when making a payment through your bank

001099501228299

take effect Oct. 1, 2025.							
		Pre Pre		Current		"	Consumption
Service Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	67234047	6/11/2025	1332	7/10/2025	1332	29	0

	01207071	0/11/2020	1002	17.072020	1002		
	Usag	ge History	-		Trar	sactions	
	Water	,		Previous Bill			
July 2025		0		Payment 07/0	7/25		
June 2025	June 2025 1			Balance Forward			
May 2025		2		TOTAL BALAN	NCE DUE		
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					
				•			

Pending Board of County Commissioners approval new rates, fees, and charges

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Account # 0010995
Customer # 01228299

Balance Forward 0.00

Current Transactions 0.00

 Total Balance Due
 \$0.00

 Due Date
 8/8/2025

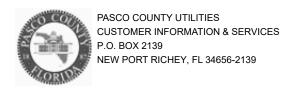
Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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1 0 1 37-93237

SEVEN OAKS CDD

Service Address: 0 RUSTIC PINE PLACE

Bill Number: 22734975 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0011000	01228304

Please use the 15-digit number below when making a payment through your bank

001100001228304

		Previous		Current		,, ,,	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	15104610	6/11/2025	650	7/10/2025	659	29	9

	1010+010	0/11/2020	000	17:072020	000	20	5
	Usag	e History	-		Trar	nsactions	-
	Water	•		Previous Bill			6.48
July 2025		9		Payment 07/0	7/25		-6.48
June 2025		8		Balance Forward			0.00
May 2025		7		Current Transactions Reclaimed	S		
April 2025		9		Reclaimed		9 Thousand Gals X \$0	0.81 7.29
March 2025		8		Total Current Trai	nsactions		7.29
February 2025		0		TOTAL BALAI	NCE DUE		\$7.29
January 2025		0		TO TAL DALA	NOL DOL		Ψ1.23
December 2024		1					
November 2024		2					
October 2024		2					
September 2024		3					
August 2024		2					

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Account # 0011000
Customer # 01228304

Balance Forward 0.00
Current Transactions 7.29

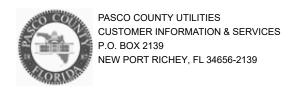
 Total Balance Due
 \$7.29

 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93237

SEVEN OAKS CDD

Service Address: 0 GRANITE GLEN LOOP

Bill Number: 22734976 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer#
0011010	01228304

Please use the 15-digit number below when making a payment through your bank

001101001228304

	ta	ake effect Oct. 1, 20	25.				
		Previous		Current		" .s.	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	12705483	6/11/2025	2628	7/10/2025	2670	29	42

. 100.0	12700400	0/11/2023	2020	1710/2020	2010	20	42
	Usag	je History			Tra	ansactions	
	Water	· •		Previous Bill			32.40
July 2025		42		Payment 07/0	7/25		-32.40 CR
June 2025		40		Balance Forward			0.00
May 2025		23		Current Transactions	S		
April 2025		6		Reclaimed Reclaimed		42 Thousand Gals X \$0	0.81 34.02
March 2025		7		Total Current Tran	nsactions		34.02
February 2025		0		TOTAL BALAN	NCE DUE		\$34.02
January 2025		7		TOTAL BALAI	TOL DOL		Ψ04.02
December 2024		8					
November 2024		1					
October 2024		13					
September 2024		19					
August 2024		24					

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Pending Board of County Commissioners approval new rates, fees, and charges

Account # 0011010
Customer # 01228304

Balance Forward 0.00

Current Transactions 34.02

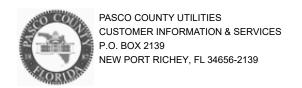
Total Balance Due \$34.02

Due Date \$8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

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1 0 1 37-93237

0.00

\$0.00

SEVEN OAKS CDD

Service Address: 0 STONECREEK WAY

Bill Number: 22734977 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Account #	Customer #
0011015	01228303

Please use the 15-digit number below when making a payment through your bank

001101501228303

		Previous		Current		# of Dove	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	15104614	6/11/2025	450	7/10/2025	450	29	0

Transactions **Usage History** Water July 2025 0 June 2025 0 May 2025 0 **TOTAL BALANCE DUE** April 2025 0 March 2025 2 5 February 2025 January 2025 6 December 2024 6 November 2024 6 October 2024 5 September 2024 6 August 2024 6

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Account # 0011015
Customer # 01228303

Balance Forward 0.00

Current Transactions 0.00

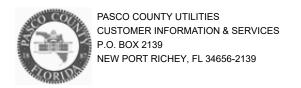
Total Balance Due \$0.00

<u>Due Date</u> 8/8/2025

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614 Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.



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1 0 1 37-93238

-125.00 CR

-125.00 CR

-\$125.00 CR

SEVEN OAKS COMM DEV DIST #2

0 WINGED ELM DR Service Address:

22734979 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0011020	01060339

Please use the 15-digit number below when making a payment through your bank

001102001060339

Transactions

		Previous		Current			Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	14241568	6/11/2025	0	7/10/2025	0	29	0

Usage History Water Previous Bill July 2025 0 **Balance Forward** June 2025 0 **TOTAL BALANCE DUE** 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

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

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Account # 0011020 01060339 Customer# **Balance Forward** -125.00 CR **Current Transactions** -125.00 CR

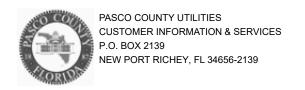
Total Balance Due

-\$125.00 CR

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CREDIT - DO NOT PAY

SEVEN OAKS COMM DEV DIST #2 3434 COLWELL AVENUE STE #200 TAMPA FL 33614-8390



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1 0 1 37-93237

SEVEN OAKS CDD

Service Address: **0 WATERMARK DR**

22734978 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0011025	01228303

Please use the 15-digit number below when making a payment through your bank

001102501228303

	ta	ake effect Oct. 1, 20	25.				
		Previous		Current			Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	17656703	6/11/2025	8026	7/10/2025	8087	29	61

