



Rizzetta & Company

Seven Oaks Community Development District

**Board of Supervisors' Meeting
December 3, 2025**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.sevenoakscdd.com

**SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Andrew Mendenhall Chairman	
	Sean Grace	Vice Chairman
	Theodore Rhodes	Assistant Secretary
	Jon Tomsu	Assistant Secretary
	Jack Christensen	Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	Kathryn Hopkinson	Straley Robin & Vericker
District Engineer	Greg Woodcock	Stantec Consulting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO RD, SUITE 100 • WESLEY CHAPEL, FL 33544
MAILING ADDRESS • 3434 COLWELL AVE, STE 200 • TAMPA, FL 33614

WWW.SEVENOAKSCDD.COM

December 3, 2025

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

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Seven Oaks Community Development District will be held on **Wednesday, December 3, 2025 at 6:00 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. REPORTS & PRESENTATIONS**
 - A. District Engineer
 - B. District Counsel
 - C. Field Operations Manager
 - i. Presentation of Field Manager's Report Tab 1
 - D. Clubhouse Manager
 - i. Presentation of Clubhouse Manager's Report
 - E. District Manager
 - i. Review of District Manager's Report Tab 2
 - ii. Review of Financial Statements Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-02; General Elections.. Tab 4
 - B. Consideration of Resolution 2026-03; Designating an Assistant Secretary Tab 5
 - C. Consideration of Grau and Associates Engagement Letter Tab 6
 - D. Consideration of UES Proposal for Milling and Resurfacing Tab 7
 - E. Consideration of SB Associates Commercial Contract Tab 8
 - F. Discussion of Parking Towing Policy
- 5. CONSENT AGENDA/BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Special Meeting held on October 24, 2025, Regular Meeting held on November 5, 2025 Tab 9
 - B. O&M Reports for the Enterprise and General Funds Tab 10**

- 6. SUPERVISOR REQUESTS
- 7. ADJOURNMENT

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

Sincerely,
Scott Brizendine
Scott Brizendine
District Manager

Tab 1

Seven Oaks Field Operations Update

CDD Meeting 12/03/25

Clubhouse:

- All the exterior and interior pillars have been painted.
- All the brown pergolas on the back of clubhouse have been painted.
- Area outside the café service window has been painted.
- Proposal to pushback tree line around the tennis courts, mainly court #5

Sidewalks:

- 442 sidewalk trip hazards have been addressed on both sides of the street on Summergate Blvd and on Ancient Oaks Blvd from the clock tower all the way to Eagleston Blvd.

Nature Trail:

- Cracked and settled concrete apron repairs along the nature trail have been completed at two locations near the MAA apartments.

Pond Bank Repair:

- 80 feet of eroding pond bank was repaired on pond #18 in Forest Edge.



Tab 2



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** January 7th at 3:00PM

December 3

District Manager's Report

2025

FINANCIAL SUMMARY

10/31/2025

General Fund Cash & Investment Balance:		\$1,584,692
Reserve Fund Cash & Investment Balance:		\$3,669,866
Debt Service Fund Cash & Investment Balance:		\$957,042
Enterprise Fund Cash Balance:		\$34,679
Total Cash and Investment Balances:		\$6,246,279
General Fund Expense Variance:	\$167,156	Over Budget
Enterprise Fund Expense Variance:	\$2,390	Under Budget



- All five debt service interest payments to the bondholders were made on November 3rd, due to November 1st being a Saturday.
- The request to withdraw the excess \$20,699 from the Series 2021 Revenue Account has been submitted to the trustee.
- The transfer of the \$1,286,199 from the General Fund to the Reserve Fund will occur in December following the receipt of the large revenue distribution from the tax collector.

Tab 3



Rizzetta & Company

Seven Oaks Community Development District

**Financial Statements
(Unaudited)**

October 31, 2025

Prepared by: Rizzetta & Company, Inc.

sevenoakscdd.com

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Seven Oaks Community Development District

Balance Sheet

As of 10/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Enterprise Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	860,559	0	0	34,679	895,238	0	0
Investments	724,133	3,669,866	957,042	0	5,351,042	0	0
Accounts Receivable	3,062,993	1,097,600	1,489,521	42,850	5,692,964	0	0
Refundable Deposits	65,681	0	0	0	65,680	0	0
Fixed Assets	0	0	0	0	0	63,548,041	0
Amount Available in Debt Service	0	0	0	0	0	0	2,446,563
Amount To Be Provided Debt Service	0	0	0	0	0	0	8,949,437
Total Assets	4,713,366	4,767,466	2,446,563	77,529	12,004,924	63,548,041	11,396,000
Liabilities							
Accounts Payable	54,269	9,123	0	0	63,392	0	0
Accrued Expenses	6,572	0	0	0	6,572	0	0
Other Current Liabilities	0	0	0	897	897	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	11,396,000
Total Liabilities	60,841	9,123	0	897	70,861	0	11,396,000
Fund Equity & Other Credits							
Beginning Fund Balance	2,186,199	3,657,845	954,027	36,235	6,834,307	0	0
Investment In General Fixed Assets	0	0	0	0	0	63,548,041	0
Net Change in Fund Balance	2,466,326	1,100,499	1,492,536	40,397	5,099,756	0	0
Total Fund Equity & Other Credits	4,652,525	4,758,344	2,446,563	76,632	11,934,063	63,548,041	0
Total Liabilities & Fund Equity	4,713,366	4,767,466	2,446,563	77,529	12,004,924	63,548,041	11,396,000

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	75,000	75,000	4,110	(70,890)
Special Assessments				
Tax Roll	3,062,998	3,062,998	3,062,993	(5)
Other Misc. Revenues				
Event Rental	100,000	100,000	6,659	(93,341)
Miscellaneous Revenue	25,000	25,000	0	(25,000)
Total Revenues	3,262,998	3,262,998	3,073,762	(189,236)
Expenditures				
Legislative				
Supervisor Fees	15,000	1,250	2,000	(750)
Total Legislative	15,000	1,250	2,000	(750)
Financial & Administrative				
Accounting Services	28,500	2,375	2,375	0
Administrative Services	9,700	808	808	0
Arbitrage Rebate Calculation	1,000	84	1,000	(917)
Assessment Roll	5,250	5,250	5,250	0
Auditing Services	5,600	0	0	0
Disclosure Report	2,000	166	167	0
District Engineer	65,000	5,417	10,727	(5,310)
District Management	44,025	3,669	3,668	0
Dues, Licenses & Fees	2,300	191	265	(73)
Financial & Revenue Collections	5,250	438	438	0
Legal Advertising	2,000	167	61	106
Public Officials Liability Insurance	4,919	4,919	4,634	285
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	11,500	7,100	5,913	1,187
Website Hosting, Maintenance, Backup & E	5,965	497	180	317
Total Financial & Administrative	193,159	31,081	35,486	(4,405)
Legal Counsel				
District Counsel	50,000	4,166	6,513	(2,347)
Litigation / Mediation	10,000	834	0	834
Total Legal Counsel	60,000	5,000	6,513	(1,513)
Law Enforcement				
Off Duty Deputy	12,000	1,000	0	1,000
Total Law Enforcement	12,000	1,000	0	1,000
Security Operations				
Security Monitoring Services	4,000	333	16,950	(16,617)
Total Security Operations	4,000	333	16,950	(16,617)
Electric Utility Services				
Utility - Irrigation & Landscape Lightin	47,000	3,917	4,564	(648)
Utility - Recreation Facilities	85,000	7,083	5,792	1,292

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Utility - Street Lights	250,000	20,833	20,833	0
Total Electric Utility Services	382,000	31,833	31,189	644
Gas Utility Service				
Utility Services	700	59	44	15
Total Gas Utility Service	700	59	44	15
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	17,000	1,416	991	426
Solid Waste Assessment	10,440	0	0	0
Total Garbage/Solid Waste Control Services	27,440	1,416	991	426
Water-Sewer Combination Services				
Utility - Fountains	1,000	84	77	6
Utility - Reclaimed	25,000	2,083	1,666	417
Utility Services	30,000	2,500	1,860	640
Total Water-Sewer Combination Services	56,000	4,667	3,603	1,063
Stormwater Control				
Aquatic Maintenance	59,193	4,933	4,839	94
Lake/Pond Bank Maintenance & Repair	20,000	1,666	11,700	(10,034)
Stormwater Assessments	6,157	0	0	0
Stormwater System Maintenance	10,000	834	14,175	(13,342)
Total Stormwater Control	95,350	7,433	30,714	(23,282)
Other Physical Environment				
Clock Tower Maintenance	2,000	166	398	(230)
Community Park Equipment	25,000	2,084	12,371	(10,288)
Employee - Payroll Taxes	19,934	1,661	2,261	(600)
Employee - Salaries	261,000	21,750	29,552	(7,802)
Employee - Workers Comp	11,048	11,048	8,212	2,836
Entry & Walls Maintenance & Repair	4,000	333	4,900	(4,566)
General Liability & Property Insurance	54,148	54,148	52,646	1,501
Holiday Decorations	40,000	40,000	19,213	20,788
Hurricane Related Expenses	50,000	4,167	0	4,166
Irrigation Maintenance & Repair	50,000	4,167	1,949	2,218
Landscape - Annuals/Flowers	250,000	20,833	169,746	(148,913)
Landscape Maintenance	1,031,803	85,983	85,067	917
Landscape Replacement Plants, Shrubs, Tr	150,000	12,500	0	12,500
Miscellaneous Expense	10,000	834	0	833
Ornamental Lighting & Maintenance	4,000	333	295	38
Pressure Washing	57,000	4,750	0	4,750
Tree Trimming Services	240,000	20,000	0	20,000
Total Other Physical Environment	2,259,933	284,757	386,610	(101,852)
Road & Street Facilities				
Roadway Repair & Maintenance	20,000	1,667	0	1,667
Sidewalk Maintenance & Repair	50,000	4,166	0	4,167
Street Sign Repair & Replacement	7,500	625	0	625
Total Road & Street Facilities	77,500	6,458	0	6,459

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Parks & Recreation				
Access Control Maintenance & Repair	6,000	500	230	269
Athletic Court/Field/Playground Maintenance	15,000	1,250	0	1,250
Clubhouse Janitorial Services	45,000	3,750	3,422	329
Employee - Payroll Taxes	25,993	2,167	2,775	(610)
Employee - Salaries	337,330	28,110	37,121	(9,010)
Facility Supplies	8,000	667	471	196
Fitness Equipment Maintenance & Repair	10,000	833	0	834
Fountain Service Repair & Maintenance	10,000	834	350	483
Furniture Repair & Replacement	7,500	625	1,858	(1,234)
Maintenance & Repairs	50,000	4,166	1,764	2,403
Miscellaneous Expense	20,000	1,667	819	848
Office Supplies	4,500	375	15	360
Pest Control	500	42	75	(34)
Pool Repair & Maintenance	17,000	1,416	250	1,167
Pool Service Contract	89,829	7,486	8,831	(1,345)
Storage Shed	3,264	272	272	0
Telephone, Internet, Cable	7,500	625	405	220
Tennis Court Maintenance & Supplies	30,000	2,500	0	2,500
Vehicle Maintenance	7,500	625	3,500	(2,874)
Total Parks & Recreation	694,916	57,910	62,158	(4,248)
Special Events				
Special Events	85,000	7,083	31,179	(24,096)
Total Special Events	85,000	7,083	31,179	(24,096)
Total Expenditures	3,962,998	440,280	607,437	(167,156)
Total Excess of Revenues Over(Under) Expenditures	(700,000)	2,822,718	2,466,325	(356,392)
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	700,000	700,000	0	(700,000)
Total Other Financing Sources(Uses)	700,000	700,000	0	(700,000)
Fund Balance, Beginning of Period	0	0	2,186,200	2,186,199
Total Fund Balance, End of Period	0	3,522,718	4,652,525	1,129,807

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	150,000	150,000	13,187	(136,813)
Special Assessments				
Tax Roll	1,097,600	1,097,600	1,097,600	0
Total Revenues	<u>1,247,600</u>	<u>1,247,600</u>	<u>1,110,787</u>	<u>(136,813)</u>
Expenditures				
Contingency				
Capital Reserve	1,247,600	1,247,600	9,122	1,238,478
Total Contingency	<u>1,247,600</u>	<u>1,247,600</u>	<u>9,122</u>	<u>1,238,478</u>
Total Expenditures	<u>1,247,600</u>	<u>1,247,600</u>	<u>9,122</u>	<u>1,238,478</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>1,101,665</u>	<u>1,101,665</u>
penditures				
Total Other Financing Sources(Uses)				
Other Costs				
Unrealized Gain/Loss on Investments	0	0	(1,167)	(1,167)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(1,167)</u>	<u>(1,167)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>3,657,846</u>	<u>3,657,846</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>4,758,344</u>	<u>4,758,344</u>

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

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	577	577
Special Assessments				
Tax Roll	564,087	564,087	564,087	0
Total Revenues	<u>564,087</u>	<u>564,087</u>	<u>564,664</u>	<u>577</u>
Expenditures				
Debt Service				
Interest	95,087	95,087	0	95,087
Principal	469,000	469,000	0	469,000
Total Debt Service	<u>564,087</u>	<u>564,087</u>	<u>0</u>	<u>564,087</u>
Total Expenditures	<u>564,087</u>	<u>564,087</u>	<u>0</u>	<u>564,087</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>564,664</u>	<u>564,664</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>182,487</u>	<u>182,487</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>747,151</u>	<u>747,151</u>

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,438	2,438
Special Assessments				
Tax Roll	925,434	925,434	925,434	0
Total Revenues	<u>925,434</u>	<u>925,434</u>	<u>927,872</u>	<u>2,438</u>
Expenditures				
Debt Service				
Interest	270,434	270,434	0	270,434
Principal	655,000	655,000	0	655,000
Total Debt Service	<u>925,434</u>	<u>925,434</u>	<u>0</u>	<u>925,434</u>
Total Expenditures	<u>925,434</u>	<u>925,434</u>	<u>0</u>	<u>925,434</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>927,872</u>	<u>927,872</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>771,540</u>	<u>771,540</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,699,412</u>	<u>1,699,412</u>

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	42,850	42,850	42,850	0
Club Revenues				
Cafe Revenue	70,000	70,000	4,561	(65,439)
Total Revenues	112,850	112,850	47,411	(65,439)
Expenditures				
Parks & Recreation				
Beverages	17,000	1,417	522	894
Cafe Miscellaneous Expense	2,500	208	0	209
Employee - Payroll Taxes	3,935	328	425	(97)
Employee - Salaries	51,415	4,285	5,545	(1,260)
Equipment	1,500	125	0	125
Food	30,000	2,500	313	2,187
Maintenance & Repairs	2,500	208	0	208
Supplies	4,000	333	209	124
Total Parks & Recreation	112,850	9,404	7,014	2,390
Total Expenditures	112,850	9,404	7,014	2,390
Total Excess of Revenues Over(Under) Ex-	0	103,446	40,397	(63,049)
penses				
Fund Balance, Beginning of Period	0	0	36,235	36,235
Total Fund Balance, End of Period	0	103,446	76,632	(26,814)

Seven Oaks CDD
Investment Summary
October 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2025</u>
FLCLASS	Average Monthly Yield 4.2333%	\$ 724,133
Total General Fund Investments		\$ 724,133
FLCLASS	Average Monthly Yield 4.2333%	\$ 2,501,746
FLCLASS Enhanced Cash	Average Monthly Yield 4.2547%	1,168,120
Total Reserve Fund Investments		\$ 3,669,866
US Bank Series 2016A Revenue	First American Funds Inc SHS Government Obligation Fund 3763	\$ 135,429
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	976
US Bank Series 2016B Revenue	First American Funds Inc SHS Government Obligation Fund 3763	178,160
US Bank Series 2016B-1 Prepayment	First American Funds Inc SHS Government Obligation Fund 3763	607
US Bank Series 2016B-1 Reserve	First American Funds Inc SHS Government Obligation Fund 3763	207,763
US Bank Series 2016B-2 Reserve	First American Funds Inc SHS Government Obligation Fund 3763	70,688
US Bank Series 2016B-2 Prepayment	First American Funds Inc SHS Government Obligation Fund 3763	3,674
US Bank Series 2021 Revenue	First American Funds Inc SHS Government Obligation Fund 3763	69,713
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	740
Total Debt Service Fund Investments		\$ 957,042

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

Seven Oaks Community Development District
Summary A/R Ledger
From 10/01/2025 to 10/31/2025

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
730, 2677						
730-001	730 General Fund	Pasco County Tax Collector	AR00002785	12110	10/01/2025	3,062,993.09
Sum for 730, 2677						3,062,993.09
730, 2678						
730-005	730 Reserve Fund	Pasco County Tax Collector	AR00002785	12110	10/01/2025	1,097,600.00
Sum for 730, 2678						1,097,600.00
730, 2679						
730-200	730 Debt Service Fund S2011 & S2021	Pasco County Tax Collector	AR00002785	12110	10/01/2025	564,086.83
Sum for 730, 2679						564,086.83
730, 2680						
730-202	730 Debt Service Fund S2016	Pasco County Tax Collector	AR00002785	12110	10/01/2025	564,864.13
730-202	730 Debt Service Fund S2016	Pasco County Tax Collector	AR00002785	12110	10/01/2025	360,569.77
Sum for 730, 2680						925,433.90
730, 2682						
730-400	730 Enterprise Fund	Pasco County Tax Collector	AR00002785	12110	10/01/2025	42,850.00
Sum for 730, 2682						42,850.00
Sum for 730						5,692,963.82
Sum Total						5,692,963.82

See Notes to Unaudited Financial Statements

**Seven Oaks Community Development District
Summary A/P Ledger
From 10/01/2025 to 10/31/2025**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
730, 2677						
	730 General Fund	10/28/2025	Barco Products, LLC	SORCO95708	Bench/trash can installation 10/25	12,371.49
	730 General Fund	10/30/2025	Cintas Corporation	4248336555	Facility Supplies 10/25	181.84
	730 General Fund	10/25/2025	Cooper Pools Remodeling & Resurfacing Inc	2025-1335	Pool cleanup 10/25	250.00
	730 General Fund	10/22/2025	Discovery Golf Cars	98960	Golf Cart Repair 10/25	2,816.95
	730 General Fund	10/30/2025	Ewing Irrigation Products Inc.	28179715	Irrigation Supplies 10/25	257.34
	730 General Fund	10/28/2025	Ewing Irrigation Products Inc.	28156098	Irrigation Supplies 10/25	912.72
	730 General Fund	10/30/2025	Ewing Irrigation Products Inc.	28184959	Irrigation Supplies 10/25	79.26
	730 General Fund	10/29/2025	Fast Signs of Wesley Chapel	2160-9386	Pool Signs 10/25	1,614.00
	730 General Fund	10/01/2025	Florida Department of Commerce	92728	DEO Special District Fee FY25-26	175.00
	730 General Fund	10/09/2025	Frontier Florida, LLC	813-994-3055-060923-5 10/25	813-994-3055-060923-5 10/25	124.99
	730 General Fund	10/31/2025	Lee Electric, Inc.	250925	Residential Lights Troubleshoot - 10/25	295.00
	730 General Fund	10/22/2025	Pasco County Utilities	Utilities Summary 10/25	Utilities Summary 10/25	77.52
	730 General Fund	10/22/2025	Pasco County Utilities	Utilities Summary 10/25	Utilities Summary 10/25	1,665.49
	730 General Fund	10/22/2025	Pasco County Utilities	Utilities Summary 10/25	Utilities Summary 10/25	1,860.61
	730 General Fund	10/29/2025	PH Bell and Clock Company	2025014	Clock Maintenance 10/25	397.50
	730 General Fund	10/27/2025	Withlacoochee River Electric Cooperative, Inc.	10203732 Summary Bill 10.25	10203732 Summary Bill 10.25	5,791.31
	730 General Fund	10/27/2025	Withlacoochee River Electric Cooperative, Inc.	10203732 Summary Bill 10.25	10203732 Summary Bill 10.25	4,564.22
	730 General Fund	10/27/2025	Withlacoochee River Electric Cooperative, Inc.	10203732 Summary Bill 10.25	10203732 Summary Bill 10.25	20,833.89
	Sum for 730, 2677					54,269.13
730, 2678						
	730 Reserve Fund	10/14/2025	Ashe Glass & Mirror, Inc.	25823	Glass Installation - (1) of two payments 10/25	9,122.61
	Sum for 730, 2678					9,122.61
	Sum for 730					63,391.74
	Sum Total					63,391.74

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice AR00002785 totaling \$870,321.79 were received in November 2025.
6. Debt Service Fund 200 – Payments for Invoice AR00002785 totaling \$122,544.34 were received in November 2025.
7. Debt Service Fund 202 – Payments for Invoice AR00002785 totaling \$201,044.74 were received in November 2025.
8. Enterprise Fund – Payment for Invoice AR00002785 in the amount of \$42,850.00 was received in November 2025.

Tab 4

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE PASCO COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER OF 2026.

WHEREAS, the Seven Oaks Community Development District ("**District**") is a local unit of special-purpose government established by Pasco County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of two (2) members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 1;	Currently held by Jon Tomsu	Length of term: 4 Years
Seat No. 3;	Currently held by Andrew Mendenhall	Length of term: 4 Years

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

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 3, 2026, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **two (2) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon, Monday, June 8, 2026, through noon Friday, June 12, 2026, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Elections for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.

- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 3rd day of December, 2025.

ATTEST:

**SEVEN OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Title: _____

Name: Andy Mendenhall
Title: Chair of the Board of Supervisors

Tab 5

RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, Seven Oaks Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board now desires to designate an additional Assistant Secretary.

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

Section 1. Lisa Castoria is now appointed as an Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3rd DAY OF DECEMBER 2025.

**SEVEN OAKS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

ASSITANT SECRETARY

Tab 6



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

August 11, 2025

To Board of Supervisors
Seven Oaks Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide Seven Oaks Community Development District, Pasco County, Florida ("the District") for the fiscal years ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Seven Oaks Community Development District as of and for the fiscal years ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,600 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Seven Oaks Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Seven Oaks Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Tab 7

Materials Testing Services Agreement

This Materials Testing Services Agreement (this “**Agreement**”) is entered into as of December 3, 2025, between the **Seven Oaks Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the “**District**”) and **UES Professional Solutions, LLC**, a Florida limited liability corporation (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains certain roads and rights-of-way within the District. The District desires to engage a Contractor for materials testing related to certain roads and asphalt within the District, specifically Ancient Oaks Boulevard and Florida Power Road. The Contractor represents that it is qualified to provide such services. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference the background information is incorporated by reference as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform all work, including all labor, equipment, tools, supervision, services, transportation, and all other necessary incidental items required to perform the work described in the portion of Contractor’s “Cost Estimate for Materials Testing” dated August 26, 2025, relevant portions of which are attached hereto as **Exhibit A**, including but not limited to the following:
 - a. Soil compaction testing
 - b. Laboratory soil testing
 - c. Concrete compressive strength testing
 - d. Engineering technician – inspection, sampling, and testing services
 - e. Asphalt extraction, grading, coring, and testing.
3. **Safety and Traffic Management.** Contractor shall take precautions at all times to protect any persons and property affected by Contractor’s work, utilizing safety equipment such as bright vests and traffic cones, and shall manage and minimize the disturbance to traffic patterns. Contractor shall maintain traffic control as necessary to prevent damage to the work.
4. **Manner of Performance and Care of the Property.**
 - a. Prior to commencing the work, the Contractor shall call 8-1-1 and all existing utilities and their appurtenances shall be protected throughout performance of the work.
 - b. The fact that any part of the work necessary to meet the requirements of District, or any governmental or other appropriate authorities, are not specifically mentioned in this Agreement, will not excuse Contractor from performance thereof if said part of the work to be performed is usual and normal in the crafts or trades required to perform the work or the crafts or trades usually employed to perform work similar to the work.

c. Upon discovery of any information or defect that may affect the work, the Contractor shall immediately provide the District written notice of such information or defect. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.

d. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.

e. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within a reasonable amount of time. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

5. Time of Commencement and Completion. The District Engineer will coordinate the commencement of the work so that the District can coordinate with the community and other users of the roadway. The Contractor shall complete the work within the designated time coordinated with the District Engineer. Time is of the essence with respect to Contractor's obligations under this Agreement.

6. Permits. All permits necessary for the work to be performed under this Agreement shall be paid for and obtained by the Contractor.

7. Compliance with Governmental Regulations. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

8. Compensation. The District agrees to pay the Contractor for the work described above in the amount of Twelve Thousand Five Hundred Eleven Dollars and Zero Cents (**\$12,511.00**).

9. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

10. Concealed Conditions.

a. Contractor has reviewed all existing conditions and limitations affecting the work, including, without limitation, all property lines, utility locations, existing improvements, elevations, and site and local conditions, as applicable to the work. Claims for additional compensation or extensions of time because of the failure of Contractor to familiarize itself with conditions at the site will not be allowed.

b. If conditions are encountered at the site which are (i) subsurface or otherwise concealed physical conditions which differ materially from those indicated in this Agreement, or (ii) unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in this Agreement, then notice by the observing party shall be given to the other party promptly before the conditions are disturbed and in no event later than 3 business days after first observance of the conditions. The District Engineer will promptly investigate such conditions and, if they are not governed by the subsection below and cause an increase or decrease in Contractor's cost of, or time required for, performance of any part of the work, will recommend an equitable adjustment in the compensation or completion date or both. If District Engineer determines that conditions at the site are not as described as above, and that no change in the terms of this Agreement is justified, District Engineer shall so notify District and Contractor in writing, stating the reasons. Claims by either party in opposition to such determination must be made within 14 days after District Engineer has given notice of his determination.

c. No adjustment in compensation or completion date shall be permitted, however, in connection with a concealed or unknown condition (i) which does not differ materially from those conditions disclosed or (ii) which reasonably should have been disclosed by (a) Contractor's inspections, tests, reviews and preconstruction services performed in connection with the work, including any tests made by or in the possession of Contractor, or (b) inspections, tests, reviews and preconstruction services which Contractor negligently failed to request in connection with the work.

11. Termination. Either party may terminate this Agreement without cause with 10 days written notice to the other party. Upon receipt of a termination notice Contractor will cease performance of the work and make every reasonable effort to procure cancellation of all existing orders for materials. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost of materials purchased by Contractor and the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly, if the deposit exceeds these costs, Contractor will refund the appropriate amount to the District.

12. Additional Services. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, change order, or work order authorization.

13. Warranties.

a. The Contractor warrants that the work (a) conforms to the requirements of the this Agreement, (b) was performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by Contractor, and workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.

b. If within 1 year after the date of final payment by the District any portion of the work (including materials and labor) is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the work at its expense promptly after receiving written notice from District requesting such correction.

c. Contractor's warranty in this section is in addition to and does not limit in any way District's claims for latent/patent defects, defects that are concealed and/or not disclosed due to fraud, or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.

d. The provisions of this section shall survive approval of the work under this Agreement.

14. Contractor's Default.

a. Contractor shall be in "Default" under this Agreement if, after 3 business days written notice, Contractor fails or neglects to (i) carry out the work in accordance with this Agreement or in accordance with any specifications, applicable laws, (ii) make proper and timely payment to any Subcontractor for materials or labor, (iii) replace rejected material promptly or correct rejected workmanship as herein provided, or (iv) observe any other terms, provisions, conditions, covenants and agreements in this Agreement to be observed and performed on the part of Contractor.

b. In the event of a Default by Contractor, District, without prejudice to any other right or remedy District may have, may correct such deficiencies and may deduct the cost thereof, including compensation for the District Engineer's services and expenses made necessary thereby, from the payment then or thereafter due Contractor.

c. Alternatively, after Contractor's failure to cure such matter within such 3 day period, at the District's option, District may terminate this Agreement and take possession of the site and remove all materials, tools and construction equipment and machinery thereon owned by Contractor (or require Contractor to immediately remove all such materials, tools and construction equipment and machinery from the site) and District may finish (or cause another contractor to finish) the work by whatever method District may deem expedient. If District takes possession of the site, District may, without any cost or liability to District, use materials, tools and construction equipment and machinery owned by Contractor and left on the site. If the unpaid balance of the compensation exceeds the cost of finishing the work, including compensation for District Engineer's services and expenses made necessary thereby (including, without limitation, District's reasonable attorney's fees and costs), such excess shall be paid to Contractor following final completion of the work by District, but if such cost exceeds such unpaid balance, Contractor shall pay the difference to District. District shall not be responsible to Contractor for any loss of anticipated profits or other consequential damages on any of the work not performed on account of a termination of this Agreement under this section. After any termination of this Agreement by District pursuant to this section, Contractor shall not be entitled to any further payment under this Agreement except to the extent of any amount by which the authorized work completed or installed by Contractor prior to such termination and not previously paid for by District exceeds the amount due by Contractor to District under this section (including all damages which District would be entitled to recover from Contractor by reason of Contractor's breach), and even then only at such time as the work is finally completed. Any sums payable by Contractor to District pursuant to this section shall be payable upon demand and shall bear interest at the lesser of 12% per annum or the highest lawful rate until paid.

15. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

16. Insurance. The Contractor shall carry commercial general liability insurance of no less than \$2,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

17. Indemnification. Contractor agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

18. No Waiver of Sovereign Immunity Beyond Florida Law. The Contractor further agrees that nothing herein shall constitute or be construed as a waiver beyond the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

19. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

20. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided

in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.

c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

d. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

22. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544.

23. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

24. **Amendment**. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.

25. **Non-Waiver**. No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.

26. **Governing Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in the county in which the District is located.

27. **Enforcement of Agreement**. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

28. **Arm's Length Transaction and Interpretation**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

29. **Authorization**. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.

30. **Counterparts**. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

31. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

32. **Notice**. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:
Seven Oaks CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd., Suite 100

To the Contractor:
UES Professional Solutions, LLC
Attn: Nathan R. Deschenes
NDeschenes@teamues.com

Wesley Chapel, Florida 33544
sbrizendine@rizzetta.com and
lcastoria@rizzetta.com

9802 Palm River Road
Tampa, FL 33619

33. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date written above.

UES Professional Solutions, LLC

**Seven Oaks
Community Development District**

Name: _____
Title: _____

Name: Andy Mendenhall
Title: Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL
AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly
sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the SEVEN OAKS Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

August 26, 2025

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

Attention: Frank Nolte

Reference: **Cost Estimate for Materials Testing**
Seven Oaks Milling and Resurfacing
Ancient Oaks Blvd & Florida Power Rd
Wesley Chapel, FL 33544
UES Opportunity No.: A25150.02378.000
UES Proposal No.: 2156085

Dear: Frank Nolte,

UES is pleased to submit for your review and approval the Unit Price fees along with an estimated total fee for the above-mentioned project. Our estimate is based upon our review of project plans and specifications provided to us, along with typical test frequencies for this type of project.

Based on our understanding of this project, we will provide the services listed below. We will be glad to provide any other services you request:

- Soil compaction testing
- Laboratory soil testing
- Concrete compressive strength testing
- Engineering technician - inspection, sampling and testing services
- Asphalt extraction, grading, coring and testing

UES estimates a total fee for the above scope as follows:

Construction Materials Testing and Sitework Estimate: \$12,511.00

(Estimate includes 8% Administrative Fee plus Project Mgr./PE review time)

The actual number of tests shall depend on construction practices and the project schedule. The proposed estimate does not account for additional costs for retests and/or the additional work that is requested outside the above scope. **The testing services will be invoiced on the actual quantity of testing services rendered at the indicated unit rates.** We understand the testing services shall be performed on an on-call basis. **UES will not be responsible for scheduling our services and will not be responsible for tests that are not performed due to a failure to schedule our services on the project or any resulting damage.**

All services will be provided in accordance with the attached General Conditions and billed at the unit rates included in Exhibit 1.

The proposal shall remain effective for 6 months from the date on this proposal. Should you require more time than this to formally authorize us to proceed, we will require an update of our proposal to account for any changes in the scope of services and associated fees.

We appreciate the opportunity to present this to you. Should you have any questions, or if we can be of further assistance, please contact us. We look forward to working with you on this project and projects in the future.

Sincerely,
UES

Nathan R. Deschenes
CSD Manager – Tampa Branch
NDeschenes@teamues.com

Enclosures: Work Authorization/Proposal Acceptance Form
Exhibit I and Exhibit II Notes
Distribution of Reports
General Conditions

Did you know...

Storm Water Pollution Prevention Plan

*UES, acting as a Duly Authorized Representative for the Responsible Authority, will perform the inspection documentation, record keeping, and site inspection tasks required by Florida Administrative Code (FAC) 62-621.300(4)(a). Site inspections will be completed once per week. In addition, inspections will be completed within 24 hours of the end of a storm event that is 0.50 inches of precipitation or greater. The **SWPPP Inspection** Report Form will be completed during the site visit. The inspection report will be completed, and a copy provided via PDF format and/or hard copy for the site filed as requested. (fee is valid for sites up to 30 acres)*

-And

UES' **Building Inspection Department** {BID} provides Private Provider Building Inspections and Code Compliance featuring --- *Building, Mechanical, Electrical, Plumbing & Structural* inspections by qualified building inspectors.

Ask Us!

IF PROPOSAL IS ACCEPTED, PLEASE SIGN, RETURN ONE FORM TO UES AND RETAIN ONE COPY FOR YOUR FILES.

UES is pleased to provide the services described below. The purpose of this document is to describe the terms under which the services will be provided and to obtain formal authorization.

PROJECT NAME: Seven Oaks Milling and Resurfacing
PROJECT LOCATION: Ancient Oaks Blvd & Florida Power Rd
CLIENT NAME: Seven Oaks CDD **ATTN:** Frank Nolte **PHONE:** 727-431-1645
CLIENT ADDRESS: 3434 Colwell Ave. Suite 200, Tampa, FL 33614
E-MAIL ADDRESS: frank.nolte@stantec.com

I. Scope of Services and Understanding of Project (See attached proposal or as indicated below)

ESTIMATED COSTS	
MATERIALS TESTING: \$12,511.00	
Opportunity Number:	A25150.02378
UESDOCS/FUP Number:	2156085

II. Contract Documents. The following documents form part of this Agreement and are incorporated herein by referral:

- UES General Conditions
- UES Proposal Dated: 8/26/2025
- Plans, reports, specifications and other documents provided by the Client prior to this Agreement date
- Other exhibits marked and described as follows: Exhibit I – Unit Rate Sheet, Exhibit II – NOTES, Distribution of Reports

In the event of any inconsistency or conflict among the Contract Documents, the provision in the Contract Document first listed above shall govern.

III. Authority to proceed and for payment.

IF the invoice is to be sent to someone other than the Client below, please indicate the following:	
Firm:	
Email Address:	
Attention:	
Title:	
SS# Or FEID#:	

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized representatives:

CLIENT: _____

UES PROFESSIONAL SOLUTIONS LLC:

BY (Signature): _____

BY (Signature): _____

PRINTED NAME: _____

TYPED NAME: Nathan R. Deschenes

TITLE: _____

TITLE: CSD Manager – Tampa Branch

DATE: _____

DATE: 8/26/2025

Return Executed Copies to: UES PROFESSIONAL SOLUTIONS LLC
9802 Palm River Road, Tampa, FL 33619 | Ph: (813) 740-8506

EXHIBIT I
SCOPE OF WORK AND COST ESTIMATE FOR MATERIALS TESTING SERVICES

Construction Materials Testing and Inspection task	Quantity	Unit Fee	Unit	Final Cost
Proctor - Standard or Modified	1	\$100.00	/each	\$100.00
Grain Size Distribution (w/o hydrometer)	0	\$55.00	/sample	\$0.00
Sieve Analysis - Material Finer than No. 200	1	\$35.00	/sample	\$35.00
Moisture Content	0	\$12.00	/sample	\$0.00
Organic Content Determination	0	\$50.00	/sample	\$0.00
Atterberg Limit (liquid limit, plastic limit, and plasticity index)	0	\$110.00	/sample	\$0.00
Corrosion Series	0	\$225.00	/sample	\$0.00
Field Density Tests; Building Pad Fill / Footings (min. 5 per trip)	0	\$18.00	/each	\$0.00
Field Density Tests; Utility Line Backfill (min. 5 per trip)	0	\$18.00	/each	\$0.00
Field Density Tests; Other (min. 5 per trip)	0	\$18.00	/each	\$0.00
Limerock Bearing Ratio (LBR)	2	\$275.00	/each	\$550.00
Field Density Tests; Parking Base / Sub-base / Fill (min. 5 per trip)	25	\$18.00	/each	\$450.00
Drive Sleeve Testing (field density <i>after</i> compaction)	0	\$25.00	/each	\$0.00
Proof Roll observation / monitoring	0	\$200.00	/4-hrs	\$0.00
Soil Cement Pills (3 pills)	0	\$95.00	/set	\$0.00
Cast AND Test Cylinders, including Slump Test (5 cylinders per set)	0	\$100.00	/set	\$0.00
Concrete Beams	0	\$110.00	/beam	\$0.00
Additional Cylinders	0	\$15.00	/each	\$0.00
Additional Slump Tests	0	\$15.00	/each	\$0.00
Air Content Tests	0	\$18.00	/each	\$0.00
Cast AND Test 3.5" x 3.5" x 7" Grout Prisms, incl' Slump test (4 prisms per set)	0	\$100.00	/set	\$0.00
Cast AND Test 2" Masonry Mortar Cubes (6 cubes per set)	0	\$100.00	/set	\$0.00
Floor Flatness/Level Test	0	\$800.00	/day	\$0.00
Asphalt Extraction and Gradation	8	\$185.00	/each	\$1,480.00
Coring of Pavement	45	\$48.00	/each	\$2,160.00
Core Rig Mobilization	1	\$150.00	/trip	\$150.00
Laboratory Testing of Asphalt Cores for Density	45	\$28.00	/each	\$1,260.00
Swiss hammer (Rebound Hammer)	0	\$80.00	/test	\$0.00
Windsor Probe - 3 shots per test	0	\$95.00	/test	\$0.00
CWI Structural Steel Inspection (min. 4 hrs per trip)	0	\$100.00	/hr	\$0.00
Rebar Inspection (min. 2 hrs per trip)	0	\$75.00	/hr	\$0.00
Ground Improvement Monitoring (Stone Columns, Drilled Shafts, Rigid Inclusions, etc.)	0	\$70.00	/hr	\$0.00
Project Manager - Oversight / Coordination / Review Time	0	\$90.00	/hr	\$0.00
Principal Engineer, P.E. - Overview, Oversight, Review Time	0	\$125.00	/hr	\$0.00
Engineering Technician (on-site time, travel time, standby, delays etc. 1-hour increments)	100	\$54.00	/hr	\$5,400.00
Total				\$11,585.00
Administrative Fee				\$926.80
Total Materials Testing Cost Estimate				\$12,511.80

August 26, 2025

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

Attention: Frank Nolte

Reference: **Cost Estimate for Materials Testing**
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The proposal shall remain effective for 6 months from the date on this proposal. Should you require more time than this to formally authorize us to proceed, we will require an update of our proposal to account for any changes in the scope of services and associated fees.

We appreciate the opportunity to present this to you. Should you have any questions, or if we can be of further assistance, please contact us. We look forward to working with you on this project and projects in the future.

Sincerely,
UES

Nathan R. Deschenes
CSD Manager – Tampa Branch
NDeschenes@teamues.com

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Firm:	
Email Address:	
Attention:	
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SS# Or FEID#:	

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CLIENT: _____

UES PROFESSIONAL SOLUTIONS LLC:

BY (Signature): _____

BY (Signature): _____

PRINTED NAME: _____

TYPED NAME: Nathan R. Deschenes

TITLE: _____

TITLE: CSD Manager – Tampa Branch

DATE: _____

DATE: 8/26/2025

Return Executed Copies to: UES PROFESSIONAL SOLUTIONS LLC
9802 Palm River Road, Tampa, FL 33619 | Ph: (813) 740-8506

EXHIBIT I
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Proof Roll observation / monitoring	0	\$200.00	/4-hrs	\$0.00
Soil Cement Pills (3 pills)	0	\$95.00	/set	\$0.00
Cast AND Test Cylinders, including Slump Test (5 cylinders per set)	0	\$100.00	/set	\$0.00
Concrete Beams	0	\$110.00	/beam	\$0.00
Additional Cylinders	0	\$15.00	/each	\$0.00
Additional Slump Tests	0	\$15.00	/each	\$0.00
Air Content Tests	0	\$18.00	/each	\$0.00
Cast AND Test 3.5" x 3.5" x 7" Grout Prisms, incl' Slump test (4 prisms per set)	0	\$100.00	/set	\$0.00
Cast AND Test 2" Masonry Mortar Cubes (6 cubes per set)	0	\$100.00	/set	\$0.00
Floor Flatness/Level Test	0	\$800.00	/day	\$0.00
Asphalt Extraction and Gradation	8	\$185.00	/each	\$1,480.00
Coring of Pavement	45	\$48.00	/each	\$2,160.00
Core Rig Mobilization	1	\$150.00	/trip	\$150.00
Laboratory Testing of Asphalt Cores for Density	45	\$28.00	/each	\$1,260.00
Swiss hammer (Rebound Hammer)	0	\$80.00	/test	\$0.00
Windsor Probe - 3 shots per test	0	\$95.00	/test	\$0.00
CWI Structural Steel Inspection (min. 4 hrs per trip)	0	\$100.00	/hr	\$0.00
Rebar Inspection (min. 2 hrs per trip)	0	\$75.00	/hr	\$0.00
Ground Improvement Monitoring (Stone Columns, Drilled Shafts, Rigid Inclusions, etc.)	0	\$70.00	/hr	\$0.00
Project Manager - Oversight / Coordination / Review Time	0	\$90.00	/hr	\$0.00
Principal Engineer, P.E. - Overview, Oversight, Review Time	0	\$125.00	/hr	\$0.00
Engineering Technician (on-site time, travel time, standby, delays etc. 1-hour increments)	100	\$54.00	/hr	\$5,400.00
Total				\$11,585.00
Administrative Fee				\$926.80
Total Materials Testing Cost Estimate				\$12,511.80

EXHIBIT II
CONDITIONS SPECIFIC TO CONSTRUCTION MATERIALS TESTING SERVICES

NOTES:

ALL UNIT RATES ARE BASED ON PROVIDING SERVICES DURING NORMAL WORK HOURS (WEEKDAYS, 6:30 A.M. TO 4:30 P.M.). FIELD SERVICES THAT ARE RENDERED BEYOND NORMAL WORK HOURS AND ON HOLIDAYS AND WEEKENDS WILL BE BILLED AT 1.5 TIMES THE QUOTED HOURLY TECHNICIAN RATE OR THE TEST FEE, WHICHEVER IS APPLICABLE.

1. Report preparation and typing services will be provided at a charge of 8% of total charges incurred on each invoice; in any event, we will not exceed the total Construction Services Department Testing budget (if applicable) unless verbal or written approval is received.
2. The Principal Engineer/ Project Manager's review time will be charged accordingly on a per report basis.
3. A minimum of five In-Place Density Tests per trip is required.
4. All hourly work requires a minimum of four hours call-out per trip.
5. Scheduled work requires 24 hours (excluding weekends) advance notice to the UES Dispatch Office. Work performed without advance notice will be termed RAPID RESPONSE SERVICES. Rapid Response Services will occur on a first come, first serve basis. An additional fee of 1 hour of technician time, or a fee multiplier of 1.5 (whichever is greater) will be charged for all Rapid Response Services.
6. Professional consultations and meetings will be invoiced at our standard unit rates.
7. Cancellation without notice and standby time will be invoiced at our standard unit rates.
8. One hour of technician time is included with the unit rate for concrete cylinders, cubes, beams and prisms. Any additional time required for testing (late concrete trucks, slow placement, etc.) will be charged at a standby rate of \$54.00 per hour.
9. All laboratory pricing is FOB Tampa Laboratory. There will be an additional charge of \$54.00 per hour for trips made to the job site for the sole purpose of picking up samples.
10. Each technician's visit to the jobsite will be invoiced at the hourly rate of \$54.00 per hour (*including* travel time) AND the number of tests at the Unit Fee Rate performed during that visit.

UES will not be responsible for scheduling our services and will not be responsible for tests that are not performed due to a failure to schedule our services. In the event tests are *not* scheduled and UES must return to perform subsequent testing, additional charges may apply.

DISTRIBUTION OF REPORTS

To ensure that all parties of interest receive all reports for the above-listed project, we are requesting a distribution list from you. Please indicate how reports should be forwarded: **EMAIL** or **US MAIL**.

Name: _____
Company: _____
Email: _____
Phone: _____

Name: _____
Company: _____
Email: _____
Phone: _____

Name: _____
Company: _____
Email: _____
Phone: _____

Name: _____
Company: _____
Email: _____
Phone: _____

Name: _____
Company: _____
Email: _____
Phone: _____

Name: _____
Company: _____
Email: _____
Phone: _____

As testing reports become available throughout the project, the email addresses provided will be used to distribute testing information. Upon project completion and / or client request, the US Mail addresses will be used to provide signed / sealed copies of testing reports.

The administrative fee of 8% includes distribution to up to 4 parties. Additional parties may be added upon request. The administrative fee will be increased 1% for each additional party ad

**UES Professional Solutions, LLC
GENERAL CONDITIONS**

SECTION 1: RESPONSIBILITIES **1.1** UES Professional Solutions, LLC, and its affiliated companies ("UES"), is responsible for providing the services described under the Scope of Services. The term "UES" as used herein includes all of UES's agents, employees, professional staff, and subcontractors. **1.2** The Client or a duly authorized representative is responsible for providing UES with a clear understanding of the project nature and scope. The Client shall supply UES with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow UES to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product. **1.3** The Client acknowledges that UES's responsibilities in providing the services described under the Scope of Services section is limited to those services described therein, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those services. Such duties may include, but are not limited to, reporting requirements imposed by any third party such as federal, state, or local entities, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for UES's provision of the services so described, unless otherwise agreed upon by both parties in writing.

SECTION 2: STANDARD OF CARE **2.1** Services performed by UES under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of UES's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, express or implied, is made. **2.2** Execution of this document by UES is not a representation that UES has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services. It is the Client's responsibility to provide UES with all information necessary for UES to provide the services described under the Scope of Services, and the Client assumes all liability for information not provided to UES that may affect the quality or sufficiency of the services so described.

SECTION 3: SITE ACCESS AND SITE CONDITIONS **3.1** Client will grant or obtain free access to the site for all equipment and personnel necessary for UES to perform the work set forth in this Agreement. The Client will notify any possessors of the project site that Client has granted UES free access to the site. UES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Scope of Services. **3.2** The Client is responsible for the accuracy of locations for all subterranean structures and utilities. UES will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against UES, and agrees to defend, indemnify, and hold UES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 4: BILLING AND PAYMENT **4.1** UES will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications. **4.2** Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. **4.3** If UES incurs any expenses to collect overdue billings on invoices, the sums paid by UES for reasonable attorneys' fees, court costs, UES's time, UES's expenses, and interest will be due and owing by the Client.

SECTION 5: OWNERSHIP AND USE OF DOCUMENTS **5.1** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, as instruments of service, shall remain the property of UES. Neither Client nor any other entity shall change or modify UES's instruments of service. **5.2** Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose. **5.3** UES will retain all pertinent records relating to the services performed for a period of five years following submission of the report or completion of the Scope of Services, during which period the records will be made available to the Client in a reasonable time and manner. **5.4** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of UES. Client is the only entity to which UES owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

SECTION 6: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS **6.1** Client represents that a reasonable effort has been made to inform UES of known or suspected hazardous materials on or near the project site. **6.2** Under this agreement, the term hazardous materials include hazardous materials, hazardous wastes, hazardous substances (40 CFR 261.31, 261.32, 261.33), petroleum products, polychlorinated biphenyls, asbestos, and any other material defined by the U.S. EPA as a hazardous material. **6.3** Hazardous materials may exist at a site where there is no reason to believe they are present. The discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. The discovery of unanticipated hazardous materials may make it necessary for UES to take immediate measures to protect health and safety. Client agrees to compensate UES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. **6.4** UES will notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client will make any disclosures required by law to the appropriate governing agencies. Client will hold UES harmless for all consequences of disclosures made by UES which are required by governing law. In the event the project site is not owned by Client, Client it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials. **6.5** Notwithstanding any other provision of the Agreement, Client waives any claim against UES, and to the maximum extent permitted by law, agrees to defend, indemnify, and save UES harmless from any claim, liability, and/or defense costs for injury or loss arising from UES's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by UES which are found to be contaminated.

SECTION 7: RISK ALLOCATION **7.1** Client agrees that UES's liability for any damage on account of any breach of contract, error, omission, or professional negligence will be limited to a sum not to exceed \$50,000 or UES's fee, whichever is greater. If Client prefers to have higher limits on contractual or professional liability, UES agrees to increase the limits up to a maximum of \$1,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or \$1,200.00, whichever is greater. If Client prefers a \$2,000,000.00 limit on contractual or professional liability, UES agrees to increase the limits up to a maximum of \$2,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or \$2,000.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance. **7.2** Client shall not be liable to UES and UES shall not be liable to Client for any incidental, special, or consequential damages (including lost profits, loss of use, and lost savings) incurred by either party due to the fault of the other, regardless of the nature of the fault, or whether it was committed by Client or UES, their employees, agents, or subcontractors; or whether such liability arises in breach of contract or warranty, tort (including negligence), statutory, or any other cause of action. **7.3** As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

SECTION 8: INSURANCE **8.1** UES represents it and its agents, staff and consultants employed by UES, is and are protected by worker's compensation insurance and that UES has such coverage under public liability and property damage insurance policies which UES deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, UES agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by UES, its agents, staff, and consultants employed by it. UES shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 7, whichever is less. The Client agrees to defend, indemnify, and save UES harmless for loss, damage or liability arising from acts by Client, Client's agents, staff, and others employed by Client. **8.2** Under no circumstances will UES indemnify Client from or for Client's own actions, negligence, or breaches of contract.

8.3 To the extent damages are covered by property insurance, Client and UES waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance.

SECTION 9: DISPUTE RESOLUTION **9.1** All claims, disputes, and other matters in controversy between UES and Client arising out of or in any way related to this Agreement will be submitted to mediation or non-binding arbitration, before and as a condition precedent to other remedies provided by law. **9.2** If a dispute arises and that dispute is not resolved by mediation or non-binding arbitration, then: (a) the claim will be brought in the state or federal courts having jurisdiction where the UES office which provided the service is located; and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, expert witness fees, and other claim related expenses.

SECTION 10: TERMINATION **10.1** This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, UES shall be paid for services performed to the termination notice date plus reasonable termination expenses. **10.2** In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by the Agreement, UES may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs of UES in completing such analyses, records, and reports.

SECTION 11: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS **11.1** Plan review, private provider inspections, and building inspections are performed for the purpose of observing compliance with applicable building codes. Threshold inspections are performed for the purpose of observing compliance with an approved threshold inspection plan. Construction materials testing ("CMT") is performed to document compliance of certain materials or components with applicable testing standards. UES's performance of plan reviews, private provider inspections, building inspections, threshold inspections, or CMT, or UES's presence on the site of Client's project while performing any of the foregoing activities, is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.2** If UES is retained to provide construction monitoring or observation, UES will report to Client any observed work which, in UES's opinion, does not conform to the plans and specifications provided to UES. UES shall have no authority to reject or terminate the work of any agent or contractor of Client. No action, statements, or communications of UES, or UES's site representative, can be construed as modifying any agreement between Client and others. UES's performance of construction monitoring or observation is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.3** Neither the activities of UES pursuant to this Agreement, nor the presence of UES or its employees, representatives, or subcontractors on the project site, shall be construed to impose upon UES any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety conditions at the project site. Client acknowledges that Client or its contractor is solely responsible for project jobsite safety. **11.4** Client is responsible for scheduling all inspections and CMT activities of UES. All testing and inspection services will be performed on a will-call basis. UES will not be responsible for tests and inspections that are not performed due to Client's failure to schedule UES's services on the project, or for any claims or damages arising from tests and inspections that are not scheduled or performed.

SECTION 12: ENVIRONMENTAL ASSESSMENTS Client acknowledges that an Environmental Site Assessment ("ESA") is conducted solely to permit UES to render a professional opinion about the likelihood or extent of regulated contaminants being present on, in, or beneath the site in question at the time services were conducted. No matter how thorough an ESA study may be, findings derived from the study are limited and UES cannot know or state for a fact that a site is unaffected by reportable quantities of regulated contaminants as a result of conducting the ESA study. Even if UES states that reportable quantities of regulated contaminants are not present, Client still bears the risk that such contaminants may be present or may migrate to the site after the ESA study is complete.

SECTION 13: SUBSURFACE EXPLORATIONS **13.1** Client acknowledges that subsurface conditions may vary from those observed at locations where borings, surveys, samples, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by UES will be based solely on information available to UES at the time of service. UES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed or provided by UES. **13.2** Subsurface explorations may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or boring device moves through a contaminated zone and links it to an aquifer, underground stream, or other hydrous body not previously contaminated. UES is unable to eliminate totally cross-contamination risk despite use of due care. Since subsurface explorations may be an essential element of UES's services indicated herein, Client shall, to the fullest extent permitted by law, waive any claim against UES, and indemnify, defend, and hold UES harmless from any claim or liability for injury or loss arising from cross-contamination allegedly caused by UES's subsurface explorations. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 14: SOLICITATION OF EMPLOYEES Client agrees not to hire UES's employees except through UES. In the event Client hires a UES employee within one year following any project through which Client had contact with said employee, Client shall pay UES an amount equal to one-half of the employee's annualized salary, as liquidated damages, without UES waiving other remedies it may have.

SECTION 15: ASSIGNS Neither Client nor UES may delegate, assign, sublet, or transfer its duties or interest in this Agreement without the written consent of the other party.

SECTION 16: GOVERNING LAW AND SURVIVAL **16.1** This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the UES office performing the services hereunder is located. **16.2** In any of the provisions of this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this agreement for any cause.

SECTION 17: INTEGRATION CLAUSE **17.1** This Agreement represents and contains the entire and only agreement and understanding among the parties with respect to the subject matter of this Agreement and supersedes any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties. No agreement, understanding, representation, inducement, promise, warranty, or condition of any kind with respect to the subject matter of this Agreement shall be relied upon by the parties unless expressly incorporated herein. **17.2** This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

SECTION 18: WAIVER OF JURY TRIAL Both Client and UES waive trial by jury in any action arising out of or related to this Agreement.

SECTION 19: INDIVIDUAL LIABILITY PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF UES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

Revised 11.5.24

Tab 8

ADDENDUM TO COMMERCIAL CONTRACT

This Addendum is annexed to and forms a part of that certain Commercial Contract having an effective date determined as set forth in Paragraph 3 of said Commercial Contract (the "Effective Date"), by and between **SB ASSOCIATES I LIMITED PARTNERSHIP**, a Delaware limited partnership, formerly known as **SB ASSOCIATES LIMITED PARTNERSHIP**, a Delaware limited partnership (hereinafter sometimes collectively referred to as "Seller") and **SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, F.S. (hereinafter sometimes referred to as "Buyer").

1. Conflict with Commercial Contract. In the event of any conflict between the terms and provisions of this Addendum and the terms and provisions of the Commercial Contract to which this Addendum is annexed, the terms and provisions of this Addendum shall take precedence and control. The aforesaid Commercial Contract, as supplemented and amended by this Addendum, is hereinafter sometimes collectively referred to as the "Agreement". Unless otherwise indicated in this Addendum, defined or capitalized terms used herein shall have the meanings, respectively, ascribed to them in the aforementioned Commercial Contract. Without limiting the generality of the foregoing, it is hereby agreed that the term "Property" shall be deemed to mean, refer to and include, the real property more particularly described on Exhibit "A" to this Agreement, together with all buildings and other improvements located thereon.

2. Due Diligence Period.

A. Buyer shall have the period (the "Due Diligence Period") commencing on the Effective Date of this Agreement and ending at 5:00 PM (Florida time) on the 60th day thereafter within which to conduct all requisite (as determined by Buyer) investigations as to the Property and all factors concerning same and to perform and conduct at Buyer's sole cost and expense, (Buyer hereby agreeing to hold Seller harmless in connection therewith) such non-invasive investigations, surveys, tests, studies, examinations and other reasonable activities as Buyer may deem necessary or desirable in order to determine the suitability of the Property for acquisition and use in the manner contemplated by Buyer. The investigations, surveys, tests, studies, examinations and activities described above are hereinafter sometimes collectively referred to as "Buyer's Permitted Activities". In connection with the foregoing, and for the purpose of conducting and performing Buyer's Permitted Activities, Buyer and its employees, agents and independent contractors shall have the right and license, at all reasonable times upon not less than two (2) business days' prior written notice to Seller (which may be transmitted to Seller via email), to enter onto the Property and to perform, in a reasonable manner, Buyer's Permitted Activities.

B. If Buyer shall not be fully satisfied, in Buyer's sole discretion, with the results of its investigations as to the Property and all factors concerning same, or if, for any other reason whatsoever, Buyer shall not desire to proceed forward with the transaction contemplated herein, then Buyer shall be entitled, by written notice, which must be delivered to Seller at or prior to the expiration of the Due Diligence Period, to cancel and terminate the transaction contemplated herein, and, following the delivery by Buyer to Seller of the materials referred to in the last sentence of this Subparagraph 2B, the earnest money deposit theretofore posted by Buyer pursuant to Paragraph 2 of the Commercial Contract shall be promptly refunded to Buyer, whereupon, subject to the provisions of Subparagraphs 2C and 2D below, this Agreement shall be deemed null, void and of no further force or effect, and each party hereto shall be relieved of and from all liability and obligation to the other hereunder, except, however, that Buyer shall continue to be liable and/or obligated with respect to all indemnities and other undertakings which, pursuant to the terms of this Agreement, are intended to survive such termination. If Buyer shall elect to terminate this transaction as aforesaid, then, promptly following request by Seller, Buyer shall deliver to Seller (or, if Buyer shall have previously received same, then Buyer shall allow Seller to retain), at no cost to Seller, non-proprietary due diligence materials regarding the Property which shall have been obtained by or produced for Buyer during the Due Diligence Period, including, but not limited to, all

surveys, property condition reports and other reports, test results, market studies, feasibility analyses, project economics studies, and design and engineering plans, specifications and data, if any, without representation whatsoever, or recourse to Buyer with respect to the contents accuracy or completeness of such materials, and Buyer shall not be required to obtain any reliance letters with respect thereto.

C. Buyer's Permitted Activities shall be performed in all respects in a commercially reasonable manner by Buyer, its employees, agents and independent contractors. IN THIS REGARD, BUYER HEREBY AGREES TO PAY AND INDEMNIFY, PROTECT, SAVE, DEFEND AND HOLD HARMLESS SELLER, AND ITS EMPLOYEES, OFFICERS, DIRECTORS, SHAREHOLDERS, MEMBERS, PRINCIPALS, AGENTS AND ATTORNEYS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST ALL LIABILITIES, OBLIGATIONS, CLAIMS, DAMAGES, JUDGMENTS, AWARDS, PENALTIES, COSTS AND EXPENSES INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEY'S FEES AND COURT COSTS AT ALL LEVELS OF PROCEEDINGS, WHICH SELLER OR ANY OF THE OTHER INDEMNITEES MAY INCUR, SUFFER OR SUSTAIN OR FOR WHICH SELLER OR ANY OF THE OTHER INDEMNITEES MAY BECOME OBLIGATED OR LIABLE, BY REASON OF ANY ACT OR OMISSION ON THE PART OF BUYER, ITS EMPLOYEES, AGENTS AND/OR INDEPENDENT CONTRACTORS IN THE PERFORMANCE OR CONDUCT OF BUYER'S PERMITTED ACTIVITIES OR BY REASON OF ANY INJURY TO OR DEATH OF PERSONS OR LOSS OF OR DAMAGE TO PROPERTY IN CONNECTION WITH, OR AS A RESULT OF, ANY SUCH ENTRY OR ENTRIES UPON OR USE OF THE PROPERTY BY BUYER, ITS EMPLOYEES, AGENTS AND/OR INDEPENDENT CONTRACTORS IN CONNECTION WITH BUYER'S PERMITTED ACTIVITIES OR AS A RESULT OF ANY LIEN(S) FOR LABOR AND/OR SERVICES PERFORMED AND/OR MATERIALS FURNISHED BY OR FOR THE ACCOUNT OF BUYER IN RESPECT OF THE PROPERTY, EXCEPT TO THE EXTENT SUCH LOSS, LIABILITY, COST OR EXPENSE ARISES OUT OF (1) ANY ACTS OR OMISSIONS OF SELLER OR SELLER'S AGENTS, CONTRACTORS, EMPLOYEES, REPRESENTATIVES OR INVITEES, (2) ANY DIMINUTION OF VALUE OF THE PROPERTY ARISING FROM OR RELATING TO MATTERS DISCOVERED BY BUYER, (3) ANY LATENT DEFECTS IN THE PROPERTY DISCOVERED BY BUYER, OR (4) THE RELEASE OR SPREAD OF ANY HAZARDOUS SUBSTANCE, WHICH IS DISCOVERED ON OR UNDER THE PROPERTY BY BUYER.

D. Following the performance of any and all activities on the Property by Buyer and/or its employees, agents and/or independent contractors, Buyer shall restore the Property to the condition the Property was in prior to the performance of such activities.

E. THIS PARAGRAPH 2 IS INTENDED TO REPLACE AND SUPERSEDE THE PROVISIONS OF PARAGRAPH 7 OF THE COMMERCIAL CONTRACT. THE PROVISIONS OF THIS PARAGRAPH 2 SHALL SURVIVE NOTWITHSTANDING CLOSING OR ANY TERMINATION OF THE TRANSACTION CONTEMPLATED HEREIN.

F. Prior to entering upon or conducting (or permitting any of its agents, contractors or employees to enter upon or conduct) any activities on the Property, Buyer shall procure or cause each of Buyer's agents and contractors to procure (and furnish Seller with proof thereof) commercial public liability insurance insuring against any and all loss, injury and/or other damage which may result from or arise out of such entry, inspections, etc. Such insurance (i) shall provide coverage in an amount not less than \$1,000,000.00 (combined single limits), (ii) shall contain a contractual liability endorsement which shall insure Buyer's indemnity obligations as set forth in this Agreement, and (iii) shall name Seller as an additional named insured. No person shall enter the Property for the purpose of conducting any inspection or other activity thereon for or on behalf of Buyer unless the policy(ies) of insurance which Buyer shall have furnished or caused to be furnished to Seller as aforesaid shall provide coverage for personal injuries, death and property damage which may be caused by such person.

3. Closing.

The Closing of the transaction contemplated herein (the "Closing") shall be held on February 18, 2026 (hereinafter sometimes referred to as the "Closing Date").

The Closing shall be consummated through customary escrow procedures conducted by Phelps Dunbar L.L.P. ("Escrow Agent"), as agent for Old Republic National Title Insurance Company (the "Title Company"), i.e., with all required funds to be wire transferred by Buyer to Escrow Agent not later than 12:00 Noon on the Closing Date and all required documents to be delivered to Escrow Agent not later than 12:00 Noon on the Closing Date, at which point Escrow Agent shall disburse to the Seller via wire transfer the cash payable to Seller at Closing pursuant to this Agreement and shall deliver to the appropriate parties the executed original closing documents which the respective parties are entitled to receive pursuant to this Agreement

4A. No Representations or Warranties by Seller; Property sold "AS IS". Buyer hereby expressly acknowledges, agrees, represents and warrants that, except as and to the extent otherwise expressly provided in this Agreement and in the documents to be delivered at the Closing: (a) Seller, its agents, representatives and employees make and have made NO WARRANTY OF MERCHANTABILITY, OF FITNESS FOR ANY PARTICULAR PURPOSE OR RELATING TO THE ABSENCE OF LATENT OR OTHER DEFECTS and no other warranty or representation whatsoever as to (i) the condition or suitability of the Property for Buyer's purposes, (ii) the accuracy of any information furnished by Seller to Buyer in connection with the Property, or (iii) any other matters directly or indirectly related thereto; (b) Buyer has made (or, during the Due Diligence Period, will have made, or had adequate opportunity to make) a complete and thorough examination and inspection of the Property and all matters pertaining thereto and, on the basis of its inspection, Buyer is (or, during the Due Diligence Period, will have become, or had adequate opportunity to become) thoroughly familiar with the Property and all matters pertaining thereto including, without limitation, soil and drainage conditions (including elevation and density of soil), compliance with (and absence of violations of) applicable laws, zoning, utility availability and hook-up costs, and all other matters relevant to Buyer; (c) Buyer has determined (or, during the Due Diligence Period, will have determined, or had adequate opportunity to determine) that the condition of the Property is satisfactory to Buyer; and (d) notwithstanding the nature or extent of the inspections Buyer has made (or will have made, or had the opportunity to make), Buyer has agreed to purchase and accept (and shall purchase and accept) the Property in its "AS IS" condition without requiring any action, expense or other thing or matter on the part of the Seller to be paid or performed and, upon acceptance of the deed to the Property at Closing, Buyer shall be conclusively deemed to have accepted the Property in its "AS IS" condition and shall have released and discharged Seller of and from and in respect of all liability related to the Property including, without limitation, liability for contribution for any matters (including, without limitation, environmental claims or liability), except that the foregoing shall not be deemed to release or impair or discharge Seller's obligations and liabilities, if any, which pursuant to the provisions of this Agreement expressly survive Closing. In accordance with Section 404.056, Florida Statute, Buyer hereby acknowledges that radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time; levels of radon that exceed federal and state guidelines have been found in buildings in Florida; and additional information regarding radon and radon testing may be obtained from the applicable county health department. BUYER HEREBY ACKNOWLEDGES THAT (i) SELLER HAS BEEN MATERIALLY INDUCED TO SELL THE PROPERTY FOR THE PRICE SET FORTH IN THIS AGREEMENT BASED ON BUYER'S AGREEMENT AS AFORESAID TO ACCEPT THE PROPERTY IN ITS "AS IS" CONDITION AND WITH NO REPRESENTATIONS OR WARRANTIES EXCEPT AS AND TO THE EXTENT OTHERWISE EXPRESSLY SET FORTH HEREIN (AND/OR IN ANY ADDENDUM HERETO OR ANY DOCUMENTS TO BE DELIVERED AT THE CLOSING) AND (ii) BUT FOR BUYER'S AGREEMENT AS AFORESAID, SELLER WOULD NOT HAVE AGREED TO SELL THE PROPERTY FOR THE PRICE SET FORTH IN THIS AGREEMENT.

4B. Certain Representations.

(1) Notwithstanding the provisions of Paragraph 4A above, Seller makes the following representations and warranties to Buyer, which representations and warranties shall be true and correct in all material respects on the date hereof and on the date of Closing and shall survive such Closing as, but only for so long as, provided hereinbelow:

(a) To Seller's knowledge, there are no pending or threatened claims, actions, suits or proceedings affecting the Property or Seller's ownership of the Property;

(b) To Seller's knowledge, Seller has not received written notice that the Property is in violation of any federal, state, local or administrative agency ordinance, law, rule, regulation, order or requirement of any governmental authority, agency or officer having jurisdiction, including matters relating to environmental conditions or Hazardous Material ("Environmental Laws"). In this connection, it is understood and agreed that Seller has not made, and Buyer agrees that Seller has no obligation to make, any independent investigation with respect to the matters set forth in this Paragraph 4B(1)(c). For the purposes hereof, "Hazardous Material" shall mean any substance, chemical, waste or other material which is listed, defined or otherwise identified as "hazardous" or "toxic" under any federal, state, local or administrative agency ordinance or law, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§ 9601 et seq. and the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq., or any regulation, order, rule or requirement adopted thereunder, as well as any formaldehyde, urea, polychlorinated biphenyls, petroleum, petroleum product or by-product, crude oil, natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel or mixture thereof, radon, asbestos, and "source," "special nuclear" and "by-product" material as defined in the Atomic Energy Act of 1985, 42 U.S.C. §§ 3011 et seq.;

(c) Seller has full power and authority to enter into this Agreement and to assume and perform all of its obligations hereunder; the execution and delivery of this Agreement and the performance by Seller of its obligations hereunder have been duly authorized by such action as may be required and no further action or approval is required in order to constitute this Agreement as a binding and enforceable obligation of Seller;

(d) Seller is a United States Person, as such term is defined in Section 7701(a)(30) of the Internal Revenue Code of 1986, as amended; and

(e) Seller is not a party to any service contracts with respect to the Property.

(2) All references in this Agreement to "**Seller's knowledge**" or words of similar import shall refer only to the actual knowledge (as distinguished from any implied, imputed or constructive knowledge) of Craig B. Weber, Seller's property manager (the "**Designated Individual**"), and shall not be construed to refer to the knowledge of any other officer, agent or employee of Seller or any affiliate thereof or to impose or have imposed upon the Designated Individual any duty to investigate the matters to which such knowledge, or the absence thereof, pertains, including, but not limited to, the contents of any files, documents, or materials made available to or disclosed to Buyer or the contents of the files maintained by the Designated Individual. There shall be no personal liability on the part of the Designated Individual arising out of any representations or warranties made herein.

5. Certain Title Matters.

(i) Anything in this Agreement to the contrary notwithstanding, it is expressly understood and agreed that while Seller, in its sole and absolute discretion, shall have the right to do so (or to attempt to do so), Seller shall have no obligation to cure or make any effort to cure any title defect(s) affecting the Property i.e., other than the "Mandatory Cure Defects" which Seller shall be obligated to discharge at or prior to Closing. As used herein, the term "Mandatory Cure Defects" shall mean and refer

to any delinquent real estate taxes and assessments assessed against the Property, any mortgages filed by Seller against the Property, and any construction liens filed by any lienor who performed work on the Property under contract with Seller.

Seller shall have five (5) days from Seller's receipt of Buyer's written notice of any title or survey objections to elect in writing whether to cure or attempt to cure such defects in Buyer's notice ("Seller's Response"). In the event that, after having elected to attempt to cure such defects in Seller's Response, Seller shall fail or be unable to do so, then Seller shall give Buyer written notice thereof ("Seller's Notice") not later than five (5) business days prior to the Closing Date, and Buyer shall then be required to elect by written notice to be delivered by Buyer to Seller not later than three (3) business days following Buyer's receipt of Seller's Notice, either:

(aa) to accept title to the Property subject to the uncured title defects (other than the Mandatory Cure Defects, which Seller shall be obligated to discharge as noted above), in which event said uncured title defects shall be deemed to be Permitted Exceptions and any and all objections of Buyer with respect thereto shall be deemed irrevocably waived for all purposes; or

(bb) to cancel this Agreement, whereupon (subject to compliance by Buyer with the provisions of Subparagraph 2B above) the earnest money deposit theretofore posted by Buyer pursuant to Paragraph 2 of the Commercial Contract (and, if applicable, pursuant to Paragraph 3 of this Addendum) shall be promptly refunded to Buyer and each party shall be relieved of and from all further duty and obligation to the other hereunder, except, however, that Buyer shall continue to be liable and/or obligated with respect to all indemnities and other undertakings which, pursuant to the terms of this Agreement, are intended to survive such termination.

If Buyer shall fail to timely deliver written notice to Seller of Buyer's election to proceed under Clause (bb) above, then Buyer shall be deemed to have elected to proceed under Clause (aa) above.

(ii) Notwithstanding anything in this Agreement to the contrary, within five (5) days of the Effective Date, Seller shall deliver to Buyer, Seller's existing boundary survey of the Property, prepared by Florida Design Consultants, Inc. ("**Existing Survey**"). Buyer shall have the right to obtain, at its sole cost and expense, a new boundary survey of the Property ("**Survey**") or an update to the Existing Survey. Buyer shall deliver written notice to Seller, no later than ten (10) days prior to the expiration of the Due Diligence Period, of any matter shown on the Survey or Existing Survey to which Buyer objects. Any such objections to survey matters shall be handled in accordance with the terms and the time periods set forth in this Section 5. At Closing, if requested by Buyer, and provided the Existing Survey is sufficient to delete the standard survey exceptions for matters that would be disclosed by an accurate survey, then Seller agrees to provide a survey affidavit at Closing meeting the title insurer's requirements.

6. Assignment. Seller, in entering into this Agreement, is relying on the financial ability and reputation of Buyer. Accordingly, Buyer will not be permitted to assign this Agreement without Seller's prior written consent, which consent may be given or withheld in Seller's absolute and sole discretion and with or without cause and may be conditioned upon such matters as Seller, in its absolute and sole discretion, deems appropriate, and any purported assignment made without Seller's prior written consent shall be null and void and of no force or effect.

Any such assignment shall be effected only by a written instrument, a fully executed copy of which shall be delivered to Seller at least five (5) business days prior to closing. Notwithstanding any assignment of this Agreement, the Buyer named herein shall be and remain personally liable for performance and compliance by such assignee (and any successor or assignee thereof) of all of the latter entity's obligations under this Agreement. The provisions of the immediately preceding sentence

shall survive closing.

7. Entire Agreement; Agreement Not To Be Recorded. This Agreement contains the entire agreement between the parties and merges and extinguishes all prior negotiations and verbal or written understandings. Without limiting the foregoing, but in furtherance thereof, the parties acknowledge that there are no promises, inducements, assurances, agreements, guarantees, warranties, representations or solicitations, either express or implied, written or oral (including, without limitation, no promises, inducements, assurances, agreements, guarantees, warranties, representations or solicitations by Seller's predecessor), except as and to the extent specifically recited and contained herein. This Agreement shall not be modified (including, without limitation, the waiver of any provision hereof) except by a writing executed by the parties. It is specifically understood and agreed that neither this Agreement nor any notice hereof shall be recorded in any public records and any such recordation shall be null, void and of no force or effect and shall constitute a default by Buyer hereunder. The provisions of this paragraph shall survive closing and any termination of this Agreement.

8. Time of the Essence; Prevailing Party Attorneys' Fees; Construction of Agreement; No Third Party Beneficiaries; Venue; Governing Law. Time is of the essence with respect to this Agreement and each of the terms and provisions hereof. In the event legal proceedings between the parties are instituted in connection with this Agreement, the transaction contemplated by this Agreement or the Property (whether such proceedings sound in tort, contract or otherwise), SELLER AND BUYER HEREBY WAIVE JURY TRIAL and the prevailing party shall be entitled to an award of court costs and its reasonable attorneys' and paralegals' fees at all tribunal levels and in connection with all proceedings (including post judgment proceedings for the collection or enforcement of any judgment rendered) and this shall be in addition to the remedies provided elsewhere in this Agreement. This Agreement shall not be construed more strictly against one party than against the other by virtue of the fact that initial drafts may have been prepared by counsel for one of the parties, it being recognized that this Agreement is the product of extensive negotiations between the parties hereto and that both parties hereto have contributed substantially and materially to the final preparation of this Agreement. Drafts of this Agreement have been prepared for discussion purposes only and no party thereto shall be bound until this Agreement has been fully executed and delivered by all applicable parties. Wherever reference is made in this Agreement to money, sums of money, dollars or amounts thereof, such reference shall mean United States currency, acceptable as legal tender within the United States of America at the time of payment. The provisions of this Agreement are for the sole benefit of the parties to this Agreement, and the successors and assigns of Seller and the successors and permitted assigns of Buyer, and shall not give rise to any rights by or on behalf of anyone other than such parties. Subject to the restrictions on assignment contained herein, the provisions contained in this Agreement shall be binding upon the parties hereto and their heirs, personal representatives, successors and assigns. The paragraph headings are included for convenience only and shall not be used in connection with the interpretation of this Agreement. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The parties hereby consent to jurisdiction and venue in the county in which the Property is located, and agree that such jurisdiction and venue shall be sole and exclusive for all actions or disputes related to this Agreement, which actions shall be commenced and held solely in the county in which the Property is located. The provisions of this paragraph shall survive closing and any termination of this Agreement.

9. Remedies of Buyer upon Default by Seller. In the event that Seller shall default in the performance of any of its material obligations under this Agreement, including its obligation to consummate the transaction contemplated herein when otherwise obligated to do so pursuant to the terms hereof, then, in such event, and provided that Buyer shall not then be in default hereunder, Buyer

shall be entitled, as Buyer's sole and exclusive remedy, either:

(a) to seek specific performance of this Agreement; or

(b) to cancel this Agreement, whereupon (subject to compliance by Buyer with the provisions of Subparagraph 2B above) the earnest money deposit posted by Buyer pursuant to Paragraph 2 of the Commercial Contract shall be promptly refunded to Buyer and each party shall be relieved of and from all further duty and obligation to the other hereunder, except, however, that Buyer shall continue to be liable and/or obligated with respect to all indemnities and other undertakings which, pursuant to the terms of this Agreement, are intended to survive such termination. In no event shall Buyer have (and Buyer hereby expressly waives and relinquishes - such waiver and relinquishment being an essential component of the bargained-for exchange between Seller and Buyer) the right to seek, obtain or recover from or against Seller any compensatory, consequential, exemplary, special, punitive or any other form of monetary or other damages. Notwithstanding the foregoing, in the event specific performance is unavailable as a remedy to Buyer due to Seller conveying the Property to a third party in breach of its obligations under this Agreement, Buyer shall be entitled to pursue all available remedies at law or in equity.

10. Remedy of Seller upon Default by Buyer. In the event that Buyer shall default in the performance of any of its material obligations under this Agreement, including its obligation to consummate the transaction contemplated herein when otherwise obligated to do so pursuant to the terms hereof, then in such event, and provided that Seller shall not then be in default hereunder, Seller as is sole remedy shall be entitled to retain the deposit paid or agreed to be paid by Buyer as agrees upon liquidated damages, consideration for the execution of the Agreement, and in full settlement as any claims, upon which this Agreement shall terminate. Notwithstanding the foregoing, this provision does not modify any of Buyer's indemnification provisions set forth in the Agreement.

11. Further Assurances. Seller and Buyer each agree to execute and deliver to the other party such further documents or instruments as may be reasonable and necessary in the furtherance of or the performance of the terms, conditions and covenants of this Agreement.

12. Relationship of Parties. Nothing contained in this Agreement or the activities contemplated hereby shall be construed to create the relationship of principal and agent, partnership, joint venture, trust, tenants in common or any other relationship between Seller and Buyer other than separate and distinct entities dealing at arm's length for their own separate interests and benefits. Without limiting the foregoing, but in supplementation thereof, Buyer acknowledges and agrees that Seller is not a co-venturer or partner of Buyer in Buyer's ownership and development of, construction upon, use or other activity conducted on or related to, or resale of the Property.

13. Notices. All notices, requests, demands and other communications hereunder shall be in writing, and shall be deemed made when either delivered to the United States Postal Service for mailing, return receipt requested, postage prepaid or to a common courier such as Federal Express, or by email addressed to the party at the address indicated as follows:

If to Buyer:

Seven Oaks Community Development District
Attn: Scott Brizendine, District Manager
3434 Colwell Ave, Suite 200
Tampa, Florida 33614
Email address: sbrizendine@rizzetta.com

with a copy to:

Mahoney Law Group, P.A.
Attn: Jessica Paz Mahoney, Esq.
Stephanie M. Cua, Esq.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764
Tel: (727) 536-8003
Email: jmahoney@mlawgroupppa.com
scua@mlawgroupppa.com

If to Seller:

SB Associates I Limited Partnership
2940 Sports Core Circle
Wesley Chapel, FL 33540
Attention: Craig B. Weber
Email: cweber@crowntampa.com

With a copy to:

Phelps Dunbar L.L.P.
100 S Ashley Drive,
Suite 2000
Tampa, FL 33602
Attention: Aileen S. Davis, Esq.
Email: aileen.davis@phelps.com

If to Escrow Agent:

Phelps Dunbar L.L.P.
100 S Ashley Drive,
Suite 2000
Tampa, FL 33602
Attention: Aileen S. Davis, Esq.
Email: aileen.davis@phelps.com

14. Counterparts. This Agreement may be executed in one or more counterparts and shall become effective only when one or more counterparts have been signed by all of the parties. Each counterpart shall be deemed an original but all of the counterparts together shall constitute only one single agreement. In order to facilitate the finalization of this Agreement, the parties agree that signatures transmitted by facsimile machine or signatures transmitted via e-mail in a "PDF" format may be used in place of original signatures on this Agreement. Each party intends to be bound by such party's facsimile or "PDF" format signature on this Agreement, is aware that the other parties are relying on such party's facsimile or "PDF" format signature, and hereby waives any defenses to the enforcement of this Agreement based upon the form of signature.

15. Risk of Loss. Seller shall bear all risk of loss, damage or taking of the Property which may occur prior to the Closing. In the event of any loss, damage, or taking of any portion of the Property prior to Closing, Seller shall provide prompt written notice thereof to Buyer (such notice to generally describe the loss, damage or taking, as applicable, and to include a preliminary estimate of the cost of repair, if available) and in such case, Buyer may elect, at Buyer's sole option, by written notice to Seller, to (a) cancel and terminate the transaction contemplated herein, whereupon (subject to compliance by Buyer with the provisions of Subparagraph 2B above) the earnest money deposit(s) theretofore posted by Buyer under this Agreement shall be promptly refunded to Buyer, this Agreement shall be deemed null, void

and of no further force or effect, and each party hereto shall be relieved of and from all further liability and obligation to the other hereunder, except, however, that Buyer shall continue to be liable and/or obligated with respect to all indemnities and other undertakings which, pursuant to the terms of this Agreement, are intended to survive such termination, or (b) accept title to the Property in its then "as is" condition with no abatement of the Purchase Price, and at the Closing, Seller shall assign and turn over to Buyer, and Buyer shall be entitled to receive and keep, all of Seller's interest in and to all insurance proceeds payable in connection with such loss or damage or all of Seller's interest in and to all awards for such taking, as the case may be. Buyer's notice of its election must be delivered to Seller not later than ten (10) days following receipt by Buyer of Seller's aforesaid written notice of the loss, damage or taking, as the case may be, failing which Buyer shall be deemed to have elected not to cancel under this Paragraph 15.

16. Seven Oaks CDD Bond Debt. At the Closing, Seller will pay off the outstanding portion of the CDD bond debt applicable to the Property.

17. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Buyer beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

[End of Page – Signatures appear on the next page]

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seals on the day and year first above written.

SELLER:

SB ASSOCIATES I LIMITED PARTNERSHIP
a Delaware limited partnership

By: _____
Craig B. Weber
Authorized Person

BUYER:

SEVEN OAKS COMMUNITY DEVELOPMENT
DISTRICT, a local unit of special purpose
government established pursuant to Chapter 190,
F.S.

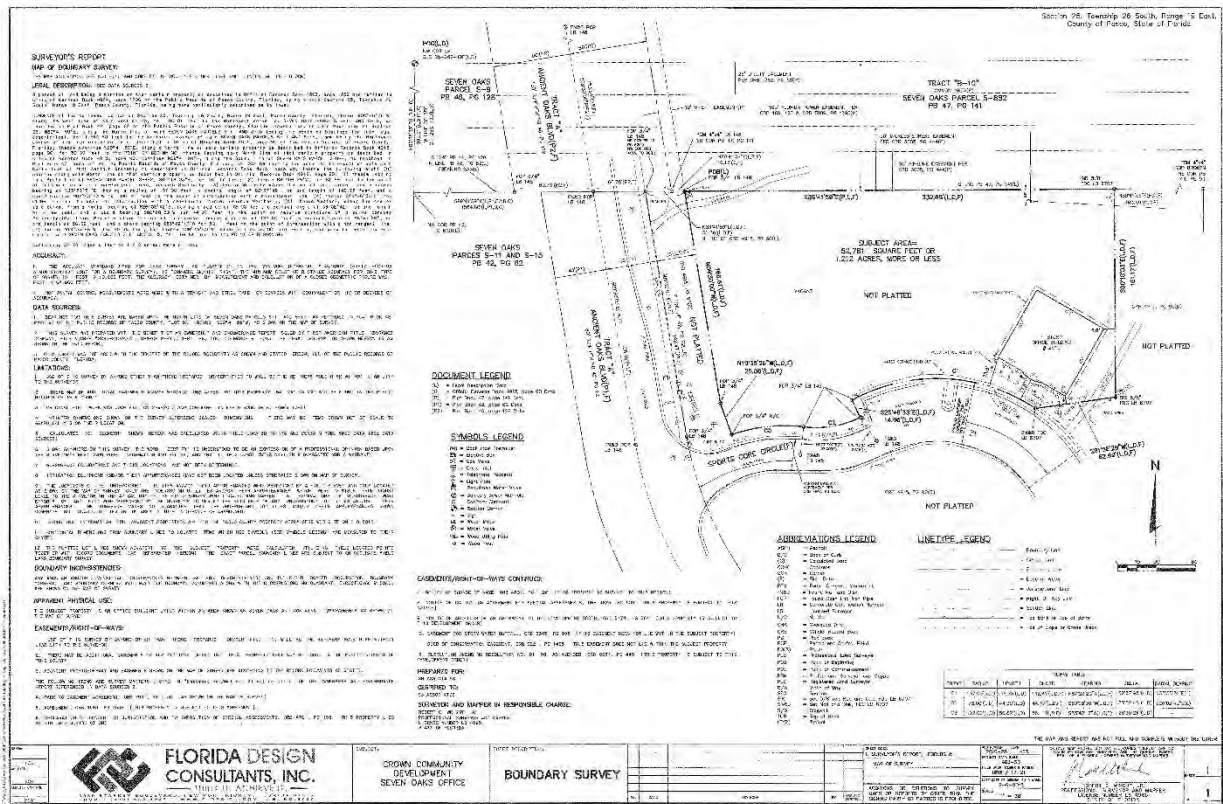
By: _____
Name: _____
Title: _____

Exhibit "A"
Legal Description

A parcel of land being a portion of that certain property as described in Official Records Book 4593, page 1558 and refiled in Official Records Book 4924, page 1206 of the Public Records of Pasco County, Florida, lying within Section 25, Township 26 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 25, Township 26 South, Range 19 East, Pasco County, Florida; thence S00°28'35"W, along the West line of said Section 25, for 100.01 feet to the Northwest corner of SEVEN OAKS PARCELS S-11 AND S-15, as recorded in Plat Book 42, page 62 of the Public Records of Pasco County, Florida; thence leaving said West line of Section 25, N89°41'59"E, along the North line of said SEVEN OAKS PARCELS S-11 AND S-15 (being the basis of bearings for this legal description), for 1,564.80 feet to the Northeast corner of said SEVEN OAKS PARCELS S-11 AND S-15, same being the Northwest corner of that certain property as described in Official Records Book 4915, page 90 of the Public Records of Pasco County, Florida; thence continue N89°41'59"E, along a North line of said certain property as described in Official Records Book 4915, page 90, for 30.39 feet to the POINT OF BEGINNING; thence leaving said North line of that certain property as described in Official Records Book 4915, page 90, continue N89°41'59"E, along the South line of SEVEN OAKS PARCEL S-8B2, as recorded in Plat Book 47, page 141 of the Public Records of Pasco County, Florida, for 332.68 feet to the point of intersection with said North line of that certain property as described in Official Records Book 4915, page 90; thence the following eight (8) courses along said North line of that certain property as described in Official Records Book 4915, page 90; (1) thence leaving said South line of SEVEN OAKS PARCEL S-8B2, S00°18'03"E, for 161.17 feet; (2) thence S81°56'29"W, for 62.69 feet to the point of intersection with a non-tangent curve, concave Southerly; (3) thence Westerly along the arc of said curve, from a radial bearing of N33°55'31"E, having a radius of 137.00 feet, a central angle of 62°37'48", an arc length of 149.75 feet, and a chord bearing N87°23'23"W for 142.41 feet to the point of intersection with a non-tangent line; (4) thence S25°46'33"E, for 14.96 feet to the point of intersection with a non-tangent curve, concave Northerly; (5) thence Westerly along the arc of said curve, from a radial bearing of S26°02'42"E, having a radius of 78.00 feet, a central angle of 33°02'42", an arc length of 44.99 feet, and a chord bearing S80°28'39"W for 44.37 feet to the point of reverse curvature of a curve concave Southerly; (6) thence Westerly along the arc of said curve, having a radius of 122.00 feet, a central angle of 26°35'26", an arc length of 56.62 feet, and a chord bearing S83°42'17"W for 56.11 feet to the point of intersection with a non-tangent line; (7) thence N19°35'26"W, for 25.86 feet; (8) thence N09°30'00"W, along a line 30.00 feet East of and parallel with the East line of said SEVEN OAKS PARCELS S-11 AND S-15, for 166.61 feet to the POINT OF BEGINNING.

Containing 52,781 square feet or 1.212 acres, more or less.