. 100.0	17030733	0/11/2023	0320	1710/2020	0901	20	01
	Usag	je History			Tr	ansactions	
	Water	· •		Previous Bill			43.74
July 2025		61		Payment 07/0	7/25		-43.74 CR
June 2025		54		Balance Forward			0.00
May 2025		76		Current Transactions	S		
April 2025		33		Reclaimed Reclaimed		61 Thousand Gals X \$0	0.81 49.41
March 2025		11		Total Current Tran	nsactions		49.41
February 2025		14		TOTAL BALAN	NCE DUE		\$49.41
January 2025		10		TOTAL DALA	TOL DOL		Ψ+3.+1
December 2024		17					
November 2024		16					
October 2024		19					
September 2024		115					
August 2024		16					

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Pending Board of County Commissioners approval new rates, fees, and charges

Account # 0011025 Customer# 01228303 **Balance Forward** 0.00 **Current Transactions** 49.41 **Total Balance Due** \$49.41

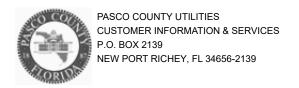
10% late fee will be applied if paid after due date

8/8/2025

The Total Due will be electronically transferred on 08/08/2025.

Due Date

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 **TAMPA FL 33614**



(813) 235-6012 (727) 847-8131 (352) 521-4285

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1 0 1 37-93237

0.81 -0.81 CR 0.00 **\$0.00**

SEVEN OAKS CDD

Service Address: 0 WATERMARK DR

Bill Number: 22734980 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Account #	Customer #
0011030	01228304

Please use the 15-digit number below when making a payment through your bank

001103001228304

Service	Meter#	Pre Pre		Current		# of Days	Consumption
		Date	Read	Date	Read	# of Days	in thousands
Reclaim	09558342	6/11/2025	1681	7/10/2025	1681	29	0

1100.0	09000042	0/11/2023	1001	1710/2020	1001	20
	Usag	ge History		Trar	sactions	
	Water	,		Previous Bill		
July 2025		0		Payment 07/0	7/25	
June 2025		1		Balance Forward		
May 2025		0		TOTAL BALA	NCE DUE	
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				

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Account # 0011030
Customer # 01228304

Balance Forward 0.00

Current Transactions 0.00

Total Balance Due \$0.00

Due Date \$8/8/2025

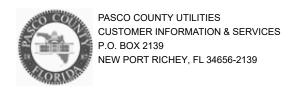
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Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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1 0 1 37-93237

SEVEN OAKS CDD

Service Address: 0 INDIGO POND CT

Bill Number: 22734982 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer#
0011035	01228304

Please use the 15-digit number below when making a payment through your bank

001103501228304

	ta	ake effect Oct. 1, 20	25.				
		Previous		Current			Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	204277004	C/44/2025	00	7/10/2025	07	20	4

Reciaim	201377801	6/11/2025	96	7/10/2025	97	29	1	
	Usag	e History		Transactions				
	Water	·		Previous Bill			1.62	
July 2025		1		Payment 07/0	7/25		-1.62 CR	
June 2025		2		Balance Forward			0.00	
May 2025		2		Current Transactions	3			
April 2025		1		Reclaimed Reclaimed		1 Thousand Gals X \$0	0.81 0.81	
March 2025		2		Total Current Tran	nsactions		0.81	
February 2025		2		TOTAL BALAN	NCE DUE		\$0.81	
January 2025		2		IOIAL DALAI	TOL DOL		ψ0.01	
December 2024		2						
November 2024		2						
October 2024		2						
September 2024		2						
August 2024		1		_				

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Pending Board of County Commissioners approval new rates, fees, and charges

Account # 0011035
Customer # 01228304

Balance Forward 0.00
Current Transactions 0.81

Total Balance Due \$0.81

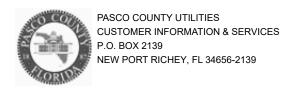
 Total Balance Due
 \$0.81

 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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> > Date

Read

1 0 1 37-93237

Consumption

in thousands

SEVEN OAKS CDD

3964 WINDCREST DR Service Address:

22734981 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0011070	01228305

Please use the 15-digit number below when making a payment through your bank

001107001228305

Pending B	oard of County Con		001107001228			
	ta	ake effect Oct. 1, 20	25.			
Service Meter #		Prev	Previous		rent	
	Meter#	Dete	Bood	Dete	Dood	# of Days

Read

Date

Reclaim	08399017	6/11/2025	114	7/10/2025	123	29	9
	Usag	e History			Tran	sactions	
	Water	,		Previous Bill			-24.45 CR
July 2025		9		Balance Forward			-24.45 CR
June 2025		11		Current Transactions	s		
May 2025		26		Reclaimed 9 Thousand Gals X \$0.81			0.81 7.29
April 2025		12		Total Current Trai	nsactions		7.29
March 2025		12		TOTAL DALAM	NCE DUE		#47.40CD
February 2025		19		TOTAL BALA	NCE DUE		-\$17.16 CR
January 2025		16					
December 2024		13					
November 2024		1					
October 2024		0					
September 2024		0					
August 2024		0					

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0011070 01228305 -24.45 CR

Balance Forward Current Transactions

7.29

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Total Balance Due

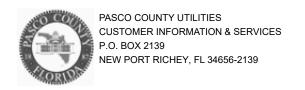
Account #

Customer#

-\$17.16 CR

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614

CREDIT - DO NOT PAY



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1 0 1 37-93237

SEVEN OAKS CDD

Service Address: 4261 WINDCREST DR

Bill Number: 22734983 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0011075	01228305

Please use the 15-digit number below when making a payment through your bank

001107501228305

	ta	ake effect Oct. 1, 20	25.				
		Previous		Current		"	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	08404831	6/11/2025	2041	7/10/2025	2081	29	40