Commercial Contract

1. PARTIES AND PROPERTY: Seven Oaks Community Development District ("Buyer")

agrees to buy and SB Associates I Limited Partnership ("Seller")

agrees to sell the property at:

Street Address: 2940 Sports Core Circle, Wesley Chapel, FL 33543

Legal Description: See Exhibit "A" to Addendum to Commercial Contract

and the following Personal Property: All fixtures, furniture and equipment (no part of the purchase price is to be allocated to the Personal Property)

(all collectively referred to as the "Property") on the terms and conditions set forth below.

2. PURCHASE PRICE: \$ 1,550,000.00

(a) Deposit held in escrow by: Phelps Dunbar LLP \$ 75,000.00
("Escrow Agent") (checks are subject to actual and final collection)

Escrow Agent's address: 100 S Ashley Drive, Suite 2000 Tampa FL 33602 Phone: 813-472-7576

(b) Additional deposit to be made to Escrow Agent

☐ within ____ days (3 days, if left blank) after completion of Due Diligence Period or

☐ within ____ days after Effective Date \$ N/A

(c) Additional deposit to be made to Escrow Agent

☐ within ____ days (3 days, if left blank) after completion of Due Diligence Period or

☐ within ____ days after Effective Date \$ N/A

(d) Total financing (see Paragraph 5) \$ N/A

(e) Other \$ N/A

(f) All deposits will be credited to the purchase price at closing.

Balance to close, subject to adjustments and prorations, to be paid
via wire transfer.

\$ 1,475,000.00

For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of Buyer's written notice of acceptability.

3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before _____, this offer will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or** _____. Calendar days, based on where the Property is located, will be used when computing all time periods. Other than time for acceptance and Effective Date as set forth above, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, ending or occurring on a Saturday, Sunday, national legal holiday, or a day on which a national legal holiday is observed will extend to the next calendar day which is not a Saturday, Sunday, national legal holiday, or a day on which a national legal holiday is observed. **Time is of the essence in this Contract.**

4. CLOSING DATE AND LOCATION:

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

(a) **Closing Date:** This transaction will be closed on February 18, 2026 (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

(b) **Location:** Closing will take place in _____ County, Florida. (If left blank, closing will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

5. THIRD PARTY FINANCING:

~~**BUYER'S OBLIGATION:** On or before _____ days (5 days if left blank) after Effective Date, **Buyer** will apply for third party financing in an amount not to exceed _____% of the purchase price or \$_____, with a fixed interest rate not to exceed _____% per year with an initial variable interest rate not to exceed _____%, with points or commitment or loan fees not to exceed _____% of the principal amount, for a term of _____ years, and amortized over _____ years, with additional terms as follows:~~

~~**Buyer** will timely provide any and all credit, employment, financial and other information reasonably required by any lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within _____ days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within _____ days (3 days if left blank) deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract. If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer** has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.~~

6. TITLE: **Seller** has the legal capacity to and will convey marketable title to the Property by ☐ statutory warranty deed ☒ special warranty deed ☐ other _____, free of liens, easements and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____;

provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the Property as Community recreational.

(a) **Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. **Seller** will, at (check one) ☒ **Seller's** ☐ **Buyer's** expense and within 10 days after Effective Date or at least _____ days before Closing Date deliver to **Buyer** (check one) ☒ (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date. ☐ (ii) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

(b) Title Examination: **Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2) **Buyer** delivers proper written notice and **Seller** cures the defects within _____ days from receipt of the notice ("Curative Period"). **Seller** shall use good faith efforts to cure the defects. If the defects are cured within the Curative Period, closing will occur on the latter of 10 days after receipt by **Buyer** of notice of such curing or the scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) Survey: (check applicable provisions below)

(i.) ☒ **Seller** will, within 4 days from Effective Date, deliver to **Buyer** copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction: all architectural plans for vertical improvements, all permits and authorizations from governmental authorities, and all prior environmental assessments.

_____ prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the date this Contract is terminated.

☐ **Buyer** will, at ☐ **Seller's** ☐ **Buyer's** expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☐ **Buyer** will accept the Property with existing encroachments ☐ such encroachments will constitute a title defect to be cured within the Curative Period.

(d) Ingress and Egress: **Seller** warrants that the Property presently has ingress and egress.

~~**7. PROPERTY CONDITION:** **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller** makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable, or require **Seller** to return the Property to the required condition existing as of the end of Due Diligence period, the cost of which is not to exceed \$_____ (1.5% of the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any defects in the Property. (Check (a) or (b))~~

☐ **(a) As Is:** **Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☐ **(b) Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within _____ days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer**

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.

will not engage in any activity that could result in a mechanic's lien being filed against the Property without **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

(c) Walk-through Inspection: **Buyer** may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: **Seller** will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted ☒ only with **Buyer's** consent ☐ without **Buyer's** consent.

9. CLOSING PROCEDURE: Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.

(a) Possession and Occupancy: **Seller** will deliver possession and occupancy of the Property to **Buyer** at closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

(b) Costs: **Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

(c) Documents: **Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement, mortgages and notes, security agreements, and financing statements.

(d) Taxes and Prorations: Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

(e) Special Assessment Liens: Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.

(f) **Foreign Investment in Real Property Tax Act (FIRPTA):** If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the requirement.

10. ESCROW AGENT: **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

11. CURE PERIOD: Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have 3 days (5 days if left blank) after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

12. FORCE MAJEURE: **Buyer** or **Seller** shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

13. RETURN OF DEPOSIT: Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit will be returned in accordance with applicable Florida Laws and regulations.

14. DEFAULT:

(a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the brokerage fee.

(b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for **Buyer's** default.

15. ATTORNEY'S FEES AND COSTS: In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable attorneys' fees, costs, and expenses.

16. NOTICES: All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice,

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.

251 document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker)
252 representing a party will be as effective as if given by or delivered to that party.

253 **17. DISCLOSURES:**

254 **(a) Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales
255 Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of
256 commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the
257 owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not
258 attach to any interest in real property. This lien right cannot be waived before the commission is earned.

259 **(b) Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special
260 assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such
261 liens, if any, shall be paid as set forth in Paragraph 9(e).

262 **(c) Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in
263 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that
264 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon
265 and radon testing may be obtained from your county public health unit.

266 **(d) Energy-Efficiency Rating Information:** Buyer acknowledges receipt of the information brochure required by
267 Section 553.996, Florida Statutes.

268 **18. RISK OF LOSS:**

269 **(a)** If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, Seller will
270 bear the risk of loss and Buyer may cancel this Contract without liability and the deposit(s) will be returned to
271 Buyer. Alternatively, Buyer will have the option of purchasing the Property at the agreed upon purchase price and
272 Seller will credit the deductible, if any and transfer to Buyer at closing any insurance proceeds, or Seller's claim
273 to any insurance proceeds payable for the damage. Seller will cooperate with and assist Buyer in collecting any
274 such proceeds. Seller shall not settle any insurance claim for damage caused by casualty without the consent of
275 the Buyer.

276 **(b)** If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the
277 right of eminent domain, or proceedings for such taking will be pending or threatened, Buyer may cancel this
278 Contract without liability and the deposit(s) will be returned to Buyer. Alternatively, Buyer will have the option of
279 purchasing what is left of the Property at the agreed upon purchase price and Seller will transfer to the Buyer at
280 closing the proceeds of any award, or Seller's claim to any award payable for the taking. Seller will cooperate
281 with and assist Buyer in collecting any such award.

282 **19. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise ☒ is not
283 assignable ☐ is assignable. If this Contract may be assigned, Buyer shall deliver a copy of the assignment agreement
284 to the Seller at least 5 days prior to Closing. The terms "Buyer," "Seller" and "Broker" may be singular or plural. This
285 Contract is binding upon Buyer, Seller and their heirs, personal representatives, successors and assigns (if
286 assignment is permitted).

287 **20. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between Buyer and Seller.
288 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound.
289 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated
290 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or
291 typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract
292 is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be
293 construed under Florida law and will not be recorded in any public records.

294 **21. BROKERS:** Neither Seller nor Buyer has used the services of, or for any other reason owes compensation to, a
295 licensed real estate Broker other than:

296 **(a) Seller's Broker:** N/A
297 _____,
(Company Name) (Licensee)

(Address, Telephone, Fax, E-mail)

298 who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by
299 ☐ Seller ☐ Buyer ☐ both parties pursuant to ☐ a listing agreement ☐ other (specify) _____
300 _____
301 _____

302 **(b) Buyer's Broker:** N/A _____,

Buyer (_____) (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

(Address, Telephone, Fax, E-mail)

who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by
☐ **Seller's Broker** ☐ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ other (specify)

(collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.

22. OPTIONAL CLAUSES: (Check if any of the following clauses are applicable and are attached as an addendum to this Contract):

- | | | |
|---|--|---|
| <input type="checkbox"/> Arbitration | <input type="checkbox"/> Seller Warranty | <input type="checkbox"/> Existing Mortgage |
| <input type="checkbox"/> Section 1031 Exchange | <input type="checkbox"/> Coastal Construction Control Line | <input type="checkbox"/> Buyer's Attorney Approval |
| <input type="checkbox"/> Property Inspection and Repair | <input type="checkbox"/> Flood Area Hazard Zone | <input type="checkbox"/> Seller's Attorney Approval |
| <input type="checkbox"/> Seller Representations | <input type="checkbox"/> Seller Financing | <input type="checkbox"/> Other _____ |

23. ADDITIONAL TERMS:

See attached Addendum.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other party that such signatory has full power and authority to enter into and perform this Contract in accordance with its terms and each person executing this Contract and other documents on behalf of such party has been duly authorized to do so.

ATTENTION: SELLER AND BUYER

CONVEYANCES TO FOREIGN BUYERS: Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property in violation of the Act.**

At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act. Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

(Signature of Buyer) Date: _____

Seven Oaks Community Development District Tax ID No.: _____
(Typed or Printed Name of Buyer)

Title: _____ Telephone: _____

(Signature of Buyer) Date: _____

Tax ID No.: _____
(Typed or Printed Name of Buyer)

Title: _____ Telephone: _____

Buyer's Address for purpose of notice _____

Facsimile: _____ Email: _____

(Signature of Seller) Date: _____

SB Associates I Limited Partnership By: Craig B. Weber Tax ID No.: _____
(Typed or Printed Name of Seller)

Title: **Authorized Person** Telephone: _____

(Signature of Seller) Date: _____

Tax ID No.: _____
(Typed or Printed Name of Seller)

Title: _____ Telephone: _____

Seller's Address for purpose of notice: _____

Facsimile: _____ Email: _____

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Buyer (_____) (_____) and **Seller** (_____) (_____) acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.

Tab 9

MINUTES OF MEETING

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

SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of Seven Oaks Community Development District was held on **Friday, October 24, 2025, at 3:14 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Andy Mendenhall	Board Supervisor, Chairman
Sean Grace	Board Supervisor, Vice Chairman
Ted Rhodes	Board Supervisor, Assistant Secretary
Jon Tomsu	Board Supervisor, Assistant Secretary
Jack Christensen	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Co., Inc.
Kathryn Hopkinson	District Counsel, Straley, Robin & Vericker
	<i>(via phone)</i>
Theresa DiMaggio	Clubhouse Manager

Audience	None
----------	-------------

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

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Discussion of Purchase Counteroffer

Mr. Brizendine reviewed the \$1,550,000 counteroffer from SB Associates and provided the Board with financing options.

Mr. Rhodes asked if the district can get a line of credit for \$500,000 to offset the cash.

Ms. Hopkinson recommended that the Board hire a real estate attorney and recommends Jessica Mahoney from Mahoney Law Group.

On a Motion by Mr. Tomsu, seconded by Mr. Mendenhall, with four in favor, and one opposed (Mr. Tomsu) the Board of Supervisors accepted the \$1,550,000 counteroffer from SB Associates, for the Seven Oaks Community Development District.

Ms. DiMaggio has received several complaints about the Board's decision to allow the tennis pro to utilize two (2) courts.

A discussion was held. The Board encouraged residents concerned with the new structure to attend the November 5, 2025, CDD meeting.

FOURTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FIFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Tomsu, seconded by Mr. Grace, with all in favor, the Board of Supervisors adjourned the meeting at 3:52 p.m., for Seven Oaks Community Development District.

Secretary

Chairman/Vice Chairman

MINUTES OF MEETING

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

SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Seven Oaks Community Development District was held on **Wednesday, November 5, 2025, at 3:00 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Andy Mendenhall	Board Supervisor, Chairman
Sean Grace	Board Supervisor, Vice Chairman
Ted Rhodes	Board Supervisor, Assistant Secretary
Jon Tomsu	Board Supervisor, Assistant Secretary
Jack Christensen	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Co., Inc.
Lisa Castoria	District Manager, Rizzetta & Co., Inc.
Kathryn Hopkinson	District Counsel, Straley, Robin & Vericker
Theresa DiMaggio	Clubhouse Manager
Greg Woodcock	District Engineer, Stantec Consulting Services
	(via phone)
Jessica Mahoney	Mahoney Law Group

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were several audience comments and concerns about the tennis courts.

Mr. Feldman is upset that the tennis court situation has changed tremendously. He is upset that the vendor has access to 40% of the tennis courts now. He suggested that the vendor should go back to court 1 and if they need additional courts, they should not

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

November 5, 2025 – Meeting Minutes

Page 2

be able to use them during prime time. He would also like to see the courts groomed twice a day.

Mr. Tomsu assured the audience members that the Board takes all residents' thoughts and concerns into consideration. Mr. Mendenhall informed the audience members that the Board will investigate the condition of all 5 courts

There was a resident request to use three courts instead of the two previously used for the school aged tennis program due to larger participation. He assured the Board that this additional court would not be used during peak times. The Board held a brief discussion and made a motion to approve this request.

On a Motion by Mr. Tomsu, seconded by Mr. Mendenhall, with all in favor, the Board of Supervisors approved the resident request to use three courts instead of two for the school aged tennis program, for the Seven Oaks Community Development District.

Ms. Lusk requested that additional plants be installed at the Villas at Deer Run entrance. It was noted that Mr. Tomsu has informed Ms. Lusk that the irrigation needs to be fixed before any additional planting can be installed. Mr. Mendenhall directed staff to reach out to Mr. Gentilella and ask him to provide proposals for the irrigation and installation of new plants.

THIRD ORDER OF BUSINESS

Reports & Presentations

A. District Engineer

Mr. Woodcock presented a proposal from Faulkner Engineering for Geotechnical testing for Ancient Oaks Boulevard in the amount of \$6,250. He met with the contractor, and noted that they would like a slight modification to the type of asphalt being used. Stantec does not have any objections. Mr. Woodcock noted that there will be a \$43,000 credit back to the District.

On a Motion by Mr. Rhodes, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors approved the proposal from Faulkner for Geotechnical testing for Ancient Oaks Boulevard in the amount of \$6,250, for the Seven Oaks Community Development District.

On a Motion by Mr. Mendenhall, seconded by Mr. Rhodes, with all in favor, the Board of Supervisors approved the modifications to the type of asphalt, for the Seven Oaks Community Development District.

Mr. Tomsu would like Mr. Woodcock to provide a list of all the next road projects at the next meeting so the Board knows of the upcoming work in the future.

B. District Counsel

Ms. Hopkinson stated that she had nothing new to report.

C. Field Operations Manager

Mr. Gentilella was not present. Mr. Brizendine reviewed the report with the Board. They did not have any questions or concerns at this time.

D. Clubhouse Manager

Ms. DiMaggio informed the Board that next year's Harvest Festival will cost \$11,315.00. The Board also held a discussion about disposing of Halloween Décor.

On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors approved the amount of \$11,315 for next year's Harvest Festival, for the Seven Oaks Community Development District.

On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors approved the disposal of all Halloween Decor, for the Seven Oaks Community Development District.

i. Discussion of Tennis Court Use

This item was covered during audience comments.

E. District Manager

Mr. Brizendine informed the Board that the next regular meeting will be held on December 3, 2025, at 6:00 p.m.

i. Review of District Management Report and Financial Statement

Mr. Brizendine presented the Manager's report and financial statements to the Board. There were no questions or comments at this time.

**ii. Review of Excess General Fund Money and Debt Services
Money Available for District Use**

Mr. Brizendine informed the Board that there is excess debt service money in the Series 2021 Bonds' Revenue Account in the amount of \$20,699.00. The Board directed staff to transfer the money to the reserve fund.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

November 5, 2025 – Meeting Minutes

Page 4

On a Motion by Mr. Rhodes, seconded by Mr. Mendenhall, with all in favor, the Board of Supervisors approved the transfer of \$20,699 from the Series 2021 Revenue Account to the Reserve Fund, for the Seven Oaks Community Development District.

Mr. Brizendine also informed the Board that there is excess money in the General Fund in the amount of \$1,286,199. The Board directed staff to transfer the excess funds to the Reserve Fund.

On a Motion by Mr. Rhodes, seconded by Mr. Christensen, with all in favor, the Board of Supervisors approved the transfer of \$1,286,199 from the General Fund to the Reserve Fund, for the Seven Oaks Community Development District.

iii. Presentation of Website Compliance Report

Mr. Brizendine presented the Website Compliance report to the Board. There were no questions or concerns.

FOURTH ORDER OF BUSINESS

Consideration of Mahoney Law Group Engagement Letter

Ms. Jessica Mahoney introduced herself and her firm and explained the process to the Board. If engaged, Mahoney Law Group would represent the District in its purchase of the building and land from SB Associates.

On a Motion by Mr. Rhodes, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors approved the Mahoney Law Group Engagement Letter, for the Seven Oaks Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Towing Authorization Agreement

The Board held a brief discussion and agreed they would only like signs installed where legally required, not in every village.

On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with four in favor, and one opposed (Mr. Grace) the Board of Supervisors approved the agreement and directed District Counsel to move forward with an agreement with SOPOA on a joint use agreement, for the Seven Oaks Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Arbitrage Engagement Letters

On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors approved the Arbitrage Engagement Letters (Series 2016A1 and 2016A-2 & 2016B-1 and 2016B-2, for the Seven Oaks Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Board Supervisors’
Regular meeting held on October 1,
2025, and O&M Enterprise Fund and
General Fund Expenditures for
September 2025**

On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors approved the minutes of Board of Supervisors’ Regular Meeting held on October 1, 2025, as amended, and the Enterprise (\$4,166.01) and General Fund (\$328,968.51) expenditures for September 2025, as presented, for the Seven Oaks Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Mendenhall motioned for a NTE \$2,500 for tablets for the Board.

On a Motion by Mr. Mendenhall, seconded by Mr. Grace, with two in favor, and three opposed the Board of Supervisors did not approve the NTE of \$2,500 for tablets for the Board, for the Seven Oaks Community Development District.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Tomsu, seconded by Mr. Mendenhall, with all in favor, the Board of Supervisors adjourned the meeting at 4:54 p.m., for Seven Oaks Community Development District.

Secretary

Chairman/Vice Chairman

Tab 10

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures-Enterprise Fund

October 2025

For Board Approval

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

The total items being presented: \$ **3,552.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

____ Assistant Secretary

Seven Oaks Enterprise Fund Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amazon Capital Services, Inc.	300050	13MF-CKY3-1KLT Cafe	Cafe Supplies 09/25	\$ 32.94
Coffee International, Inc	300052	42529	Cafe Supplies 10/25	\$ 722.97
Florida Department of Revenue	20251020-1	Sales Tax 09/25 730	Sales Tax 09/25 730	\$ 1,175.00
PFG Florida	300051	Cafe Supplies 09/25	Cafe Supplies 09/25	\$ 931.79
Sweetheart Ice Cream, Inc.	300053	15012529309 Valley CC 09/25	Cafe supplies 10/25	\$ 289.32
Valley National Bank	20251028-1	Cafe	Valley CC 09/25 Cafe	<u>\$ 400.86</u>
TOTAL				<u>\$ 3,552.88</u>



For customer support, visit www.amazon.com/contact-us.

Invoice summary

Due 30 days from receipt of invoice

Item subtotal before tax	\$ 348.49
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 348.49
Tax	\$ 0.00
Amount due	\$ 348.49 USD

Billing period 9/1/25 to 9/30/25
Account # A1X2JE9D1GIM05
Payment terms Net 30

Registered business name
Seven Oaks CDD

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

Group Name
Seven Oaks CDD

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.
Bank name Wells Fargo Bank
Bank routing # (ABA) 121000248
Bank account # (DDA) 41630410006031218
SWIFT code (wire transfer) WFBUS6S

Check

Amazon Capital Services
PO Box 035184
Seattle, WA 98124-5184

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or
Email ar-businessinvoicing@amazon.com to submit your remittance detail.

Invoice details

#	Ship date	Description	Qty	Unit price	Item subtotal before tax	Tax
1	8/31/25	Sterilite 4-Pack Industrial Tote, Plastic Storage Container Bins with Lids, 38 Gallon - Heavy-Duty Organizing Containers for Closet, Bathroom, and Office Sold by: Spreetail, LLC ASIN: B0D9325NSK Order # 114-0736981-7245801 Order date: August 31, 2025	1	\$92.99	\$92.99	0.000%
2	9/1/25	Individually Wrapped Black coffee stirrers plastic (500 Count) cocktail straws 7 inch Sold by: Rupert & Jeffreys Trading Co LLC ASIN: B0D4VSWRHV Order # 114-5248324-1360247 Order date: August 31, 2025	1	\$8.99	\$8.99	0.000%
3	9/14/25	12 Pack Spin Mop Replacement Heads Compatible with Ocedar RinseClean 2 Tank System, Microfiber Mop Refill Heads for O Cedar Cleaning All Hard-surfaced Floor Sold by: wuhanbaihuiyingdianzishangwuyouxiangongsi ASIN: B0FHPWRQ39 Order # 114-6124625-2728227 Order date: September 14, 2025	1	\$20.89	\$20.89	0.000%

#	Ship date	Description	Qty	Unit price	Item subtotal before tax	Tax
4	9/14/25	Ventura Foods LLC Sauce Craft Sweet Chili Sauce, Versatile, Globally Inspired Food Service Dipping Sauce Elevates Your Menu with Sweet Heat and Trend-Forward Flavor, 0.5 Gallon Sold by: Ventura Foods, LLC ASIN: B0C6LHQMLP Order # 114-6124625-2728227 Order date: September 14, 2025	1	\$23.95	\$23.95	0.000%
5	9/14/25	Desktop Calculator 12 Digit with Large LCD Display and Sensitive Button, Solar and Battery Dual Power, Standard Function for Office, Home, School, CD-2786 (Purple) Sold by: SUNLITE INDUSTRIAL CORP. ASIN: B08R6XZBLQ Order # 114-0763333-2878666 Order date: September 14, 2025	1	\$7.99	\$7.99	0.000%
6	9/15/25	Hot Shot Wasp & Hornet Killer Spray, For Insects Eliminates the Nest, Sprays Up To 27 Feet, 14 fl Ounce, 2 Pack Sold by: Amazon.com Services, Inc ASIN: B008FLGJT2 Order # 114-6124625-2728227 Order date: September 14, 2025	1	\$7.69	\$7.69	0.000%
7	9/16/25	Christian Art Gifts 2026 Women's Compact Spiral-bound 12 Month Planner: Lord is My Strength Encouraging Scripture, Daily Planning, Organizing, Notetaking, Memos, Tasks, White & Pink Multicolor Floral Sold by: Christian Art Gifts, Inc. ASIN: 1639528709 Order # 114-0747260-3565061 Order date: September 15, 2025	1	\$6.99	\$6.99	0.000%
8	9/26/25	Business Prime Annual Membership Fee - Essentials Sold by: Amazon.com Services, Inc Plan ID: 0P83859920 Order # D01-6211396-3597056 Order date: September 26, 2025	1	\$179.00	\$179.00	

Total before tax	\$348.49
Tax	\$0.00
Amount due	\$348.49

FAQs

How is tax calculated?

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190

How are digital products and services taxed?

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670

Coffee International, Inc

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

Invoice

Date	Invoice #
10/21/2025	42529

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
6	244084	STRAWBERRY TORANI SYRUP 1L PET 6PK	9.27	BTL	55.62
2	244053	PEACH TORANI SYRUP 1L PET 6PK	9.27	BTL	18.54
2	244169	WATERMELON TORANI SYRUP 1L PET 6PK	9.27	BTL	18.54
6	244145	PASSION FRUIT TORANI SYRUP 1L PET 6PK	9.27	BTL	55.62
4	244329	LAVENDER TORANI SYRUP 1L PET 6PK	9.27	BTL	37.08
2	244527	CARAMEL CLASSIC TORANI SYRUP 1L PET 6PK	9.27	BTL	18.54
4	244336	CHOCOLATE CHIP COOKIE DOUGH TORANI SYRUP 1L PET 6PK	9.27	BTL	37.08
1	900102	MANGO Torani Real Fruit Smoothie Mix 6pk/64oz	95.34	CS-6	95.34
1	LT-88416	Old Fashioned Lemonade Lotus 1/2 gallon	124.50	CS-6	124.50
1	0222500	Popping Boba Mango 4 x 7.04 lbs	89.94	CS	89.94
1	0222900	Popping Boba Strawberry 4 x 7.04 lbs	89.94	CS	89.94
8	STW-1941181	Wrapped Boba Straw Color Individually Wrapped Box/400 ct 8 x 50	2.50	bag	20.00
1	EPPET-16	16 OZ CLEAR CUPS 20 X 50	62.23	CS	62.23
Please note Torani has changed from 750 ml PET bottles to 1 Liter bottles PET					
Star Beverage 117.87			57200 -	3314	
Beverage - 522.87			57200 -	4724	
Coffee Supplies 82.23			57200 -	3222	

check _____ Cash _____ Credit Card _____ Charge: ☒

Received By: _____

Signature: Theresa Dimaggio

Subtotal	\$722.97
Sales Tax (7.0%)	\$0.00
Total	\$722.97
Payments/Credits	\$0.00
Balance Due	\$722.97



State of Florida
Department of Revenue

[DOR Home](#) [e-Services Home](#) [Print Page](#) [Contacts](#) [Logout](#)
Sales Tax - [Click for Help](#) NODE: 4

User ID:
AF1275789201

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

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

Access Source: AF1275789201

Confirmation Number: 251016794384

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
61-8012757892-0	09/2025	10/16/2025 12:01:22 PM ET

Location Address

2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

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

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

Debit Date:	10/20/2025
Amount for Check:	\$1175.00
	<input checked="" type="checkbox"/> Check here to use Bank info on file with DOR.
Bank Routing Number:	063102152
Bank Account Number:	*****9695
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

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

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

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

1. Gross Sales (Do not include tax)	17214.29	\$	Discretionary Sales Surtax Information	
2. Exempt Sales (Include these in Gross Sales, Line 1)	0.00	\$	A. Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax	\$ 0.00
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)	17214.29	\$	B. Total Discretionary Sales Surtax Due	\$ 172.14
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)		\$	1205.00	
5. Less Lawful Deductions		\$	0.00	
6. Less DOR Credit Memo		\$	0.00	
7. Net Tax Due		\$	1205.00	
8. a. Less (-) Collection Allowance; or if Late,		\$	30.00	
8. b. Plus (+) Penalty and Interest		\$	0.00	
9. Amount Due With Return		\$	1175.00	

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

Payment you have authorized

1175.00

EFFECTIVE 09/25/25 OUR FUEL SURCHARGE
 WILL BE \$7.00 PER DELIVERY. THANK YOU.

INVOICE

 PERFORMANCE FOODSERVICE TAMPA
 P.O. BOX 931997

 ATLANTA, GA 31193-1997
 800-288-9145 813-659-0811

8262549092625

DELIVER TO:	BILL TO:	ROUTE	STOP	PAGE	DATE	INVOICE NO.
SEVEN OAKS CDD 2910 SPORTS CORE CIR WESLEY CHAPEL FL 33544-8764	SEVEN OAKS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390	5572	12	1	9/26/25	8262549
SPECIAL INSTRUCTIONS						

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

Item Number	Ordered	Shipped	Pack	Size	Unit	Description	Price	Extension	ST
** DRY **									
852182	1	✓1	96	500 CT		FRST MRK TISSUE TOILET 2 PLY WHI I	64.1500	64.15	
996868	1	✓1	60	2 OZ		HEINZ \$SAUCE MARINARA DUNK CUP	41.7800	41.78	
57693	2	✓2	200	9 GM		HEINZ KETCHUP PACKET	15.3600	30.72	
** REFRIGERATED **									
54423	1	✓1	100	1.5 OZ		KENS DRESSING RANCH CUP GF TFF	31.8100	31.81	
337699	1	✓1	12	15 OZ		NTRSBST TOPPING WHIPPED DAIRY 16%	39.7800	39.78	
UN1950, Aerosols, flammable, (each not exceeding 1 L capacity), 2.1									
** FROZEN **									
197483	2	✓2	6	5 LB		SLVR SRC=FRIS 1/2" CC LINE FLOW T	37.2700	74.54	
899497	2	✓2	12	32 OZ		ISLAND O BEV MIX VANILLA ICE CREAM	99.3900	198.78	
229549	1	✓1	2	7.5 LB		WING DNG CHICKEN WING DINGS MED FC	72.5800	72.58	
301184	1	✓1	60	2.5 OZ		PHILLY C APTZ EGG ROLL PHILLY CHEE	75.0300	75.03	
246737	2	✓2	36	7 OZ		KRAFT MACARONI & CHEESE POUCH	62.5900	125.18	
281535	4	✓4	2	5 LB		REDLBLT CHICKEN TNDRLN 1.48 OZ HM	42.6100	170.44	
PFS FUEL CHARGE								7.00	

CAT#	DESCRIPTION	COST	TAX	QTY	RETAIL	% PROF
1	** DRY **	136.65	.00	4	100	.00
2	** REFRIGERATED **	71.59	.00	2	100	.00
3	** FROZEN **	716.55	.00	12	100	.00

HAZ QTY- 1

Clubhouse Supplies - 57200 - 4619 64.15

Food - 57200 - 4664 622.08

Beverage - 57200 - 4724 238.56

Fuel - 57200 - 4613 7.00

Total... 18

Tot Wgt: 305.69 Tot Cube: 10 Tax, St: .00 City: .00 Cnty: .00 Othr:

18	18	4	2	12	SUB TOTAL	931.79	TAX	.00	DEPOSITS	INVOICE TOTAL	931.79	Status Code O = Out S = Sub	P = Partial T = Taxed
ORDER	SHIP	DRY	REFRIG	FROZEN									

/ CUSTOMER SIGNATURE /		/ DRIVER SIGNATURE /	
X	<i>Heena D. Mapp</i>	X	
QTY RECEIVED	QTY DELIVERED	DRIVER COLLECTION	CASH AMOUNT
CHECK NO.	CHECK AMOUNT		

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

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

The Perishable agricultural commodities listed on this invoice are sold subject to the statutory trust authorized by section 5(c) of the Perishable Agricultural Commodities Act, 1930 (7 U.S.C 449e(c)). The seller of these commodities retains a trust claim over these commodities, all inventories of food or other products derived from these commodities, and any receivables or proceeds from the sale of these commodities until full payment is received.



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

Date: 10/20/2025
Time: 10:59 AM

Route: 1501
Rep #: 169

Customer #: 16379

Vendor #:

Store #: 0

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

INVOICE# 15012529309 (Original)

SALES

Product#	Product Desc/UPC Code	U/C	Case/	Unit	Units	Price	Ext Price
1003	GH Giant Vanilla San 0-77567-00393-5	24	2/	0	48	1.3900	66.72
1005	GH Strawberry Shortc 0-41000-05414-3	24	1/	0	24	1.6246	38.99
1009	GH Cookie & Cream Ba 0-77567-02874-7	24	2/	0	48	1.6246	77.98
1374	PS Sponge Bob 1-20pk 0-77567-00285-3	20	3/	0	60	1.7605	105.63
SUBTOTAL:		Impulse	8/	0	180		289.32

TOTAL: 8/ 0 180

TOTAL SALES: \$289.32

Shreya Dima

CUSTOMER SIGNATURE/STORE STAMP

BALANCE DUE: \$289.32
CHARGE

Taha M
DELIVERY REPRESENTATIVE

Please adjust your SRPs accordingly.

Attn Customer, there has been a price increase on the novelty.

Invoice Format: 10

57200-4664



0 0

Account Number: XXXX XXXX XXXX 7739

ACCOUNT SUMMARY

Credit Limit \$26,000.00
Credit Available \$21,299.00
Statement Closing Date September 30, 2025
Days in Billing Cycle 30
Previous Balance \$13,117.76
Payments & Credits \$13,188.16
Purchases & Other Charges \$4,637.84
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$4,567.44
Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance \$4,567.44
Minimum Payment Due \$4,567.44
Payment Due Date October 27, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 7739	\$13,117.76-
09/25	09/25	F1515008C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	13,117.76-
		MICHELLE WHITE	TOTAL XXXXXXXXXXXX 5908	\$0.00
		FATINA TANNOUKHI	TOTAL XXXXXXXXXXXX 0718	\$318.55
09/01	09/01	55483827M0QV0FFG7	SAMSClub.COM 888-746-7726 AR	318.55
			MCC: 5300 MERCHANT ZIP: 72712	
		JOHN GENTILELLA	TOTAL XXXXXXXXXXXX 3977	\$1,138.51
09/01	09/01	55432867L5VSAN1S0	AMAZON.COM*PP2Z26HY3 AMZN.COM/BILL WA	172.70
			MCC: 5942 MERCHANT ZIP:	
09/02	09/02	05436847NBLJ9GT4K	SAMS CLUB #4852 WESLEY CHAPEL FL	39.79
			MCC: 5542 MERCHANT ZIP: 33544	
09/02	09/02	05314617N00D6K7TN	2201 - SPRINKLERWHSE HOUSTON TX	242.02
			MCC: 5039 MERCHANT ZIP: 77095	
09/03	09/03	55432867N5WJZPMA6	IN *BRUTUS ROLLER LLC 609-3930007 FL	684.00
			MCC: 7299 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Account Number: XXXX XXXX XXXX 7739
Payment Due Date October 27, 2025
New Balance \$4,567.44
Minimum Payment Due \$4,567.44
Past Due Amount \$0.00

Amount Enclosed:

\$

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 0

SEVEN OAKS COMMUNITY DEVELOPMENT D
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		THERESA DIMAGGIO	TOTAL XXXXXXXXXXXX 0772 \$18.00	
09/02	09/02	15276327N009JFPNT	SUPERSAAS * B AMSTERDAM DR MCC: 5045 MERCHANT ZIP:	18.00
		JOHN GENTILELLA	TOTAL XXXXXXXXXXXX 0283 \$2,058.57	
09/15	09/15	5548382830DF5EF31	SAMSClub #4852 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	69.36
09/15	09/15	5531020838QFW7EY4	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	47.07
09/16	09/16	821175583EHRH41XX	HUNTER INDUSTRIES GREENVILLE SC MCC: 5399 MERCHANT ZIP:	1,199.00
09/17	09/17	05314618500QAZJDG	2201 - SPRINKLERWHSE HOUSTON TX MCC: 5039 MERCHANT ZIP: 77095	242.02
09/17	09/17	52707158509FLLDR7	THE HOME DEPOT #8929 ZEPHYRHILLS FL MCC: 5200 MERCHANT ZIP: 33545000	100.00
09/18	09/18	5543286865YNPJ5QL	CIRCLEK#2707253 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	44.55
09/18	09/18	52707158609FGJ59G	THE HOME DEPOT #8929 ZEPHYRHILLS CREDIT MCC: 5200 MERCHANT ZIP: 33545000	52.42-
09/23	09/23	52707158B09FHE7XS	THE HOME DEPOT #8929 ZEPHYRHILLS FL MCC: 5200 MERCHANT ZIP: 33545000	360.92
09/30	09/30	55432868H62AHPD1K	STRAIGHTTALK*SERVICES 877-430-2355 FL MCC: 4814 MERCHANT ZIP:	48.07
		FATINA TANNOUKHI	TOTAL XXXXXXXXXXXX 6402 \$541.51	
09/10	09/10	F1515007X000SAEPJ	SAMS CLUB #4852 CREDIT MCC: MERCHANT ZIP:	17.98-
09/10	09/10	F1515007X000SAEPT	SAMSClub.COM MCC: MERCHANT ZIP:	97.70
09/12	09/12	5548382800DBKYAHM	SAMSClub #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	42.24
09/13	09/13	7541823806Y4LE21W	CCI*CONSTANT-CONTACT WALTHAM MA MCC: 5968 MERCHANT ZIP:	131.00
09/13	09/13	0230537812X8JFTKV	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	19.58
09/20	09/20	5548382880DMKD9T7	SAMSClub.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	124.98
09/20	09/20	7541823876YKTAS9K	NETFLIX.COM LOS GATOS CA MCC: 4899 MERCHANT ZIP:	20.19
09/25	09/25	52653848QLTF6JAHF	CPR*NATIONALCPR 6263434557 NV MCC: 8244 MERCHANT ZIP: 89148	12.95
09/26	09/26	55483828F0DZ5GWTN	SAMSClub.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	99.07
09/26	09/26	55483828F0DZ5G5H4	SAMSClub.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	11.78
		THERESA DIMAGGIO	TOTAL XXXXXXXXXXXX 7026 \$492.30	
09/14	09/14	054368482BLJQW1PW	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	31.94
09/16	09/16	75130738301D8YVL3	DYNAMIC MEDIA STERLING HEIG MI MCC: 5999 MERCHANT ZIP:	395.40
09/21	09/21	15270218800BXVAKT	MICROSOFT-G114515315 MSBILL.INFO WA MCC: 5045 MERCHANT ZIP:	8.25
09/24	09/24	55432868B60H1AQ3R	GOOGLE *YOUTUBE TV 650-253-0000 CA MCC: 4899 MERCHANT ZIP:	56.71

IMPORTANT ACCOUNT INFORMATION

\$0 - \$4,567.44 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 10/27/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$49.28	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$11.42	\$0-\$500,000 = 0.25%
New Cashback Balance	\$60.70	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.
See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Seven Oaks CDD Credit Card
Combined Totals
09/30/25 Statement

	General Fund	Enterprise Fund	
Theresa Card	\$ 478.36	\$ 31.94	
John Card	\$ 3,197.08		
Fatina Card	\$ 491.14	\$ 368.92	
Total	\$ 4,166.58	\$ 400.86	
Grand Total	\$ 4,567.44		
Statement Total	\$ 4,567.44		
001-57400-4775	93.66	179.88	400-57200-4664
001-57200-4619	40.46	178.18	400-57200-4724
001-57200-4704	82.34	42.80	400-57200-3222
001-57200-4103	76.90		
001-51300-5102	149.00		
001-57200-5101	8.25		
001-57200-4785	518.89		
001-57200-4647	-		
001-57200-4660	153.70		
001-53900-4670	360.92		
001-53900-4785	95.65		
001-53900-4616	172.70		
001-53900-4609	1,683.04		
001-57200-4763	731.07		

Seven Oaks CDD Credit Card
Fatina Tannoukhi
09/30/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
9/1/2025	Sam's	Café Supplies	400-57200-4724	\$ 51.44	Y	Y
9/1/2025	Sam's	Café Supplies	400-57200-3222	\$ 29.96	Y	Y
9/1/2025	Sam's	Food For Staff	001-57200-4785	\$ 90.96	Y	Y
9/1/2025	Sam's	Facility Supplies	001-57200-4704	\$ 23.85	Y	Y
9/1/2025	Sam's	Facility Supplies	001-57200-4619	\$ 28.68	Y	Y
9/1/2025	Sam's	Event Supplies	001-57400-4775	\$ 93.66	Y	Y
9/10/2025	Sam's	Refund-Café Supplies	400-57200-4664	\$ (17.98)	Y	Y
9/10/2025	Sam's	Café Supplies	400-57200-4664	\$ 97.70	Y	Y
9/12/2025	Sam's	Café Supplies	400-57200-4664	\$ 27.76	Y	Y
9/12/2025	Sam's	Café Supplies	400-57200-4724	\$ 14.48	Y	Y
9/13/2025	Constant Contact	Subscription	001-51300-5102	\$ 131.00	Y	Y
9/13/2025	Publix	Food For Staff	001-57200-4785	\$ 19.58	Y	Y
9/20/2025	Sam's	Café Supplies	400-57200-4664	\$ 30.48	Y	Y
9/20/2025	Sam's	Café Supplies	400-57200-4724	\$ 56.94	Y	Y
9/20/2025	Sam's	Facility Supplies	001-57200-4704	\$ 37.56	Y	Y
9/20/2025	Netflix	Subscription	001-57200-4103	\$ 20.19	Y	Y
9/25/2025	National CPR	CPR Training	001-57200-4785	\$ 12.95	Y	Y
9/26/2025	Sam's	Café Supplies	400-57200-4664	\$ 9.98	Y	Y
9/26/2025	Sam's	Café Supplies	400-57200-4724	\$ 55.32	Y	Y
9/26/2025	Sam's	Café Supplies	400-57200-3222	\$ 12.84	Y	Y
9/26/2025	Sam's	Facility Supplies	001-57200-4704	\$ 20.93	Y	Y
9/26/2025	Sam's	Facility Supplies	001-57200-4619	\$ 11.78	Y	Y

09/30/25 Statement

001-10103	
Total activity	860.06
Replenish card	-
Credit/Refund	-
Total charges	860.06
\$	860.06

0	Expense Summary		GF	EF
	001-57400-4775	(93.66)	491.14	368.92
	001-57200-4619	(40.46)		
	001-57200-4704	(82.34)		
	001-51300-5102	(131.00)		
	001-57200-4103	(20.19)		
	001-57200-4785	(123.49)		
	400-57200-4664	(147.94)		
	400-57200-4724	(178.18)		
	400-57200-3222	(42.80)		
	001-57200-4646			
	001-57200-4701			
	001-57200-4705			
	001-57200-4707	-		
		(860.06)		

TRUE



Aug 31, 2025

Order 10338811860



Curbside pickup items(15)

Wesley Chapel Sam's Club

27727 STATE ROAD 56

Wesley Chapel, FL 33544

Date

Mon, Sep 1

8am-9am

Events	Coca-Cola Soft Drink 12 fl. oz., 35 pk.	Qty 1	\$19.38
	Diet Coke Soda Soft Drink, 12 fl. oz., 35 pk.	Qty 1	\$19.38
B	Dr Pepper Soda 12 fl. oz., 30 pk.	Qty 1	\$14.48
Events	Zephyrhills 100% Natural Spring Water, 20 fl. oz., 28 pk.	Qty 3	\$23.94
Events	Capri Sun 100% Juice Variety Pack, 6 fl. oz. pouches, 40 pk.	Qty 1	\$12.98
Events	Smartfood White Cheddar Cheese Popcorn, 0.625 oz., 50 pk.	Qty 1	\$17.98
B	Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.	Qty 1	\$18.48
B	Gatorade Zero Thirst Quencher Variety Pack 20 fl. oz., 24 pk.	Qty 1	\$18.48
Stores	Member's Mark 33 Gallon Commercial Can Liners, 320 ct.	Qty 1	\$28.68
Clean	Scotch-Brite Heavy Duty Scrub Sponges, Individually Wrapped 24 ct.	Qty 1	\$11.97
Clean	Dawn Platinum Dishwashing Liquid Dish Soap, Refreshing Rain 90 fl. oz.	Qty 1	\$11.88
C-S	Member's Mark Heavyweight White Plastic Spoons, 600 ct.	Qty 1	\$14.98
C-S	Member's Mark White Plastic Forks, Heavyweight 600 ct.	Qty 1	\$14.98

Shipping items(2)

THERESA FLORES
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544

Staff

Tim Hortons Premium Medium Roast K-Cup Coffee Pods, Original Blend, 100 ct.	Qty 2	\$90.96
---	-------	---------

Subtotal		\$322.55
-----------------	--	----------

Pickup fee		Free
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Shipping		Free
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Sales tax		\$0.00
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Total		\$318.55
--------------	--	-----------------

 *0718		\$318.55
---	--	----------

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



sam's club

(813) 929-7010
Wesley chapel, FL

EXPRESS RETURNS

09/04/2025 10:56:49 /AM 4852 38 9998

THERESA

101*****1119

980235752

MembersMark

17.98-

SUBTOTAL

17.98-

TAXES

0.00-

TOTAL

17.98-

Refunded 17.98 to # Mastercard Tender **** 0
718



so-10340431338

Visit [samsclub.com](https://www.samsclub.com) to see your savings



Sep 3, 2025
Order 10340431338



Curbside pickup items(14)

Wesley Chapel Sam's Club Date
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Ball Park Tailgaters Crustini Buns 32 oz., 12 ct.	Qty 2	\$8.84
Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 2	\$44.96
Member's Mark Beef Franks, 4 oz., 12 ct.	Qty 2	\$25.92

Return items (1)

Member's Mark Battered Mozzarella Sticks, Frozen 6 lbs.	Qty 1	\$17.98
---	-------	---------

Subtotal	\$97.70
Pickup fee	Free
Sales tax	\$0.00
Total	\$97.70
*0718	\$97.70

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

Theresa Clubhouse Manager

From: Sam's Club <transaction@info.samsclub.com>
Sent: Thursday, September 4, 2025 10:53 AM
To: Theresa Clubhouse Manager
Subject: Your Sam's Club receipt



Order 10340431338

Here's your Sam's Club receipt, Theresa

Thanks for shopping at Sam's Club! You can find your receipt in your order history on [SamsClub.com](https://www.samsclub.com).



TC # 5405 5574 5625 8184 5742

Pickup items (7)

Wesley Chapel Sam's Club
Wesley Chapel, FL 33544
[Get hours and directions](#)

Picked up by you

🕒 Thu, Sep 4 at 9:52 am



Ball Park Tailgaters Crustini Buns 32 oz 12 ct
Item 980010670

Qty 2

\$8.84 #
\$4.42 each



Members Mark Battered Mozzarella Sticks Frozen 6 lbs Qty 1
Item 980235752

\$17.98 #
\$17.98 each



Don Lee Farms Flame Grilled Angus Choice Beef Patties Frozen 14 lb 12 ct
Item 990290437

Qty 2

\$44.96 #
\$22.48 each



Members Mark Beef Franks 14 lb 12 ct
Item 990376816

Qty 2

\$25.92 #
\$12.96 each

Prices and availability of items in your club may vary and are subject to change without notice. Instant Savings are applied at time of pickup as long as you pay during the offer period.

indicates items purchased as Tax Exempt

Subtotal (7 items)

\$97.70

Paid online

\$97.70

Paid with

MASTERCARD *0718

MASTERCARD *0718

Items that were canceled or rejected at pickup have not been charged to your account.

We gladly accept returns. Please bring your receipt if you need to make exchanges or returns. See our [return policy](#).

If you have any questions, please visit our [help center](#).

Thanks for being a member.

Get the App



Your Account

Your Club

Pickup | Instant Savings | All Services





sam's club

813-929-7010

09/12/25 18:50 1659 04852 091 9091

THERESA 101-**** *111 9

2726 KRAFT SINGLEF 9.28 0
980272280 BOTT UP 18.48 0
990443632 DP 30PK CANF 14.48 0

SUBTOTAL 42.24
TOTAL 42.24

MCARD TEND 42.24
CHANGE DUE 0.00

MASTERCARD- 6402 I 1 APPR#012502
42.24 TOTAL PURCHASE

REF # 525523093752

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 57074400

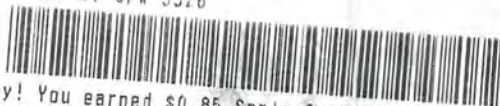
*No Signature Required

09/12/25 18:50:46

ITEMS SOLD 3

TC# 8311 2335 2482 3132 4127

REPRINT BY OP# 5526



Yay! You earned \$0.85 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

Publix

Shoppes at New Tampa
1920 County Road 581
Wesley Chapel, FL 33544-9262
(813) 994-4566
Store Manager: Michael Barton

Nescafe Gld Espro Intense F 11.79
Pirouline Choc Hzlnt Wfrs F 7.79

Subtotal 19.58
Total Tax 0.00
Total 19.58
Credit 19.58
Change 0.00

MasterCard: #6402 \$19.58
Credit Card Purchase
Auth/Trace: 013571/054518 Chip Read
Reference: 006695378783
A0000000041010
Mastercard

09/13/2025 10:39AM

Thank you for shopping at store 0006
Your cashier today was Alexandra.
3575, 0105, 212

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



0006 9DQ 053 575



[Print](#)

Billing Activity - Invoices

Seven Oaks CDD

*Attn: Fatina Tannoukhi
3434 Colwell Ave
suite 200
Tampa FL 33614
US
P: 813-907-7987*

Today's Date: 09/13/2025

User Name: clubhousemanager@sevenoakscdd.com

Invoices from 08/13/2025 to 09/13/2025

Date	Description	Charge Amount	Credit Amount
09/11/2025	Invoice #1757574338	\$131.00	
	Constant Contact - Plus		
	2501-5000 Contacts	\$131.00	
	Highest contact count: 2698		
	From 08/11/2025 to 09/11/2025		

Billing questions? [Contact Support](#)

Constant Contact - 890 Winter St - Waltham, MA 02451 US



Sep 19, 2025
Order 10346929631



Curbside pickup items(8)

Wesley Chapel Sam's Club
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Date

Clorox Disinfecting Cleaning Wipes, Variety Pack, 5 ct., 425 wipes	Qty 2	\$37.56
S.Pellegrino Sparkling Natural Mineral Water 16.9 fl. oz., 24 pk.	Qty 1	\$21.48
Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.	Qty 1	\$18.48
Pure Leaf Real Brewed Tea Unsweetened Black Tea 16.9 fl. oz., 18 pk.	Qty 1	\$16.98
Ball Park Tailgaters Crustini Buns 32 oz., 12 ct.	Qty 1	\$4.42
Sara Lee Restaurant Style White Hot Dog Buns, 16 ct.	Qty 1	\$3.58
Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 1	\$22.48

Subtotal	\$124.98
Pickup fee	Free
Sales tax	\$0.00
Total	\$124.98
*6402	\$124.98

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



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

clubhousemanager@sevenoakscdd.com

Invoice # 6CD7F-F24EE-474DD-02729

Date	Description	Service Period	Amount	Tax	Total
9/20/25	Streaming Service	9/20/25—10/19/25	\$17.99	\$2.20	\$20.19
				SUBTOTAL	\$17.99
				TAX TOTAL	\$2.20
				TOTAL	\$20.19

Payment Method:  6402

Order Receipt #6678288

Date: September 25, 2025
Total: \$12.95
Payment Method: Paypal



Billing Address

Fatina Tannoukhi
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Shipping Address

Fatina Tannoukhi
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Order Details

Product		Total
Standard - CPR / AED Certificate + A FREE Wallet Card x1		\$12.95
Subtotal:		\$12.95
Shipping:		Free Shipping
Payment Method:		Paypal
Total:		\$12.95



Sep 25, 2025

Order 10348928660



Curbside pickup items(7)

Wesley Chapel Sam's Club

27727 STATE ROAD 56

Wesley Chapel, FL 33544

Date

Fri, Sep 26

7am-8am

Zephyrhills 100% Natural Spring Water, 20 fl. oz., 28 pk.	Qty 2	\$15.96
---	-------	---------

Coca-Cola Soft Drink 12 fl. oz., 35 pk.	Qty 1	\$17.88
---	-------	---------

Member's Mark Select & Tear 2-Ply Paper Towel 15 rolls, 150 sheets/roll	Qty 1	\$20.93
---	-------	---------

S.Pellegrino Sparkling Natural Mineral Water 16.9 fl. oz., 24 pk.	Qty 1	\$21.48
---	-------	---------

Member's Mark Everyday 1-Ply White Napkins 4 pks., 300 napkins/pk.	Qty 1	\$12.84
--	-------	---------

Fun Sweets Cotton Candy, 2 oz., 12 pk.	Qty 1	\$9.98
--	-------	--------

Subtotal		\$99.07
-----------------	--	---------

Pickup fee		Free
------------	--	------

Sales tax		\$0.00
------------------	--	--------

Total		\$99.07
--------------	--	----------------

*6402		\$99.07
-------	--	---------

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



Sep 25, 2025
Order 10348928766



Curbside pickup items(1)

Wesley Chapel Sam's Club
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Date
Fri, Sep 26
7am-8am

Dial Antibacterial Foaming Hand Soap, Spring Water, 7.5 fl. oz., 4 pk.	Qty 1	\$11.78
--	-------	---------

Subtotal	\$11.78
-----------------	---------

Pickup fee	Free
------------	------

Sales tax	\$0.00
------------------	--------

Total	\$11.78
--------------	----------------

*6402	\$11.78
-------	---------

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

Seven Oaks CDD Credit Card
Theresa Dimaggio
09/30/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
9/2/2025	SuperSaas	Reservation system subscription	001-51300-5102	\$ 18.00	Y	Y
9/14/2025	Sam's	Café Supplies	400-57200-4664	\$ 31.94	Y	Y
9/16/2025	Dynamic Media	Sirius XM Subscription	001-57200-4785	\$ 395.40	Y	Y
9/21/2025	Microsoft	Subscription	001-57200-5101	\$ 8.25	Y	Y
9/24/2025	Youtubetv	Subscription	001-57200-4103	\$ 56.71	Y	Y

09/30/25 Statement

001-10103	
Total activity	510.30
Replenish card	-
Credit/Refund	-
Total charges	510.30
\$	510.30

0

Expense Summary		GF	EF
001-57400-4775	-		
001-57200-4619	-	478.36	31.94
001-57200-4704	-		
001-57200-4103	(56.71)		
001-51300-5102	(18.00)		
001-57200-5101	(8.25)		
001-57200-4785	(395.40)		
400-57200-4664	(31.94)		
400-57200-4724	-		
400-57200-3222	-		
001-15500	-		
001-57200-4701	-		
001-57200-4705	-		
001-57200-4707	-		
	(510.30)		

TRUE



Invoice

To:
Seven Oaks CDD
Theresa DiMaggio
United States

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

Invoice date: 9/2/2025
Invoice number: 20250902-575085-571494
Customer reference: 575085 – Seven Oaks Clubhouse

Item	VAT	Amount
Package B – Cycle: 1 Month No value added tax will be charged (outside European Union)	\$ 0.00	\$ 18.00

Subtotal (excluding tax)	\$ 18.00
VAT	\$ 0.00
Total (including tax)	\$ 18.00

Paid in full via Credit Card



sam's club

813-929-7010

09/14/25 10:20 1627 04852 093 9093

THERESA 101-**** *111 9

2 @ 9.98

281710 HNZ KETCHUPF 19.96 0
990001144 VL RD TAT CF 11.98 0

SUBTOTAL 31.94
TOTAL 31.94

MCARD TEND 31.94
CHANGE DUE 0.00

MASTERCARD- 7026 I 2 APPR#014215
31.94 TOTAL PURCHASE

REF # U395Y0167269

AID A0000000041010

TERMINAL # 29815671

*No Signature Required

09/14/25 10:20:05

ITEMS SOLD 3

TC# 1168 8820 8758 2425 6473



Yay! You earned \$0.64 Sam's Cash with
Plus. Check all earnings and savings
at [SamsClub.com/Account](https://www.samsclub.com/Account)



INVOICE
Type: RECURRING

Account Number	Date	Order Number	PO Number
106563	9/16/2025	1747834	-----

Seven Oaks Community Development District
Theresa DiMaggio
3434 COLWELL AVE
STE 200
TAMPA, FL 33614
US

REMIT TO
Dynamic Media
38283 Mound Road
Sterling Heights, MI 48310
US
586-978-4214
M-F 9AM-6PM ET

SALESPERSON
Customer Service

PAYMENT TERMS
Due upon receipt

Number	Name	Site Reference
--------	------	----------------

0001 Seven Oaks Community Development District
2910 SPORTS CORE CIR, WESLEY CHAPEL, FL 33544

Radio ID	Radio Description
F3870F	SiriusXM SXBR3 Music for Business Player
	SXM Annual Streaming Service - Primary 09/2025 - 09/2026

Price

\$395.40 US

Site Subtotal	\$395.40 US
Site Tax	\$0.00 US
Site Total	\$395.40 US

Account Outstanding Balances			
0-30	31-60	61-90	> 90
\$0.00 US	\$0.00 US	\$0.00 US	\$0.00 US

SUBTOTAL	\$395.40 US
SHIPPING	\$0.00 US
TAX	\$0.00 US
TOTAL	\$395.40 US
PAYMENTS	\$395.40 US
BALANCE	\$0.00 US



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

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

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

Invoice Summary

Billing Profile	Seven Oaks CDD
Invoice Number	G114515315
Invoice Date In UTC	09/21/2025

Total Amount Due on 09/21/2025	USD 8.25
---	-----------------

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

Invoice for activity on 09/20/2025

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

<https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G114515315>

Billing Summary	
Charges	8.25
Subtotal	8.25
Sales Tax (0.00%)	0.00
Total	USD 8.25

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

Payment should only be made by Electronic Funds Transfer.
Do not send any physical payment to any address on this invoice.



← **Charges on Sep 24, 2025**

Payment method
Mastercard **** 7026

Base Plan

\$49.99

Tax \$6.72
Total \$56.71

Seven Oaks CDD Credit Card
John Gentilella
09/30/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
9/1/2025	Amazon	Lightposts	53900-4616	\$ 172.70	Y	Y
9/2/2025	Sam's	Gasoline	57200-4660	\$ 39.79	Y	Y
9/2/2025	Sprinkler Warehouse	Gate Valves	53900-4609	\$ 242.02	Y	Y
9/3/2025	Brutus Roller	Roller Repair	57200-4763	\$ 684.00	Y	Y
9/15/2025	Sam's	Gasoline	57200-4660	\$ 69.36	Y	Y
9/15/2025	Ace Hardware	Fasteners	57200-4763	\$ 47.07	Y	Y
9/16/2025	Hunter	Irrigation subscription	53900-4609	\$ 1,199.00	Y	Y
9/17/2025	Sprinkler Warehouse	Gate Valves	53900-4609	\$ 242.02	Y	Y
9/17/2025	Home Depot	Trailer Rental	53900-4785	\$ 100.00	Y	Y
9/18/2025	Circle K	Gasoline	57200-4660	\$ 44.55	Y	Y
9/18/2025	Home Depot	Trailer Rental-Deposit refund	53900-4785	\$ (52.42)	Y	Y
9/23/2025	Home Depot	Paint/Supplies	53900-4670	\$ 360.92	Y	Y
9/30/2025	Straight Talk Wireless	Cell phone	53900-4785	\$ 48.07	Y	Y

09/30/25 Statement

001-10103	
Total activity	3,197.08
Replenish card	-
Credit/Refund	-
Total charges	3,197.08
\$	3,197.08

0	Expense Summary	GF	EF
	57200-4647	-	3,197.08
	57200-4660	(153.70)	
	53900-4670	(360.92)	
	53900-4616	(172.70)	
	53900-4609	(1,683.04)	
	57200-4763	(731.07)	
	53900-4785	(95.65)	
		(3,197.08)	

TRUE

Order Summary

Order placed August 28, 2025 Order # 111-2039708-3181008

Ship to

John Gentilella
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Payment method

Mastercard ending in 3977

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$172.70
Shipping & Handling:	\$0.00
Total before tax:	\$172.70
Estimated tax to be collected:	\$0.00
Grand Total:	\$172.70

Arriving today



Newhouse Lighting MPOST17 2.5-Inch Outdoor Mounting Post with Cap and Stabilizing Wings for Landscape Flood Lights, Black, 17.63

Sold by: Amazon.com

Supplied by: Other

10

\$17.27

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CODE:
4616

Sep 2, 2025 8:18 AM CDT

Transaction 13012917287238397187 \$39.79 In-club

Wesley chapel Sam's Club - 27727 State Road 56, Wesley chapel, FL 33544, +1 (813) 929-7010

Item	Qty	Price (Incl Savings)
UNLEAD GASOLINE <u>Item ID: 658441</u>	1	\$39.79 \$39.79 each

Summary

Subtotal	\$39.79
Total Savings	\$0.00
Gift Options	\$0.00
Sales Tax	\$0.00

Payment

Total Charged to Card	\$39.79
-----------------------	---------

Method

Card ending in *3977	\$39.79
----------------------	---------

CODE:
4660

4 HOURS LEFT FOR  SAME DAY SHIPPING

\$99 DOLLARS TO GET FREE SHIPPING TODAY!

SprinklerWarehouse

The Do-It-Yourself Sprinkler Store

Invoice #002268126

DATE: 9/2/25

Product Name	SKU	Price	Qty Invoiced	Subtotal
Aqualine Brass Gate Inline Valve 3 in. FPT BGV-300	BGV-300	\$121.01	2	\$242.02
Subtotal				\$242.02
Grand Total				\$242.02

ORDER INFORMATION

Shipping Address

John Gentilella
Seven Oaks CDD
2910 Sports Core Cir
Wesley Chapel, Florida, 33544-8764
United States
T: [8132307987](tel:8132307987)

Shipping Method

FREE Shipping (1-4 Days)

Billing Address

John Gentilella
Seven Oaks CDD
3434 Colwell Ave
Ste 200
Tampa, Florida, 33614-8390
United States
T: [8132307987](tel:8132307987)

Payment Method

Credit Card

Credit Card Type

MasterCard

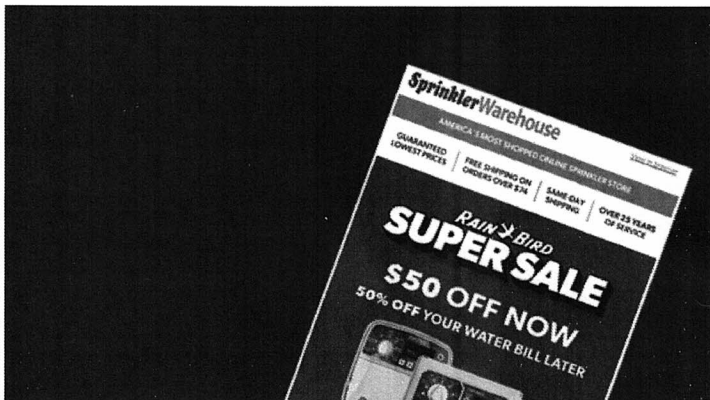
Credit Card Number

XXXX-3977

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CODE:
4609



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Delivered directly to your inbox.

Email Address

SUBSCRIBE

By inputting your email you agree to receive recurring promotional marketing emails from Sprinkler Warehouse.

**BRUTUS ROLLER LLC**3007 29th AVE. EAST
BRADENTON, FL 34208**Invoice**

Date	Invoice #
9/3/2025	27079

Bill To
SEVEN OAKS CDD 3434 COLWELL AVE., STE 200 TAMPA, FL 33614-1615 USA

Ship To
SEVEN OAKS CDD 2910 Sports Core Circle Wesley Chapel, FL 33544 USA

S.O. No.	P.O. No.	Terms	Account #	Ship Date	Ship Via	F.O.B.	
		CREDIT CARD		9/3/2025			
Item Code	Description	Quantity	Ordered	Backorde...	U/M	Price Each	Amount
SA-7126-...	IDLER ARM SPROCKET ASSEMBLY KIT	1		0	EA	384.00	384.00
LABOR	LABOR	3		0	HR	100.00	300.00
				Sales Tax (0.0%)			
				\$0.00			
				Total			
				\$684.00			

Phone #	E-mail
609-393-0007	snptsale@gmail.com
Fax #	Web Site
609-393-4448	www.brutusroller.com

CODE: 4763

Sep 15, 2025 6:34 AM CDT

Transaction 27512437207235307187 | \$69.36 | In-club

Wesley chapel Sam's Club - 27727 State Road 56, Wesley chapel, FL 33544, +1 (813) 929-7010

Item	Qty	Price (Incl Savings)
UNLEAD GASOLINE <u>Item ID: 658441</u>	1	\$69.36 \$69.36 each

Summary	Subtotal	\$69.36
	Total Savings	\$0.00
	Gift Options	\$0.00
	Sales Tax	\$0.00
Payment	Total Charged to Card	\$69.36
Method	Card ending in *0283	\$69.36

CODE:
4660

THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

09/15/25 8:58AM VIRGINIAC 265 SALE

H829722	1	BX	\$19.99	BX	N
18-8 STOP NUT USS5/16-18	50		\$19.99		
H830506	1	BX	\$14.49	BX	N
18-8 FLAT WASH 3/8	100		\$14.49		
7011407	1	EA	\$12.59	EA	CN
ACE UTILITY GLOVE L 1PR			\$12.59		
You Saved	:		1.40		

SUB-TOTAL:\$ 47.07 TAX:\$.00
TOTAL:\$ 47.07
BC AMT:\$ 47.07

BK CARD#: XXXXXXXXXXXX0283
MID:*****5880 TID:***4733
AUTH: 015313 AMT:\$ 47.07
Host reference #:208138 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A00000000041010
TVR : 0000008001
IAD : 0110A040012200000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0001
AC : 8A63FB117CE34456
TxnID/ValCode: 058420

CODE:
47163

Bank card USD\$ 47.07

Total Items:3



==>> JRNL# C08138
CUST NO: 170931

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

YOU SAVED \$ 1.40 BY SHOPPING AT
VISION ACE WESLEY CHAPEL 18945

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

Payment Received

\$1199.00 paid on September 16, 2025

Statement Id: 907CFB00-0019

DESCRIPTION	QTY	PRICE	TOTAL
September 7, 2025 - September 7, 2026			
Annual Plan	11	\$109.00	\$1199.00

Devices affected:

- Nickname: Controller 4
Serial: 0543208649
- Nickname: Controller 6
Serial: 0533734885
- Nickname: Controller 10
Serial: 0513400804
- Nickname: Controller 7
Serial: 0541689287
- Nickname: Controller 3
Serial: 0559455365
- Nickname: Controller 2
Serial: 0537312167
- Nickname: Controller 12
Serial: 0517728960
- Nickname: Controller 1
Serial: 0581801602
- Nickname: Controller 8
Serial: 0582778403
- Nickname: Controller 9
Serial: 0562804641
- Nickname: Controller 11
Serial: 0506519206

CODE:
4609

Amount Paid \$1199.00

If you have any questions or need support please use our support form.

SUPPORT FORM

4 HOURS LEFT FOR  SAME DAY SHIPPING

\$99 DOLLARS TO GET FREE SHIPPING TODAY!

SprinklerWarehouse

The Do-It-Yourself Sprinkler Store

Invoice #002285301

DATE: 9/17/25

Product Name	SKU	Price	Qty Invoiced	Subtotal
Aqualine Brass Gate Inline Valve 3 in. FPT BGV-300	BGV-300	\$121.01	2	\$242.02
Subtotal				\$242.02
Grand Total				\$242.02

ORDER INFORMATION

Shipping Address

John Gentilella
Seven Oaks CDD
2910 Sports Core Cir
Wesley Chapel, Florida, 33544-8764
United States
T: [8132307987](tel:8132307987)

Shipping Method

FREE Shipping (1-4 Days)

Billing Address

John Gentilella
Seven Oaks CDD
3434 Colwell Ave
Ste 200
Tampa, Florida, 33614-8390
United States
T: [8132307987](tel:8132307987)

Payment Method

Credit Card

Credit Card Type

MasterCard

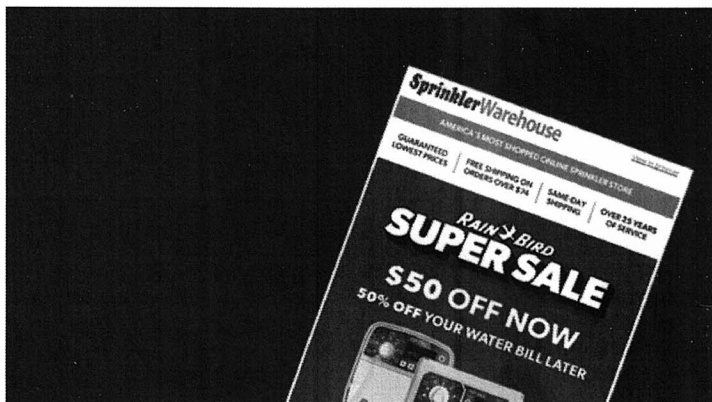
Credit Card Number

XXXX-0283

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CODE:
4609



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32715 EILAND BLVD
WESLEY CHAPEL, FL 33545 (813)788-1642

8929 00090 87115 09/17/25 12:56 PM

CUSTOMER AGREEMENT # 272788

RECALL AMOUNT 100.00

SUBTOTAL 100.00

SALES TAX 0.00

TOTAL \$100.00

XXXXXXXXXXXX0283 MASTERCARD 100.00

AUTH CODE 017878/1902067

DEPOSIT FOR TRAILER

CUSTOMER AGREEMENT # 272788 100.00

DEPOSIT NO# 89292509170735638272788988

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7987 SUMMARY

THIS RECEIPT PO/JOB NAME: 0

PRO XTRA SPEND THIS VISIT: \$0.00

2025 PRO XTRA SPEND 09/16: \$421.24

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PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

DEPOSIT - \$100.00

REFUND - \$52.42

FINAL COST \$47.58

8929 90 87115 09/17/2025 2062

CODE:
4785

CODE: 4660

09/18/2025 12:56:00
Order Number: 277014
Circle K 2707253
31337 Wesley Chapel
Wesley ChaFL 33543
(813) 524-5851

Term: 102

Appr: 016160

UNIT-REG

QTY No. 00

Gallons 13.839

PRICE/G \$3.219

TOTAL FUEL \$44.55

TOTAL SALE \$44.55

SALE

Master Card

Card Num: (R)

XXXXXXXXXXXX0283

actless

USD\$ 44.55

Mastercard

AID: A0000000041010

TVR: 0000000001

TAD:

XXXXXXXXXXXXXXXXXXXX/XXX

XXXXXXXXXXXXXXXXXXXX

TS1: 2800

ARC: 00

ARQC:

6DEA9CBFBF0BF555

09/18/2025 12:54:01

I agree to pay the
Total Amount
according to Card
Issuer Agreement.

THANK YOU
HAVE A NICE DAY



How doers
get more done.

CODE:
4670

32715 EILAND BLVD
WESLEY CHAPEL, FL 33545 (813)788-1642

8929 00002 42123 09/23/25 08:03 AM
SALE CASHIER KYLA

840146900020 SAWHORSE <A>
HUSKY 28.4IN STEEL FOLDING SAWHORSE 59.96N
2029.98
7501476299866 AP FLT BLK <A>
HDX 100Z ALL PURPOSE FLAT BLACK 33.36N
1202.78
727193800759 MINIROLTRY <A> 1.68N
6 IN PLASTIC MINI ROLLER TRAY - BEIG
077089461435 4X3/8 IN MR <A> 10.94N
BETTER 4 X 3/8 IN KNIT MINI 6PK
076174703559 23 SAWHRSE <A> 39.98N
STANLEY JR FOLDING SAWHORSE 2-PK
082474905050 EXT. PAINT 5G <A> 215.00N
BEHR PPE 9050 SATIN UPW 5GL

SUBTOTAL 360.92
SALES TAX 0.00

TAX EXEMPT
TOTAL \$360.92
XXXXXXXXXXXX0283 MASTERCARD USD\$ 360.92
AUTH CODE 023895/5025754 TA
Contactless
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7987 SUMMARY
THIS RECEIPT PO/JOB NAME: 0

2025 PRO XTRA SPEND 09/22: \$466.09

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Credit Card. Apply and SAVE UP TO \$100.
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8929 09/23/25 08:03 AM



8929 02 42123 09/23/2025 6343

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 12/22/2025

ORDER DETAILS

09/29/2025

Enroll

Order ID: BRM20250929259714101

Status: SUCCESSFUL PAYMENT

Cart



Silver Unlimited

\$45.00

Unlimited talk, text & data

10 GB hotspot data per month

International calls to Canada & Mexico

Order Summary

SubTotal \$45.00

Discount -\$1.00

Mandatory Taxes and Fees ▼ \$3.73

Other fees and Surcharges ▼ \$0.34

ORDER TOTAL \$48.07

PAYMENT

PAYMENT METHOD

Credit Card



****0283

CODE:
4785

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

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

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

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

The total items being presented: **\$575,850.72**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accents Plus Style, Inc.	101976	1026	Umbrellas for facility	\$ 1,858.76
Advanced Drainage Solutions	101977	1124	Clear Silt/vegetation from pipe 10/25	\$ 1,450.00
Advanced Drainage Solutions	101977	1125	Mitered end sections repair 10/25	\$ 12,250.00
Advanced Drainage Solutions	101977	1126	Install cement bags on pipe 10/25	\$ 475.00
Amazing Colors Painting Inc.	101984	304	Wash and Paint Signs 10/25	\$ 4,900.00
Amazon Capital Services, Inc.	101965	13MF-CKY3-1KLT	Facility Supplies 09/25	\$ 315.55
Andrew P Mendenhall	101958	AM100125	Board of Supervisors Meeting 10/1/25	\$ 200.00
Andrew P Mendenhall	102000	AM102425	BOS Meeting 10/24/25	\$ 200.00
Catrina Walters	101966	1003	Christmas Party Remaining Balance	\$ 8,000.00
Catrina Walters	101978	1006	Food for Event	\$ 525.00
Charter Communications	101975	1.67115E+14	167115201 2/5	\$ 279.48
Cintas Corporation	102001	1905943679	Cleaning Supplies 10/25	\$ 370.00
Cintas Corporation	101967	4245349515	Janitorial Supplies 10/25	\$ 181.84

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cintas Corporation	102001	4246830768	Facility Supplies 10/25	\$ 181.84
CMH Exteriors LLC	101952	109438	Tree Removal 09/25	\$ 18,700.00
CMH Exteriors LLC	101952	109439	Concrete Repair 09/25	\$ 3,250.00
CMH Exteriors LLC	101952	190384	Tree Trimming 09/25	\$ 45,000.00
Complete IT Corp	101988	17848	CPU Maintenance 10/25	\$ 235.00
Complete IT Corp	101988	17986	Access control/cards 10/25	\$ 230.50
Cooper Pools Remodeling & Resurfacing Inc	101953	2025-1195	Fountain Installation 09/25	\$ 870.00
Cooper Pools Remodeling & Resurfacing Inc	101953	2025-1196	Fountain Repair 09/25	\$ 1,693.65
Cooper Pools Remodeling & Resurfacing Inc	101989	2025-1278	Pool Maintenance 10/25	\$ 8,831.00
Cooper Pools Remodeling & Resurfacing Inc	101989	2025-1279	Fountain Maintenance 10/25	\$ 350.00
Cory N Carter	101990	49	Cleaning Service 10/25	\$ 2,200.00
Discovery Golf Cars	101991	98124	Golf Cart Repair 09/25	\$ 682.90
Dymond Heating & Cooling, Inc.	101968	110002727	A/C Service 10/25	\$ 150.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Egis Insurance Advisors, LLC	101973	30014	Policy 100125650 FY25-26	\$ 56,373.00
Ewing Irrigation Products Inc.	101979	27819799	Irrigation supplies 10/25	\$ 166.50
Ewing Irrigation Products Inc.	101992	27986807	Irrigation Supplies 10/25	\$ 103.13
Ewing Irrigation Products Inc.	101992	28054640	Irrigation Supplies 10/25	\$ 430.02
Flock Group, Inc.	101985	INV-76990	Security Camera Installation-Share with POA	\$ 16,950.00
Frontier Florida, LLC	20251006-1	813-994-3055-060923-5	813-994-3055-060923-5 09/25	\$ 124.99
Haskell Termite & Pest Control, Inc.	101993	50539165	Pest Control 10/25	\$ 75.00
Illuminations Holiday Lighting, LLC	101980	95925	Holiday lighting deposit FY25-26	\$ 19,212.50
Integrated Irrigation Services	101954	2157	Irrigation Maintenance 09/25	\$ 3,175.00
John Christensen	101959	JC100125	Board of Supervisors Meeting 10/1/25	\$ 200.00
John Christensen	102002	JC102425	BOS Meeting 10/24/25	\$ 200.00
Jon Tomsu	101960	JT100125	Board of Supervisors Meeting 10/1/25	\$ 200.00
Jon Tomsu	102003	JT102425	BOS Meeting 10/24/25	\$ 200.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Juniper Landscaping of Florida, LLC	101955	358110	Sod Installation 09/25	\$ 14,844.00
Juniper Landscaping of Florida, LLC	101969	358505	Fertilization 09/25	\$ 5,022.00
Juniper Landscaping of Florida, LLC	101994	361757	Landscape Maintenance 10/25	\$ 75,783.34
Juniper Landscaping of Florida, LLC	102004	363054	Flower Installation 10/25	\$ 16,500.00
Juniper Landscaping of Florida, LLC	102004	363088	Landscaping 10/25 remaining balance per contract	\$ 9,283.58
LLS Tax Solutions, Inc.	101982	003924	Arbitrage Rebate Calculation S2016A	\$ 500.00
LLS Tax Solutions, Inc.	101982	003925	Arbitrage Rebate Calculation S2016B	\$ 500.00
Pasco County Utilities	20251014-1	Utilities Summary 09/25	Utilities Summary 09/25	\$ 2,655.80
Pasco Sheriff's Office	101956	I-20259-12113	Off Duty Deputy 09/25	\$ 2,128.00
Professional Green Cleaners, LLC	102005	30030	Facility Cleaning 10/25	\$ 655.00
Rizzetta & Company, Inc.	101964	INV0000103636	District Management Services 10/25	\$ 7,636.25
Rizzetta & Company, Inc.	101963	INV0000103739	Assessment Roll FY25-26	\$ 5,250.00
Sean Grace	101961	SG100125	Board of Supervisors Meeting 10/1/25	\$ 200.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sean Grace	102006	SG102425	BOS Meeting 10/24/25	\$ 200.00
Skyway Supply, Inc.	101970	68814	Facility Supplies 09/25	\$ 229.90
Solitude Lake Management, LLC	101995	PSI208141	Aquatic Maintenance 10/25	\$ 4,839.00
Solitude Lake Management, LLC	101998	WO-00903502	Deposit-Erosion Repair site 18	\$ 11,700.00
Southeast Spreading Company, LLC	101986	46735	Mulch Installation 10/25	\$ 55,585.76
Southeast Spreading Company, LLC	101986	46736	Mulch Installation 10/25	\$ 21,037.50
Southeast Spreading Company, LLC	101986	46803	Mulch Installation final invoice 10/25	\$ 55,585.76
Southeast Spreading Company, LLC	101986	46804	Mulch Installation final invoice 10/25	\$ 21,037.50
Stantec Consulting Services, Inc.	101987	2466257	Engineering Services 08/25-09/25	\$ 9,265.29
Stantec Consulting Services, Inc.	101987	2466258	Engineering Services 10/25	\$ 915.50
Storage Center in Wesley Chapel	101981	28477	Storage Rental 10/25	\$ 272.00
Straley Robin Vericker	101974	27186	Legal Services 08/25	\$ 828.00
Straley Robin Vericker	101999	27356	Legal Services 09/25	\$ 4,306.50

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO Peoples Gas	101996	211003718858 2/5	211003718858 2/5	\$ 43.07
The Observer Group, Inc.	101971	25-01589P	Legal Advertising 08/25	\$ 192.50
The Observer Group, Inc.	101983	25-02257P	Legal Advertising 10/25	\$ 61.25
Theodore H. Rhodes	101962	TR100125	Board of Supervisors Meeting 10/1/25	\$ 200.00
Theodore H. Rhodes	102007	TR102425	BOS Meeting 10/24/25	\$ 200.00
Theresa Dimaggio	101972	100125	Reimbursement for ADP garnishment refund	\$ 1,052.80
Valley National Bank	20251028-1	Valley CC 09/25	Valley CC 09/25	\$ 4,166.58
Waste Connections of Florida	101997	2032117W426	Garbage Service 10/25	\$ 991.07
Withlacoochee River Electric Cooperative, Inc.	101957	WREC Summary 09/25 730	WREC Summary 09/25 730	<u>\$ 31,392.11</u>
Total				<u><u>\$ 575,850.72</u></u>

ACCENTS PLUS STYLE, INC
DENISE BECKER
16 BRISTOL LN
PALM COAST, FL 32137
PH: 386-569-1703
Denbek3584@aol.com

Invoice

Number 1026
Date 10/5/2025

Bill To

Theresa DiMaggio
Seven Oaks CDD
3434 Colwell Ave. #200
Tampa, FL, 33614
813-907-7987 Ext 104

Ship To

Theresa DiMaggio
Seven Oaks Clubhouse
2910 Sports Core Circle
Wesley Chapel, FL, 33544
813-907-7987 Ext 104

PO Number	Terms	Customer #	Ship	Via	Project
50% Deposit Bal	Before Delivery		Approx 4-6 weeks		Pool Area

Item #	Description	Quantity	Price Each	Tax1	Amount
FL7.5SM 7 1/2 ft.	Market Umbrella w/ Crank	5.00	\$283.14		\$1,415.70
Las Olas 7 1/2 ft.	Outside Tie				
Fiberglass Ribs	Bronze				
Sunbrella Cover	#4620 Beige	2.00			
	#4637 Forest Green	3.00			
Crank Pole 2PC	Bronze				
FL8.5SM 9 ft.	Market Umbrella w/Crank	1.00	\$341.64		\$341.64
Las Olas 9 ft.	Outside Tie				
Fiberglass Ribs	Bronze				
Sunbrella Cover	#4620 Beige				
Crank Pole 2PC	Bronze				

Amount Paid \$0.00

Amount Due \$1,858.76

Shipping Cost \$101.42

Sub Total \$1,858.76

Sales Tax 0.00% on \$0.00 \$0.00

Total \$1,858.76

57200-4533

Theresa DiMaggio

****Please Be Advised That the Shipping is Based on Today's Prices and is Not Guaranteed****

Please be advised that all Umbrellas are Custom Made To Order. The shipping time above is estimated. Even though every effort is made to ship your order ASAP delays are out of our control and deposits are not refundable.

INVOICE

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

adsofflorida@gmail.com
+1 (813) 568-2891



Bill to
Seven Oaks Community Development District

Invoice details

Job Site Address: Seven Oaks

Invoice no.: 1124

Terms: Net 30

Invoice date: 10/06/2025

Due date: 11/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Location 1: Clear vegetation 5' around outfall pipe.	1	\$875.00	\$875.00
2.	Services	Location 2: Silt observed in structure and pipe. Remove silt from structure and pipe.	1	\$575.00	\$575.00
Total					\$1,450.00

INVOICE

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

adsofflorida@gmail.com
+1 (813) 568-2891



Bill to

Seven Oaks Community Development District

Invoice details

Invoice no.: 1125
Terms: Net 30
Invoice date: 10/06/2025
Due date: 11/05/2025

Job Site Address: Seven Oaks

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Location 1: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure.	1	\$1,250.00	\$1,250.00
2.	Services	Location 3: Remove chair from spillway and use riprap and crushed concrete with filter fabric extending min of 2' out from the end of the wing walls and down the slope 2' to stabilize structure wing walls. Sod all disturbed areas.	1	\$1,250.00	\$1,250.00
3.	Services	Location 5: Remove log from spillway and use riprap and crushed concrete and filter fabric to stabilize structure wing walls. Place fill and #57 stone under approach and discharge slabs with rip rap extending a minimum of 2' around slabs to stabilize and prevent future undermining. Sod all bare areas.	1	\$1,250.00	\$1,250.00
4.	Services	Location 6: Remove and replace MES. Existing MES to be used for rip rap at discharge. Place rip rap and filter fabric a	1	\$8,500.00	\$8,500.00

min of 2' around new MES
to prevent undermining and erosion.

Total	\$12,250.00
-------	-------------

INVOICE

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

adsofflorida@gmail.com
+1 (813) 568-2891



Bill to
Seven Oaks Community Development District

Invoice details

Job Site Address: Seven Oaks

Invoice no.: 1126

Terms: Net 30

Invoice date: 10/06/2025

Due date: 11/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Location 2: Install sand cement bags over exposed existing pipe to prevent additional erosion.	1	\$475.00	\$475.00
Total					\$475.00



Invoice

Raul Galicia
8138021320
amazingcolorspaintinginc@gmail.com

INVOICE NO.	304	ISSUE DATE	10/15/2025	DUE DATE	10/15/2025
PAYMENT METHOD	Transfer				

FROM Amazing Colors Painting Inc. 1316 baythorn drive Wesley Chapel FL 33543 United States :	TO Seven Oaks CDD 3434 Colwell Ave Ste 200 Tampa FL 33614 United States	Total due \$4,900.00
P19000027252		

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
EXTERIOR WORK SUBDIVISION SIGNS 1. Pressure washing and pint all subdivisions signs, Caulk and screw secured sherwin Williams paint 50 small signs x \$150= 7500 8 large signs x300= 2400 100% WORK COMPLETED	1	4,900.00	4,900.00

Total (USD): **\$4,900.00**

APPROVED

John G. 10/17/25
Code: 4603



For customer support, visit www.amazon.com/contact-us.

Invoice summary

Due 30 days from receipt of invoice

Item subtotal before tax	\$ 348.49
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 348.49
Tax	\$ 0.00
Amount due	\$ 348.49 USD

Billing period 9/1/25 to 9/30/25
Account # A1X2JE9D1GIM05
Payment terms Net 30

Registered business name
Seven Oaks CDD

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

Group Name
Seven Oaks CDD

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.
Bank name Wells Fargo Bank
Bank routing # (ABA) 121000248
Bank account # (DDA) 41630410006031218
SWIFT code (wire transfer) WFBUS6S

Check

Amazon Capital Services
PO Box 035184
Seattle, WA 98124-5184

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or
Email ar-businessinvoicing@amazon.com to submit your remittance detail.

Invoice details

#	Ship date	Description	Qty	Unit price	Item subtotal before tax	Tax
1	8/31/25	Sterilite 4-Pack Industrial Tote, Plastic Storage Container Bins with Lids, 38 Gallon - Heavy-Duty Organizing Containers for Closet, Bathroom, and Office Sold by: Spreetail, LLC ASIN: B0D9325NSK Order # 114-0736981-7245801 Order date: August 31, 2025	1	\$92.99	\$92.99	0.000%
2	9/1/25	Individually Wrapped Black coffee stirrers plastic (500 Count) cocktail straws 7 inch Sold by: Rupert & Jeffreys Trading Co LLC ASIN: B0D4VSWRHV Order # 114-5248324-1360247 Order date: August 31, 2025	1	\$8.99	\$8.99	0.000%
3	9/14/25	12 Pack Spin Mop Replacement Heads Compatible with Ocedar RinseClean 2 Tank System, Microfiber Mop Refill Heads for O Cedar Cleaning All Hard-surfaced Floor Sold by: wuhanbaihuiyingdianzishangwuyouxiangongsi ASIN: B0FHPWRQ39 Order # 114-6124625-2728227 Order date: September 14, 2025	1	\$20.89	\$20.89	0.000%

#	Ship date	Description	Qty	Unit price	Item subtotal before tax	Tax
4	9/14/25	Ventura Foods LLC Sauce Craft Sweet Chili Sauce, Versatile, Globally Inspired Food Service Dipping Sauce Elevates Your Menu with Sweet Heat and Trend-Forward Flavor, 0.5 Gallon Sold by: Ventura Foods, LLC ASIN: B0C6LHQMLP Order # 114-6124625-2728227 Order date: September 14, 2025	1	\$23.95	\$23.95	0.000%
5	9/14/25	Desktop Calculator 12 Digit with Large LCD Display and Sensitive Button, Solar and Battery Dual Power, Standard Function for Office, Home, School, CD-2786 (Purple) Sold by: SUNLITE INDUSTRIAL CORP. ASIN: B08R6XZBLQ Order # 114-0763333-2878666 Order date: September 14, 2025	1	\$7.99	\$7.99	0.000%
6	9/15/25	Hot Shot Wasp & Hornet Killer Spray, For Insects Eliminates the Nest, Sprays Up To 27 Feet, 14 fl Ounce, 2 Pack Sold by: Amazon.com Services, Inc ASIN: B008FLGJT2 Order # 114-6124625-2728227 Order date: September 14, 2025	1	\$7.69	\$7.69	0.000%
7	9/16/25	Christian Art Gifts 2026 Women's Compact Spiral-bound 12 Month Planner: Lord is My Strength Encouraging Scripture, Daily Planning, Organizing, Notetaking, Memos, Tasks, White & Pink Multicolor Floral Sold by: Christian Art Gifts, Inc. ASIN: 1639528709 Order # 114-0747260-3565061 Order date: September 15, 2025	1	\$6.99	\$6.99	0.000%
8	9/26/25	Business Prime Annual Membership Fee - Essentials Sold by: Amazon.com Services, Inc Plan ID: 0P83859920 Order # D01-6211396-3597056 Order date: September 26, 2025	1	\$179.00	\$179.00	

Total before tax \$348.49

Tax \$0.00

Amount due \$348.49

FAQs

How is tax calculated?