	00404031	0/11/2023	2041	1710/2020	2001	20	40	
	Usag	ge History		Transactions				
	Water	•		Previous Bill			29.16	
July 2025		40		Payment 07/0	7/25		-29.16 CR	
June 2025		36		Balance Forward			0.00	
May 2025		22		Current Transactions Reclaimed	5			
April 2025		12		Reclaimed		40 Thousand Gals X \$0	.81 32.40	
March 2025		35		Total Current Tran	nsactions		32.40	
February 2025		32		TOTAL BALANCE DUE			\$32.40	
January 2025		33		TOTAL BALAI	102 002		Ψ02.40	
December 2024		39						
November 2024		25						
October 2024		17						
September 2024		18						
August 2024		22						

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Pending Board of County Commissioners approval new rates, fees, and charges

 Customer #
 01228305

 Balance Forward
 0.00

 Current Transactions
 32.40

 Total Balance Due
 \$32.40

Account #

Total Balance Due \$32.40

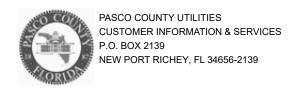
Due Date 8/8/2025

10% late fee will be applied if paid after due date

0011075

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93238

SEVEN OAKS CDD

Service Address: 0 ANCIENT OAKS & SR 56

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Bill Number: 22736665 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #		
0469715	01228302		

Please use the 15-digit number below when making a payment through your bank

046971501228302

Service	Meter #	Previous		Current			Consumption
		Date	Read	Date	Read	# of Days	in thousands
Irrig Potable	08741652	6/11/2025	465	7/10/2025	470	29	5

J	00111002	07 1 17 2 0 2 0	.00			-	•
Usage History		Transactions					
	Water		Irrigation	Previous Bill			37.32
July 2025			5	Payment 07/0	07/25		-37.32 CR
June 2025			8	Balance Forward			0.00
May 2025			5	Current Transaction Irrigation	s		
April 2025			5	Water Base C	harge		10.60
March 2025			8	Water Tier 1	5.0	Thousand Gals X \$3.34	16.70
February 2025			2	Total Current Tra	27.30		
January 2025			3	TOTAL BALANCE DUE			\$27.30
December 2024			3				
November 2024			3				
October 2024			0				
September 2024			1				
August 2024			2				
				_			

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Account # 0469715
Customer # 01228302

Balance Forward 0.00
Current Transactions 27.30

Total Balance Due \$27.30

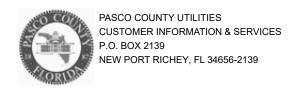
10% late fee will be applied if paid after due date

8/8/2025

The Total Due will be electronically transferred on 08/08/2025.

Due Date

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93238

SEVEN OAKS CDD

Service Address: 0 ANCIENT OAKS & SR 56

Pending Board of County Commissioners approval new rates, fees, and charges

Bill Number: 22736666 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0469720	01228302

Please use the 15-digit number below when making a payment through your bank

046972001228302

	la	ake effect Oct. 1, 20	125.					
		Previous						Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Irrig Potable	08741650	6/11/2025	1142	7/10/2025	1142	29	0	

•		0, 1, 1, 2, 2, 2					7
	Usag	je History	-		Trar	sactions	
	Water	,	Irrigation	Previous Bill			20.62
July 2025			0	Payment 07/0	07/25		-20.62 CF
June 2025			3	Balance Forward			0.00
May 2025			3	Current Transaction	S		
April 2025			3	Irrigation Water Base C	harge		10.60
March 2025			16	Total Current Tra	nsactions		10.60
February 2025			13	TOTAL BALA	NCE DUE		\$10.60
January 2025			8	TOTAL BALA	NOL DOL		Ψ10.00
December 2024			6				
November 2024			4				
October 2024			3				
September 2024			4				
August 2024			2				
				•			

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Account # 0469720
Customer # 01228302

Balance Forward 0.00
Current Transactions 10.60

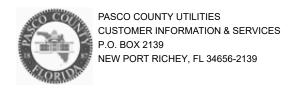
 Total Balance Due
 \$10.60

 Due Date
 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

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SEVEN OAKS CDD

Service Address: 2910 SPORTS CORE CIRCLE

Pending Board of County Commissioners approval new rates, fees, and charges

Bill Number: 22736669
Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0469735	01228303

Please use the 15-digit number below when making a payment through your bank

046973501228303

		take effect Oct. 1, 2025.									
	Service Meter #		Previous		Current			Consumption			
		Meter #	Date	Read	Date	Read	# of Days	in thousands			
	Water	12272400	6/11/2025	25227	7/10/2025	25460	20	122			

		07 1 17 2 0 2 0	2000.				
-	Usag	ge History			Tra	ansactions	
	Water	,		Previous Bill			2,862.50
July 2025	132			Payment 07/07/25	5		-2,862.50 CR
June 2025	194			Balance Forward			0.00
May 2025	212			Current Transactions			
April 2025	162			Water Water Base Charg	ie		39.80
March 2025	117			Water Tier 1	•	5.0 Thousand Gals X \$2.10	52.50
February 2025	130			Water Tier 2	2	5.0 Thousand Gals X \$3.34	83.50
January 2025	106			Water Tier 3	2	5.0 Thousand Gals X \$6.69	167.25
•				Water Tier 4	5	7.0 Thousand Gals X \$9.02	514.14
December 2024	166			Sewer			
November 2024	142			Sewer Base Charg	ge		99.71
October 2024	93			Sewer Charges	13	2.0 Thousand Gals X \$6.94	916.08
September 2024	160			Total Current Transa	ctions		1,872.98
August 2024	164			TOTAL BALANC	E DUE		\$1,872.98

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Account # 0469735
Customer # 01228303