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190

How are digital products and services taxed?

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670

Seven Oaks CDD
Meeting Date: October 1, 2025
SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Andrew Mendenhall	<input checked="" type="checkbox"/>
Sean Grace	<input checked="" type="checkbox"/>
Jon Tomsu	<input checked="" type="checkbox"/>
Jack Christensen	<input checked="" type="checkbox"/>
Ted Rhodes	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:01
Meeting End Time:	5:25
Total Meeting Time:	2:24

Time Over (3) Hours:	0
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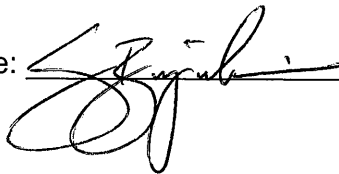
Total at \$175 per Hour:	0
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ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____



Seven Oaks CDD
Meeting Date: October 24, 2025 Special Meeting
SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Andrew Mendenhall	<input checked="" type="checkbox"/>
Sean Grace	<input checked="" type="checkbox"/>
Jon Tomsu	<input checked="" type="checkbox"/>
Jack Christensen	<input checked="" type="checkbox"/>
Ted Rhodes	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

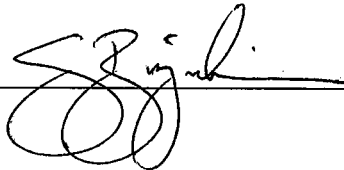
EXTENDED MEETING TIMECARD

Meeting Start Time:	3:14
Meeting End Time:	3:52
Total Meeting Time:	1:38
Time Over (3) Hours:	Ø
Total at \$175 per Hour:	Ø

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	
Business Mileage Round Trip	
IRS Rate per Mile	0.7
Mileage to Charge	\$0.00

DM Signature: _____



invoice



INVOICE N. 1003

DATE: 7/6/25

BILL TO:

SEVEN OAKS CDD

3434 COLWELL AVE #200

TAMPA, FL 33614

LASTING IMPRESSIONS BY CATRINA

Catrina Walters

1085 Altoona Ave

Spring Hill, Fl. 34609

Catrinawalters1@gmail.com

813-770-3450

NO.	DESCRIPTION	QTY	UNIT COST	AMOUNT
	Christmas Party Event Planning / Coordinating			\$8,000
	Remaining Balance Fee			

PAYMENT DETAILS:

Catrina Walters
1085 Altoona Ave
Spring Hill, Fl. 34609

SUBTOTAL	\$8,000
DISCOUNT	
TAXES	
TOTAL AMOUNT	\$8,000

Special Notes and Terms:

Balance of \$8,000 will be due on November 13, 2025

Fiscal year 25/26

57400 - 4775

THANK YOU FOR YOUR PURCHASE!

invoice



INVOICE N. 1006

DATE: 9/7/25

BILL TO:

SEVEN OAKS CDD

3434 COLWELL AVE #200

TAMPA, FL 33614

LASTING IMPRESSIONS BY CATRINA

Catrina Walters

1085 Altoona Ave

Spring Hill, Fl. 34609

Catrinawalters1@gmail.com

813-770-3450

NO.	DESCRIPTION	QTY	UNIT COST	AMOUNT
	Smores Shooter Dessert Cups (Delicious Cakes by Karen) (Remaining Balance Due)	120		\$525

PAYMENT DETAILS:

Catrina Walters
1085 Altoona Ave
Spring Hill, Fl. 34609

SUBTOTAL	\$525
DISCOUNT	
TAXES	
TOTAL AMOUNT	\$525

Special Notes and Terms:

Deposit of \$75 due on October 1, 2025 & Balance of \$525 due by 12/1/25

Date of Service & Delivery will be for 12/13/2025 by 4pm

Theresa D'Amaggio

57400-4775

THANK YOU FOR YOUR PURCHASE!

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

Invoice Number: 167115201100725
Account Number: 167115201
Invoice Date: 10/07/25
Due Date: 11/06/25
Security Code: 355854

Summary *Account activity from 10/10/2025 through 11/09/2025 details on following pages*

Previous Statement Balance	\$557.72
Payments	\$-557.72
09/08/2025	\$-278.86
09/22/2025	\$-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	\$16.48
Current Charges Subtotal	\$279.48
BALANCE DUE	\$279.48

Payment Options

Pay Online

Make payments, download statements, view payment history, and sign up for billing email notifications at Spectrumenterprise.net.

Checks

Charter Communications
Box 223085
Pittsburgh PA 15251-2085

ACH/Wire Transfers

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

Avoid processing delays by including your account number with your check, ACH or wire transfer.

Alternate Payment Options

Learn more about alternate one-time or recurring payment options at enterprise.spectrum.com/payments.

For support or billing questions, call 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 09/27/2025 may not be reflected in the Payments section of this statement. They will appear on the following month's statement.

Please detach and enclose this coupon with your payment.



1900 BLUE CREST LN
SAN ANTONIO, TX 78247

6810 0225 NO RP 07 10072025 NNNNNNNY 01 006783 0016

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



ACCOUNT NUMBER 167115201

DUE DATE	11/06/25
PREVIOUS BALANCE SUBTOTAL	\$0.00
CURRENT CHARGES SUBTOTAL	\$279.48
BALANCE DUE	\$279.48

AMOUNT PAID \$ 279.48

CHARTER COMMUNICATIONS
BOX 223085
PITTSBURGH, PA 15251-2085



0701500100116711520189000027948

Page 2 of 2
Invoice Number: 167115201100725
Account Number: 167115201
Invoice Date: 10/07/25
Due Date: 11/06/25
Security Code: 355854



Contact Us at
1-888-812-2591

6810 0225 NO RP 07 10072025 NNNNNNNY 01 006783 0016

Charge Details

Previous Statement Balance	\$557.72
Payments	\$-557.72
09/08/2025	\$-278.86
09/22/2025	\$-278.86

Previous Statement Balance Subtotal	\$0.00
Adjustments	\$0.00
Prorated Charges	\$0.00
Recurring Charges	\$263.00
Enterprise Hosted Voice Premium Feature	\$140.00
Pack 4 @ \$35.00	
Spectrum Business Voice 2 @ \$50.00	\$100.00
Hosted Voice Polycom VVX 301 - Rental 4 @ \$5.00	\$20.00
Enterprise Hosted Voice Additional Voice Mail	\$3.00
First Directory Listing	\$0.00
One Time Charges	\$0.00
Taxes, Fees & Surcharges	\$16.48
Regulatory Cost Recovery Fee	\$3.58
Federal Universal Service Fund	\$10.90
Federal Excise Tax	\$0.08
E911 Surcharge	\$1.60
Telephone Relay Surcharge	\$0.32
Current Charges Subtotal	\$279.48

BALANCE DUE **\$279.48**

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:

This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Effective October 1, 2025 the Federal Universal Service Fund increased to 38.1%.

The following taxes, fees and surcharges are included in the price of the Spectrum Voice services: Federal USF \$6.24, 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

PAY YOUR BILL WITH MYCINTAS
WWW.CINTAS.COM/MYACCOUNT
MANAGE | SHOP | PAY

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

INVOICE

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

INVOICE # 1905943679
INVOICE DATE 10/17/2025
SERVICE TICKET # 9342748466
CUSTOMER REF # DEVELOPMENT DISTRICT I

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

SOLD TO # 13471172
PAYER # 13496923
PAYMENT TERMS NET 10 EOM
SORT # 00740070271
CINTAS ROUTE 79 / DAY 4 / STOP 009

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	794300350	CANLINER/38X58/100CT/BLACK-		D	10	37.000	370.00	N
		SUBTOTAL					370.00	
		SUBTOTAL					370.00	
		TAX					0.00	
		TOTAL USD					370.00	

Theresa Dimaggio

57200-4619



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

PAY YOUR BILL WITH MYCINTAS
WWW.CINTAS.COM/MYACCOUNT
MANAGE | SHOP | PAY

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

INVOICE

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

INVOICE # 4245349515
INVOICE DATE 10/02/2025
CUSTOMER REF # DEVELOPMENT DISTRICT

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

SOLD TO # 13471172
PAYER # 13496923
PAYMENT TERMS NET 10 EOM
SORT # 00740070271
CINTAS ROUTE 79 / DAY 4 / STOP 009

ENP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2700	TERRY TOWEL - WHITE-	02	F	360	0.220	79.20	N
	X2700	TERRY TOWEL - WHITE-	L 02	F	29	1.300	37.70	N
	X84301	3X5 LOGO MAT 00740 3X5 7 OAKS 'A'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT 00741 3X5 7 OAKS 'A'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT 00742 3X5 7 OAKS 'A'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT 00743 3X5 7 OAKS 'B'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT 00744 3X5 7 OAKS 'B'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT 00745 3X5 7 OAKS 'B'	02	F	1	7.000	7.00	N
	X84401	4X6 LOGO MAT 00746 4X6 7 OAKS	02	F	1	10.000	10.00	N
SUBTOTAL							168.90	
SERVICE CHARGE							12.94	N
SUBTOTAL							181.84	
TAX							(0.00)	
TOTAL USD							181.84	

Theresa Dimaggio
57200-4704

TOTAL ADJUST.

TAX ADJUST.

NET TOTAL

CUSTOMER TOTAL CURRENT: 181.84 PAST DUE: 30.00 30 DAYS: 0.00 60 DAYS: 0.00 90+ DAYS: 66.28

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



READY FOR THE WORKDAY™

REMIT PAYMENT TO:

CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

PAY YOUR BILL WITH MYCINTAS

WWW.CINTAS.COM/MYACCOUNT
MANAGE | SHOP | PAY

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 # 4246830768
INVOICE DATE 10/16/2025
CUSTOMER REF # DEVELOPMENT DISTRICT T

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

SOLD TO # 13471172
PAYER # 13496923
PAYMENT TERMS NET 10 EOM
SORT # 00740070271
CINTAS ROUTE 79 / DAY 4 / STOP 009

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2700	TERRY TOWEL - WHITE-	02	F	360	0.220	79.20	N
	X2700	TERRY TOWEL - WHITE-	L 02	F	29	1.300	37.70	N
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0740 3X5 7 OAKS 'A'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0741 3X5 7 OAKS 'A'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0742 3X5 7 OAKS 'A'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0743 3X5 7 OAKS 'B'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0744 3X5 7 OAKS 'B'						
	X84301	3X5 LOGO MAT	02	F	1	7.000	7.00	N
		D0745 3X5 7 OAKS 'B'						
	X84401	4X6 LOGO MAT	02	F	1	10.000	10.00	N
		D0746 4X6 7 OAKS						
		SUBTOTAL					168.90	
		SERVICE CHARGE					12.94	N
		SUBTOTAL					181.84	
		TAX					(0.00)	
		TOTAL USD					181.84	

Theresa D. Maggior

57200-4704

TOTAL ADJUST.

TAX ADJUST.

NET TOTAL

CUSTOMER TOTAL CURRENT: 181.84 PAST DUE: 0.00 30 DAYS: 30.00 60 DAYS: 0.00 90+ DAYS: 0.00

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

Page 1 of 1

INVOICE

CMH Exteriors LLC
PO Box 1304
Lutz, FL 33548

cmhexteriors@yahoo.com
+1 (813) 609-2649



Bill to

Seven Oaks CDD
5844 old pasco rd. #100
Wesley Chapel, FL 33544

Ship to

Seven Oaks CDD
5844 old pasco rd. #100
Wesley Chapel, FL 33544

Invoice details

Invoice no.: 109438
Terms: Net 15
Invoice date: 09/25/2025
Due date: 10/10/2025

#	Date	Product or service	Description	Amount
1.		Pine tree removal	<p>-Laurel Chase Lane 1 dead pine tree removed in the power line easement behind the lane.</p> <p>-Eden Field 1 dead pine tree removed in the playground. 3 dead pine trees removed along the trail entrance.</p> <p>-Ancient Oaks Boulevard (north of Willow Creek) 1 pine removed on the east side behind the sidewalk.</p> <p>-Willow Creek (Chapel Creek Circle) 9 pines removed.</p> <p>-Springwood (Kirkwood Circle) 3 dead pines removed at Kirkwood Circle. 2 dead pines removed behind sidewalk.</p> <p>-Fairgate 4 dead pine trees removed behind sidewalk near Fairgate. 1 pine removed behind sidewalk inside Fairgate.</p> <p>Total trees removed: 25 pine trees</p>	\$16,750.00
2.		General clean up	<p>-Ancient Oaks Boulevard (SE corner of mystic oaks) 1 Dead tree removed from landscape berm.</p> <p>-Springwood</p>	\$850.00

Trimmed down a row of hedges that was not accessible by the landscape crew.

3.	Boulevard Oak Trees	-Laurels 4 oaks trimmed	\$1,100.00
----	---------------------	----------------------------	------------

Total	\$18,700.00
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Ways to pay



View and pay

APPROVED
John G. 09/25/25
Code: 4648

INVOICE

CMH Exteriors LLC
PO Box 1304
Lutz, FL 33548

cmhexteriors@yahoo.com
+1 (813) 609-2649



Bill to
Seven Oaks CDD
5844 old pasco rd. #100
Wesley Chapel, FL 33544

Ship to
Seven Oaks CDD
5844 old pasco rd. #100
Wesley Chapel, FL 33544

Invoice details

Invoice no.: 109439
Terms: Net 15
Invoice date: 09/25/2025
Due date: 10/10/2025

#	Date	Product or service	Description	Amount
1.		Concrete repair	Description of Work Performed:(Ancient Oaks Boulevard Main Entrance) - Removal of existing concrete sidewalk - Proper disposal of removed concrete materials - Repair of adjoining wooden bridge by adding one new plank - Delivery of concrete materials - Site preparation: forming and reinforcement of sidewalk area - Pouring and finishing of new concrete sidewalk - Site cleanup upon completion - Reopening of sidewalk and bridge for use	\$3,250.00

Total **\$3,250.00**

Ways to pay



View and pay

APPROVED

John G. 09/25/25
Code: 4621

INVOICE

CMH Exteriors LLC

PO Box 1304

Lutz, FL 33548

cmhexteriors@yahoo.com

+1 (813) 609-2649



Bill to

Seven Oaks CDD

5844 old pasco rd. #100

Wesley Chapel, FL 33544

Ship to

Seven Oaks CDD

5844 old pasco rd. #100

Wesley Chapel, FL 33544

Invoice details

Invoice no.: 109384

Terms: Net 15

Invoice date: 09/12/2025

Due date: 09/27/2025

#	Date	Product or service	Description	Amount
1.		Yearly Palm Trimming	All of the Washingtonian palms and cabbage palms along the boulevards/center medians all trimmed and properly disposed of.	\$45,000.00

Total **\$45,000.00**

Ways to pay



[View and pay](#)

APPROVED

John G. 09/03/25

Code: 4648

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 #	17848
Invoice Date	10-01-25
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

Theresa Dimaggio

Complete IT



Theresa
D'Amaggio



57200-4785

Theresa D'Amaggio

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

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 #	17986
Invoice Date	10-11-25
Balance Due	\$230.50

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 2 Reader Monthly Data Plan (3-12 readers)	- Brivo Onair Tier 2 Reader Monthly Data Plan (For each reader from 3-12 on the account) Applies to ACS6000, ACS300 and Mercury - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$16.00	8.0	\$128.00
1000 Brivo Onair Mobile Passes	1000 Brivo Onair Mobile Passes for a single Account, monthly subscription	\$62.50	1.0	\$62.50
500 Brivo Mobile Passes	500 Brivo Mobile Passes for a single account, monthly subscription	\$40.00	1.0	\$40.00

Br. no
Access
Control

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



Theresa Dimaggio
57200-4729

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 Technician: Bob
Invoice no.: 2025-1195
Terms: Net 30
Invoice date: 09/16/2025
Due date: 10/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		COMMERCIAL SERVICE CALL / INSTALLATION	COMMERCIAL SERVICE CALL / INSTALLATION	1	\$250.00	\$250.00
2.		.5"X6' NM #12 SOLID W WIRE WHIP KIT	.5"X6' NM #12 SOLID W WIRE WHIP KIT	1	\$180.00	\$180.00
3.		PLUMBING PARTS	PLUMBING PARTS	1	\$440.00	\$440.00
4.			This coincides with estimate 2025-500			

Total \$870.00

Ways to pay



View and pay

APPROVED
John G. 09/25/25
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 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 Technician: Bob
Invoice no.: 2025-1196
Terms: Net 30
Invoice date: 09/16/2025
Due date: 10/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		350171Z EQ SERIES STRAINER LID CLAMP	350171Z EQ SERIES STRAINER LID CLAMP	1	\$939.76	\$939.76
2.		356750Z CLEAR EQ SERIES STRAINER LID	356750Z CLEAR EQ SERIES STRAINER LID	1	\$716.88	\$716.88
3.		350166Z EQ SERIES STRAINER LID GASKET	350166Z EQ SERIES STRAINER LID GASKET	1	\$37.01	\$37.01

Total \$1,693.65

Ways to pay



View and pay

APPROVED

John G. 09/25/25
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

Bill to

Seven Oaks Clubhouse
3434 Colwell Ave Suite 200
Tampa, FL 33624

Ship to

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

Invoice details

Invoice no.: 2025-1278
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance October 2025	1	\$8,831.00	\$8,831.00

Total \$8,831.00

Ways to pay



View and pay

Theresa D'Amaggio
57200-4625

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.: 2025-1279
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

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

Total \$350.00

Ways to pay



View and pay

APPROVED
John G. 10/03/25
Code: 4643

Contractors Invoice

WORK PERFORMED AT:

Seven Oaks CDD

TO: Cory Carter

3591 BERRADS CROSS CT
LAND O' LAKES, FL 34638

3434 Colwell AVE

TAMPA, FL

33614

DATE

10/03/2025

YOUR WORK ORDER NO.

49

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

Commercial Cleaning
Services For The
MONTH OF October
2025

Theresa Dimaggio

57200-4704

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of

Hundred

Dollars (\$

2200.00)

This is a ☐ Partial ☐ Full invoice due and payable by:

10
Month

31
Day

2025
Year

in accordance with our ☐ Agreement ☒ Proposal

No.

49

Dated

10
Month

03
Day

2025
Year

Discovery Golf Cars

3904 Land o Lakes Blvd
Land o Lakes, FL 34639

Phone: 813-996-5522

Fax: 813-996-1204

Ethan@discoverygolfcars.com

discoverygolfcars.com



Invoice

Date	Invoice #
9/16/2025	98124

Bill To				Ship To			
Seven Oaks CDD 3434 Colwell Avenue Sute 200 Tampa, FL 33614				2910 Sports Core Circle Wesley Chapel, FL 33544			
Customer E-mail		maintenance@sevenoaksdc...					
Customer Phone	Customer Alt. P...	Customer Fax	Terms	P.O. No.	Rep	Tech	
cell 813-230-7987					SA		
Description			Qty	Rate	Amount		
3387751 -KEVIN EVALUATED AND REPAIRED CART ONSITE 10/20/2025- SEE WORK NEEDED ALSO ON THE FOLLOWING ESTIMATE evaluation throttle cable and box that the throttle cables comes out of, plastic box that holds this - need these two things 10/8/2025 called and said another cart motor is busted or clutch is bad. serial# 3387715 Motor is locked up, need quote for engine Pedal Assy Gas labor degreaser, electrical terminals, rags, disposal, lubricants, misc hardware			1	0.00	0.00		
				139.95	139.95		
			1	425.00	425.00		
			1	95.00	95.00		
			1	22.95	22.95		
APPROVED John G. 10/22/25 Code: 4660							
Received by: _____ Date: _____				Subtotal \$682.90			
Printed name: _____				Sales Tax (0.0%) \$0.00			
ALL SALES FINAL NO RETURNS ON ELECTRICAL PARTS ROAD SERVICE OR PICKUP AND DELIVERY NOT INCLUDED IN WARRANTY BALANCE DUE UPON RECEIPT A CREDIT CARD PROCESSING FEE OF 3% MAY BE APPLIED ALL INVOICES ARE SUBJECT TO A 5% PER MONTH LATE FEE AFTER 90 DAYS OF COMPLETION.				Total \$682.90			
				Payments/Credits \$0.00			
				Balance Due \$682.90			



Dymond Heating & Cooling

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

(813) 230-7987
Maintenance@sevenoakscdd.com

INVOICE	#110002727
SERVICE DATE	Oct 02, 2025
INVOICE DATE	Oct 02, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 02, 2025

AMOUNT DUE	\$150.00
------------	-----------------

SERVICE ADDRESS

2910 Sports Core Cir
Wesley Chapel, FL 33544

CONTACT US

3945 American Plaza Blvd
Land O Lakes, FL 34638

(813) 758-1099
dymondac@gmail.com

Service completed by: Tyson Gillott

INVOICE

Services	qty	unit price	amount
Unit: 6 pan's is full of water.	1.0	\$0.00	\$0.00
Waived Diagnostic	1.0	\$0.00	\$0.00
Our Waived Diagnostic service ensures a thorough evaluation of your HVAC system to identify any issues—free of charge when you proceed with the recommended repair.			
Drain Treatment	1.0	\$372.00	\$372.00
Drain treatment involves chemical acid to effectively break down stubborn algae buildup, starting right from the condensate drain pan. Process includes introducing nitrogen and flushing water multiple times, ensuring you see clear water at the end. This means your system will flow smoothly and odor-free.			
Remove water from emergency pan	1.0	\$0.00	\$0.00
Evacuated and disposed of approximately 5 gallons of standing water from the emergency drain pan.			

Services subtotal: \$372.00

APPROVED
John G. 10/03/25
Code: 4647

Subtotal	\$372.00
Dymond Club Commercial Discount	-\$222.00
Job Total	\$150.00
Amount Due	\$150.00

Upon inspection, found unit 6 to have drain heavily clogged. This caused water to flood into emergency drain pan. Cleaned and flushed out condensate drain and condensate pan. Evacuated all the water out of emergency pan. Adjusted drain mounted safety switch to make more sensitive attempting to avoid water entering the emergency pan during clogs. Heavily discounted price of service due to commercial maintenance plan.

See our [Terms & Conditions](#)



INVOICE

Customer	Seven Oaks Community Development District
Acct #	672
Date	09/25/2025
Customer Service	Yvette Nunez
Page	1 of 1

Seven Oaks Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Ste 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 56,373.00
Payment Amount	
Payment for:	Invoice#30014
100125650	

Thank You

Please detach and return with payment



Customer: Seven Oaks Community Development District

Invoice	Effective	Transaction	Description	Amount
30014	10/01/2025	Renew policy	Policy #100125650 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/25/2025	56,373.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 56,373.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/25/2025



Invoice Number: 27819799

Created: Oct 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: Oct 01,2025	Order Number: 20418062	Delivery Method: WILL CALL
PO Number:	Sales Location: Lutz #202	Job Name:

SKU	Product Name	Price	Qty	UOM	Subtotal
44011265	PROS-06 HUNTER 6IN POPUP NSI	\$3.33	50.00	EA	\$166.50

Subtotal:	\$166.50
Shipping & Handling:	\$0.00
Tax:	\$0.00
Grand Total:	\$166.50

APPROVED
John G. 10/06/25
Code: 4609



Invoice Number: 27986807

Created: Oct 14,2025

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: Oct 14,2025 Order Number: 22168993 Delivery Method:
PO Number: Sales Location: Lutz #202 Job Name:

SKU	Product Name	Price	Qty	UOM	Subtotal
<u>38006290</u>	12IN BLACK VALVE BOX/PURPLE LID	\$28.89	2.00	EA	\$57.78
<u>08008602</u>	1/2 PT P-70 PURPLE PRIMER	\$11.27	1.00	EA	\$11.27
<u>03001401</u>	1/2 X CL VF POLY NIPPLE TBE	\$0.34	100.00	EA	\$33.60
<u>03001402</u>	1/2 X 2 VF POLY NIPPLE TBE	\$0.16	3.00	EA	\$0.48

APPROVED
John G. 10/22/25
Code: 4609

Subtotal: \$103.13
Shipping & Handling: \$0.00
Tax: \$0.00
Grand Total: \$103.13



Invoice Number: 28054640

Created: Oct 20,2025

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: Oct 20,2025

Order Number: 20523073

Delivery Method: WILL CALL

PO Number:

Sales Location: Lutz #202

Job Name:

SKU	Product Name	Price	Qty	UOM	Subtotal
<u>44990001</u>	PGP-04-30 HUNTER ULTRA 4IN W/3.0GPM	\$8.87	20.00	EA	\$177.41
<u>44011280</u>	PROS-12-SI HUNTER 12IN POPUP	\$8.35	25.00	EA	\$208.71
<u>04410005</u>	1/2 PVC 90 STREET ELL MPTXS	\$0.86	25.00	EA	\$21.39
<u>44010620</u>	PRO-10H HUNTER HALF NOZZLE	\$0.90	25.00	EA	\$22.51

Subtotal: \$430.02

Shipping & Handling: \$0.00

Tax: \$0.00

Grand Total: \$430.02

APPROVED

John G. 10/22/25
Code: 4609



INVOICE

Flock Group Inc dba Flock Safety
www.flocksafety.com

Invoice Number INV-76990
Invoice Date: 10/17/2025
Due Date: 11/16/2025
Payment Terms: Net 30
PO#:

Bill To: FL - Seven Oaks CDD
Tampa, Florida, 33614

Ship To: FL - Seven Oaks CDD
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Billing Company Name: FL - Seven Oaks CDD
Billing Contact Name: Scott Brizendine
Billing Email Address: sbrizendine@rizzetta.com

Payment Terms: Net 30
Contracted Billing Structure: 100% at First Camera Validation

Notes: FL - Seven Oaks CDD: Initial Year of 12 Month Term, 2025 - 2026

Please note a minor change to our invoices starting February 1, 2025 updating product/SKU names listed in each line item. This change is only to naming conventions and will not affect the products, functionality, or services you receive from Flock Safety. Please update your payment system to reflect these new product/SKU names as needed.

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Flock Safety LPR - Neighborhoods, fka Sparrow	6	\$2,500.00	\$0.00	\$15,000.00
Professional Services - Standard Implementation Fee	6	\$325.00	\$0.00	\$1,950.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.
Link to Location of Services: <https://planner.flocksafety.com/public/281610fb-0f02-4bad-9275-ddf64fe6e5b9>

Subtotal: \$16,950.00
Sales Tax: \$0.00
Credit: \$0.00
Payments: \$0.00
Balance Due: \$16,950.00

If you have questions about your invoice or need to update your billing contact information, please email billing@flocksafety.com or call 866-901-1781, option 3.



INVOICE

Flock Group Inc dba Flock Safety

www.flocksafety.com

Invoice Number INV-76990

Invoice Date: 10/17/2025

Due Date: 11/16/2025

Payment Terms: Net 30

PO#:

Payment Remittance Information

Pay by Check:

Payable to: Flock Group Inc
Memo: INV-76990
Mail to: PO Box 121923
Dallas, TX 75312-1923

If paying by check, please include the remittance slip below.

Pay by ACH:

Account Legal Name: Flock Group Inc.
Account Number: 3302113966
Account Type: Checking
Routing / SWIFT Code: 121140399 / SVBKUS6S

If paying by ACH, please include your invoice number in the memo section of the ACH transfer request.

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

.....
Detach and Return with Payment

Make Checks Payable to: Flock Group Inc

If sending via Flock Group Inc
USPS: PO Box 121923
Dallas, TX 75312-1923

Or

If sending via Flock Group Inc
UPS, FedEx or 891923
USPS: 885 East Collins Boulevard,
Suite 110
Richardson, TX 75081

Account: FL - Seven Oaks CDD

Invoice # INV-76990

Amount Due: **\$16,950.00**

Amount Enclosed: \$ _____



SEVEN OAKS CDD

Account Number:
813-994-3055-060923-5

Billing Date:
Oct 09, 2025

Page 1/4

PIN:
7441

Billing Period:
Oct 09 - Nov 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	\$124.99
Payment received by Oct 09, thank you	-\$124.99

Service summary

	Previous month	Current month
Internet	\$124.99	\$124.99
Total services	\$124.99	\$124.99
Total balance		\$124.99

Total balance

\$124.99

Auto Pay is scheduled
Nov 03

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



P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 09 10092025 NNNNNNNN 01 000444 0002

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

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



52800081399430550609230000000000000000124995



SEVEN OAKS CDD

Account Number:

813-994-3055-060923-5

Billing Date:

Oct 09, 2025

PIN:

7441

Billing Period:

Oct 09 - Nov 08, 2025

WAYS TO PAY YOUR BILL



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/ctnetx-privacy.



SEVEN OAKS CDD Account Number:
813-994-3055-060923-5

PIN:
7441

Page 3/4
Billing Date:
Oct 09, 2025
Billing Period:
Oct 09 - Nov 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

10.09-11.08	Business Fiber Internet 1 Gig	\$104.99
	1 Usable Static IP Address	\$25.00
	Auto Pay Discount	-\$5.00
Internet Total		\$124.99

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:
7441

Billing Date:
Oct 09, 2025
Billing Period:
Oct 09 - Nov 08, 2025





Termite & Pest Control, Inc.
1519 W. Hillsborough Ave. Tampa, FL 33603
(813) 239-1790 / (813) 239-0168 Tax

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

INVOICE

50539165

INVOICE DATE		DUE DATE	
CUSTOMER #	10/02/25	TERMS	COD
PURCHASE ORDER #	10057581		

AMOUNT DUE: \$75.00

For Service At: Seven Oaks Community
Development
Clubhouse
2910 Sports Core Cir
Wesley Chapel, FL 33544-8764

PLEASE RETURN WITH PAYMENT

Service / Product Description
Pest - EOM Service

Quantity / Price
1 @ \$75.00

Amount
\$75.00

57200-4529
Theresa Dimaggio

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

INVOICE

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

Send Payment To

Total Tax: \$0.00
Total This Invoice: \$75.00
Payments Received: \$0.00

Invoice: 50539165 Invoice Date: 10/02/25

\$75.00

**PLEASE PAY
THIS AMOUNT →**

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 95925

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:
Seven Oaks CDD
3434 Colwell Ave; Suite 200
Tampa, FL 33614

JOB DESCRIPTION
Seven Oak Holiday Lighting and Decoration Deposit Invoice Install, service and remove lighting and decorations at 4 entrances and roundabout park inside the community Entrances included: 56 and Ancient Oaks; Summergate; Mystic Oaks; Eagleston

AMOUNT	
Holiday Lighting and Decorations for the following: Ancient Oaks Entrance Clubhouse Summergate Mystic Oaks Eagleston Entrance South Roundabout North Roundabout	\$38,425.00
TOTAL	\$38,425.00
DEPOSIT	\$19,212.50
Requires 50% Deposit	
AMOUNT DUE	\$19,212.50

* Price includes materials, labor, installation, service and removal.
* Balance Due Upon Completion of Installation
* **MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
PREPARED BY

October 1, 2025
DATE

APPROVED
John G. 10/08/25
Code: 4680

Please Remit Payment to:

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



Invoice 358110

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

Date	Due Date
09/26/25	10/26/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#359435 - Sod Seven Oaks North side				\$14,844.00
<i>Landscape Material - 09/25/2025</i>				
Floratam Installed (Subcontractor- by SF)		7,422.Sq. Ft.	\$2.00	\$14,844.00
		00		
Grand Total				\$14,844.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$75,377.33	\$0.00	\$0.00	\$0.00	\$0.00

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

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

APPROVED

John G. 09/29/25
Code: 4650

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 358505

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

Date	Due Date
09/29/25	10/29/2025
Account Owner	PO#
CHARLES HEMELGARN	

Item	Amount
#298533 - Seven Oaks 2024-2025 Landscape Maintenance Agreement	
<i>Fertilize Turf: Paspalum - September - 09/24/2025</i>	\$2,180.00
<i>Fertilize Palms: September - 09/24/2025</i>	\$2,842.00

Grand Total \$5,022.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$80,399.33	\$0.00	\$0.00	\$0.00	\$0.00

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

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

APPROVED

John G. 09/30/25
Code: 4604

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 361757

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

Date	Due Date
10/01/25	10/31/2025
Account Owner	PO#
ANGEL QUINONES	

Item	Amount
#361444 - Seven Oaks - 2025/2026 Landscape Maintenance Renewal October 2025	\$75,783.34

Grand Total \$75,783.34

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$80,805.34	\$0.00	\$0.00	\$0.00	\$0.00

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

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

APPROVED

John G. 10/10/25

Code: 4604

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 363054

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

Date	Due Date
10/23/25	11/22/2025
Account Owner	PO#
ANGEL QUINONES	

Item	Amount
#367097 - Fall - Annual flower install	\$16,500.00

Plant Material - 10/21/2025

- This proposal is for the installation of **6,500 annual flowers**, specifically **Impatiens in various colors**.
- These flowers will be planted throughout **all the entrance flower beds of the Seven Oaks CDD areas**.



Grand Total \$16,500.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$101,566.92	\$0.00	\$0.00	\$0.00	\$0.00

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

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

APPROVED

John G. 10/28/25

Code: 4656

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 363088

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

Date	Due Date
10/01/25	10/31/2025
Account Owner	PO#
ANGEL QUINONES	

Item	Amount
#361444 - Seven Oaks - 2025/2026 Landscape Maintenance Renewal October 2025	\$85,066.92

75,783.34 paid invoice 361757

Pay 9,283.58 Grand Total \$85,066.92

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$101,566.92	\$0.00	\$0.00	\$0.00	\$0.00

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

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

APPROVED

John G. 10/28/25
Code: 4604

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

LLS Tax Solutions Inc.

1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com



INVOICE

BILL TO

Seven Oaks Community
Development District
c/o Rizzetta & Company,
Inc.
3434 Colwell Avenue,
Suite 200
Tampa, FL 33614

INVOICE # 003924

DATE 10/16/2025

DUE DATE 11/15/2025

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the Seven Oaks Community Development District (Pasco County, Florida) \$4,540,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016A-1 and \$335,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016A-2 – Rebate Requirement Calculation for the period ended September 28, 2025.	500.00
<hr/>	
BALANCE DUE	\$500.00

Thank You For Your Business

LLS Tax Solutions Inc.

1645 Sun City Center Plz # 5027

Sun City Center, FL 335718003

+18507540311

liscott@llstax.com



INVOICE

BILL TO

Seven Oaks Community

Development District

c/o Rizzetta & Company,

Inc.

3434 Colwell Avenue,

Suite 200

Tampa, FL 33614

INVOICE # 003925

DATE 10/16/2025

DUE DATE 11/15/2025

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the Seven Oaks Community Development District (Pasco County, Florida) \$5,950,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016B-1 and \$1,790,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016B-2 – Rebate Requirement Calculation for the period ended September 28, 2025.	500.00
BALANCE DUE	\$500.00

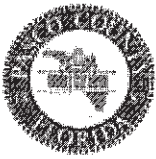
Thank You For Your Business

**Pasco County Utilities Services
Seven Oaks CDD**
Invoice # Summary Water 08/25 Date: 08/21/25
Service Dates: 07/10/25-08/08/25

Customer :	Account #	Amount	Due Date	Service Address	GL Code	Code	Credit
01228300	0010595	\$ 232.47	9/8/2025	0 Summergate Blvd	53600	4310	
01228300	0010600	\$ 331.29	9/8/2025	0 Ancient Oaks Blvd	53600	4310	
01228302	0010605	\$ 0.81	9/8/2025	0 Ancient Oaks/Beech	53600	4310	
01228300	0010610	\$ 165.24	9/8/2025	0 Ancient Oaks/Sport	53600	4310	
01228304	0010635	\$ 8.91	9/8/2025	0 Fordham Dr	53600	4310	
01228304	0010640	\$ 4.86	9/8/2025	0 Millhopper Ave	53600	4310	
01228303	0010645	\$ 14.58	9/8/2025	0 Silvermoss Dr	53600	4310	
01228302	0010650	\$ 22.68	9/8/2025	0 Kirkwood Cir	53600	4310	
01228302	0010655	\$ -	9/8/2025	0 Rosehaven Dr	53600	4310	
01228304	0010660	\$ 34.83	9/8/2025	0 Baybrook Loop	53600	4310	
01228303	0010675	\$ 0.81	9/8/2025	0 Silvermoss Dr	53600	4310	
01228303	0010690	\$ 12.15	9/8/2025	0 Water Ash Dr	53600	4310	
01228304	0010695	\$ 30.78	9/8/2025	0 Arrowgrass Dr	53600	4310	
01228304	0010705	\$ -	9/8/2025	0 Ancient Oaks Blvd	53600	4310	
01228304	0010710	\$ -	9/8/2025	0 Edenfield Dr	53600	4310	
01228304	0010715	\$ -	9/8/2025	0 Sisal Loop	53600	4310	
01228304	0010720	\$ 12.96	9/8/2025	0 Firebush Dr	53600	4310	
01228304	0010730	\$ -	9/8/2025	0 Pine Point Dr	53600	4310	
01228303	0010740	\$ 63.18	9/8/2025	0 Cotton Key Ln	53600	4310	
01228303	0010745	\$ 8.91	9/8/2025	0 Shoregrass Dr	53600	4310	
01228304	0010755	\$ 12.15	9/8/2025	0 Laurel Chase Ln	53600	4310	
01228304	0010760	\$ -	9/8/2025	0 Pine Point Dr	53600	4310	
01228304	0010765	Credit	9/8/2025	0 Big Cypress Way	53600	4310	\$ 19.72
01228304	0010770	Credit	9/8/2025	0 Cedar Park Ct	53600	4310	\$ 56.41
01228304	0010775	Credit	9/8/2025	0 Blue Springs Pl	53600	4310	\$ 83.33
01228304	0010780	Credit	9/8/2025	0 Lake Valley Pl	53600	4310	\$ 32.98
01228304	0010785	Credit	9/8/2025	0 Water Ash Dr	53600	4310	\$ 24.11
01228304	0010790	\$ -	9/8/2025	0 Stillbrook Dr	53600	4310	
01228304	0010795	\$ -	9/8/2025	0 Edenfield Dr	53600	4310	
01228303	0010800	\$ 6.48	9/8/2025	3247 Chapel Creek Ct	53600	4310	
01228301	0010810	\$ 85.86	9/8/2025	0 Mystic Oaks Blvd	53600	4310	
01228304	0010815	Credit	9/8/2025	0 Mystic Oaks Blvd	53600	4310	\$ 165.00
01228301	0010820	Credit	9/8/2025	0 Mystic Oaks Blvd	53600	4310	\$ 165.00
01060349	0010835	\$ -	9/8/2025	27403 Mistflower Dr	53600	4310	
01228304	0010845	\$ 2.43	9/8/2025	00000 Fawnmist Dr	53600	4310	
01228304	0010855	\$ -	9/8/2025	0 Fern Glade Ct	53600	4310	
01228303	0010875	Credit	9/8/2025	3152 Grassglen Pl	53600	4310	\$ 106.56
01228303	0010880	\$ 2.43	9/8/2025	0 Fiddlers Green Loop	53600	4310	
01228304	0010885	\$ 162.00	9/8/2025	0 Ancient Oaks Blvd	53600	4310	
01228304	0010890	\$ 187.92	9/8/2025	0 Eagleston Blvd	53600	4310	
01228304	0010900	\$ 31.59	9/8/2025	0 Gentlewinds Pl	53600	4310	
01228304	0010905	\$ 4.86	9/8/2025	0 Rustic Pine Pl	53600	4310	
01228298	0010965	\$ 4.05	9/8/2025	10 Roseling Ct	53600	4310	
01228298	0010970	\$ 24.30	9/8/2025	10 Wildstar Cir- Park	53600	4310	
01228299	0010990	Credit	9/8/2025	0 Wildstar Cir	53600	4310	\$ 38.69
01228299	0010995	\$ -	9/8/2025	0 Kalanchoe Pl	53600	4310	
01228304	0011000	\$ 6.48	9/8/2025	0 Rustic Pine Pl	53600	4310	
01228304	0011010	\$ 35.64	9/8/2025	0 Granite Glen Loop	53600	4310	
01228303	0011015	\$ -	9/8/2025	0 Stonecreek Way	53600	4310	
01060339	0011020	Credit	9/8/2025	0 Winged Elm Dr	53600	4310	\$ 125.00
01228303	0011025	\$ 51.03	9/8/2025	0 Watermark Dr	53600	4310	
01228304	0011030	\$ -	9/8/2025	0 Watermark Dr	53600	4310	
01228304	0011035	\$ 1.62	9/8/2025	0 Indigo Pond Ct	53600	4310	
01228305	0011070	Credit	9/8/2025	3964 Windcrest Dr	53600	4310	\$ 8.25
01228305	0011075	\$ 34.02	9/8/2025	4261 Windcrest Dr	53600	4310	
01228302	0469715	\$ 33.98	9/8/2025	0 Ancient Oaks Blvd	53600	4674	
01228302	0469720	\$ 17.28	9/8/2025	0 Ancient Oaks Blvd	53600	4674	
01228303	0469735	\$ 2,144.30	9/8/2025	2910 Sports Core Circ	53600	4301	
01369272	0989675	\$ -	9/8/2025	Vermillion Sky North	53600	4310	
01369272	0989680	\$ -	9/8/2025	Vermillion Sky South	53600	4310	
01369272	0989690	\$ 15.39	9/8/2025	Autumn Breeze Recla	53600	4310	

Total **\$ 3,808.27** ACH

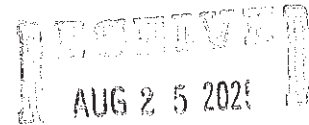
Total by Coc	4301	\$ 2,144.30	Recreational Facility
	4310	\$ 1,612.71	Reclaimed Water (Acct # starts with 100)
	4674	\$ 51.26	Decorative Entry Fountain
Grand Total		<u>\$ 3,808.27</u>	



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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



2809 0 1
37-93238

SEVEN OAKS CCD

Service Address: **0 SUMMERGATE BOULEVARD**

Bill Number: 22918859

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010595	01228300
Please use the 15-digit number below when making a payment through your bank	
001059501228300	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	43765803	7/10/2025	79043	8/8/2025	79330	29	287

Usage History

Reclaimed

August 2025	287
July 2025	51
June 2025	411
May 2025	398
April 2025	318
March 2025	22
February 2025	110
January 2025	249
December 2024	271
November 2024	293
October 2024	45
September 2024	67

Transactions

Previous Bill	41.31
Payment 08/08/25	-41.31 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	287 Thousand Gals X \$0.81 232.47
Total Current Transactions	232.47
TOTAL BALANCE DUE	\$232.47



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Account # 0010595
Customer # 01228300
Balance Forward 0.00
Current Transactions 232.47

Total Balance Due \$232.47
Due Date 9/8/2025

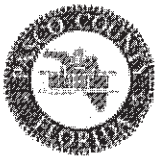
10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 09/08/2025.