Balance Forward 0.00

Current Transactions 1,872.98

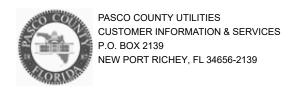
Total Balance Due \$1,872.98

Due Date 8/8/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614



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1 0 1 37-93239

1.62 -1.62 CR 0.00 **\$0.00**

SEVEN OAKS CDD

Service Address: VERMILLION SKY NORTH RECLAIM DR

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Bill Number: 22737592 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0989675	01369272

Please use the 15-digit number below when making a payment through your bank

098967501369272

		Previous		Current		"	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	17580272	6/11/2025	738	7/10/2025	738	29	0

	17000212	0/11/2020	7 00	.,,2020	700			
	Usag	ge History			Tran	sactions		
	Water	,		Previous Bill				
July 2025		0		Payment 07/0	7/25			
June 2025		2		Balance Forward				
May 2025		3		TOTAL BALANCE DUE				
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						

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Balance Forward 0.00
Current Transactions 0.00

Account #

Customer#

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 Total Balance Due
 \$0.00

 Due Date
 8/8/2025

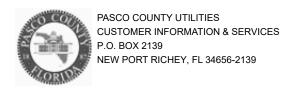
SEVEN OAKS CDD 3434 COLWELL AVENUE SUITE 200 Tampa FL 33614

Round-Up Donations to Charity Amount Enclosed			
Amount Enclosed			

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0989675

01369272



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<u>UtilCustServ@MyPasco.net</u> Pay By Phone: 1-855-786-5344

1 0 1 37-93239

0.81 -0.81 CR 0.00 **\$0.00**

SEVEN OAKS CDD

Service Address: VERMILLION SKY SOUTH RECLAIM DR

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Bill Number: 22737593 Billing Date: 7/22/2025

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer #
0989680	01369272

Please use the 15-digit number below when making a payment through your bank

098968001369272

Service		Previous		Current		"	Consumption	
	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	18044940	6/11/2025	1233	7/10/2025	1233	29	0	

rteolaim	16044940	0/11/2023	1233	1/10/2020	1233	23
	Usag	ge History			Tra	insactions
	Water	•		Previous Bill		
July 2025		0		Payment 07/07/	/25	
June 2025		1		Balance Forward		
May 2025		3		TOTAL BALAN	CE DUE	
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				

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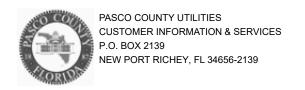
Account #	0989680
Customer #	01369272
Balance Forward	0.00
Current Transactions	0.00

Total Balance Due	\$0.00
Due Date	8/8/2025

SEVEN OAKS CDD 3434 COLWELL AVENUE SUITE 200 Tampa FL 33614

Round-Up Donations to Charity				
Amount Enclosed				

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SEVEN OAKS CDD

AUTUMN BREEZE RECLAIM CIRCLE Service Address:

> Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

22737594 Bill Number: 7/22/2025 Billing Date:

Billing Period: 6/11/2025 to 7/10/2025

Account #	Customer#				
0989690	01369272				

Please use the 15-digit number below when making a payment through your bank

098969001369272

		Previous		Cur	rent	" .s.	Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	18044941	6/11/2025	961	7/10/2025	980	29	19	

	10011011	07 1 17 2 0 2 0	0		000		.0		
	Usag	e History		Transactions					
Water				Previous Bill			14.58		
July 2025		19		Payment 07/07	7/25		-14.58 CR		
June 2025		18		Balance Forward			0.00		
May 2025		10		Current Transactions	•				
April 2025		3		Reclaimed Reclaimed		19 Thousand Gals X \$0.8°	1 15.39		
March 2025		8		Total Current Tran		19 Mousand Gais X 40.0	15.39		
February 2025		7		TOTAL BALAN	ICE DIJE		\$15.39		
January 2025		7		IOIAL BALAN	ICE DUE		\$15.39		
December 2024		5							
November 2024		3							
October 2024		2							
September 2024		12							
August 2024		11		-					

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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 01369272 Customer# 0.00 **Balance Forward Current Transactions** 15.39

Total Balance Due \$15.39 8/8/2025 Due Date

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/08/2025.

SEVEN OAKS CDD 3434 COLWELL AVENUE SUITE 200 Tampa FL 33614





Invoice: I-20258-11997 **Service Total:** \$4256.00

Payments Total:

Amount Due: \$4256.00

Sent Date: 8/4/2025

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
7/4/2025	BENTON, TROY - 2927	Security @ Seven Oaks CDD	1:00 PM	4.00	\$68.00	\$272.00
7/4/2025	Not Filled	SECURITY @ COMMUNITY		0.00	\$0.00	\$0.00
7/4/2025	LONG, ZANE - 3971	SECURITY @ EASEMENT	10:00 PM	4.00	\$68.00	\$272.00
7/5/2025	CASSEL, JORDAN - 7043	Security @ Seven Oaks CDD	3:00 PM	4.00	\$58.00	\$232.00
7/6/2025	FRACCICA, CARMEN - 6841	SECURITY @ COMMUNITY	1:00 PM	4.00	\$58.00	\$232.00
7/8/2025	GREIS-OSPINA, DAVID - 6514	Security @ Seven Oaks CDD	2:00 PM	4.00	\$58.00	\$232.00
7/12/2025	JASPER, ANDREW - 6617	Security @ Seven Oaks CDD	1:00 PM	4.00	\$58.00	\$232.00
7/12/2025	BONNEMANN, MARK - 6341	SECURITY @ EASEMENT	10:00 PM	4.00	\$58.00	\$232.00
7/13/2025	TRIGLIANOSFORQUIG NON, TIMOTHY - 7418	Security @ Seven Oaks CDD	4:00 PM	4.00	\$58.00	\$232.00
7/14/2025	FIVECOAT, JUSTIN - 5910	SECURITY @ COMMUNITY	3:00 PM	4.00	\$58.00	\$232.00
7/17/2025	TRIGLIANOSFORQUIG NON, TIMOTHY - 7418	Security @ Seven Oaks CDD	1:00 PM	4.00	\$58.00	\$232.00
7/19/2025	Not Filled	SECURITY @ COMMUNITY		0.00	\$0.00	\$0.00
7/19/2025	Not Filled	Security @ Seven Oaks CDD		0.00	\$0.00	\$0.00
7/19/2025	LUQUIS ORTIZ, FRANCISCO - 7472	SECURITY @ EASEMENT	10:00 PM	4.00	\$58.00	\$232.00
7/20/2025	ROMERO, LUIS - 6084	SECURITY @ EASEMENT	10:00 PM	4.00	\$58.00	\$232.00
7/21/2025	RAPP, MICHAEL - 3130	Security @ Seven Oaks CDD	3:00 PM	4.00	\$58.00	\$232.00
7/24/2025	DAOUD, JEAN- CLAUDE - 7381	SECURITY @ COMMUNITY	12:00 PM	4.00	\$58.00	\$232.00

7/26/2025	Not Filled	Security @ Seven Oaks CDD		0.00	\$0.00	\$0.00
7/26/2025	TRIGLIANOSFORQUIG NON, TIMOTHY - 7418	SECURITY @ COMMUNITY	5:00 PM	4.00	\$58.00	\$232.00
7/27/2025	GUTIERREZ, ROSENDO - 6882	Security @ Seven Oaks CDD	1:00 PM	4.00	\$58.00	\$232.00
7/29/2025	MAGLIACANO, ROBERT - 6041	SECURITY @ COMMUNITY	2:00 PM	4.00	\$58.00	\$232.00
7/30/2025	RAPP, MICHAEL - 3130	Security @ Seven Oaks CDD	2:00 PM	4.00	\$58.00	\$232.00
					Total:	\$4256.00

Questions regarding Invoice Charges please contact:

Contact: Pasco Sheriff's Office

Telephone: 727-844-7795

Email: ExtraDuty@pascosheriff.org

Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office

Telephone: 727-844-7795

Email: ExtraDuty@pascosheriff.org

Make Checks Payable To: Invoice #: 1-20258-11997

Pasco Sheriff's Office Invoice Total: \$4256.00

Mail Checks To: Invoice For: SEVEN OAKS CDD

Pasco Sheriff's Office Payment Terms: Due upon receipt

ATTN: Extra Duty Program Please include Invoice # in check comment

7432 Little Road New Port Richey, Florida 34654

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.

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

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Date	Invoice #			
8/2/2025	INV0000101271			

Bill To:

SEVEN OAKS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

	Services for the month of				ient Number
	August	Upon R	Receipt	0	0730
Description		Qty	Rate		Amount
Accounting Services		1.00	\$2,37		\$2,375.00
Administrative Services		1.00		8.33	\$808.33
Dissemination Services		1.00		6.67	\$166.67
Email Accounts, Admin & Maintenance		9.00		20.00	\$180.00
Financial & Revenue Collections		1.00		37.50	\$437.50
Management Services		1.00	\$3,66	8.75	\$3,668.75
		Subtota	I		\$7,636.25
		Total			\$7,636.25

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

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Date	Invoice #				
8/7/2025	INV0000101337				

Bill To:

SEVEN OAKS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614



Services for the month of **Client Number** Terms August Upon Receipt 00730 Description Qty Rate Amount Mass Mailing - Budget Notice 1.00 \$3,190.70 \$3,190.70 \$3,190.70 Subtotal **Total** \$3,190.70



Date	Invoice Number
8/5/2025	68205

Bill To

Seven Oaks CDD Theresa DiMaggio 3434 Colwell Avenue STE 200 Tampa, FL 33614



Ship To

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

The state of the s		Number Terms Due Date Rep		Ship	Date	Via	
		Net 30	30 9/4/2025 BK 8/5		8/5/	2025	
Quantity	Item Co	ode	Descript	ion		Price Each	Amount
1	Monk EPA Wip Shipping No Cf	rolls SHI Fed	8800 sheets) 42lbs PPING: NO CHARGE! Ex Package 1 Tracking # Ex Package 2 Tracking #	ertified Disinfecting Wipes 3200 ct. (4 ets) 42lbs		0.00	Amount. 229.90 0.00
	0						
					ubtotal		\$229.90
				Т	otal	s/Credits	\$229.90 \$229.90 \$0.00



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

Page: 1

Invoice Number: Invoice Date: PSI187508 7/17/2025

7/17/2025

2,125.00

Ship

To: Seven Oaks CDD

c/o Rizzetta & Company

3434 Colwell Suite 200

Tampa, FL 33614

Bill

To: Seven Oaks CDD

c/o Rizzetta & Company

3434 Colwell Suite 200

Tampa, FL 33614

Customer ID S2303

2,125.00

P.O. Number

Ship Date 7/17/2025 P.O. Date

Due Date 8/16/2025 Our Order No.

Terms Net 30

Ship Via

Site 40

Item/Description **Order Qty Unit Price** Unit Quantity **Total Price** Subcontract (Dredge, BMP Repair, Etc.) One-Time Service

1

VEGETATION REMOVAL (SUBCONTRACT) Vegetation cleanup/removal in site 40.

1

APPROVED

John G. 07/31/25 Code: 4606



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

Bill

Ship Via

Ship Date

Due Date

Terms

To: Seven Oaks CDD

c/o Rizzetta & Company

3434 Colwell Suite 200

Tampa, FL 33614

8/1/2025

8/31/2025

Net 30

INVOICE

Page: 1

Invoice Number:

PSI192269

Invoice Date:

8/1/2025

4,839.00

Ship

To: Seven Oaks CDD

c/o Rizzetta & Company

3434 Colwell Suite 200

Tampa, FL 33614

Customer ID S2303

4,839.00

P.O. Number

P.O. Date 8/1/2025

Our Order No.