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012283004001059502291885900000232478



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2610 0 1

37-93236

SEVEN OAKS CCD

Service Address: **0 ANCIENT OAKS BOULEVARD**

Bill Number: 22918861

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010600	01228300
Please use the 15-digit number below when making a payment through your bank:	
001060001228300	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	43765802	7/10/2025	61709	8/8/2025	62118	29	409

Usage History

Reclaimed

August 2025	409
July 2025	167
June 2025	527
May 2025	651
April 2025	463
March 2025	73
February 2025	195
January 2025	191
December 2024	509
November 2024	508
October 2024	188
September 2024	514

Transactions

Previous Bill	135.27
Payment 08/08/25	-135.27 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	409 Thousand Gals X \$0.81 331.29
Total Current Transactions	331.29
TOTAL BALANCE DUE	\$331.29

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Account # 0010600
Customer # 01228300
Balance Forward 0.00
Current Transactions 331.29

Total Balance Due	\$331.29
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

SEVEN OAKS CCD
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37-93238

SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS/BEECH G**
Bill Number: 22918860
Billing Date: 8/21/2025
Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010605	01228302
Please use the 15-digit number below when making a payment through your bank	
001060501228302	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08762403	7/10/2025	40665	8/8/2025	40666	29	1

Usage History	
	Reclaimed
August 2025	1
July 2025	1
June 2025	6
May 2025	2
April 2025	2
March 2025	0
February 2025	3
January 2025	4
December 2024	0
November 2024	0
October 2024	0
September 2024	0

Transactions		
Previous Bill		0.81
Payment 08/08/25		-0.81 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	1 Thousand Gals X \$0.81	0.81
Total Current Transactions		0.81
TOTAL BALANCE DUE		\$0.81

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Account # 0010605
Customer # 01228302
Balance Forward 0.00
Current Transactions 0.81

Total Balance Due	\$0.81
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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SEVEN OAKS CCD

Service Address: **0 ANCIENT OAKS/SPORTS**

Bill Number: 22918862

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account#	Customer #
0010610	01228300
Please use the 15-digit number below when making a payment through your bank	
001061001228300	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404817	7/10/2025	22831	8/8/2025	23035	29	204

Usage History

Reclaimed

August 2025	204
July 2025	56
June 2025	290
May 2025	347
April 2025	275
March 2025	16
February 2025	94
January 2025	210
December 2024	244
November 2024	316
October 2024	66
September 2024	168

Transactions

Previous Bill	45.36
Payment 08/08/25	-45.36 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	204 Thousand Gals X \$0.81 165.24
Total Current Transactions	165.24
TOTAL BALANCE DUE	\$165.24

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Account #	0010610
Customer #	01228300
Balance Forward	0.00
Current Transactions	165.24

Total Balance Due	\$165.24
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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SEVEN OAKS CDD

Service Address: **0 FORDHAM DR**

Bill Number: 22918863

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010635	01228304
Please use the 15-digit number below when making a payment through your bank	
001063501228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075228	7/10/2025	1799	8/8/2025	1810	29	11

Usage History

Reclaimed

August 2025	11
July 2025	9
June 2025	12
May 2025	10
April 2025	10
March 2025	0
February 2025	17
January 2025	16
December 2024	19
November 2024	21
October 2024	17
September 2024	20

Transactions

Previous Bill	7.29
Payment 08/08/25	-7.29 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	11 Thousand Gals X \$0.81
Total Current Transactions	8.91
TOTAL BALANCE DUE	\$8.91

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Account # 0010635
Customer # 01228304
Balance Forward 0.00
Current Transactions 8.91

Total Balance Due \$8.91
Due Date 9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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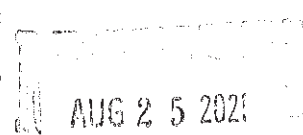


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SEVEN OAKS CDD

Service Address: **0 MILLHOPPER AVENUE**

Bill Number: 22918864

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010640	01228304
Please use the 15-digit number below when making a payment through your bank	
001064001228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399014	7/10/2025	285	8/8/2025	291	29	6

Usage History

Reclaimed

August 2025	6
July 2025	8
June 2025	8
May 2025	5
April 2025	3
March 2025	1
February 2025	3
January 2025	3
December 2024	4
November 2024	4
October 2024	5
September 2024	5

Transactions

Previous Bill	6.48
Payment 08/08/25	-6.48 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$0.81 4.86
Total Current Transactions	4.86
TOTAL BALANCE DUE	\$4.86

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Account # 0010640
Customer # 01228304
Balance Forward 0.00
Current Transactions 4.86

Total Balance Due	\$4.86
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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SEVEN OAKS CDD

Service Address: **0 SILVERMOSS DR**

Bill Number: 22918865

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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take effect Oct. 1, 2025.**

Account #	Customer #
0010645	01228303
Please use the 15-digit number below when making a payment through your bank	
001064501228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010345	7/10/2025	20358	8/8/2025	20376	29	18

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

18
29
32
22
24
33
43
34
53
8
0
9

Transactions

Previous Bill	23.49
Payment 08/08/25	-23.49 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	18 Thousand Gals X \$0.81
	14.58
Total Current Transactions	14.58
TOTAL BALANCE DUE	\$14.58

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Account # 0010645
Customer # 01228303

Balance Forward 0.00
Current Transactions 14.58

Total Balance Due \$14.58
Due Date 9/8/2025

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

**The Total Due will be electronically
transferred on 09/08/2025.**

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SEVEN OAKS CDD

Service Address: **0 KIRKWOOD CIRCLE**

Bill Number: 22918866

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010650	01228302
Please use the 15-digit number below when making a payment through your bank	
001065001228302	

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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010346	7/10/2025	3135	8/8/2025	3163	29	28

Usage History

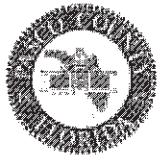
Reclaimed

August 2025	28
July 2025	29
June 2025	26
May 2025	15
April 2025	9
March 2025	0
February 2025	15
January 2025	13
December 2024	17
November 2024	14
October 2024	15
September 2024	19

Transactions

Previous Bill	23.49
Payment 08/08/25	-23.49 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	28 Thousand Gals X \$0.81
	22.68
Total Current Transactions	22.68
TOTAL BALANCE DUE	\$22.68

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Account #	0010650
Customer #	01228302
Balance Forward	0.00
Current Transactions	22.68

Total Balance Due	\$22.68
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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SEVEN OAKS CDD

Service Address: **0 ROSEHAVEN DR**

Bill Number: 22918867

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010655	01228302
Please use the 15-digit number below when making a payment through your bank	
001065501228302	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075213	7/10/2025	923	8/8/2025	923	29	0

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
0
0
1
0
0
1
0
0
0
0

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0010655

Customer # 01228302

Balance Forward 0.00

Current Transactions 0.00

Total Balance Due \$0.00
Due Date 9/8/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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2632 0 1

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SEVEN OAKS CDD

Service Address: **0 BAYBROOK LOOP**

Bill Number: 22918868

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010660	01228304
Please use the 15-digit number below when making a payment through your bank:	
001066001228304	

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Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08399018	7/10/2025	1552	8/8/2025	1595	29	43

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

43
41
40
41
31
63
29
20
64
4
5
22

Transactions

Previous Bill	33.21
Payment 08/08/25	-33.21 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	43 Thousand Gals X \$0.81
Total Current Transactions	34.83
TOTAL BALANCE DUE	\$34.83

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Account # 0010660
Customer # 01228304
Balance Forward 0.00
Current Transactions 34.83

Total Balance Due	\$34.83
Due Date	9/8/2025

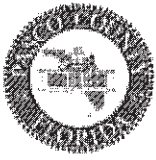
10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 09/08/2025.

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SEVEN OAKS CDD

Service Address: **0 SILVERMOSS DR**

Bill Number: 22918869

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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take effect Oct. 1, 2025.**

Account #	Customer #
0010675	01228303
Please use the 15-digit number below when making a payment through your bank	
001067501228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399013	7/10/2025	567	8/8/2025	568	29	1

Usage History

Reclaimed

August 2025	1
July 2025	4
June 2025	6
May 2025	5
April 2025	6
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	3
September 2024	13

Transactions

Previous Bill	3.24
Payment 08/08/25	-3.24 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1 Thousand Gals X \$0.81
Total Current Transactions	0.81
TOTAL BALANCE DUE	\$0.81

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Account # 0010675
Customer # 01228303
Balance Forward 0.00
Current Transactions 0.81

Total Balance Due	\$0.81
Due Date	9/8/2025

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

**The Total Due will be electronically
transferred on 09/08/2025.**

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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012283035001067592291886930000000815



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AUG 25 2025



2621 0 1

37-93238

SEVEN OAKS CDD

Service Address: 0 WATER ASH DR

Bill Number: 22918870

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010690	01228303
Please use the 15-digit number below when making a payment through your bank	
001069001228303	

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08399003	7/10/2025	2357	8/8/2025	2372	29	15

Usage History

Reclaimed

August 2025	15
July 2025	18
June 2025	19
May 2025	16
April 2025	21
March 2025	21
February 2025	22
January 2025	22
December 2024	23
November 2024	24
October 2024	9
September 2024	11

Transactions

Previous Bill	14.58
Payment 08/08/25	-14.58 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$0.81 12.15
Total Current Transactions	12.15
TOTAL BALANCE DUE	\$12.15

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Account #	0010690
Customer #	01228303
Balance Forward	0.00
Current Transactions	12.15

Total Balance Due	\$12.15
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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012283035001069022291887030000012157



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2633 0 1

37-93238

SEVEN OAKS CDD

Service Address: **0 ARROWGRASS DR**

Bill Number: 22918871

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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

Account #	Customer #
0010695	01228304
Please use the 15-digit number below when making a payment through your bank	
001069501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010344	7/10/2025	6773	8/8/2025	6811	29	38

Usage History

Reclaimed

August 2025	38
July 2025	29
June 2025	40
May 2025	40
April 2025	35
March 2025	31
February 2025	27
January 2025	29
December 2024	25
November 2024	28
October 2024	27
September 2024	43

Transactions

Previous Bill	23.49
Payment 08/08/25	-23.49 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	38 Thousand Gals X \$0.81 30.78
Total Current Transactions	30.78
TOTAL BALANCE DUE	\$30.78

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Account #	0010695
Customer #	01228304
Balance Forward	0.00
Current Transactions	30.78

Total Balance Due	\$30.78
Due Date	9/8/2025

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

**The Total Due will be electronically
transferred on 09/08/2025.**

SEVEN OAKS CDD
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2635 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS BOULEVARD**

Bill Number: 22918873

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010705	01228304
Please use the 15-digit number below when making a payment through your bank	
001070501228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16555196	7/10/2025	12825	8/8/2025	12825	29	0

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
0
0
0
0
0
0
0
0
0
0

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0010705

Customer # 01228304

Balance Forward 0.00

Current Transactions 0.00

Total Balance Due \$0.00
Due Date 9/8/2025

Round-Up Donations to Charity

Amount Enclosed

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012283042001070532291887340000000000

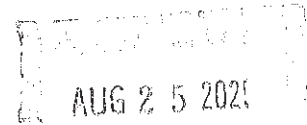


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2634 0 1

37-93238

SEVEN OAKS CDD

Service Address: **0 EDENFIELD DR**

Bill Number: 22918872

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010710	01228304
Please use the 15-digit number below when making a payment through your bank	
001071001228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075214	7/10/2025	2530	8/8/2025	2530	29	0

Usage History

Reclaimed

August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0
March 2025	0
February 2025	12
January 2025	11
December 2024	14
November 2024	32
October 2024	38
September 2024	39

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account #	0010710
Customer #	01228304
Balance Forward	0.00
Current Transactions	0.00
Total Balance Due	\$0.00
Due Date	9/8/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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2636 0 1
37-93238

SEVEN OAKS CDD

Service Address: 0 SISAL LOOP

Bill Number: 22918874

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010715	01228304
Please use the 15-digit number below when making a payment through your bank	
001071501228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075223	7/10/2025	1482	8/8/2025	1482	29	0

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
0
0
1
0
0
0
0
1
0
1

Transactions

TOTAL BALANCE DUE

0.00
\$0.00

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Account # 0010715
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 9/8/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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2837 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 FIREBUSH DR**

Bill Number: 22918875

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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

Account #	Customer #
0010720	01228304
Please use the 15-digit number below when making a payment through your bank	
001072001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075226	7/10/2025	1485	8/8/2025	1501	29	16

Usage History

Reclaimed

August 2025	16
July 2025	18
June 2025	15
May 2025	5
April 2025	6
March 2025	3
February 2025	8
January 2025	5
December 2024	8
November 2024	68
October 2024	33
September 2024	30

Transactions

Previous Bill	14.58
Payment 08/08/25	-14.58 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$0.81 12.96
Total Current Transactions	12.96
TOTAL BALANCE DUE	\$12.96

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Account # 0010720
Customer # 01228304
Balance Forward 0.00
Current Transactions 12.96

Total Balance Due	\$12.96
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

SEVEN OAKS CDD
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AUG 25 2025



2638 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 PINE POINT DR**

Bill Number: 22918876

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010730	01228304
Please use the 15-digit number below when making a payment through your bank	
001073001228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	09016347	7/10/2025	663	8/8/2025	663	29	0

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
0
0
0
0
0
2
3
2
3
3

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0010730
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 9/8/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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AUG 25 2025



2622 0 1
37-93237

SEVEN OAKS CDD

Service Address: 0 COTTON KEY LANE

Bill Number: 22918877

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010740	01228303
Please use the 15-digit number below when making a payment through your bank	
001074001228303	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075225	7/10/2025	2524	8/8/2025	2602	29	78

Usage History

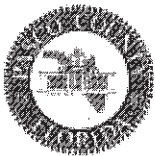
Reclaimed

August 2025	78
July 2025	72
June 2025	72
May 2025	49
April 2025	15
March 2025	16
February 2025	16
January 2025	14
December 2024	19
November 2024	22
October 2024	21
September 2024	21

Transactions

Previous Bill	58.32
Payment 08/08/25	-58.32 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	78 Thousand Gals X \$0.81
Total Current Transactions	63.18
TOTAL BALANCE DUE	\$63.18

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Account # 0010740
Customer # 01228303
Balance Forward 0.00
Current Transactions 63.18

Total Balance Due	\$63.18
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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AUG 25 2025



2623 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 SHOREGRASS DR**

Bill Number: 22918878

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010745	01228303
Please use the 15-digit number below when making a payment through your bank	
001074501228303	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404824	7/10/2025	1191	8/8/2025	1202	29	11

Usage History

Reclaimed

August 2025	11
July 2025	10
June 2025	12
May 2025	9
April 2025	12
March 2025	13
February 2025	15
January 2025	14
December 2024	14
November 2024	17
October 2024	15
September 2024	16

Transactions

Previous Bill	8.10
Payment 08/08/25	-8.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	11 Thousand Gals X \$0.81 8.91
Total Current Transactions	8.91
TOTAL BALANCE DUE	\$8.91

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Account # 0010745
Customer # 01228303
Balance Forward 0.00
Current Transactions 8.91

Total Balance Due \$8.91
Due Date 9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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AUG 25 2025



2639 0 1
37-93238

SEVEN OAKS CDD

Service Address: 0 LAUREL CHASE LANE

Bill Number: 22918880

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010755	01228304
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001075501228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399015	7/10/2025	665	8/8/2025	680	29	15

Usage History
Reclaimed

August 2025	15
July 2025	18
June 2025	25
May 2025	3
April 2025	0
March 2025	0
February 2025	0
January 2025	1
December 2024	8
November 2024	0
October 2024	0
September 2024	0

Transactions

Previous Bill	14.58
Payment 08/08/25	-14.58 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$0.81 12.15
Total Current Transactions	12.15
TOTAL BALANCE DUE	\$12.15

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Account # 0010755
Customer # 01228304
Balance Forward 0.00
Current Transactions 12.15

Total Balance Due \$12.15
Due Date 9/8/2025

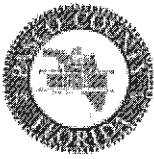
10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 09/08/2025.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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012283042001075582291888060000012157



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2640 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 PINE POINT DR**

Bill Number: 22918881

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010760	01228304
Please use the 15-digit number below when making a payment through your bank	
001076001228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399021	7/10/2025	763	8/8/2025	763	29	0

Usage History

Reclaimed

August 2025	0
July 2025	0
June 2025	0
May 2025	9
April 2025	12
March 2025	16
February 2025	15
January 2025	15
December 2024	16
November 2024	17
October 2024	16
September 2024	16

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0010760
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 9/8/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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2641 0 1
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SEVEN OAKS CDD

Service Address: **0 BIG CYPRESS WAY**

Bill Number: 22918882

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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

Account #	Customer #
0010765	01228304
Please use the 15-digit number below when making a payment through your bank	
001076501228304	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	12703396	7/10/2025	205	8/8/2025	205	29	0

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
0
0
0
0
0
0
0
1
1
0

Transactions

Previous Bill -19.72 CR
Balance Forward -19.72 CR
TOTAL BALANCE DUE -\$19.72 CR

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Account # 0010765
Customer # 01228304
Balance Forward -19.72 CR
Current Transactions -19.72 CR
Total Balance Due -\$19.72 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD
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2642 0 1
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SEVEN OAKS CDD

Service Address: 0 CEDAR PARK CT

Bill Number: 22918883

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010770	01228304
Please use the 15-digit number below when making a payment through your bank	
001077001228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241283	7/10/2025	113	8/8/2025	113	29	0

Usage History
Reclaimed

August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	2
March 2025	0
February 2025	0
January 2025	1
December 2024	1
November 2024	1
October 2024	0
September 2024	1

Transactions

Previous Bill	-56.41 CR
Balance Forward	-56.41 CR
TOTAL BALANCE DUE	-\$56.41 CR

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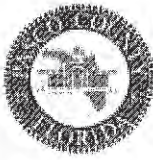
Account #	0010770
Customer #	01228304
Balance Forward	-56.41 CR
Current Transactions	-56.41 CR
Total Balance Due	-\$56.41 CR

CREDIT - DO NOT PAY

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2643 0 1
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SEVEN OAKS CDD

Service Address: **0 BLUE SPRINGS PLACE**

Bill Number: 22918884

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010775	01228304
Please use the 15-digit number below when making a payment through your bank	
001077501228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	14241326	7/10/2025	80	8/8/2025	80	29	0

Usage History
Reclaimed

August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0
September 2024	0

Transactions

Previous Bill	-83.33 CR
Balance Forward	-83.33 CR
TOTAL BALANCE DUE	-\$83.33 CR

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Account #	0010775
Customer #	01228304
Balance Forward	-83.33 CR
Current Transactions	-83.33 CR
Total Balance Due	-\$83.33 CR

CREDIT - DO NOT PAY

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SEVEN OAKS CDD

Service Address: 0 LAKE VALLEY PLACE

Bill Number: 22918885

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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

Account #	Customer #
0010780	01228304
Please use the 15-digit number below when making a payment through your bank	
001078001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241327	7/10/2025	144	8/8/2025	144	29	0

Usage History

Reclaimed

August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0
March 2025	1
February 2025	1
January 2025	0
December 2024	1
November 2024	1
October 2024	1
September 2024	0

Transactions

Previous Bill	-32.98 CR
Balance Forward	-32.98 CR
TOTAL BALANCE DUE	-\$32.98 CR

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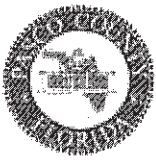
Account #	0010780
Customer #	01228304
Balance Forward	-32.98 CR
Current Transactions	-32.98 CR
Total Balance Due	-\$32.98 CR

CREDIT - DO NOT PAY

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2645 0 1

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SEVEN OAKS CDD

Service Address: **0 WATER ASH DR**

Bill Number: 22918886

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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

Account #	Customer #
0010785	01228304
Please use the 15-digit number below when making a payment through your bank	
001078501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	07235215	7/10/2025	140	8/8/2025	140	29	0

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
0
1
0
1
1
1
1
1
1
1

Transactions

Previous Bill -24.11 CR
Balance Forward -24.11 CR
TOTAL BALANCE DUE -\$24.11 CR

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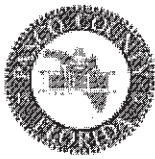
Account # 0010785
Customer # 01228304
Balance Forward -24.11 CR
Current Transactions -24.11 CR
Total Balance Due -\$24.11 CR

CREDIT - DO NOT PAY

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2646 0 1
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SEVEN OAKS CDD

Service Address: **0 STILLBROOK DR**

Bill Number: 22918887

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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Account #	Customer #
0010790	01228304
Please use the 15-digit number below when making a payment through your bank	
001079001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241565	7/10/2025	344	8/8/2025	344	29	0

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
0
0
0
0
0
0
0
0
0
0

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0010790

Customer # 01228304

Balance Forward 0.00

Current Transactions 0.00

Total Balance Due \$0.00
Due Date 9/8/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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3434 COLWELL AVENUE STE 200
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2647 0 1
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SEVEN OAKS CDD

Service Address: **0 EDENFIELD DR**

Bill Number: 22918888

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010795	01228304
Please use the 15-digit number below when making a payment through your bank	
001079501228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399005	7/10/2025	1920	7/16/2025	1920	6	0
Reclaim	08399005	7/16/2025	0	8/8/2025	0	23	0

Usage History

Reclaimed

August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	15
March 2025	6
March 2025	6
February 2025	14
January 2025	0
December 2024	0
November 2024	4
October 2024	4

Transactions

0.00
TOTAL BALANCE DUE \$0.00



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Account # 0010795
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 9/8/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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SEVEN OAKS CDD

Service Address: **3247 CHAPEL CREEK CIRCLE**
Bill Number: 22918889
Billing Date: 8/21/2025
Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010800	01228303
Please use the 15-digit number below when making a payment through your bank	
001080001228303	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13915301	7/10/2025	8672	8/8/2025	8680	29	8

Usage History Reclaimed

August 2025	8
July 2025	10
June 2025	12
May 2025	12
April 2025	12
March 2025	13
February 2025	38
January 2025	38
December 2024	51
November 2024	41
October 2024	53
September 2024	37

Transactions

Previous Bill	8.10
Payment 08/08/25	-8.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.81 6.48
Total Current Transactions	6.48
TOTAL BALANCE DUE	\$6.48

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Account # 0010800
Customer # 01228303
Balance Forward 0.00
Current Transactions 6.48

Total Balance Due	\$6.48
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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2612 0 1
37-93237

SEVEN OAKS CDD

Service Address: 0 MYSTIC OAKS BOULEVARD

Bill Number: 22918890

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010810	01228301
Please use the 15-digit number below when making a payment through your bank	
001081001228301	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13113816	7/10/2025	30246	8/8/2025	30352	29	106

Usage History

Reclaimed

August 2025	106
July 2025	20
June 2025	128
May 2025	206
April 2025	162
March 2025	2
February 2025	43
January 2025	110
December 2024	140
November 2024	208
October 2024	50
September 2024	100

Transactions

Previous Bill	16.20
Payment 08/08/25	-16.20 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	106 Thousand Gals X \$0.81 85.86
Total Current Transactions	85.86
TOTAL BALANCE DUE	\$85.86



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Account #	0010810
Customer #	01228301
Balance Forward	0.00
Current Transactions	85.86

Total Balance Due	\$85.86
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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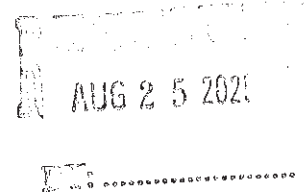


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SEVEN OAKS CDD

Service Address: 0 MYSTIC OAKS BOULEVARD

Bill Number: 22918891

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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

Account #	Customer #
0010815	01228304
Please use the 15-digit number below when making a payment through your bank	
001081501228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15556918	7/10/2025	14406	8/8/2025	14406	29	0

Usage History

Reclaimed

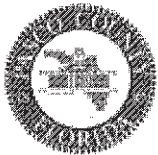
August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
0
0
0
0
0
0
0
0
0
0

Transactions

Previous Bill -165.00 CR
Balance Forward -165.00 CR
TOTAL BALANCE DUE - \$165.00 CR

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Account # 0010815
Customer # 01228304
Balance Forward -165.00 CR
Current Transactions -165.00 CR
Total Balance Due - \$165.00 CR

CREDIT - DO NOT PAY

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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2813 0 1
37-93237

SEVEN OAKS CDD

Service Address: **0 MYSTIC OAKS BOULEVARD**

Bill Number: 22918892

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010820	01228301
Please use the 15-digit number below when making a payment through your bank	
001082001228301	

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	15556917	7/10/2025	6941	8/8/2025	6941	29	0

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
0
0
0
0
0
0
0
0
0
0

Transactions

Previous Bill	-165.00 CR
Balance Forward	-165.00 CR
TOTAL BALANCE DUE	-\$165.00 CR

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Account #	0010820
Customer #	01228301
Balance Forward	-165.00 CR
Current Transactions	-165.00 CR
Total Balance Due	-\$165.00 CR

CREDIT - DO NOT PAY

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012283011001082032291889230000000000

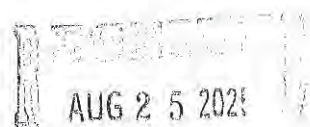


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2605 0 1
37-93238

SEVEN OAKS COMM DEV DISTRICT II

Service Address: **27403 MISTFLOWER DR**

Bill Number: 22918894

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010835	01060349
Please use the 15-digit number below when making a payment through your bank	
001083501060349	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994342	7/10/2025	2113	8/8/2025	2113	29	0

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
0
16
20
22
25
22
14
5
5
6

Transactions

TOTAL BALANCE DUE

0.00
\$0.00

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Account # 0010835
Customer # 01060349
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due	\$0.00
Due Date	9/8/2025

Round-Up Donations to Charity

Amount Enclosed

<input type="checkbox"/> \$0.00 <input type="checkbox"/> \$0.01 <input type="checkbox"/> \$0.02 <input type="checkbox"/> \$0.03 <input type="checkbox"/> \$0.04 <input type="checkbox"/> \$0.05 <input type="checkbox"/> \$0.06 <input type="checkbox"/> \$0.07 <input type="checkbox"/> \$0.08 <input type="checkbox"/> \$0.09 <input type="checkbox"/> \$0.10 <input type="checkbox"/> \$0.11 <input type="checkbox"/> \$0.12 <input type="checkbox"/> \$0.13 <input type="checkbox"/> \$0.14 <input type="checkbox"/> \$0.15 <input type="checkbox"/> \$0.16 <input type="checkbox"/> \$0.17 <input type="checkbox"/> \$0.18 <input type="checkbox"/> \$0.19 <input type="checkbox"/> \$0.20 <input type="checkbox"/> \$0.21 <input type="checkbox"/> \$0.22 <input type="checkbox"/> \$0.23 <input type="checkbox"/> \$0.24 <input type="checkbox"/> \$0.25 <input type="checkbox"/> \$0.26 <input type="checkbox"/> \$0.27 <input type="checkbox"/> \$0.28 <input type="checkbox"/> \$0.29 <input type="checkbox"/> \$0.30 <input type="checkbox"/> \$0.31 <input type="checkbox"/> \$0.32 <input type="checkbox"/> \$0.33 <input type="checkbox"/> \$0.34 <input type="checkbox"/> \$0.35 <input type="checkbox"/> \$0.36 <input type="checkbox"/> \$0.37 <input type="checkbox"/> \$0.38 <input type="checkbox"/> \$0.39 <input type="checkbox"/> \$0.40 <input type="checkbox"/> \$0.41 <input type="checkbox"/> \$0.42 <input type="checkbox"/> \$0.43 <input type="checkbox"/> \$0.44 <input type="checkbox"/> \$0.45 <input type="checkbox"/> \$0.46 <input type="checkbox"/> \$0.47 <input type="checkbox"/> \$0.48 <input type="checkbox"/> \$0.49 <input type="checkbox"/> \$0.50	<input type="checkbox"/> \$0.51 <input type="checkbox"/> \$0.52 <input type="checkbox"/> \$0.53 <input type="checkbox"/> \$0.54 <input type="checkbox"/> \$0.55 <input type="checkbox"/> \$0.56 <input type="checkbox"/> \$0.57 <input type="checkbox"/> \$0.58 <input type="checkbox"/> \$0.59 <input type="checkbox"/> \$0.60 <input type="checkbox"/> \$0.61 <input type="checkbox"/> \$0.62 <input type="checkbox"/> \$0.63 <input type="checkbox"/> \$0.64 <input type="checkbox"/> \$0.65 <input type="checkbox"/> \$0.66 <input type="checkbox"/> \$0.67 <input type="checkbox"/> \$0.68 <input type="checkbox"/> \$0.69 <input type="checkbox"/> \$0.70 <input type="checkbox"/> \$0.71 <input type="checkbox"/> \$0.72 <input type="checkbox"/> \$0.73 <input type="checkbox"/> \$0.74 <input type="checkbox"/> \$0.75 <input type="checkbox"/> \$0.76 <input type="checkbox"/> \$0.77 <input type="checkbox"/> \$0.78 <input type="checkbox"/> \$0.79 <input type="checkbox"/> \$0.80 <input type="checkbox"/> \$0.81 <input type="checkbox"/> \$0.82 <input type="checkbox"/> \$0.83 <input type="checkbox"/> \$0.84 <input type="checkbox"/> \$0.85 <input type="checkbox"/> \$0.86 <input type="checkbox"/> \$0.87 <input type="checkbox"/> \$0.88 <input type="checkbox"/> \$0.89 <input type="checkbox"/> \$0.90 <input type="checkbox"/> \$0.91 <input type="checkbox"/> \$0.92 <input type="checkbox"/> \$0.93 <input type="checkbox"/> \$0.94 <input type="checkbox"/> \$0.95 <input type="checkbox"/> \$0.96 <input type="checkbox"/> \$0.97 <input type="checkbox"/> \$0.98 <input type="checkbox"/> \$0.99 <input type="checkbox"/> \$1.00
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SEVEN OAKS CDD

Service Address: **0 FAWN Mist DR**
Bill Number: 22918896
Billing Date: 8/21/2025
Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010845	01228304
Please use the 15-digit number below when making a payment through your bank	
001084501228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	06707280	7/10/2025	2757	8/8/2025	2760	29	3

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

3
0
0
0
0
4
7
7
7
5
8
7

Transactions

Current Transactions

Reclaimed
Reclaimed 3 Thousand Gals X \$0.81 2.43
Total Current Transactions 2.43
TOTAL BALANCE DUE \$2.43



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Account # 0010845
Customer # 01228304
Balance Forward 0.00
Current Transactions 2.43

Total Balance Due \$2.43
Due Date 9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

SEVEN OAKS CDD
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2650 0 1
37-93237

SEVEN OAKS CDD

Service Address: **0 FERN GLADE CT**

Bill Number: 22918897

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010855	01228304
Please use the 15-digit number below when making a payment through your bank	
001085501228304	

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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	06707284	7/10/2025	2722	8/8/2025	2722	29	0

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
0
7
9
12
11
13
10
9
13
11

Transactions

TOTAL BALANCE DUE

0.00
\$0.00

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Account # 0010855
Customer # 01228304
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 9/8/2025

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: **3152 GRASSGLEN PLACE**

Bill Number: 22918898

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010875	01228303
Please use the 15-digit number below when making a payment through your bank	
001087501228303	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190811999	7/10/2025	41	8/8/2025	45	29	4

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

4
0
0
0
1
0
0
1
0
0
0
1

Transactions

Previous Bill -109.80 CR
Balance Forward -109.80 CR
Current Transactions
Reclaimed 4 Thousand Gals X \$0.81 3.24
Total Current Transactions 3.24
TOTAL BALANCE DUE -\$106.56 CR



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Account # 0010875
Customer # 01228303
Balance Forward -109.80 CR
Current Transactions 3.24
Total Balance Due -\$106.56 CR

CREDIT - DO NOT PAY

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2626 0 1

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SEVEN OAKS CDD

Service Address: 0 FIDDLERS GREEN LOOP

Bill Number: 22918900

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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take effect Oct. 1, 2025.

Account #	Customer #
0010880	01228303
Please use the 15-digit number below when making a payment through your bank	
001088001228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994345	7/10/2025	3780	8/8/2025	3783	29	3

Usage History

Reclaimed

August 2025	3
July 2025	0
June 2025	3
May 2025	5
April 2025	6
March 2025	3
February 2025	6
January 2025	6
December 2024	6
November 2024	6
October 2024	8
September 2024	10

Transactions

Current Transactions

Reclaimed

3 Thousand Gals X \$0.81 2.43

Total Current Transactions 2.43

TOTAL BALANCE DUE \$2.43



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Account # 0010880
Customer # 01228303
Balance Forward 0.00
Current Transactions 2.43

Total Balance Due	\$2.43
Due Date	9/8/2025

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

The Total Due will be electronically
transferred on 09/08/2025.

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2651 0 1
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SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS BOULEVARD**

Bill Number: 22918899

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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

Account #	Customer #
0010885	01228304
Please use the 15-digit number below when making a payment through your bank	
001088501228304	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08404810	7/10/2025	20743	8/8/2025	20943	29	200

Usage History

Reclaimed

August 2025	200
July 2025	92
June 2025	172
May 2025	243
April 2025	187
March 2025	13
February 2025	53
January 2025	102
December 2024	143
November 2024	224
October 2024	32
September 2024	90

Transactions

Previous Bill	74.52
Payment 08/08/25	-74.52 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	200 Thousand Gals X \$0.81 162.00
Total Current Transactions	162.00
TOTAL BALANCE DUE	\$162.00

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Account # 0010885
Customer # 01228304
Balance Forward 0.00
Current Transactions 162.00

Total Balance Due \$162.00
Due Date 9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

SEVEN OAKS CDD
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2654 0 1

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SEVEN OAKS CDD

Service Address: 0 EAGLESTON BOULEVARD

Bill Number: 22918903

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010890	01228304
Please use the 15-digit number below when making a payment through your bank	
001089001228304	

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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	0604845	7/10/2025	79256	8/8/2025	79488	29	232

Usage History

Reclaimed

August 2025	232
July 2025	128
June 2025	195
May 2025	249
April 2025	171
March 2025	18
February 2025	59
January 2025	89
December 2024	97
November 2024	166
October 2024	30
September 2024	76

Transactions

Previous Bill	103.68
Payment 08/08/25	-103.68 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	232 Thousand Gals X \$0.81 187.92
Total Current Transactions	187.92
TOTAL BALANCE DUE	\$187.92

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Account # 0010890
Customer # 01228304
Balance Forward 0.00
Current Transactions 187.92

Total Balance Due	\$187.92
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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2652 0 1
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SEVEN OAKS CDD

Service Address: 0 GENTLEWINDS PLACE

Bill Number: 22918901

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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take effect Oct. 1, 2025.

Account #	Customer #
0010900	01228304
Please use the 15-digit number below when making a payment through your bank	
001090001228304	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	14994343	7/10/2025	4244	8/8/2025	4283	29	39

Usage History
Reclaimed

August 2025	39
July 2025	39
June 2025	33
May 2025	40
April 2025	14
March 2025	5
February 2025	25
January 2025	25
December 2024	26
November 2024	26
October 2024	24
September 2024	26

Transactions

Previous Bill	31.59
Payment 08/08/25	-31.59 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	39 Thousand Gals X \$0.81 31.59
Total Current Transactions	31.59
TOTAL BALANCE DUE	\$31.59

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Account # 0010900
Customer # 01228304
Balance Forward 0.00
Current Transactions 31.59

Total Balance Due	\$31.59
Due Date	9/8/2025

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

The Total Due will be electronically
transferred on 09/08/2025.

SEVEN OAKS CDD
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2653 0 1

37-93237

SEVEN OAKS CDD

Service Address: 0 RUSTIC PINE PLACE

Bill Number: 22918902

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010905	01228304
Please use the 15-digit number below when making a payment through your bank	
001090501228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	0602074	7/10/2025	6860	8/8/2025	6866	29	6

Usage History

Reclaimed

August 2025	6
July 2025	5
June 2025	7
May 2025	5
April 2025	6
March 2025	6
February 2025	8
January 2025	6
December 2024	7
November 2024	7
October 2024	13
September 2024	12

Transactions

Previous Bill	4.05
Payment 08/08/25	-4.05 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$0.81 4.86
Total Current Transactions	4.86
TOTAL BALANCE DUE	\$4.86

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Account # 0010905
Customer # 01228304
Balance Forward 0.00
Current Transactions 4.86

Total Balance Due \$4.86
Due Date 9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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012283042001090572291890250000004862



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37-93237

SEVEN OAK CDD

Service Address: **10 ROSELING CT**
Bill Number: 22918904
Billing Date: 8/21/2025
Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010965	01228298
Please use the 15-digit number below when making a payment through your bank	
001096501228298	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241566	7/10/2025	1925	8/8/2025	1930	29	5

Usage History
Reclaimed

August 2025	5
July 2025	3
June 2025	5
May 2025	4
April 2025	4
March 2025	6
February 2025	8
January 2025	7
December 2024	8
November 2024	0
October 2024	2
September 2024	10

Transactions

Previous Bill	2.43
Payment 08/08/25	-2.43 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	5 Thousand Gals X \$0.81 4.05
Total Current Transactions	4.05
TOTAL BALANCE DUE	\$4.05

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Account # 0010965
Customer # 01228298
Balance Forward 0.00
Current Transactions 4.05

Total Balance Due	\$4.05
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

SEVEN OAK CDD
3434 COLWELL AVENUE STE 200
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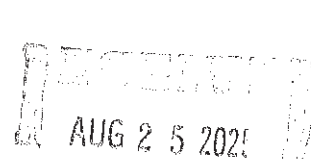
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SEVEN OAK CDD

Service Address: **10 WILDSTAR CIR - PARK**

Bill Number: 22918905

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010970	01228298
Please use the 15-digit number below when making a payment through your bank	
001097001228298	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580270	7/10/2025	1431	8/8/2025	1461	29	30

Usage History

Reclaimed

August 2025	30
July 2025	28
June 2025	25
May 2025	15
April 2025	10
March 2025	9
February 2025	11
January 2025	16
December 2024	21
November 2024	4
October 2024	0
September 2024	0

Transactions

Previous Bill	22.68
Payment 08/08/25	-22.68 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	30 Thousand Gals X \$0.81 24.30
Total Current Transactions	24.30
TOTAL BALANCE DUE	\$24.30

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Account # 0010970
Customer # 01228298
Balance Forward 0.00
Current Transactions 24.30

Total Balance Due	\$24.30
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

SEVEN OAK CDD
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29-10025

SEVEN OAKS

Service Address: **0 WILDSTAR CIRCLE**

Bill Number: 22964602

Billing Date: 8/28/2025

Billing Period: 6/27/2025 to 7/29/2025

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

Account #	Customer #
0010990	01228299
Please use the 15-digit number below when making a payment through your bank	
001099001228299	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	67234048	6/27/2025	480	7/29/2025	480	32	0

Usage History

Water

July 2025	0
June 2025	0
May 2025	0
April 2025	1
March 2025	3
February 2025	2
January 2025	3
December 2024	3
November 2024	2
October 2024	3
September 2024	3
August 2024	2

Transactions

Previous Bill	-38.69 CR
Balance Forward	-38.69 CR
TOTAL BALANCE DUE	-\$38.69 CR

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Account #	0010990
Customer #	01228299
Balance Forward	-38.69 CR
Current Transactions	-38.69 CR
Total Balance Due	-\$38.69 CR

CREDIT - DO NOT PAY

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SEVEN OAKS

Service Address: **0 KALANCHOE PLACE**

Bill Number: 22918906

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0010995	01228299
Please use the 15-digit number below when making a payment through your bank	
001099501228299	

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	67234047	7/10/2025	1332	8/8/2025	1332	60	0

Usage History

Reclaimed

August 2025	0
July 2025	0
June 2025	1
May 2025	2
April 2025	50
March 2025	3
February 2025	3
January 2025	4
December 2024	3
November 2024	2
October 2024	4
September 2024	3

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account #	0010995
Customer #	01228299
Balance Forward	0.00
Current Transactions	0.00
Total Balance Due	\$0.00
Due Date	9/8/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

SEVEN OAKS
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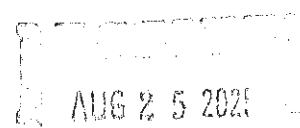
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2655 0 1
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SEVEN OAKS CDD

Service Address: 0 RUSTIC PINE PLACE

Bill Number: 22918907

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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

Account #	Customer #
0011000	01228304
Please use the 15-digit number below when making a payment through your bank	
001100001228304	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15104610	7/10/2025	659	8/8/2025	667	29	8

Usage History
Reclaimed

August 2025	8
July 2025	9
June 2025	8
May 2025	7
April 2025	9
March 2025	8
February 2025	0
January 2025	0
December 2024	1
November 2024	2
October 2024	2
September 2024	3

Transactions

Previous Bill	7.29
Payment 08/08/25	-7.29 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.81 6.48
Total Current Transactions	6.48
TOTAL BALANCE DUE	\$6.48

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Account # 0011000
Customer # 01228304
Balance Forward 0.00
Current Transactions 6.48

Total Balance Due \$6.48
Due Date 9/8/2025

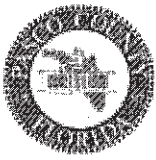
10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 09/08/2025.

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2656 0 1

37-93237

SEVEN OAKS CDD

Service Address: **0 GRANITE GLEN LOOP**

Bill Number: 22918908

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0011010	01228304
Please use the 15-digit number below when making a payment through your bank	
001101001228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12705483	7/10/2025	2670	8/8/2025	2714	29	44

Usage History

Reclaimed

August 2025	44
July 2025	42
June 2025	40
May 2025	23
April 2025	6
March 2025	7
February 2025	0
January 2025	7
December 2024	8
November 2024	1
October 2024	13
September 2024	19

Transactions

Previous Bill	34.02
Payment 08/08/25	-34.02 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	44 Thousand Gals X \$0.81
	35.64
Total Current Transactions	35.64
TOTAL BALANCE DUE	\$35.64

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Account # 0011010
Customer # 01228304
Balance Forward 0.00
Current Transactions 35.64

Total Balance Due \$35.64
Due Date 9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

SEVEN OAKS CDD
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012283042001101012291890870000035640



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2627 0 1
37-93237

SEVEN OAKS CDD

Service Address: **0 STONECREEK WAY**

Bill Number: 22918909

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0011015	01228303
Please use the 15-digit number below when making a payment through your bank.	
001101501228303	

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	15104614	7/10/2025	450	8/8/2025	450	29	0

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
0
0
0
2
5
6
6
6
5
6

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0011015
Customer # 01228303
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 9/8/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

SEVEN OAKS CDD
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2661 0 1
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SEVEN OAKS COMM DEV DIST #2

Service Address: 0 WINGED ELM DR

Bill Number: 22918910

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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

Account #	Customer #
0011020	01060339
Please use the 15-digit number below when making a payment through your bank	
001102001060339	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	14241568	7/10/2025	0	8/8/2025	0	29	0

Usage History

Reclaimed

August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0
September 2024	0

Transactions

Previous Bill	-125.00 CR
Balance Forward	-125.00 CR
TOTAL BALANCE DUE	-\$125.00 CR

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Account #	0011020
Customer #	01060339
Balance Forward	-125.00 CR
Current Transactions	-125.00 CR
Total Balance Due	-\$125.00 CR

CREDIT - DO NOT PAY

SEVEN OAKS COMM DEV DIST #2
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SEVEN OAKS CDD

Service Address: **0 WATERMARK DR**

Bill Number: 22918911

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0011025	01228303
Please use the 15-digit number below when making a payment through your bank	
001102501228303	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17656793	7/10/2025	8987	8/8/2025	9050	29	63

Usage History

Reclaimed

August 2025	63
July 2025	61
June 2025	54
May 2025	76
April 2025	33
March 2025	11
February 2025	14
January 2025	10
December 2024	17
November 2024	16
October 2024	19
September 2024	115

Transactions

Previous Bill	49.41
Payment 08/08/25	-49.41 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	63 Thousand Gals X \$0.81 51.03
Total Current Transactions	51.03
TOTAL BALANCE DUE	\$51.03

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Account # 0011025
Customer # 01228303
Balance Forward 0.00
Current Transactions 51.03

Total Balance Due \$51.03
Due Date 9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

SEVEN OAKS CDD
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2857 0 1
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SEVEN OAKS CDD

Service Address: **0 WATERMARK DR**

Bill Number: 22918912

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0011030	01228304
Please use the 15-digit number below when making a payment through your bank	
001103001228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	09558342	7/10/2025	1681	8/8/2025	1681	29	0

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
1
0
0
0
0
0
1
1
2
2

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0011030

Customer # 01228304

Balance Forward 0.00

Current Transactions 0.00

Total Balance Due \$0.00
Due Date 9/8/2025

Round-Up Donations to Charity

Amount Enclosed

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012283042001103092291891280000000000



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AUG 25 2025

2858 0 1
37-93237

SEVEN OAKS CDD

Service Address: 0 INDIGO POND CT

Bill Number: 22918913

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0011035	01228304
Please use the 15-digit number below when making a payment through your bank	
001103501228304	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201377801	7/10/2025	97	8/8/2025	99	29	2

Usage History

Reclaimed

August 2025	2
July 2025	1
June 2025	2
May 2025	2
April 2025	1
March 2025	2
February 2025	2
January 2025	2
December 2024	2
November 2024	2
October 2024	2
September 2024	2

Transactions

Previous Bill	0.81
Payment 08/08/25	-0.81 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$0.81
	1.62
Total Current Transactions	1.62
TOTAL BALANCE DUE	\$1.62

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Account # 0011035
Customer # 01228304

Balance Forward 0.00
Current Transactions 1.62

Total Balance Due \$1.62
Due Date 9/8/2025

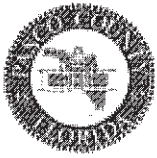
10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 09/08/2025.