Item/Description Unit Order Qty Quantity Unit Price Total Price

1

Annual Maintenance August Billing 8/1/2025 - 8/31/2025 Seven Oaks Pond 00 Seven Oaks Cdd LAKE ALL Pond 81 - Seven Oaks CDD

RECEIVED

1

APPROVED

John G. 08/04/25

Code: 4601



INVOICE

Invoice Number Invoice Date Customer Number Project Number 2438189 August 7, 2025 122354 238202065

Page 1 of 3

Bill To

Seven Oaks Community
Development District
Accounts Payable
C/O Rizzetta & Co
5844 Old Pasco Road, Suite 100
Wesley Chapel FL 33544
US

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No.: 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States Federal Tax ID 11-2167170

Stantec Project Manager: Current Invoice Due: For Period Ending: Woodcock, Greg \$6,167.55 August 1, 2025

90.55

Disbursements Subtotal

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 10				
Nolte, Robert (Frank)	2025-06-30	1.00	190.00	190.00
Nolte, Robert (Frank)	2025-07-16	5.00	190.00	950.00
Nolte, Robert (Frank)	2025-07-29	2.00	190.00	380.00
	_	8.00		1,520.00
Level 12				
Woodcock, Gregory (Greg)	2025-07-01	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-07-02	4.00	217.00	868.00
Woodcock, Gregory (Greg)	2025-07-07	0.75	217.00	162.75
	_	5.75		1,247.75
Level 13				
Woodcock, Gregory (Greg)	2025-07-14	0.25	217.00	54.25
Woodcock, Gregory (Greg)	2025-07-15	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2025-07-16	5.25	217.00	1,139.25
Woodcock, Gregory (Greg)	2025-07-17	3.00	217.00	651.00
Woodcock, Gregory (Greg)	2025-07-18	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-07-22	2.50	217.00	542.50
Woodcock, Gregory (Greg)	2025-07-30	1.50	217.00	325.50
Woodcock, Gregory (Greg)	2025-07-31	1.25	217.00	271.25
	_	15.25		3,309.25
Professional Services Subtotal	_ _	29.00		6,077.00
Dishamananah				
<u>Disbursements</u>	Date	Cost	%	Current Amount
Direct - Printing				
ARC 21015ARC062925B	2025-06-29	2.35	0.00	2.35
Direct - Vehicle (mileage)				
Woodcock, Braydon US8410777 68 MILES	2025-05-23			47.60
Woodcock, Gregory (Greg) US8498710 58 MILES	2025-07-02			40.60

INVOICE

Invoice Number Project Number 2438189 238202065

Top Task 2025 Total 6,167.55

Total Fees & Disbursements

\$6,167.55

INVOICE TOTAL (USD)



\$6,167.55

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment		
2025-06-30	238202065	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	190.00		REVIEWING RIBBON CURB DETAIL FOR PAVERS		
2025-07-16	238202065	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	5.00	190.00	950.00	UPDATING PLANS AND QUANTITIES, ADDING CURB RIBBON DETAIL TO MILLING AND RESURFACING PLANS		
2025-07-29	238202065	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	190.00	380.00	REVIEWING MILLING AND RESURFACING PLANS, REQUESTING TESTING PROPOSAL FROM UES FOR ANCIENT OAKS BOULEVARD		
2025-07-01	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW AGENDA AND PREPARE ENGINEERS REPORT AND SUMMARY FOR MEETING.		
2025-07-02	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	217.00	868.00	PREPARE FOR AND ATTEND CDD MEETING.		
2025-07-07	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.75	217.00	162.75	REVIEW CURB DETAILS FOR RIBBON CURB. SET MEETING WITH FRANK TO UPDATE PLANS AND SPECS.		
2025-07-14	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.25	217.00	54.25	COORDINATE WITH SCOTT REGARDING RUNNING AOB MILLING AD.		
2025-07-15	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	CALL WITH FRANK TO REVIEW CURB DETAILS AND PLANS UPDATE.		
2025-07-16	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	5.25	217.00	1.139.25	AOB SPECIFICATION REVIEW AND MARKUP.		
2025-07-17	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	217.00	•	FINALIZE SPECIFICATIONS. COMBINE PLANS, SPECS, BID TABS, GENERAL CONDITIONS INTO ONE FILE FOR SENDING TO CONTRACTORS TOMORROW.		
2025-07-18	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	SEND ANCIENT OAKS BID DOCUMENTS TO CONTRACTORS.		
2025-07-22	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.50	217.00	542.50	REACH OUT TO CONTRACTORS REGARDING MILLING AND RESURFACING PROJECT. SEND BID DOCUMENTS AND ESTIMATE TO CONSTRUCTION CONNECT. REVIEW BID DOCUMENTS FOR GRADING AND COMPACTING OF BASE. EMAIL TRANSPORTATION FOR SPECS.		
2025-07-30	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	217.00	325.50	REVIEW PRE-BID DOCUMENTS AND SUMMARIZE BID DATES AND PROJECT REQUIREMENTS FOR BID.		
2025-07-31	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	217.00	271.25	RESEARCH MILLING BASE AND GRADING AND COMPACTION. SEND EMAIL TO ROAD GROUP TO ASSIST WITH SPECIFICATION.		
			Tota	al Labor:	29.00		\$6,077.00			
2025-06-29	238202065	2025	Direct - Printing	ARC	2.35	1.00	2.35	21015ARC062925B10		
			Total Direct -	Printing	2.35		\$2.35			
2025-05-23	238202065	2025	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	47.60	1.00	47.60	SEVEN OAKS ONSITE INSPECTION		
2025-07-02	238202065	2025	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	40.60	1.00		SEVEN OAKS CDD MEETING		
			Total Direct - Vehicle (r	mileage)	88.20		\$88.20			
			Total Project 238202065		119.55		\$6,167.55			

MAKE CHECK PAYABLE TO:

Storage Center in Wesley Chapel 1891 Trout Creek Road Wesley Chapel, FL 33544

INVOICE

Unit(s) 1112 Tenant 199081 Invoice 27672

Invoice Date August 8, 2025 Due Date September 7, 2025

Amount Due \$272.00

c/o: THERESA DiMaggio Seven oaks cdd 3434 Colwell Ave Suit 200 Tampa, FL 33614



Please check box if address is incorrect and indicate change. Signature is required to authorize address changes.

Signature

AMOUNT ENCLOSED \$

DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

UNIT	DATE	ITEM/SERVICE	AMOUNT	TAX		DUE
1112	9/7/2025	Rent 9/7-10/6	272.00	0.00		272.00
			St	btotal	\$	272.00
			Ta	xes	\$	0.00
			Ba	lance Due	Ś	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

5700-4753

Business Observer

1970 Main Street 3rd Floor Sarasota, FL 34236 , 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01624P Date 08/08/2025

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 # 25-01624P

Notice of Public Hearing

RE: Seven Oaks Public Hearing on August 27, 2025

Published: 8/8/2025

\$70.00 **RECEIVE**08/07/2025

()

\$70.00

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals. businessobserverfl. com/send-payment/

Payment is expected within 30 days of the first publication date of your notice.

Paid

Total

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

Notice of Public Hearing and Board of Supervisors Meeting of the Seven Oaks Community Development District

The Board of Supervisors (the "Board") of the Seven Oaks Community Development District (the "District") will hold a public hearing and a meeting on August 27, 2025, at 6:00 p.m. at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least two (2) days before the meeting www.sevenoakscdd.com, or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Scott Brizendine District Manager August 8, 2025

25-01624P

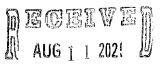
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Serial Number 25-01624P

Business Observer



BX:

Published Weekly New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared <u>Lindsey Padgett</u> who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Seven Oaks Public Hearing on August 27, 2025

in the Court, was published in said newspaper by print in the

issues of 8/8/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Notice of Public Hearing and Board of Supervisors Meeting of the Seven Oaks Community Development District

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Scott Brizendine District Manager August 8, 2025

25-01624P

Sworn to and subscribed, and personally appeared by physical presence before me,

8th day of August, 2025 A.D.

by Lindsey Padgett who is personally known to me.

Notary Public, State of Florida

(SEAL)

KIMBERLY S. MARTIN MY COMMISSION # HH 282034 EXPIRES: July 25, 2026



WASTE CONNECTIONS OF FLORIDA PASCO HAULING EAST 20719 US HIGHWAY 301 DADE CITY, FL 33523-6665 DISTRICT NO. 6426

ACCOUNT NO, INVOICE NO. STATEMENT DATE DUE DATE BILLING PERIOD 6426-016005 1987982W426 08/20/25 08/25/25

PAGE

SEVEN OAKS COMM DEV DIST 3434 COLWELL AVE STE 200 TAMPA, FL 33614



FOR ASSISTANCE CALL Customer Service One Time Payments

(352) 583-4204 (800) 457-1379

INVOICE STATEMENT

Date	Description		Amount
	Contract No: 16005-1 Service Location Acct #016005-0001	SEVEN OAKS COMM DEV DIST 2910 SPORTS CORE CIRCLE WESLEY C	
08/20/25 08/20/25 08/20/25	FUEL SURCHARGE ENVIRONMENTAL SURCHARGE BASIC SERVICE CHARGE 9/1/2025-9/30/2025	1.00 SC70357336 1.00 SC70357335 1.00 8.00YD	\$ 163.55 \$ 75.48 \$ 754.75
	Invoice Total Account Balance		\$ 993.78 \$ 993.78

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****

Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

VIEW/PAY YOUR BILL ONLINE! * Make payments * Set up recurring payments * *Access your account 24/7 *Go paperless * View Statements * *It's FREE! There is no charge to view or pay your bill on our website* Go to myaccount.wcicustomer.com and follow the online bill pay prompts to register today.

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNY



WASTE CONNECTIONS OF FLORIDA PASCO HAULING EAST 20719 US HIGHWAY 301 DADE CITY, FL 33523-6665 ACCOUNT NO. INVOICE NO. STATEMENT DATE DUE DATE 6426-016005 1987982W426 08/20/25 08/25/25

PAY THIS AMOUNT

993.78

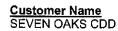
WRITE AMOUNT PAID



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 P.O. Box 278 • Dade City, Florida 33526-0278

Customer <u>Number</u> 10203732

Bill Date 07/25/2025



		Reading		BY:			Balance	Current	Ţotal
Account	Account Description		To	Rate	kWh	DMD	Forward	Charges	Charges
1338799		06/20	07/22	GS	154		0.00	56.74	56.74
1338800		06/20	07/22	GS	242		0.00	66.20	66.20
1338801		06/20	07/22	GS	160		0.00	57.37	57.37
1338802		06/20	07/22	GS	5		0.00	40.70	40.70
1338803		06/20	07/22	GS	151		0.00	56.41	56.41
1338804		06/20	07/22	GS	97		0.00	50. 6 0	50.60
1338817		06/20	07/22	GS	11		0.00	41.34	41.34
1338818				PL			0.00	14,889.04	14,889.04
1338819		06/20	07/22	GS	10		0.00	41.24	41.24
1338820		06/20	07/22	GS	0		0.00	40.16	40.16
1338821		06/20	07/22	GS	9		0.00	41.14	41.14
1338822		06/20	07/22	GS	145		0.00	55.76	55.76
1338823		06/20	07/22	GS	163		0.00	57.70	57.70
1338824	•	06/20	07/22	GS	144		0.00	55.66	55.66
1338825		06/20	07/22	GS	64		0.00	47.06	47.06
1338826		06/20	07/22	GS	136		0.00	54.79	54.79
1338827		06/20	07/22	GS	162		0.00	57.60	57.60
1338828	•	06/20	07/22	GS	0		0.00	40.16	40.16
1338829		06/20	07/22	GS	4		0.00	40.59	40.59
1338830		06/20	07/22	GS	3		0.00	40.48	40.48
1338831		06/20	07/22	GS	4		0.00	40.59	40.59
1338832		06/20	07/22	GS	4		0.00	40.59	40.59
1338833		06/20	07/22	GS	4		0.00	40.59	40.59
1338834		06/20	07/22	GS	5		0.00	40.70	40.70
1338835		06/20	07/22	GS	0		0.00	40.16	40.16
1338836		06/20	07/22	GS	13		0.00	41.56	41.56
1338837		06/20	07/22	GS	5		0.00	40.70	40.70
1338838		06/20	07/22	GS	184		0.00	59.97	59.97
1338839		06/20	07/22	GS	5		0.00	40.70	40.70
1338840		06/20	07/22	GS	242		0.00	66.20	66.20