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2659 0 1
37-83237

SEVEN OAKS CDD

Service Address: **3964 WINDCREST DR**

Bill Number: 22918914

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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

Account #	Customer #
0011070	01228305
Please use the 15-digit number below when making a payment through your bank	
001107001228305	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399017	7/10/2025	123	8/8/2025	134	29	11

Usage History
Reclaimed

August 2025	11
July 2025	9
June 2025	11
May 2025	26
April 2025	12
March 2025	12
February 2025	19
January 2025	16
December 2024	13
November 2024	1
October 2024	0
September 2024	0

Transactions

Previous Bill	-17.16 CR
Balance Forward	-17.16 CR
Current Transactions	
Reclaimed	
Reclaimed	11 Thousand Gals X \$0.81 8.91
Total Current Transactions	8.91
TOTAL BALANCE DUE	-\$8.25 CR

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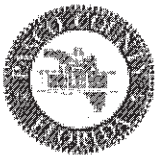
Account #	0011070
Customer #	01228305
Balance Forward	-17.16 CR
Current Transactions	8.91
Total Balance Due	-\$8.25 CR

CREDIT - DO NOT PAY

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2660 0 1

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SEVEN OAKS CDD

Service Address: **4261 WINDCREST DR**

Bill Number: 22918915

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0011075	01228305
Please use the 15-digit number below when making a payment through your bank	
001107501228305	

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08404831	7/10/2025	2081	8/8/2025	2123	29	42

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

42
40
36
22
12
35
32
33
39
25
17
18

Transactions

Previous Bill	32.40
Payment 08/08/25	-32.40 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	42 Thousand Gals X \$0.81 34.02
Total Current Transactions	34.02
TOTAL BALANCE DUE	\$34.02

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Account # 0011075
Customer # 01228305
Balance Forward 0.00
Current Transactions 34.02

Total Balance Due	\$34.02
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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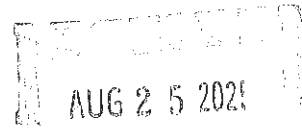
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SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS & SR 56**

Bill Number: 22920593

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0469715	01228302
Please use the 15-digit number below when making a payment through your bank	
046971501228302	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	08741652	7/10/2025	470	8/8/2025	477	29	7

Usage History

Irrigation

August 2025	7
July 2025	5
June 2025	8
May 2025	5
April 2025	5
March 2025	8
February 2025	2
January 2025	3
December 2024	3
November 2024	3
October 2024	0
September 2024	1

Transactions

Previous Bill	27.30
Payment 08/08/25	-27.30 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	10.60
Water Tier 1 7.0 Thousand Gals X \$3.34	23.38
Total Current Transactions	33.98
TOTAL BALANCE DUE	\$33.98

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Account # 0469715
Customer # 01228302
Balance Forward 0.00
Current Transactions 33.98

Total Balance Due	\$33.98
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS & SR 56**

Bill Number: 22920596

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0469720	01228302
Please use the 15-digit number below when making a payment through your bank.	
046972001228302	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	08741650	7/10/2025	1142	8/8/2025	1144	29	2

Usage History

Irrigation

August 2025	2
July 2025	0
June 2025	3
May 2025	3
April 2025	3
March 2025	16
February 2025	13
January 2025	8
December 2024	6
November 2024	4
October 2024	3
September 2024	4

Transactions

Previous Bill	10.60
Payment 08/08/25	-10.60 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	10.60
Water Tier 1 2.0 Thousand Gals X \$3.34	6.68
Total Current Transactions	17.28
TOTAL BALANCE DUE	\$17.28

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Account # 0469720
Customer # 01228302
Balance Forward 0.00
Current Transactions 17.28

Total Balance Due \$17.28
Due Date 9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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SEVEN OAKS CDD

Service Address: **2910 SPORTS CORE CIRCLE**

Bill Number: 22920599

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

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

Account #	Customer #
0469735	01228303
Please use the 15-digit number below when making a payment through your bank	
046973501228303	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	12272488	7/10/2025	25469	8/8/2025	25618	29	149

Usage History

	Water
August 2025	149
July 2025	132
June 2025	194
May 2025	212
April 2025	162
March 2025	117
February 2025	130
January 2025	106
December 2024	166
November 2024	142
October 2024	93
September 2024	160

Transactions

Previous Bill	1,872.98
Payment 08/08/25	-1,872.98 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1	25.0 Thousand Gals X \$2.10 52.50
Water Tier 2	25.0 Thousand Gals X \$3.34 83.50
Water Tier 3	25.0 Thousand Gals X \$6.69 167.25
Water Tier 4	74.0 Thousand Gals X \$9.02 667.48
Sewer	
Sewer Base Charge	99.71
Sewer Charges	149.0 Thousand Gals X \$6.94 1,034.06
Total Current Transactions	2,144.30
TOTAL BALANCE DUE	\$2,144.30

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Account # 0469735
Customer # 01228303
Balance Forward 0.00
Current Transactions 2,144.30

Total Balance Due \$2,144.30
Due Date 9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.



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37-93239

SEVEN OAKS CDD

Service Address: **VERMILLION SKY NORTH RECLAIM DR**

Bill Number: 22921520

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account#	Customer #
0989675	01369272
Please use the 15-digit number below when making a payment through your bank	
098967501369272	

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	17580272	7/10/2025	738	8/8/2025	738	29	0

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

0
0
2
3
4
4
6
5
5
11
15
21

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0989675
Customer # 01369272
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due	\$0.00
Due Date	9/8/2025

Round-Up Donations to Charity

Amount Enclosed

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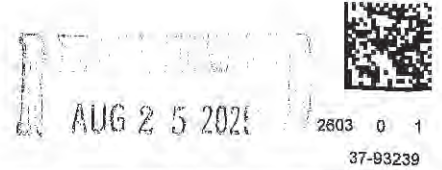


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2803 0 1
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SEVEN OAKS CDD

Service Address: **VERMILLION SKY SOUTH RECLAIM DR**

Bill Number: 22921521

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0989680	01369272
Please use the 15-digit number below when making a payment through your bank	
098968001369272	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18044940	7/10/2025	1233	8/8/2025	1233	29	0

Usage History

Reclaimed

August 2025	0
July 2025	0
June 2025	1
May 2025	3
April 2025	4
March 2025	4
February 2025	6
January 2025	4
December 2024	5
November 2024	12
October 2024	13
September 2024	17

Transactions

TOTAL BALANCE DUE

0.00

\$0.00

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Account # 0989680
Customer # 01369272
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due	\$0.00
Due Date	9/8/2025

Round-Up Donations to Charity

Amount Enclosed

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SEVEN OAKS CDD

Service Address: **AUTUMN BREEZE RECLAIM CIRCLE**

Bill Number: 22921522

Billing Date: 8/21/2025

Billing Period: 7/10/2025 to 8/8/2025

Account #	Customer #
0989690	01369272
Please use the 15-digit number below when making a payment through your bank	
098969001369272	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18044941	7/10/2025	980	8/8/2025	999	29	19

Usage History

Reclaimed

August 2025	19
July 2025	19
June 2025	18
May 2025	10
April 2025	3
March 2025	8
February 2025	7
January 2025	7
December 2024	5
November 2024	3
October 2024	2
September 2024	12

Transactions

Previous Bill	15.39
Payment 08/08/25	-15.39 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	19 Thousand Gals X \$0.81 15.39
Total Current Transactions	15.39
TOTAL BALANCE DUE	\$15.39

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Account # 0989690
Customer # 01369272
Balance Forward 0.00
Current Transactions 15.39

Total Balance Due	\$15.39
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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Pasco Sheriff's Office
 ATTN: Extra Duty
 7432 Little Road
 New Port Richey, FL 34654

Invoice: I-20259-12113
Service Total: \$2128.00
Payments Total:
Amount Due: \$2128.00
Sent Date: 9/30/2025
Payment Terms: Due upon receipt

SEVEN OAKS CDD
 2910 SPORTS CORE CIRCLE

WESLEY CHAPEL, FL 33544

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
✓ 9/1/2025	GERARDI, JOHN - 5099	Security/Clubhouse @ Seven Oaks CDD	1:00 PM	4.00	\$68.00	\$272.00
✓ 9/6/2025	BROCK, ASHLEY - 6508	SECURITY @ EASEMENT	10:00 PM	4.00	\$58.00	\$232.00
✓ 9/7/2025	WALKER, KAYLEE - 5612	SECURITY/PATROL COMMUNITY	1:00 PM	4.00	\$58.00	\$232.00
✓ 9/10/2025	BISHOP, KEVIN - 7575	SECURITY/PATROL COMMUNITY	4:00 PM	4.00	\$58.00	\$232.00
✓ 9/12/2025	FRANCIS, DAVID - 7459	SECURITY @ EASEMENT	10:00 PM	4.00	\$58.00	\$232.00
✓ 9/13/2025	HORENSTEIN, RANDY - 7296	SECURITY/PATROL COMMUNITY	5:00 PM	4.00	\$58.00	\$232.00
✓ 9/19/2025	BONNEMANN, MARK - 6341	SECURITY @ EASEMENT	10:00 PM	4.00	\$58.00	\$232.00
✓ 9/21/2025	JASPER, ANDREW - 6617	SECURITY/PATROL COMMUNITY	3:00 PM	4.00	\$58.00	\$232.00
✓ 9/27/2025	MAGLIACANO, ROBERT - 6041	SECURITY/PATROL COMMUNITY	12:00 PM	4.00	\$58.00	\$232.00
Total:						\$2128.00

Questions regarding Invoice Charges & Payments please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: ExtraDuty@pascosheriff.org

Make Checks Payable To:
 Pasco Sheriff's Office

Invoice #: I-20259-12113
Invoice Total: \$2128.00
Invoice For: SEVEN OAKS CDD

Mail Checks To:

Pasco Sheriff's Office

ATTN: Extra Duty Program

7432 Little Road New Port Richey, Florida 34654

Payment Terms: Due upon receipt

Please include Invoice # in check comment

How To Pay Online

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>.

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.

Theresa Dimaggio

52100-3401

Fy 24-25

Professional Green Cleaners
2041 Brigadier Dr
Spring Hill, FL 34608
(813) 862-9595

Invoice
30030

Customer	DATE	PAGE
849	10/17/2025	1

SOLD TO:
Seven Oaks Cdd 3434 Colwell Ave #200 Tampa, FL 33614

SHIP TO:

PO NO.	TERMS	SALESPERSON	SHIP VIA	SHIP DATE	FOB
	Net 30 days			10/17/2025	

ITEM	QUANTITY	UNIT	DESCRIPTION	TX	UNIT PRICE	AMOUNT
	1.00		Restrooms floor scrub done on October 17 2025		\$150.00	\$150.00
	1.00		Deep scrub at Fitness Center		\$280.00	\$280.00
	1.00		Cafe floor scrub		\$185.00	\$185.00
	1.00		Odor control service		\$40.00	\$40.00

Theresa Dimaggio

57200-4704

COMMENTS
Thank you for your business!

Subtotal	\$655.00
Freight	\$0.00
Tax	\$0.00
Total Amount	\$655.00
Amount Received	\$0.00
Balance Due	\$655.00

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
10/2/2025	INV0000103636

Bill To:

SEVEN OAKS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00730

Description	Qty	Rate	Amount
Accounting Services	1.00	\$2,375.00	\$2,375.00
Administrative Services	1.00	\$808.33	\$808.33
Dissemination Services	1.00	\$166.67	\$166.67
Email Accounts, Admin & Maintenance	9.00	\$20.00	\$180.00
Financial & Revenue Collections	1.00	\$437.50	\$437.50
Management Services	1.00	\$3,668.75	\$3,668.75
		Subtotal	\$7,636.25
		Total	\$7,636.25

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
10/3/2025	INV0000103739

Bill To:

SEVEN OAKS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
October	Upon Receipt	00730

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,250.00	\$5,250.00
Subtotal			\$5,250.00
Total			\$5,250.00



Invoice

Date	Invoice Number
9/30/2025	68814

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

P.O. Number	Terms	Due Date	Rep	Ship Date	Via
Theresa	Net 30	10/30/2025	BK	9/30/2025	
Quantity	Item Code	Description	Price Each	Amount	
2	Monk EPA Wipes	Monk EPA Certified Disinfecting Wipes 3200 ct. (4 rolls 800 sheets) 42lbs	114.95	229.90	
	Shipping No Charge	SHIPPING: NO CHARGE! FedEx Package 1 Tracking #: 393752260805 FedEx Package 2 Tracking #: 393752261661	0.00	0.00	
<i>Theresa DiMaggio</i> <i>57200-4619</i>					
			Subtotal	\$229.90	
			Total	\$229.90	
			Payments/Credits	\$0.00	
			Balance Due	\$229.90	



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI208141
Invoice Date: 10/1/2025

Bill
To: Seven Oaks CDD
c/o Rizzetta & Company
3434 Colwell
Suite 200
Tampa, FL 33614

Ship
To: Seven Oaks CDD
c/o Rizzetta & Company
3434 Colwell
Suite 200
Tampa, FL 33614

Ship Via
Ship Date 10/1/2025
Due Date 10/31/2025
Terms Net 30

Customer ID S2303
P.O. Number
P.O. Date 10/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance October Billing 10/1/2025 - 10/31/2025 Seven Oaks Pond 00 Seven Oaks Cdd LAKE ALL Pond 81 - Seven Oaks CDD		1	1	4,839.00	4,839.00

APPROVED

John G. 10/03/25
Code: 4601

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 4,839.00

Subtotal: 4,839.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 4,839.00



SERVICE DEPOSIT REQUEST

Invoice Number: WO-00903502
Invoice Date: 10/22/2025

PROPERTY: Seven Oaks CDD

Voice: (888) 480-LAKE • Fax: (888) 358-0088

SOLD TO: Seven Oaks CDD
3434 Colwell
Suite 200
Tampa, FL 33614

Customer ID	Customer PO	Payment Terms
S2303		Due Upon Receipt
Sales Rep ID	Additional WO#s	Scheduling Terms
Jason Diogo		Work will not be scheduled until payment is received.

Qty	Item Description	Contract Price	Deposit Amount
	50% Deposit Erosion Repair Site 18	\$23,400.00	\$11,700.00

APPROVED
John G. 10/22/25
Code: 4606

PLEASE REMIT PAYMENT TO:
SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Total Invoice	\$11,700.00
Payment Received	0.00
TOTAL	\$11,700.00

Southeast Spreading Company, LLC	
6089 Janes Lane Naples FL 34109	
Phone #	Fax #
239-332-2595	239-332-2852



Invoice	
Invoice #	Date
46735	10/6/2025
REMIT TO: Southeast Spreading Company PO Box 96559 Charlotte NC 28296-0559	

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

Ship To
Seven Oaks 2910 Sports Core Cir Wesley Chapel FL

Project Name/Description	Additional Job Name/Information	P.O. No.	Terms
			Due on receipt
Description	Qty	Rate	Amount
Seven Oaks CDD - 50% Deposit invoice			
3cf bags Pine Bark			
2245 yds = 20213 3cf bags			
3 cu ft Mulch Delivered	10,106.5	3.15	31,835.48
3 cu ft Mulch Installed	10,106.5	2.35	23,750.28

As of August 2023, the address to mail checks: Southeast Spreading Company LLC PO Box 96559 Charlotte, NC 28296-0559 <div style="text-align: center;"> APPROVED John G. 10/08/25 Code:4656 </div>	Subtotal	\$55,585.76
	Sales Tax (0.0%)	\$0.00
	Total	\$55,585.76
	Payments/Credits	\$0.00
	Balance Due	\$55,585.76
	A service charge of 2.25% (27% per annum) will be added to any invoice past 30 days old.	
Please provide sales tax exemption certificate. (if applicable)		

**Southeast Spreading
Company, LLC**6089 Janes Lane
Naples FL 34109

Phone #

239-332-2595

Fax #

239-332-2852

**SOUTHEAST
SPREADING
COMPANY****Invoice**

Invoice #

46736

Date

10/6/2025

REMIT TO:**Southeast Spreading Company
PO Box 96559
Charlotte NC 28296-0559****Bill To**Seven Oaks CDD
3434 Colwell Ave. Ste. 200
Tampa, FL 33614**Ship To**Seven Oaks
2910 Sports Core Cir
Wesley Chapel FL

Project Name/Description

Additional Job Name/Information

P.O. No.

Terms

Due on receipt

Description

Qty

Rate

Amount

Seven Oaks Parks - 50% Deposit Invoice

3cf bags Pine Bark
850yds = 7,650 3cf bags3 cu ft Mulch Delivered
3 cu ft Mulch Installed3,825
3,8253.15
2.3512,048.75
8,988.75**As of August 2023, the address to mail checks:****Southeast Spreading Company LLC
PO Box 96559
Charlotte, NC 28296-0559****APPROVED**

John G. 10/08/25

Code: 4656

Please provide sales tax exemption certificate. (if applicable)

Subtotal \$21,037.50**Sales Tax (0.0%) \$0.00****Total \$21,037.50****Payments/Credits \$0.00****Balance Due \$21,037.50**

A service charge of 2.25% (27% per annum) will be added to any invoice past 30 days old.

Southeast Spreading Company, LLC	
6089 Janes Lane Naples FL 34109	
Phone #	Fax #
239-332-2595	239-332-2852



Invoice	
Invoice #	Date
46803	10/15/2025
REMIT TO: Southeast Spreading Company PO Box 96559 Charlotte NC 28296-0559	

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

Ship To
Seven Oaks 2910 Sports Core Cir Wesley Chapel FL

Project Name/Description	Additional Job Name/Information	P.O. No.	Terms
			Net 10 Days

Description	Qty	Rate	Amount
Seven Oaks CDD Final invoice			
3cf bags Pine Bark			
2245 yds = 20213 3cf bags			
3 cu ft Mulch Delivered	10,106.5	3.15	31,835.48
3 cu ft Mulch Installed	10,106.5	2.35	23,750.28
<div style="text-align: center;"> <u>APPROVED</u> John G. 10/17/25 Code: 4656 </div>			

As of August 2023, the address to mail checks: Southeast Spreading Company LLC PO Box 96559 Charlotte, NC 28296-0559	Subtotal	\$55,585.76
	Sales Tax (0.0%)	\$0.00
	Total	\$55,585.76
	Payments/Credits	\$0.00
	Balance Due	\$55,585.76
Please provide sales tax exemption certificate. (if applicable)		A service charge of 2.25% (27% per annum) will be added to any invoice past 30 days old.

Southeast Spreading Company, LLC	
6089 Janes Lane Naples FL 34109	
Phone #	Fax #
239-332-2595	239-332-2852



Invoice	
Invoice #	Date
46804	10/15/2025
REMIT TO: Southeast Spreading Company PO Box 96559 Charlotte NC 28296-0559	

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

Ship To
Seven Oaks 2910 Sports Core Cir Wesley Chapel FL

Project Name/Description	Additional Job Name/Information	P.O. No.	Terms
			Net 10 Days

Description	Qty	Rate	Amount
Seven Oaks Parks Final			
3cf bags Pine Bark 850yds = 7,650 3cf bags			
3 cu ft Mulch Delivered	3,825	3.15	12,048.75
3 cu ft Mulch Installed	3,825	2.35	8,988.75
<div> APPROVED John G. 10/17/25 Code: 4656 </div>			

As of August 2023, the address to mail checks: Southeast Spreading Company LLC PO Box 96559 Charlotte, NC 28296-0559	Subtotal	\$21,037.50
	Sales Tax (0.0%)	\$0.00
	Total	\$21,037.50
	Payments/Credits	\$0.00
	Balance Due	\$21,037.50
Please provide sales tax exemption certificate. (if applicable)		A service charge of 2.25% (27% per annum) will be added to any invoice past 30 days old.



INVOICE

Invoice Number	2466257
Invoice Date	October 8, 2025
Customer Number	122354
Project Number	238202065

Bill To	<u>EFT/ACH Remit To (Preferred)</u>	Alternative Remit To
Seven Oaks Community Development District Accounts Payable C/O Rizzetta & Co 5844 Old Pasco Road, Suite 100 Wesley Chapel FL 33544 US	Stantec Consulting Services Inc. (SCSI) Bank of America ABA No. : 111000012 Account No: 3752096026 Email Remittance: eft@stantec.com	Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States Federal Tax ID 11-2167170

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	\$9,265.29
For Period Ending:	September 30, 2025

Due upon receipt or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number

2466257

Project Number

238202065

Top Task 2025

2025 FY General Consulting

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Level 06				
Woodcock, Braydon	2025-08-18	3.50	156.00	546.00
Woodcock, Braydon	2025-08-20	1.50	156.00	234.00
		5.00		780.00
Level 10				
Nolte, Robert (Frank)	2025-08-07	1.00	190.00	190.00
Nolte, Robert (Frank)	2025-08-19	1.00	190.00	190.00
Nolte, Robert (Frank)	2025-08-21	1.00	190.00	190.00
Nolte, Robert (Frank)	2025-08-22	4.00	190.00	760.00
Nolte, Robert (Frank)	2025-08-25	5.00	190.00	950.00
Nolte, Robert (Frank)	2025-08-26	2.00	190.00	380.00
Nolte, Robert (Frank)	2025-09-02	2.00	190.00	380.00
Rankin, Ashley Alexandra	2025-09-18	0.25	190.00	47.50
Rankin, Ashley Alexandra	2025-09-25	0.25	190.00	47.50
		16.50		3,135.00
Level 13				
Woodcock, Gregory (Greg)	2025-08-07	5.00	217.00	1,085.00
Woodcock, Gregory (Greg)	2025-08-08	3.50	217.00	759.50
Woodcock, Gregory (Greg)	2025-08-13	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-08-19	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-08-20	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2025-08-25	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-08-27	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-09-15	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2025-09-18	0.75	217.00	162.75
Woodcock, Gregory (Greg)	2025-09-22	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-09-24	4.00	217.00	868.00
Woodcock, Gregory (Greg)	2025-09-29	1.50	217.00	325.50
Woodcock, Gregory (Greg)	2025-09-30	3.50	217.00	759.50
		24.25		5,262.25
Professional Services Subtotal		45.75		9,177.25

Disbursements

	Date	Cost	%	Current Amount
Direct - Printing				
ARC	2025-08-30	43.97	0.00	43.97

INVOICE

Invoice Number2466257

Project Number238202065

21015ARC083025B					
ARC	2025-09-25	11.17	0.00		11.17
21015ARC092525B					
Direct - Vehicle (mileage)					
Woodcock, Braydon	2025-08-18				32.90
US8808751 47 MILES					

Disbursements Subtotal

88.04

Top Task 2025 Total

9,265.29

Total Fees & Disbursements

\$9,265.29

INVOICE TOTAL (USD)

\$9,265.29

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-08-07	238202065	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	190.00	190.00	COORDINATION WITH GEOTECHNICAL ENGINEERING FOR COMPACTION TESTING SCOPE REVISION ALONG ANCIENT OAKS BOULEVARD.
2025-08-19	238202065	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	190.00	190.00	COORDINATION WITH CONTRACTOR FOR MATERIAL TESTING PROPOSAL ALONG ANCIENT OAKS BLVD
2025-08-21	238202065	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	190.00	190.00	COORDINATION WITH CONTRACTOR FOR MATERIAL TESTING PROPOSAL ALONG ANCIENT OAKS BLVD
2025-08-22	238202065	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	190.00	760.00	ADDENDUM #1 PLAN EDITS AND PRINTING FOR MILLING AND RESURFACING PLANS
2025-08-25	238202065	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	5.00	190.00	950.00	ADDENDUM PLAN EDITS AND QUANTITY REVISIONS. REVIEWING SPECS
2025-08-26	238202065	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	190.00	380.00	ADDENDUM PLAN EDITS AND QUANTITY REVISIONS. REVIEWING MATERIAL TESTING PROPOSAL AND SCOPE FOR ANCIENT OAKS BLVD PAVING PROJECT
2025-09-02	238202065	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	190.00	380.00	REVIEWING LAKESIDE COMMUNITY OWNERSHIP AND MAINTENANCE DOCUMENTATION. COORDINATION WITH DISTRICT CHAIR PRIOR TO CDD MEETING
2025-09-18	238202065	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT MANAGER SUPPORT
2025-09-25	238202065	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT MANAGER SUPPORT
2025-10-02	238202065	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT MANAGER SUPPORT
2025-08-18	238202065	2025	Direct - Regular	WOODCOCK, BRAYDON	3.50	156.00	546.00	LAURELS ROADWAY CONDITION REVIEW
2025-08-20	238202065	2025	Direct - Regular	WOODCOCK, BRAYDON	1.50	156.00	234.00	LAURELS ROADWAY CONDITION REPORT
2025-08-07	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	5.00	217.00	1,085.00	PREPARE FOR AND ATTEND PRE-BID MEETING. PREPARE PRE-BID MEETING MINUTES. SUBMIT FOR WEBSITE AND SEND TO MEETING ATTENDEES.
2025-08-08	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.50	217.00	759.50	UPDATE BID DOCUMENTS TO INCLUDE GRADING AND COMPACTING OF BASE AFTER MILLING. MARK UP PLANS AND QUANTITIES FOR FRANK TO DRAFT REVISION 1.
2025-08-13	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	FINALIZE MEETING MINUTES AND SEND TO POTENTIAL BIDDERS. COORDINATE EMAIL ADDRESSES FOR CONTRACTORS ON LIST.
2025-08-19	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	FINALIZE SPECIFICATIONS FOR CONTINGENCY ITEMS. MARK UP PLANS FOR FRANK TO FINALIZE.
2025-08-20	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	CALL WITH FRANK TO DISCUSS DRAWING UPDATES FOR ADDENDUM 1. CALL WITH ADS REGARDING WATER LEVELS.
2025-08-25	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	UPDATE SPECIFICATIONS FOR ADDENDUM 1
2025-08-27	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	UPDATE SPECIFICATIONS FOR ADDENDUM 1 AND SEND TO CONTRACTORS.
2025-09-15	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	SEND PLAN HOLDERS LIST TO TRAFFIC CONTROL PRODUCTS OF FLORIDA. SEND SIGN IN SHEET FOR PRE-BID MEETING.
2025-09-18	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.75	217.00	162.75	COORDINATE WITH AJAX PAVING REGARDING BID DOCUMENTS AND ADDENDUM 1. COORDINATE WITH SCOTT REGARDING BID OPENING TOMORROW.
2025-09-22	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW AOB BIDS RECEIVED. PREPARE GRADING SHEET.
2025-09-24	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	217.00	868.00	REVIEW AND SUMMARY OF BIDS FOR AOB. PREPARE ESTIMATED CONSTRUCTION COSTS FOR FIELD REVIEW.

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-09-29	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	217.00	325.50	REVIEW AGENDA AND PRINT AGENDA ITEMS FOR MEETING. REVIEW INVOICE FROM ADS FOR POND MAINTENANCE PROJECT. CALL WITH ADS TO DISCUSS.
2025-09-30	238202065	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.50	217.00	759.50	FINALIZE COST SUMMARY AND PREPARE PACKAGES FOR MEETING.
Total Labor:					46.00		\$9,224.75	
2025-08-30	238202065	2025	Direct - Printing	ARC	43.97	1.00	43.97	21015ARC083025B8
2025-09-25	238202065	2025	Direct - Printing	ARC	11.17	1.00	11.17	21015ARC092525B7
Total Direct - Printing					55.14		\$55.14	
2025-08-18	238202065	2025	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	32.90	1.00	32.90	SEVEN OAKS ONSITE INSPECTION
Total Direct - Vehicle (mileage)					32.90		\$32.90	
Total Project 238202065					134.04		\$9,312.79	



INVOICE

Invoice Number	2466258
Invoice Date	October 9, 2025
Customer Number	122354
Project Number	238202065

Bill To	<u>EFT/ACH Remit To (Preferred)</u>	Alternative Remit To
Seven Oaks Community Development District Accounts Payable C/O Rizzetta & Co 5844 Old Pasco Road, Suite 100 Wesley Chapel FL 33544 United States	Stantec Consulting Services Inc. (SCSI) Bank of America ABA No. : 111000012 Account No: 3752096026 Email Remittance: eft@stantec.com	Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States Federal Tax ID 11-2167170

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	\$915.50
For Period Ending:	October 3, 2025

Due upon receipt or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number2466258

Project Number238202065

Top Task 2025

2025 FY General Consulting

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 10				
Rankin, Ashley Alexandra	2025-10-02	0.25	190.00	47.50
		0.25		47.50
Professional Services Subtotal		0.25		47.50

Top Task 2025 Total

47.50

Top Task 2026

2026 FY

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 13				
Woodcock, Gregory (Greg)	2025-10-01	4.00	217.00	868.00
		4.00		868.00
Professional Services Subtotal		4.00		868.00

Top Task 2026 Total

868.00

Total Fees & Disbursements

\$915.50

INVOICE TOTAL (USD)

\$915.50

Billing Backup - Roster

Date	Project	Task	Expnd Type		Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-10-02	238202065	2025	Direct - Regular		RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT MANAGER SUPPORT
2025-10-01	238202065	2026	Direct - Regular		WOODCOCK, GREGORY (GREG)	4.00	217.00	868.00	PREPARE FOR AND ATTEND CDD MEETING.
Total Labor:						4.25		\$915.50	
Total Project 238202065						4.25		\$915.50	

INVOICE

MAKE CHECK PAYABLE TO:
Storage Center in Wesley Chapel
1891 Trout Creek Road
Wesley Chapel, FL 33544

Unit(s) 1112
Tenant 199081
Invoice 28477
Invoice Date October 8, 2025
Due Date November 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	11/7/2025	Rent 11/7-12/6	272.00	0.00	272.00
			Subtotal	\$	272.00
			Taxes	\$	0.00
			Balance Due	\$	272.00

Please remit the total due amount of \$272.00 to the above address.

PAY ONLINE AT www.storagecenterinwesleychapel.com

**REFER A FRIEND AND RECEIVE \$25 OFF
YOUR NEXT MONTH'S RENT**

IMPORTANT NOTICE

Future correspondence including lien notices may be sent via electronic mail. By providing your email address you are consenting to these terms and conditions.

In compliance to changes in the Florida Self Storage Act we will be modifying our late fees as follows:
Late Fee 1 10% of Unit Rent Amount if rent is not paid within 5 days after rent is due
Late Fee 2 An Additional 10% of Unit Rent Amount if rent is not paid within 15 days after rent is due
Pre-Lien Notice \$20.00 Additional Fee if rent is not paid within 25 days after rent is due

57200-4753
Theresa DiMaggio

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Seven Oaks CDD
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

September 26, 2025
Client: 001315
Matter: 000001
Invoice #: 27186

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/15/2025	LC	REVIEW EMMA RE STATUS OF FILING REQUIRED DISCLOSURE REPORTS.	0.2	\$35.00
8/15/2025	KCH	EMAILS WITH S. BRIZENDINE AND J. GENTILELLA REGARDING THRESHOLD FOR GOING OUT TO BID.	0.1	\$30.50
8/20/2025	KCH	REVIEW AGENDA PACKAGE FOR SPECIAL MEETING.	0.4	\$122.00
8/26/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL TO S. BRIZENDINE.	0.4	\$122.00
8/27/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.3	\$396.50
8/27/2025	KCH	REVIEW AGENDA PACKAGE; FOR UP COMING SEPTEMBER MEETING.	0.4	\$122.00
Total Professional Services			2.8	\$828.00

September 26, 2025
Client: 001315
Matter: 000001
Invoice #: 27186

Page: 2

Total Services	\$828.00	
Total Disbursements	\$0.00	
Total Current Charges		\$828.00
Previous Balance		\$1,487.70
Less Payments		(\$1,487.70)
PAY THIS AMOUNT		\$828.00

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Seven Oaks CDD
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

October 22, 2025

Client: 001315

Matter: 000001

Invoice #: 27356

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/2/2025	KCH	REVIEW REVISED FINAL AGENDA PACKAGE; REVIEW EMAILS FROM S. BRIZENDINE AND J. TOMSU REGARDING BOS MEETING DISCUSSION TOPICS; REVIEW APPRAISOR WEBSITE RELATED TO STREETS WITHIN DISTRICT.	0.7	\$213.50
9/3/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	2.5	\$762.50
9/4/2025	KCH	PREPARE SERVICES AGREEMENT FOR FLOCK SAFETY; PREPARE COST SHARE AGREEMENT FOR FLOCK SAFETY WITH HOA; PREPARE LICENSE AGREEMENT FOR POOL LANE USAGE WITH SPECIAL OLYMPICS.	3.0	\$915.00
9/11/2025	MS	RECEIVE AND REVIEW INFORMATION RE JUNIPER LANDSCAPE AGREEMENT; PREPARE LANDSCAPE AGREEMENT AND EXHIBITS.	2.3	\$402.50
9/11/2025	KCH	REVIEW AND REVISE UPDATED MASTER LANDSCAPE MAINTENANCE AGREEMENT WITH JUNIPER.	0.5	\$152.50
9/15/2025	KCH	REVIEW SUNSHINE FOIA REQUEST FROM S. SCHREINER OF AMERICAN TRANSPARENCY.	0.1	\$30.50
9/18/2025	KCH	REVIEW UPDATED LANDSCAPE MAINTENANCE MAPS; REVIEW AND REVISE UPDATED MASTER LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH JUNIPER; REVIEW EDITS TO FLOCK SAFETY AGREEMENT; EMAILS WITH FLOCK SAFETY REGARDING EDITS AND FURTHER SUGGESTED EDITS.	1.5	\$457.50

October 22, 2025
Client: 001315
Matter: 000001
Invoice #: 27356

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
9/22/2025	KCH	REVIEW COMPLAINT FILED IN PASCO COUNTY BY LYNDIA FRANCO AGAINST THE CDD AND THE POA FOR SLIP AND FALL AT PLAYGROUND; TELECONFERENCE WITH S. BRIZENDINE RE: SAME AND TRANSMITTAL TO DISTRICT INSURANCE.	1.5	\$457.50
9/24/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
9/26/2025	KCH	EMAILS WITH S. BRIZENDINE AND STAFF RECENT FIREARMS CASELAW.	0.3	\$91.50
9/29/2025	KCH	PREPARE GLASS AND GLAZING SERVICES AGREEMENT WITH ASHE GLASS.	1.3	\$396.50
9/30/2025	KCH	PREPARE DRAFT PARKING AND TOWING POLICY; PREPARE TOWING AGREEMENT WITH ACTION TOWING.	1.0	\$305.00
Total Professional Services			15.1	\$4,306.50
Total Services			\$4,306.50	
Total Disbursements			\$0.00	
Total Current Charges				\$4,306.50
Previous Balance				\$828.00
Less Payments				(\$828.00)
PAY THIS AMOUNT				\$4,306.50

Please Include Invoice Number on all Correspondence



SEVEN OAKS CDD I
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

Statement Date: October 20, 2025

Amount Due: \$43.07

Due Date: November 10, 2025

Account #: 211003718858

Account Summary

Current Service Period: September 19, 2025 - October 16, 2025

Previous Amount Due \$43.07

Payment(s) Received Since Last Statement -\$43.07

Current Month's Charges \$43.07

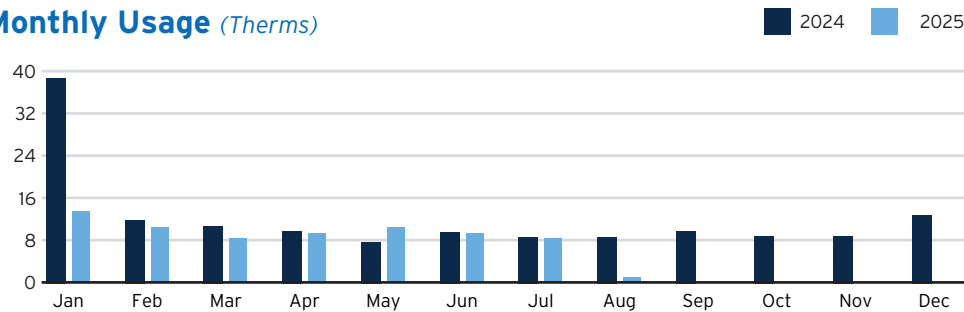
Amount Due by November 10, 2025 \$43.07

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

PeoplesGas.com/Scam.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211003718858

Due Date: November 10, 2025



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due: \$43.07

Payment Amount: \$ 43.07

616816629961

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6168166299612110037188580000000043077



Service For:
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764


Account #: 211003718858
Statement Date: October 20, 2025
Charges Due: November 10, 2025

Meter Read

Service Period: Sep 19, 2025 - Oct 16, 2025 **Rate Schedule:** Small General Service (SGS)

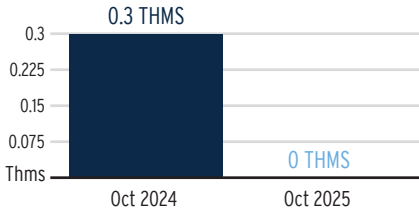
Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AHI63698	10/16/2025	2,277	2,277	0 CCF	1.041	1.0000	0.0 Therms	28 Days

Charge Details

 Natural Gas Charges	
Customer Charge	\$43.07
Natural Gas Service Cost	\$43.07

Total Current Month's Charges **\$43.07**


Avg THMS Used Per Day





Important Messages

For more information about your bill and understanding your charges, please visit PeoplesGas.com


Ways To Pay Your Bill


**Bank Draft**
Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.

**In-Person**
Find list of Payment Agents at PeoplesGas.com

**Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

**Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at PeoplesGas.com. Convenience fee will be charged.

**Phone**
Toll Free: **866-689-6469**

Contact Us

Residential Customer Care:
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online: PeoplesGas.com
Phone:
Commercial Customer Care: 866-832-6249
Hearing Impaired/TTY: 7-1-1
Natural Gas Outage: 877-832-6747
Natural Gas Energy Conservation Rebates: 877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01589P

Date 08/01/2025

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 # 25-01589P

\$192.50

Notice of Public Hearing

RE: Seven Oaks Board Of Supervisors Meeting on August 27, 2025

Published: 8/1/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

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Total

\$192.50

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

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 Wednesday August 27, 2025, at 6:00 p.m. at the Seven Oaks Clubhouse/Gathering Room, 2910 Sports Core Circle, Wesley Chapel, Florida 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 and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. 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, preliminary assessment roll, and the agenda may be viewed on the District's website at least two (2) days before the meeting www.sevenoaks-cdd.com, or may be obtained by contacting the District Manager's office via email at shrizendine@rizzetta.com or via phone at (813) 533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

TOTAL O&M BUDGET	\$4,203,448.00
COLLECTION COSTS @ 2.0%	\$89,435.06
EARLY PAYMENT DISCOUNTS @ 4%	\$178,870.43
TOTAL O&M ASSESSMENT	\$4,194,142.51

LOT SIZE	UNITS	PER LOT O&M
Multifamily (Apt)	358	\$109.92
Townhome	302	\$824.43
Single Family 35'	106	\$967.33
Single Family 40'	179	\$1,099.24
Single Family 50'	500	\$1,374.03
Single Family 60'	418	\$1,648.86
Single Family 65'	33	\$4,794.77
Single Family 70'	189	\$1,923.68
Single Family 80'	213	\$2,198.49
Single Family 90'	121	\$2,873.30
Retail	75.31	\$10,992.43
Office	38.97	\$10,992.43
TOTAL UNITS	2755.28	

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within twenty (20) days of publication of this notice.

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 2 business days 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 1, 2025

05-01559B

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

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02257P

Date 10/17/2025

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 # 25-02257P

\$61.25

Public Board Meetings

RE: Seven Oaks Board of Supervisors Meeting on October 24, 2025

Published: 10/17/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$61.25

Payment is expected within 30 days of the
first publication date of your notice.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Board Meeting Seven Oaks Community Development District

The Seven Oaks Community Development District will hold a special meeting on October 24, 2025, at 3:00 p.m. at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 933-5571, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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.

Scott Brizendine

District Manager

October 17, 2025

25-02257P

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.

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**SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT**

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 - 813-994-1001

www.sevenoakslife.com

Check Request

Amount: \$1052.80

Date: 10/1/25

Payable to: Theresa Dimaggio

Address: 2910 Sports Core Circle
Wesley Chapel, FL 33544

Description: Reimburse for wage garnishments occurring after 5/31/25 end date

Requestor: Brian L'Heureux

Special Instructions: 1) Code to 001-57200-3301
2) Mail check to address

From: [Drysdale, Laura](#)
To: [Brian LHeureux](#)
Cc: [Huffer, Holly](#); [Young, Elizabeth](#)
Subject: [EXTERNAL]Flores vs. Flores Letter to sop Income Withholdings
Date: Tuesday, September 30, 2025 3:50:25 PM

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good Afternoon Brian,

Per our phone conversation, after review of the case after you received the termination of IDO, it was discovered that there is an actual balance owed still of \$101.22. The balance initially showed a credit due to the system not assessing the terms. Once assessed it was discovered that this balance remained. You should follow up with the SDU to find out how they refunded these payments. Sometimes they are refunded to the source in which it came from, the employer, but sometimes they could refund the Respondent directly. Below is a list of the payments that we have received and refunded back to the SDU.

6/4/2025	\$105.28
6/18/2025	\$105.28
7/2/2025	\$105.28
7/16/2025	\$105.28
7/30/2025	\$105.28
8/13/2025	\$105.28
8/26/2025	\$105.28
8/27/2025	\$105.28
9/10/2025	\$105.28
9/24/2025	\$105.28

Laura Drysdale, C.P.M.

Operations Lead

Family Division

Deputy Clerk

Office Of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

7530 Little Road

New Port Richey, FL 34654

727-847-2411 Ext. 8808

LDrysdale@pascoclerk.com



0 0

Account Number: XXXX XXXX XXXX 7739

ACCOUNT SUMMARY

Credit Limit	\$26,000.00
Credit Available	\$21,299.00
Statement Closing Date	September 30, 2025
Days in Billing Cycle	30
Previous Balance	\$13,117.76
Payments & Credits	\$13,188.16
Purchases & Other Charges	\$4,637.84
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$4,567.44

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$4,567.44
Minimum Payment Due	\$4,567.44
Payment Due Date	October 27, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 7739	\$13,117.76-
09/25	09/25	F1515008C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	13,117.76-
		MICHELLE WHITE	TOTAL XXXXXXXXXXXX 5908	\$0.00
		FATINA TANNOUKHI	TOTAL XXXXXXXXXXXX 0718	\$318.55
09/01	09/01	55483827M0QV0FFG7	SAMSClub.COM 888-746-7726 AR	318.55
			MCC: 5300 MERCHANT ZIP: 72712	
		JOHN GENTILELLA	TOTAL XXXXXXXXXXXX 3977	\$1,138.51
09/01	09/01	55432867L5VSAN1S0	AMAZON.COM*PP2Z26HY3 AMZN.COM/BILL WA	172.70
			MCC: 5942 MERCHANT ZIP:	
09/02	09/02	05436847NBLJ9GT4K	SAMS CLUB #4852 WESLEY CHAPEL FL	39.79
			MCC: 5542 MERCHANT ZIP: 33544	
09/02	09/02	05314617N00D6K7TN	2201 - SPRINKLERWHSE HOUSTON TX	242.02
			MCC: 5039 MERCHANT ZIP: 77095	
09/03	09/03	55432867N5WJZPMA6	IN *BRUTUS ROLLER LLC 609-3930007 FL	684.00
			MCC: 7299 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 7739
Payment Due Date	October 27, 2025
New Balance	\$4,567.44
Minimum Payment Due	\$4,567.44
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check

Payable to:

0 0

SEVEN OAKS COMMUNITY DEVELOPMENT D
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		THERESA DIMAGGIO	TOTAL XXXXXXXXXXXX 0772 \$18.00	
09/02	09/02	15276327N009JFPNT	SUPERSAAS * B AMSTERDAM DR MCC: 5045 MERCHANT ZIP:	18.00
		JOHN GENTILELLA	TOTAL XXXXXXXXXXXX 0283 \$2,058.57	
09/15	09/15	5548382830DF5EF31	SAMSClub #4852 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	69.36
09/15	09/15	5531020838QFW7EY4	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	47.07
09/16	09/16	821175583EHRH41XX	HUNTER INDUSTRIES GREENVILLE SC MCC: 5399 MERCHANT ZIP:	1,199.00
09/17	09/17	05314618500QAZJDG	2201 - SPRINKLERWHSE HOUSTON TX MCC: 5039 MERCHANT ZIP: 77095	242.02
09/17	09/17	52707158509FLLDR7	THE HOME DEPOT #8929 ZEPHYRHILLS FL MCC: 5200 MERCHANT ZIP: 33545000	100.00
09/18	09/18	5543286865YNPJ5QL	CIRCLEK#2707253 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	44.55
09/18	09/18	52707158609FGJ59G	THE HOME DEPOT #8929 ZEPHYRHILLS CREDIT MCC: 5200 MERCHANT ZIP: 33545000	52.42-
09/23	09/23	52707158B09FHE7XS	THE HOME DEPOT #8929 ZEPHYRHILLS FL MCC: 5200 MERCHANT ZIP: 33545000	360.92
09/30	09/30	55432868H62AHPD1K	STRAIGHTTALK*SERVICES 877-430-2355 FL MCC: 4814 MERCHANT ZIP:	48.07
		FATINA TANNOUKHI	TOTAL XXXXXXXXXXXX 6402 \$541.51	
09/10	09/10	F1515007X000SAEPJ	SAMS CLUB #4852 CREDIT MCC: MERCHANT ZIP:	17.98-
09/10	09/10	F1515007X000SAEPT	SAMSClub.COM MCC: MERCHANT ZIP:	97.70
09/12	09/12	5548382800DBKYAHM	SAMSClub #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	42.24
09/13	09/13	7541823806Y4LE21W	CCI*CONSTANT-CONTACT WALTHAM MA MCC: 5968 MERCHANT ZIP:	131.00
09/13	09/13	0230537812X8JFTKV	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	19.58
09/20	09/20	5548382880DMKD9T7	SAMSClub.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	124.98
09/20	09/20	7541823876YKTAS9K	NETFLIX.COM LOS GATOS CA MCC: 4899 MERCHANT ZIP:	20.19
09/25	09/25	52653848QLTF6JAHF	CPR*NATIONALCPR 6263434557 NV MCC: 8244 MERCHANT ZIP: 89148	12.95
09/26	09/26	55483828F0DZ5GWTN	SAMSClub.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	99.07
09/26	09/26	55483828F0DZ5G5H4	SAMSClub.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	11.78
		THERESA DIMAGGIO	TOTAL XXXXXXXXXXXX 7026 \$492.30	
09/14	09/14	054368482BLJQW1PW	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	31.94
09/16	09/16	75130738301D8YVL3	DYNAMIC MEDIA STERLING HEIG MI MCC: 5999 MERCHANT ZIP:	395.40
09/21	09/21	15270218800BXVAKT	MICROSOFT-G114515315 MSBILL.INFO WA MCC: 5045 MERCHANT ZIP:	8.25
09/24	09/24	55432868B60H1AQ3R	GOOGLE *YOUTUBE TV 650-253-0000 CA MCC: 4899 MERCHANT ZIP:	56.71

IMPORTANT ACCOUNT INFORMATION

\$0 - \$4,567.44 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 10/27/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$49.28	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$11.42	\$0-\$500,000 = 0.25%
New Cashback Balance	\$60.70	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.

See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Seven Oaks CDD Credit Card
Combined Totals
09/30/25 Statement

	General Fund	Enterprise Fund
Theresa Card	\$ 478.36	\$ 31.94
John Card	\$ 3,197.08	
Fatina Card	\$ 491.14	\$ 368.92
Total	\$ 4,166.58	\$ 400.86
Grand Total	\$ 4,567.44	
Statement Total	\$ 4,567.44	
001-57400-4775	93.66	179.88 400-57200-4664
001-57200-4619	40.46	178.18 400-57200-4724
001-57200-4704	82.34	42.80 400-57200-3222
001-57200-4103	76.90	
001-51300-5102	149.00	
001-57200-5101	8.25	
001-57200-4785	518.89	
001-57200-4647	-	
001-57200-4660	153.70	
001-53900-4670	360.92	
001-53900-4785	95.65	
001-53900-4616	172.70	
001-53900-4609	1,683.04	
001-57200-4763	731.07	

Seven Oaks CDD Credit Card
Fatina Tannoukhi
09/30/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
9/1/2025	Sam's	Café Supplies	400-57200-4724	\$ 51.44	Y	Y
9/1/2025	Sam's	Café Supplies	400-57200-3222	\$ 29.96	Y	Y
9/1/2025	Sam's	Food For Staff	001-57200-4785	\$ 90.96	Y	Y
9/1/2025	Sam's	Facility Supplies	001-57200-4704	\$ 23.85	Y	Y
9/1/2025	Sam's	Facility Supplies	001-57200-4619	\$ 28.68	Y	Y
9/1/2025	Sam's	Event Supplies	001-57400-4775	\$ 93.66	Y	Y
9/10/2025	Sam's	Refund-Café Supplies	400-57200-4664	\$ (17.98)	Y	Y
9/10/2025	Sam's	Café Supplies	400-57200-4664	\$ 97.70	Y	Y
9/12/2025	Sam's	Café Supplies	400-57200-4664	\$ 27.76	Y	Y
9/12/2025	Sam's	Café Supplies	400-57200-4724	\$ 14.48	Y	Y
9/13/2025	Constant Contact	Subscription	001-51300-5102	\$ 131.00	Y	Y
9/13/2025	Publix	Food For Staff	001-57200-4785	\$ 19.58	Y	Y
9/20/2025	Sam's	Café Supplies	400-57200-4664	\$ 30.48	Y	Y
9/20/2025	Sam's	Café Supplies	400-57200-4724	\$ 56.94	Y	Y
9/20/2025	Sam's	Facility Supplies	001-57200-4704	\$ 37.56	Y	Y
9/20/2025	Netflix	Subscription	001-57200-4103	\$ 20.19	Y	Y
9/25/2025	National CPR	CPR Training	001-57200-4785	\$ 12.95	Y	Y
9/26/2025	Sam's	Café Supplies	400-57200-4664	\$ 9.98	Y	Y
9/26/2025	Sam's	Café Supplies	400-57200-4724	\$ 55.32	Y	Y
9/26/2025	Sam's	Café Supplies	400-57200-3222	\$ 12.84	Y	Y
9/26/2025	Sam's	Facility Supplies	001-57200-4704	\$ 20.93	Y	Y
9/26/2025	Sam's	Facility Supplies	001-57200-4619	\$ 11.78	Y	Y

09/30/25 Statement

001-10103

Total activity	860.06
Replenish card	-
Credit/Refund	-
Total charges	860.06
	\$ 860.06

0

Expense Summary

001-57400-4775	(93.66)
001-57200-4619	(40.46)
001-57200-4704	(82.34)
001-51300-5102	(131.00)
001-57200-4103	(20.19)
001-57200-4785	(123.49)
400-57200-4664	(147.94)
400-57200-4724	(178.18)
400-57200-3222	(42.80)
001-57200-4646	
001-57200-4701	
001-57200-4705	
001-57200-4707	-
	(860.06)

GF EF
491.14 368.92

TRUE



Aug 31, 2025

Order 10338811860



Curbside pickup items(15)

Wesley Chapel Sam's Club

27727 STATE ROAD 56

Wesley Chapel, FL 33544

Date

Mon, Sep 1

8am-9am

Events	Coca-Cola Soft Drink 12 fl. oz., 35 pk.	Qty 1	\$19.38
	Diet Coke Soda Soft Drink, 12 fl. oz., 35 pk.	Qty 1	\$19.38
B	Dr Pepper Soda 12 fl. oz., 30 pk.	Qty 1	\$14.48
Events	Zephyrhills 100% Natural Spring Water, 20 fl. oz., 28 pk.	Qty 3	\$23.94
Events	Capri Sun 100% Juice Variety Pack, 6 fl. oz. pouches, 40 pk.	Qty 1	\$12.98
Events	Smartfood White Cheddar Cheese Popcorn, 0.625 oz., 50 pk.	Qty 1	\$17.98
B	Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.	Qty 1	\$18.48
B	Gatorade Zero Thirst Quencher Variety Pack 20 fl. oz., 24 pk.	Qty 1	\$18.48
Stores	Member's Mark 33 Gallon Commercial Can Liners, 320 ct.	Qty 1	\$28.68
Clean	Scotch-Brite Heavy Duty Scrub Sponges, Individually Wrapped 24 ct.	Qty 1	\$11.97
Clean	Dawn Platinum Dishwashing Liquid Dish Soap, Refreshing Rain 90 fl. oz.	Qty 1	\$11.88
C-S	Member's Mark Heavyweight White Plastic Spoons, 600 ct.	Qty 1	\$14.98
C-S	Member's Mark White Plastic Forks, Heavyweight 600 ct.	Qty 1	\$14.98

Shipping items(2)

THERESA FLORES
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544

Staff

Tim Hortons Premium Medium Roast K-Cup Coffee Pods, Original Blend, 100 ct.	Qty 2	\$90.96
---	-------	---------

Subtotal		\$322.55
-----------------	--	----------

Pickup fee		Free
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Shipping		Free
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Sales tax		\$0.00
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Total		\$318.55
--------------	--	-----------------

 *0718		\$318.55
---	--	----------

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



sam's club

(813) 929-7010
Wesley chapel, FL

EXPRESS RETURNS

09/04/2025 10:56:49 /AM 4852 38 9998

THERESA

101*****1119

980235752

MembersMark

17.98-

SUBTOTAL 17.98-

TAXES 0.00-

TOTAL 17.98-

Refunded 17.98 to # Mastercard Tender **** 0
718



so-10340431338

Visit [samsclub.com](https://www.samsclub.com) to see your savings



Sep 3, 2025
Order 10340431338



Curbside pickup items(14)

Wesley Chapel Sam's Club Date
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Ball Park Tailgaters Crustini Buns 32 oz., 12 ct.	Qty 2	\$8.84
Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 2	\$44.96
Member's Mark Beef Franks, 4 oz., 12 ct.	Qty 2	\$25.92

Return items (1)

Member's Mark Battered Mozzarella Sticks, Frozen 6 lbs.	Qty 1	\$17.98
---	-------	---------

Subtotal	\$97.70
Pickup fee	Free
Sales tax	\$0.00
Total	\$97.70
*0718	\$97.70

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

Theresa Clubhouse Manager

From: Sam's Club <transaction@info.samsclub.com>
Sent: Thursday, September 4, 2025 10:53 AM
To: Theresa Clubhouse Manager
Subject: Your Sam's Club receipt



Order 10340431338

Here's your Sam's Club receipt, Theresa

Thanks for shopping at Sam's Club! You can find your receipt in your order history on [SamsClub.com](https://www.samsclub.com).



TC # 5405 5574 5625 8184 5742

Pickup items (7)

Wesley Chapel Sam's Club
Wesley Chapel, FL 33544
[Get hours and directions](#)

Picked up by you

🕒 Thu, Sep 4 at 9:52 am



Ball Park Tailgaters Crustini Buns 32 oz 12 ct
Item 980010670

Qty 2

\$8.84 #
\$4.42 each



Members Mark Battered Mozzarella Sticks Frozen 6 lbs Qty 1
Item 980235752

\$17.98 #
\$17.98 each



Don Lee Farms Flame Grilled Angus Choice Beef Patties Frozen 14 lb 12 ct
Item 990290437

Qty 2

\$44.96 #
\$22.48 each



Members Mark Beef Franks 14 lb 12 ct
Item 990376816

Qty 2

\$25.92 #
\$12.96 each

Prices and availability of items in your club may vary and are subject to change without notice. Instant Savings are applied at time of pickup as long as you pay during the offer period.

indicates items purchased as Tax Exempt

Subtotal (7 items)

\$97.70

Paid online

\$97.70

Paid with

MASTERCARD *0718

MASTERCARD *0718

Items that were canceled or rejected at pickup have not been charged to your account.

We gladly accept returns. Please bring your receipt if you need to make exchanges or returns. See our [return policy](#).

If you have any questions, please visit our [help center](#).

Thanks for being a member.

Get the App



Your Account Your Club

Pickup | Instant Savings | All Services





sam's club

813-929-7010

09/12/25 18:50 1659 04852 091 9091

THERESA 101-**** *111 9

2726 KRAFT SINGLEF 9.28 0
980272280 BOTT UP 18.48 0
990443632 DP 30PK CANF 14.48 0

SUBTOTAL 42.24
TOTAL 42.24

MCARD TEND 42.24
CHANGE DUE 0.00

MASTERCARD- 6402 I 1 APPR#012502
42.24 TOTAL PURCHASE

REF # 525523093752

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 57074400

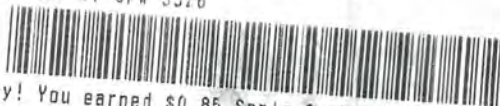
*No Signature Required

09/12/25 18:50:46

ITEMS SOLD 3

TC# 8311 2335 2482 3132 4127

REPRINT BY OP# 5526



Yay! You earned \$0.85 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

Publix

Shoppes at New Tampa
1920 County Road 581
Wesley Chapel, FL 33544-9262
(813) 994-4566
Store Manager: Michael Barton

Nescafe Gld Espro Intense F 11.79
Pirouline Choc Hzlnt Wfrs F 7.79

Subtotal 19.58
Total Tax 0.00
Total 19.58
Credit 19.58
Change 0.00

MasterCard: #6402 \$19.58
Credit Card Purchase
Auth/Trace: 013571/054518 Chip Read
Reference: 006695378783
A0000000041010
Mastercard

09/13/2025 10:39AM

Thank you for shopping at store 0006
Your cashier today was Alexandra.
3575, 0105, 212

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



0006 9DQ 053 575



[Print](#)

Billing Activity - Invoices

Seven Oaks CDD

Attn: Fatina Tannoukhi
3434 Colwell Ave
suite 200
Tampa FL 33614
US
P: 813-907-7987

Today's Date: 09/13/2025

User Name: clubhousemanager@sevenoakscdd.com

Invoices from 08/13/2025 to 09/13/2025

Date	Description	Charge Amount	Credit Amount
09/11/2025	Invoice #1757574338	\$131.00	
	Constant Contact - Plus		
	2501-5000 Contacts	\$131.00	
	Highest contact count: 2698		
	From 08/11/2025 to 09/11/2025		

Billing questions? [Contact Support](#)

Constant Contact - 890 Winter St - Waltham, MA 02451 US



Sep 19, 2025
Order 10346929631



Curbside pickup items(8)

Wesley Chapel Sam's Club
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Date

Clorox Disinfecting Cleaning Wipes, Variety Pack, 5 ct., 425 wipes	Qty 2	\$37.56
S.Pellegrino Sparkling Natural Mineral Water 16.9 fl. oz., 24 pk.	Qty 1	\$21.48
Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.	Qty 1	\$18.48
Pure Leaf Real Brewed Tea Unsweetened Black Tea 16.9 fl. oz., 18 pk.	Qty 1	\$16.98
Ball Park Tailgaters Crustini Buns 32 oz., 12 ct.	Qty 1	\$4.42
Sara Lee Restaurant Style White Hot Dog Buns, 16 ct.	Qty 1	\$3.58
Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 1	\$22.48

Subtotal	\$124.98
Pickup fee	Free
Sales tax	\$0.00
Total	\$124.98
*6402	\$124.98

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



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

clubhousemanager@sevenoakscdd.com

Invoice # 6CD7F-F24EE-474DD-02729

Date	Description	Service Period	Amount	Tax	Total
9/20/25	Streaming Service	9/20/25—10/19/25	\$17.99	\$2.20	\$20.19
				SUBTOTAL	\$17.99
				TAX TOTAL	\$2.20
				TOTAL	\$20.19

Payment Method:  6402

Order Receipt #6678288

Date: September 25, 2025
Total: \$12.95
Payment Method: Paypal



Billing Address

Fatina Tannoukhi
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Shipping Address

Fatina Tannoukhi
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Order Details

Product	Total
Standard - CPR / AED Certificate + A FREE Wallet Card x1	\$12.95
Subtotal:	\$12.95
Shipping:	Free Shipping
Payment Method:	Paypal
Total:	\$12.95



Sep 25, 2025

Order 10348928660



Curbside pickup items(7)

Wesley Chapel Sam's Club

27727 STATE ROAD 56
Wesley Chapel, FL 33544

Date

Fri, Sep 26
7am-8am

Zephyrhills 100% Natural Spring Water, 20 fl. oz., 28 pk.	Qty 2	\$15.96
Coca-Cola Soft Drink 12 fl. oz., 35 pk.	Qty 1	\$17.88
Member's Mark Select & Tear 2-Ply Paper Towel 15 rolls, 150 sheets/roll	Qty 1	\$20.93
S.Pellegrino Sparkling Natural Mineral Water 16.9 fl. oz., 24 pk.	Qty 1	\$21.48
Member's Mark Everyday 1-Ply White Napkins 4 pks., 300 napkins/pk.	Qty 1	\$12.84
Fun Sweets Cotton Candy, 2 oz., 12 pk.	Qty 1	\$9.98

Subtotal \$99.07

Pickup fee Free

Sales tax \$0.00

Total **\$99.07**

 *6402 \$99.07

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



Sep 25, 2025
Order 10348928766



Curbside pickup items(1)

Wesley Chapel Sam's Club
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Date
Fri, Sep 26
7am-8am

Dial Antibacterial Foaming Hand Soap, Spring Water, 7.5 fl. oz., 4 pk.	Qty 1	\$11.78
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Subtotal		\$11.78
-----------------	--	---------

Pickup fee		Free
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Sales tax		\$0.00
------------------	--	--------

Total		\$11.78
--------------	--	----------------

*6402		\$11.78
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Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available

Seven Oaks CDD Credit Card
Theresa Dimaggio
09/30/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
9/2/2025	SuperSaas	Reservation system subscription	001-51300-5102	\$ 18.00	Y	Y
9/14/2025	Sam's	Café Supplies	400-57200-4664	\$ 31.94	Y	Y
9/16/2025	Dynamic Media	Sirius XM Subscription	001-57200-4785	\$ 395.40	Y	Y
9/21/2025	Microsoft	Subscription	001-57200-5101	\$ 8.25	Y	Y
9/24/2025	Youtubetv	Subscription	001-57200-4103	\$ 56.71	Y	Y

09/30/25 Statement

001-10103	
Total activity	510.30
Replenish card	-
Credit/Refund	-
Total charges	510.30
\$	510.30

0

Expense Summary			
001-57400-4775	-	GF	EF
001-57200-4619	-	478.36	31.94
001-57200-4704	-		
001-57200-4103	(56.71)		
001-51300-5102	(18.00)		
001-57200-5101	(8.25)		
001-57200-4785	(395.40)		
400-57200-4664	(31.94)		
400-57200-4724	-		
400-57200-3222	-		
001-15500	-		
001-57200-4701	-		
001-57200-4705	-		
001-57200-4707	-		
	(510.30)		

TRUE



Invoice

To:
Seven Oaks CDD
Theresa DiMaggio
United States

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

Invoice date: 9/2/2025
Invoice number: 20250902-575085-571494
Customer reference: 575085 – Seven Oaks Clubhouse

Item	VAT	Amount
Package B – Cycle: 1 Month No value added tax will be charged (outside European Union)	\$ 0.00	\$ 18.00

Subtotal (excluding tax)	\$ 18.00
VAT	\$ 0.00
Total (including tax)	\$ 18.00

Paid in full via Credit Card



sam's club

813-929-7010

09/14/25 10:20 1627 04852 093 9093

THERESA 101-**** *111 9

2 @ 9.98

281710 HNZ KETCHUPF 19.96 0
990001144 VL RD TAT CF 11.98 0

SUBTOTAL 31.94
TOTAL 31.94

MCARD TEND 31.94
CHANGE DUE 0.00

MASTERCARD- 7026 I 2 APPR#014215
31.94 TOTAL PURCHASE

REF # U395Y0167269

AID A0000000041010

TERMINAL # 29815671

*No Signature Required

09/14/25 10:20:05

ITEMS SOLD 3

TC# 1168 8820 8758 2425 6473



Yay! You earned \$0.64 Sam's Cash with
Plus. Check all earnings and savings
at [SamsClub.com/Account](https://www.samsclub.com/Account)



INVOICE
Type: RECURRING

Account Number	Date	Order Number	PO Number
106563	9/16/2025	1747834	-----

Seven Oaks Community Development District
Theresa DiMaggio
3434 COLWELL AVE
STE 200
TAMPA, FL 33614
US

REMIT TO
Dynamic Media
38283 Mound Road
Sterling Heights, MI 48310
US
586-978-4214
M-F 9AM-6PM ET

SALESPERSON
Customer Service

PAYMENT TERMS
Due upon receipt

Number	Name	Site Reference
--------	------	----------------

0001 Seven Oaks Community Development District
2910 SPORTS CORE CIR, WESLEY CHAPEL, FL 33544

Radio ID	Radio Description
F3870F	SiriusXM SXBR3 Music for Business Player
	SXM Annual Streaming Service - Primary 09/2025 - 09/2026

Price

\$395.40 US

Site Subtotal	\$395.40 US
Site Tax	\$0.00 US
Site Total	\$395.40 US

Account Outstanding Balances			
0-30	31-60	61-90	> 90
\$0.00 US	\$0.00 US	\$0.00 US	\$0.00 US

SUBTOTAL	\$395.40 US
SHIPPING	\$0.00 US
TAX	\$0.00 US
TOTAL	\$395.40 US
PAYMENTS	\$395.40 US
BALANCE	\$0.00 US



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

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

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

Invoice Summary

Billing Profile	Seven Oaks CDD
Invoice Number	G114515315
Invoice Date In UTC	09/21/2025

Total Amount Due on 09/21/2025	USD 8.25
---	-----------------

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

Invoice for activity on 09/20/2025

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

<https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G114515315>

Billing Summary	
Charges	8.25
Subtotal	8.25
Sales Tax (0.00%)	0.00
Total	USD 8.25

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

Payment should only be made by Electronic Funds Transfer.
Do not send any physical payment to any address on this invoice.



← **Charges on Sep 24, 2025**

Payment method
Mastercard **** 7026

Base Plan

\$49.99

Tax \$6.72
Total \$56.71

Seven Oaks CDD Credit Card
John Gentilella
09/30/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
9/1/2025	Amazon	Lightposts	53900-4616	\$ 172.70	Y	Y
9/2/2025	Sam's	Gasoline	57200-4660	\$ 39.79	Y	Y
9/2/2025	Sprinkler Warehouse	Gate Valves	53900-4609	\$ 242.02	Y	Y
9/3/2025	Brutus Roller	Roller Repair	57200-4763	\$ 684.00	Y	Y
9/15/2025	Sam's	Gasoline	57200-4660	\$ 69.36	Y	Y
9/15/2025	Ace Hardware	Fasteners	57200-4763	\$ 47.07	Y	Y
9/16/2025	Hunter	Irrigation subscription	53900-4609	\$ 1,199.00	Y	Y
9/17/2025	Sprinkler Warehouse	Gate Valves	53900-4609	\$ 242.02	Y	Y
9/17/2025	Home Depot	Trailer Rental	53900-4785	\$ 100.00	Y	Y
9/18/2025	Circle K	Gasoline	57200-4660	\$ 44.55	Y	Y
9/18/2025	Home Depot	Trailer Rental-Deposit refund	53900-4785	\$ (52.42)	Y	Y
9/23/2025	Home Depot	Paint/Supplies	53900-4670	\$ 360.92	Y	Y
9/30/2025	Straight Talk Wireless	Cell phone	53900-4785	\$ 48.07	Y	Y

09/30/25 Statement

001-10103	
Total activity	3,197.08
Replenish card	-
Credit/Refund	-
Total charges	<u>3,197.08</u>
	\$ 3,197.08

0	Expense Summary	GF	EF
	57200-4647	-	3,197.08
	57200-4660	(153.70)	
	53900-4670	(360.92)	
	53900-4616	(172.70)	
	53900-4609	(1,683.04)	
	57200-4763	(731.07)	
	53900-4785	(95.65)	
		<u>(3,197.08)</u>	

TRUE

Order Summary

Order placed August 28, 2025 Order # 111-2039708-3181008

Ship to

John Gentilella
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764
United States

Payment method

Mastercard ending in 3977

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$172.70
Shipping & Handling:	\$0.00
Total before tax:	\$172.70
Estimated tax to be collected:	\$0.00
Grand Total:	\$172.70

Arriving today



Newhouse Lighting MPOST17 2.5-Inch Outdoor Mounting Post with Cap and Stabilizing Wings for Landscape Flood Lights, Black, 17.63

Sold by: Amazon.com

Supplied by: Other

10

\$17.27

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CODE:
4616

Sep 2, 2025 8:18 AM CDT

Transaction 13012917287238397187 \$39.79 In-club

Wesley chapel Sam's Club - 27727 State Road 56, Wesley chapel, FL 33544, +1 (813) 929-7010

Item	Qty	Price (Incl Savings)
UNLEAD GASOLINE <u>Item ID: 658441</u>	1	\$39.79 \$39.79 each

Summary

Subtotal	\$39.79
Total Savings	\$0.00
Gift Options	\$0.00
Sales Tax	\$0.00


Payment

Total Charged to Card	\$39.79
-----------------------	---------

Method

Card ending in *3977	\$39.79
----------------------	---------

CODE:
4660

4 HOURS LEFT FOR  SAME DAY SHIPPING

\$99 DOLLARS TO GET FREE SHIPPING TODAY!

SprinklerWarehouse

The Do-It-Yourself Sprinkler Store

Invoice #002268126

DATE: 9/2/25

Product Name	SKU	Price	Qty Invoiced	Subtotal
Aqualine Brass Gate Inline Valve 3 in. FPT BGV-300	BGV-300	\$121.01	2	\$242.02
Subtotal				\$242.02
Grand Total				\$242.02

ORDER INFORMATION

Shipping Address

John Gentilella
Seven Oaks CDD
2910 Sports Core Cir
Wesley Chapel, Florida, 33544-8764
United States
T: [8132307987](tel:8132307987)

Shipping Method

FREE Shipping (1-4 Days)

Billing Address

John Gentilella
Seven Oaks CDD
3434 Colwell Ave
Ste 200
Tampa, Florida, 33614-8390
United States
T: [8132307987](tel:8132307987)

Payment Method

Credit Card

Credit Card Type

MasterCard

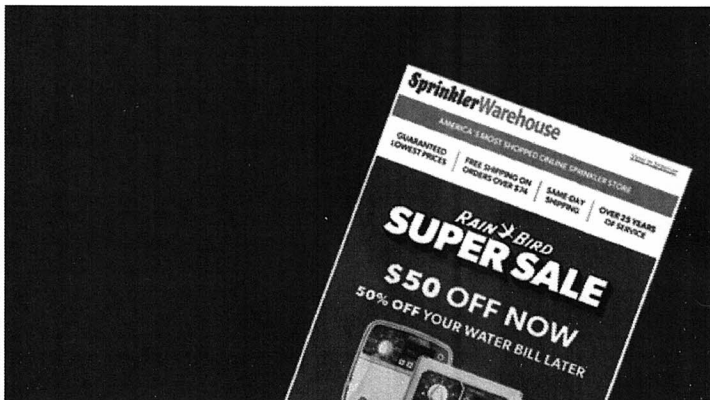
Credit Card Number

XXXX-3977

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CODE:
4609



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Email Address

SUBSCRIBE

By inputting your email you agree to receive recurring promotional marketing emails from Sprinkler Warehouse.

**BRUTUS ROLLER LLC**3007 29th AVE. EAST
BRADENTON, FL 34208**Invoice**

Date	Invoice #
9/3/2025	27079

Bill To
SEVEN OAKS CDD 3434 COLWELL AVE., STE 200 TAMPA, FL 33614-1615 USA

Ship To
SEVEN OAKS CDD 2910 Sports Core Circle Wesley Chapel, FL 33544 USA

S.O. No.	P.O. No.	Terms	Account #	Ship Date	Ship Via	F.O.B.	
		CREDIT CARD		9/3/2025			
Item Code	Description	Quantity	Ordered	Backorde...	U/M	Price Each	Amount
SA-7126-...	IDLER ARM SPROCKET ASSEMBLY KIT	1		0	EA	384.00	384.00
LABOR	LABOR	3		0	HR	100.00	300.00
				Sales Tax (0.0%)			
				\$0.00			
				Total			
				\$684.00			

Phone #	E-mail
609-393-0007	snptsale@gmail.com
Fax #	Web Site
609-393-4448	www.brutusroller.com

CODE: 4763

Sep 15, 2025 6:34 AM CDT

Transaction 27512437207235307187 | \$69.36 | In-club

Wesley chapel Sam's Club - 27727 State Road 56, Wesley chapel, FL 33544, +1 (813) 929-7010

Item	Qty	Price (Incl Savings)
UNLEAD GASOLINE <u>Item ID: 658441</u>	1	\$69.36 \$69.36 each

Summary	Subtotal	\$69.36
	Total Savings	\$0.00
	Gift Options	\$0.00
	Sales Tax	\$0.00
Payment	Total Charged to Card	\$69.36
	Card ending in *0283	\$69.36
Method		

CODE:
4660

THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

09/15/25 8:58AM VIRGINIAC 265 SALE

H829722	1	BX	\$19.99	BX	N
18-8 STOP NUT USS5/16-18	50		\$19.99		
H830506	1	BX	\$14.49	BX	N
18-8 FLAT WASH 3/8	100		\$14.49		
7011407	1	EA	\$12.59	EA	CN
ACE UTILITY GLOVE L 1PR			\$12.59		
You Saved	:		1.40		

SUB-TOTAL:\$ 47.07 TAX:\$ 0.00
TOTAL:\$ 47.07
BC AMT:\$ 47.07

BK CARD#: XXXXXXXXXXXX0283
MID:*****5880 TID:***4733
AUTH: 015313 AMT:\$ 47.07
Host reference #:208138 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A00000000041010
TVR : 0000008001
IAD : 0110A040012200000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0001
AC : 8A63FB117CE34456
TxnID/ValCode: 058420

CODE:
47163

Bank card USD\$ 47.07

Total Items:3



==>> JRNL# C08138
CUST NO: 170931

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

YOU SAVED \$ 1.40 BY SHOPPING AT
VISION ACE WESLEY CHAPEL 18945

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

Payment Received

\$1199.00 paid on September 16, 2025

Statement Id: 907CFB00-0019

DESCRIPTION	QTY	PRICE	TOTAL
September 7, 2025 - September 7, 2026			
Annual Plan	11	\$109.00	\$1199.00

Devices affected:

- Nickname: Controller 4
Serial: 0543208649
- Nickname: Controller 6
Serial: 0533734885
- Nickname: Controller 10
Serial: 0513400804
- Nickname: Controller 7
Serial: 0541689287
- Nickname: Controller 3
Serial: 0559455365
- Nickname: Controller 2
Serial: 0537312167
- Nickname: Controller 12
Serial: 0517728960
- Nickname: Controller 1
Serial: 0581801602
- Nickname: Controller 8
Serial: 0582778403
- Nickname: Controller 9
Serial: 0562804641
- Nickname: Controller 11
Serial: 0506519206

CODE:
4609

Amount Paid \$1199.00

If you have any questions or need support please use our support form.

SUPPORT FORM

4 HOURS LEFT FOR  SAME DAY SHIPPING

\$99 DOLLARS TO GET FREE SHIPPING TODAY!

SprinklerWarehouse

The Do-It-Yourself Sprinkler Store

Invoice #002285301

DATE: 9/17/25

Product Name	SKU	Price	Qty Invoiced	Subtotal
Aqualine Brass Gate Inline Valve 3 in. FPT BGV-300	BGV-300	\$121.01	2	\$242.02
Subtotal				\$242.02
Grand Total				\$242.02

ORDER INFORMATION

Shipping Address

John Gentilella
Seven Oaks CDD
2910 Sports Core Cir
Wesley Chapel, Florida, 33544-8764
United States
T: [8132307987](tel:8132307987)

Shipping Method

FREE Shipping (1-4 Days)

Billing Address

John Gentilella
Seven Oaks CDD
3434 Colwell Ave
Ste 200
Tampa, Florida, 33614-8390
United States
T: [8132307987](tel:8132307987)

Payment Method

Credit Card

Credit Card Type

MasterCard

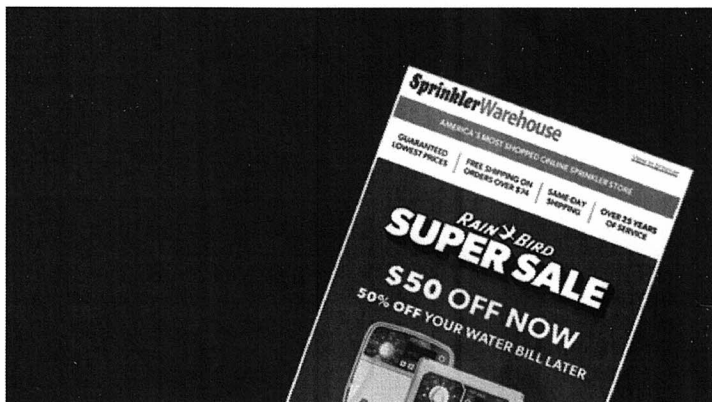
Credit Card Number

XXXX-0283

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CODE:
4609



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Email Address

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32715 EILAND BLVD
WESLEY CHAPEL, FL 33545 (813)788-1642

8929 00090 87115 09/17/25 12:56 PM

CUSTOMER AGREEMENT # 272788

RECALL AMOUNT 100.00

SUBTOTAL 100.00

SALES TAX 0.00

TOTAL \$100.00

XXXXXXXXXXXX0283 MASTERCARD 100.00

AUTH CODE 017878/1902067

DEPOSIT FOR TRAILER

CUSTOMER AGREEMENT # 272788 100.00

DEPOSIT NO# 89292509170735638272788988

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7987 SUMMARY

THIS RECEIPT PO/JOB NAME: 0

PRO XTRA SPEND THIS VISIT: \$0.00

2025 PRO XTRA SPEND 09/16: \$421.24

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

DEPOSIT - \$100.00

REFUND - \$52.42

FINAL COST \$47.58

8929 90 87115 09/17/2025 2062

CODE:
4785

CODE: 4660

09/18/2025 12:56:00
Order Number: 277014
Circle K 2707253
31337 Wesley Chapel
Wesley ChaFL 33543
(813) 524-5851

Term: 102

Appr: 016160

UNIT-REG

QTY No. 00

Gallons 13.839

PRICE/G \$3.219

TOTAL FUEL \$44.55

TOTAL SALE \$44.55

SALE

Master Card

Card Num: (R)

XXXXXXXXXXXXXXXX0283

actless

USD\$ 44.55

Mastercard

AID: A00000000041010

TVR: 0000000001

TAD:

XXXXXXXXXXXXXXXXXXXX/XXX

XXXXXXXXXXXXXXXXXXXX

TS1: 2800

ARC: 00

ARQC:

6DEA9CBFBF0BF555

09/18/2025 12:54:01

I agree to pay the
Total Amount
according to Card
Issuer Agreement.

THANK YOU
HAVE A NICE DAY



How doers
get more done.

CODE:
4670

32715 EILAND BLVD
WESLEY CHAPEL, FL 33545 (813)788-1642

8929 00002 42123 09/23/25 08:03 AM
SALE CASHIER KYLA

840146900020 SAWHORSE <A>
HUSKY 28.4IN STEEL FOLDING SAWHORSE 59.96N
2029.98
7501476299866 AP FLT BLK <A>
HDX 100Z ALL PURPOSE FLAT BLACK 33.36N
1202.78
727193800759 MINIROLTRY <A> 1.68N
6 IN PLASTIC MINI ROLLER TRAY - BEIG
077089461435 4X3/8 IN MR <A> 10.94N
BETTER 4 X 3/8 IN KNIT MINI 6PK
076174703559 23 SAWHRSE <A> 39.98N
STANLEY JR FOLDING SAWHORSE 2-PK
082474905050 EXT. PAINT 5G <A> 215.00N
BEHR PPE 9050 SATIN UPW 5GL

SUBTOTAL 360.92
SALES TAX 0.00

TAX EXEMPT
TOTAL \$360.92
XXXXXXXXXXXX0283 MASTERCARD USD\$ 360.92
AUTH CODE 023895/5025754 TA
Contactless
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7987 SUMMARY
THIS RECEIPT PO/JOB NAME: 0

2025 PRO XTRA SPEND 09/22: \$466.09

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Credit Card. Apply and SAVE UP TO \$100.
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8929 09/23/25 08:03 AM



8929 02 42123 09/23/2025 6343

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 12/22/2025

ORDER DETAILS

09/29/2025

Enroll

Order ID: BRM20250929259714101

Status: SUCCESSFUL PAYMENT

Cart



Silver Unlimited

\$45.00

Unlimited talk, text & data

10 GB hotspot data per month

International calls to Canada & Mexico

Order Summary

SubTotal \$45.00

Discount -\$1.00

Mandatory Taxes and Fees ▼ \$3.73

Other fees and Surcharges ▼ \$0.34

ORDER TOTAL \$48.07

PAYMENT

PAYMENT METHOD

Credit Card



****0283

CODE:
4785



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665
DISTRICT NO. 6426

PAGE 1

ACCOUNT NO. 6426-016005
INVOICE NO. 2032117W426
STATEMENT DATE 10/20/25
DUE DATE 10/25/25
BILLING PERIOD 11-11

SEVEN OAKS COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA, FL 33614

FOR ASSISTANCE CALL
Customer Service (352) 583-4204
One Time Payments (800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 16005-1	
	Service Location	
	Acct #016005-0001	
	SEVEN OAKS COMM DEV DIST	
	2910 SPORTS CORE CIRCLE WESLEY C	
10/20/25	FUEL SURCHARGE	1.00 SC70361930 \$ 160.84
10/20/25	ENVIRONMENTAL SURCHARGE	1.00 SC70361929 \$ 75.48
10/20/25	BASIC SERVICE CHARGE	1.00 8.00YD \$ 754.75
	11/1/2025-11/30/2025	
	Invoice Total	\$ 991.07
	Account Balance	\$ 991.07

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date. ****

Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

VIEW/PAY YOUR BILL ONLINE! * Make payments * Set up recurring payments * *Access your account 24/7 *Go paperless * View Statements * *It's FREE! There is no charge to view or pay your bill on our website* Go to myaccount.wcicustomer.com and follow the online bill pay prompts to register today.

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNNY



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-016005
INVOICE NO. 2032117W426
STATEMENT DATE 10/20/25
DUE DATE 10/25/25
PAY THIS AMOUNT 991.07

WRITE
AMOUNT
PAID \$ 991.07

SEVEN OAKS COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA, FL 33614

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH, PA 15253-5233

6426 00000000000000000000X0160051 0000009910700000000000002032117 5

SUMMARY BILLING

Customer Name
SEVEN OAKS CDD

**Customer
Number**
10203732

Bill Date
09/25/2025

920Z 6 2 JIS
11/11/2025

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1338799		08/21	09/22	GS	146		0.00	55.87	55.87
1338800		08/21	09/22	GS	198		0.00	61.47	61.47
1338801		08/21	09/22	GS	126		0.00	53.71	53.71
1338802		08/21	09/22	GS	6		0.00	40.81	40.81
1338803		08/21	09/22	GS	159		0.00	57.27	57.27
1338804		08/21	09/22	GS	63		0.00	46.94	46.94
1338817		08/21	09/22	GS	11		0.00	41.34	41.34
1338818				PL			0.00	14,883.00	14,883.00
1338819		08/21	09/22	GS	10		0.00	41.24	41.24
1338820		08/21	09/22	GS	0		0.00	40.16	40.16
1338821		08/21	09/22	GS	10		0.00	41.24	41.24
1338822		08/21	09/22	GS	162		0.00	57.60	57.60
1338823		08/21	09/22	GS	167		0.00	58.13	58.13
1338824		08/21	09/22	GS	147		0.00	55.98	55.98
1338825		08/21	09/22	GS	72		0.00	47.91	47.91
1338826		08/21	09/22	GS	141		0.00	55.33	55.33
1338827		08/21	09/22	GS	163		0.00	57.70	57.70
1338828		08/21	09/22	GS	0		0.00	40.16	40.16
1338829		08/21	09/22	GS	4		0.00	40.59	40.59
1338830		08/21	09/22	GS	4		0.00	40.59	40.59
1338831		08/21	09/22	GS	4		0.00	40.59	40.59
1338832		08/21	09/22	GS	4		0.00	40.59	40.59
1338833		08/21	09/22	GS	5		0.00	40.70	40.70
1338834		08/21	09/22	GS	4		0.00	40.59	40.59
1338835		08/21	09/22	GS	0		0.00	40.16	40.16
1338836		08/21	09/22	GS	13		0.00	41.56	41.56
1338837		08/21	09/22	GS	4		0.00	40.59	40.59
1338838		08/21	09/22	GS	185		0.00	60.07	60.07
1338839		08/21	09/22	GS	5		0.00	40.70	40.70
1338840		08/21	09/22	GS	216		0.00	63.39	63.39

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District: OP17

10203732
SEVEN OAKS CDD
PETE WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

OP17

** Summary Bill **



SUMMARY BILLING

Customer Name
SEVEN OAKS CDD

**Customer
Number**
10203732

Bill Date
09/25/2025

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1338842		08/21	09/22	GS	183		0.00	59.85	59.85
1338805	ANC-PUMP	08/21	09/22	GS	192		0.00	60.82	60.82
1338813	ANCI-WELL	08/21	09/22	GS	0		0.00	40.16	40.16
1338787	BAYBROOK	08/21	09/22	GS	0		0.00	40.16	40.16
1338783	BEECHGROV	08/21	09/22	GS	105		0.00	51.46	51.46
1338778	BRIARGLAD	08/21	09/22	GS	4		0.00	40.59	40.59
1338785	BROOKFRST	08/21	09/22	GS	250		0.00	67.07	67.07
1338812	CHAPELCRE	08/21	09/22	GS	131		0.00	54.26	54.26
1338788	CLOCK	08/21	09/22	GS	286		0.00	70.93	70.93
1338789	CLUBHOUSE	08/21	09/22	LP	13040	45	0.00	1,380.69	1,380.69
1338816	COTTONKEY	08/21	09/22	GS	5		0.00	40.70	40.70
1338786	ENTRANCE	08/21	09/22	GS	89		0.00	49.74	49.74
1338790	ENTRANCE	08/21	09/22	GS	92		0.00	50.06	50.06
1338794	ENTRANCE	08/21	09/22	GS	189		0.00	60.50	60.50
1338806	FIRE-PUMP	08/21	09/22	GS	4		0.00	40.59	40.59
1338775	FNTN/AOAK	08/21	09/22	LP	16036	32	0.00	1,528.31	1,528.31
1338797	GATE-ARRO	08/21	09/22	GS	21		0.00	42.42	42.42
1338792	IRRIGATN	08/21	09/22	GS	1		0.00	40.27	40.27
1338782	KIRKWOOD	08/21	09/22	GS	5		0.00	40.70	40.70
1338795	LANDSCAPE	08/21	09/22	GS	166		0.00	58.02	58.02
1338777	LAUREL	08/21	09/22	GS	188		0.00	60.39	60.39
1338772	LIGHTS			PL			0.00	6,068.48	6,068.48
1338780	MILLHOPPR	08/21	09/22	GS	5		0.00	40.70	40.70
1338809	MIST-GATE	08/21	09/22	GS	68		0.00	47.48	47.48
1338791	POOL	08/21	09/22	LP	43920	139	0.00	4,457.35	4,457.35
1338779	ROSEHAVEN	08/21	09/22	GS	6		0.00	40.81	40.81
1338811	SHOREGRAS	08/21	09/22	GS	197		0.00	61.36	61.36
1338815	SHOREGRAS	08/21	09/22	GS	4		0.00	40.59	40.59
1338796	SIGN	08/21	09/22	GS	10		0.00	41.24	41.24
1338781	SILVERMOS	08/21	09/22	GS	3		0.00	40.48	40.48

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District: OP17

10203732
SEVEN OAKS CDD
PETE WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

OP17

** Summary Bill **

SUMMARY BILLING

Customer Name
SEVEN OAKS CDD

Customer
Number
10203732

Bill Date
09/25/2025

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1338784	SILVERMOS	08/21	09/22	GS	111		0.00	52.10	52.10
1338808	SISAL-PUM	08/21	09/22	GS	0		0.00	40.16	40.16
1338793	STORAGE	08/21	09/22	GS	32		0.00	43.61	43.61
1338807	WEKIVA-PU	08/21	09/22	GS	3		0.00	40.48	40.48
1338814	WELL-3017	08/21	09/22	GS	325		0.00	75.13	75.13
1338773	WELL/AOAK	08/21	09/22	GS	10		0.00	41.24	41.24
1338774	WELL/SUMM	08/21	09/22	GS	147		0.00	55.98	55.98
1338810	WINGED EL	08/21	09/22	GS	196		0.00	61.25	61.25
Subtotal:					78053	216	0.00	31,392.11	31,392.11

Bill Date: 09/25/2025

Becomes Past Due On: 10/20/2025

Please Pay: 31,392.11

District: OP17



10203732
SEVEN OAKS CDD
PETE WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

OP17

** Summary Bill **

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