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P.O. Box 278 • Dade City, Florida 33526-0278

District: OP17



10203732

OP17

9 SEVEN OAKS CDD 9 PETE WILLIAMS

3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

** Summary Bill **

Your Touchstone Energy Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

<u>Customer Name</u> SEVEN OAKS CDD Customer Number 10203732

Bill Date 07/25/2025

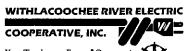
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AUG - 1 2025

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24 W o	404000000000000000000000000000000000000
	444000000000000000000000000000000000000

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		Re	ading				Balance	Current	Total
Account	Account Description	From	То	Rate	kWh	DMD	Forward	Charges	Charges
1338842		06/20	07/22	GS	177		0.00	59.21	59.21
1338805	ANC-PUMP	06/20	07/22	GS	181		0.00	59.63	59.63
1338813	ANCI-WELL	06/20	07/22	GS	0		0.00	40.16	40.16
1338787	BAYBROOK	06/20	07/22	GS	0		0.00	40.16	40.16
1338783	BEECHGROV	06/20	07/22	GS	95		0.00	50.39	50.39
1338778	BRIARGLAD	06/20	07/22	GS	5		0.00	40.70	40.70
1338785	BROOKFRST	06/20	07/22	GS	229		0.00	64.81	64.81
1338812	CHAPELCRE	06/20	07/22	GS	130		0.00	54.15	54.15
1338788	CLOCK	06/20	07/22	GS	351		0.00	77.93	77.93
1338789	CLUBHOUSE	06/20	07/22	LP	14720	49	0.00	1,540.48	1,540.48
1338816	COTTONKEY	06/20	07/22	GS	4		0.00	40.59	40.59
1338786	ENTRANCE	06/20	07/22	GS	80		0.00	48.77	48.77
1338790	ENTRANCE	06/20	07/22	GS	83		0.00	49.09	49.09
1338794	ENTRANCE	06/20	07/22	GS	221		0.00	63.94	63.94
1338806	FIRE-PUMP	06/20	07/22	GS	4		0.00	40.59	40.59
1338775	FNTN/AOAK	06/20	07/22	LP	17753	31	0.00	1,656.92	1,656.92
1338797	GATE-ARRO	06/20	07/22	GS	19		0.00	42.21	42.21
1338792	IRRIGATN	06/20	07/22	GS	3		0.00	40.48	40.48
1338782	KIRKWOOD	06/20	07/22	GS	5		0.00	40.70	40.70
1338795	LANDSCAPE	06/20	07/22	GS	27		0.00	43.07	43.07
1338777	LAUREL	06/20	07/22	GS	182		0.00	59.74	59.74
1338772	LIGHTS			PL			0.00	6,062.58	6,062.58
1338780	MILLHOPPR	06/20	07/22	GS	5		0.00	40.70	40.70
1338809	MIST-GATE	06/20	07/22	GS	68		0.00	47.48	47.48
1338791	POOL	06/20	07/22	LP	45640	132	0.00	4,545.26	4,545.26
1338779	ROSEHAVEN	06/20	07/22	GS	6		0.00	40.81	40.81
1338811	SHOREGRAS	06/20	07/22	GS	197		0.00	61.36	61.36
1338815	SHOREGRAS	06/20	07/22	GS	3		0.00	40.48	40.48
1338796	SIGN	06/20	07/22	GS	10		0.00	41.24	41.24
1338781	SILVERMOS	06/20	07/22	GS	3		0.00	40.48	40.48

*** Continued on Next Page ***



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

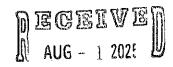
** Summary Bill **

P.O. Box 278 • Dade City, Florida 33526-0278

SUMMARY BILLING

Page 3

<u>Customer Name</u> SEVEN OAKS CDD



Customer Number 10203732

Bill Date 07/25/2025

BY:

		Balance	Current	Total					
Account	Account Description	From	To	Rate	kWh	DMD	Forward	Charges	Charges
1338784	SILVERMOS	06/20	07/22	GS	110		0.00	52.00	52.00
1338808	SISAL-PUM	06/20	07/22	GS	0		0.00	40.16	40.16
1338793	STORAGE	06/20	07/22	GS	35		0.00	43.93	43.93
1338807	WEKIVA-PU	06/20	07/22	GS	3		0.00	40.48	40.48
1338814	WELL-3017	06/20	07/22	GS	228		0.00	64.70	64.70
1338773	WELL/AOAK	06/20	07/22	GS	10		0.00	41.24	41.24
1338774		06/20	07/22	GS	136		0.00	54.79	54.79
1338810	WINGED EL	06/20	07/22	GS	185		0.00	60.07	60.07
		•	5	Subtotal:	83034	212	0.00	31,753.98	31,753.98

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.
Your Touchstone Energy* Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

District: OP17

OP17

10203732 SEVEN OAKS CDD PETE WILLIAMS 3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

** Summary Bill **

Becomes Past Due On:

Bill Date:

Please Pay:

000133877200317539800324994002

07/25/2025

08/18/2025

31,753.98