



Rizzetta & Company

Seven Oaks Community Development District

**Board of Supervisors' Meeting
March 4, 2026**

**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	Lisa Castoria	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

February 25, 2026

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

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Seven Oaks Community Development District will be held on **Wednesday, March 4, 2026 at 3:00 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. REPORTS & PRESENTATIONS**
 - A. District Engineer
 - i. Discussion on Traffic Calming Options to Address Speeding Tab 1
 - ii. Discussion of Pavement Review Tab 2
 - B. District Counsel
 - C. Field Operations Manager
 - i. Presentation of Field Manager’s Report Tab 3
 - D. Clubhouse Manager
 - i. Discussion of Pickleball and Basketball Reservations
 - E. District Manager
 - i. Review of District Manager’s Report Tab 4
 - ii. Review of Financial Statements Tab 5
 - iii. Review of 4th Quarter Website Audit Report Tab 6
- 4. BUSINESS ITEMS**
 - A. Ratification of Cotton Key Curb Replacement Change Order #1 Tab 7
 - B. Consideration of Asphalt Paving Systems Cotton Key Lane Change Order #2 Tab 8
 - C. Consideration of Complete IT Camera System Take Over Proposal Tab 9
 - D. Discussion on Towing Sign Installation Locations
 - E. Discussion on New Community Building Maintenance Services
 - F. Discussion on Gates

- 5. CONSENT AGENDA/BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 7, 2026 Tab 10
 - B. Ratification of December O&M Reports for the Enterprise and General Funds Tab 11
- 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) 994-1001.

Sincerely,
Lisa Castoria
Lisa Castoria
District Manager

Tab 1

Reference: Ancient Oaks Traffic Calming Measures

Based on our review of applicable ITE traffic calming devices, Stantec believes the use of Speed Cushions in conjunction with applicable MUTCD signage will provide the best possible solution to reduce passenger vehicle speeds while still accommodating wider emergency vehicles without delayed response times.

Respectfully,

Stantec Consulting Services Inc.

Frank Nolte

Assistant Project Manager

Phone: 727-431-1645

Mobile: 727-608-7766

frank.nolte@stantec.com

stantec.com

Attachment: [Attachment]

c.

Traffic Calming Fact Sheets

May 2018 Update

Speed Cushion

Description:

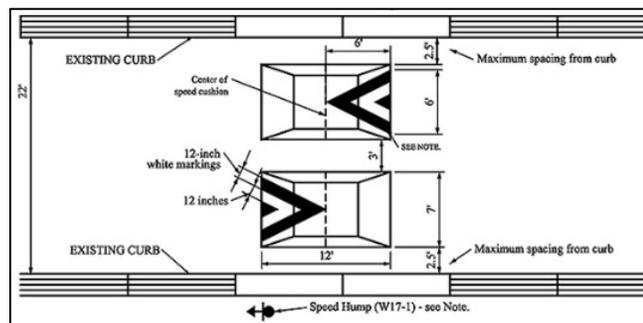
- Two or more raised areas placed laterally across a roadway with gaps between raised areas
- Height and length similar to a speed hump; spacing of gaps allow emergency vehicles to pass through at higher speeds
- Often placed in a series (typically spaced 260 to 500 feet apart)
- Sometimes called speed lump, speed slot, and speed pillow

Applications:

- Appropriate on local and collector streets
- Appropriate at mid-block locations only
- Not appropriate on grades greater than 8 percent



(Source: James Barrera, Horrocks, New Mexico)



(Source: Delaware Department of Transportation)

ITE/FHWA Traffic Calming EPrimer: https://safety.fhwa.dot.gov/speedmgt/traffic_calm.cfm

Design/Installation Issues:

- Two or more cushions at each location
- Typically 12 to 14 feet in length and 7 feet in width
- Cushion heights range between 3 and 4 inches, with trend toward 3 - 3 ½ inches maximum
- Speed cushion shapes include parabolic, circular, and sinusoidal
- Material can be asphalt or rubber
- Often have associated signing (advance-warning sign before first cushion at each cushion)
- Typically have pavement markings (zigzag, shark's tooth, chevron, zebra)
- Some have speed advisories

Potential Impacts:

- Limited-to-no impact on non-emergency access
- Speeds determined by height and spacing; speed reductions between cushions have been observed averaging 20 and 25 percent
- Speeds typically increase by 0.5 mph midway between cushions for each 100 feet of separation
- Studies indicate that average traffic volumes have reduced by 20 percent depending on alternative routes available
- Average collision rates have been reduced by 13 percent on treated streets

Emergency Response Issues:

- Speed cushions have minimal impact on emergency response times, with less than a 1 second delay experienced by most emergency vehicles

Typical Cost (2017 dollars):

- Cost ranges between \$3,000 and \$4,000 for a set of rubber cushions

Traffic Calming Fact Sheets

May 2018 Update

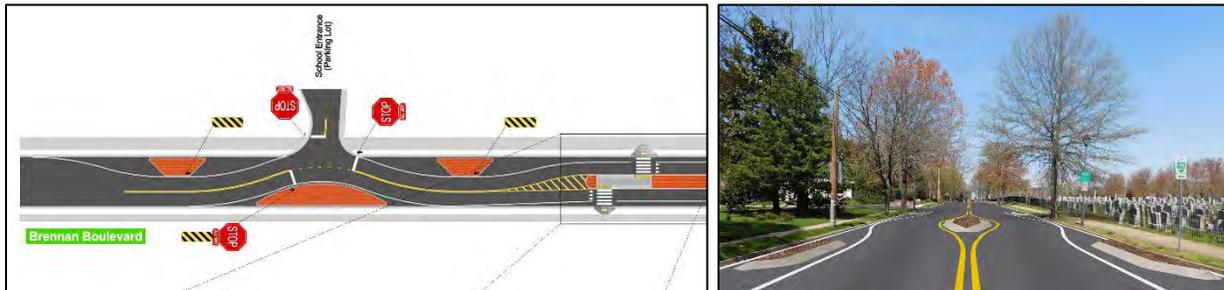
Chicane

Description:

- A series of alternating curves or lane shifts that force a motorist to steer back and forth instead of traveling a straight path
- Also called deviations, serpentines, reversing curves, or twists

Applications:

- Appropriate for mid-block locations but can be an entire block if it is relatively short
- Most effective with equivalent low volumes on both approaches
- Appropriate speed limit is typically 35 mph or less
- Typically, a series of at least three landscaped curb extensions
- Can use alternating on-street parking from one side of a street to the other
- Applicable on one-lane one-way and two-lane two-way roadways
- Can be used with either open or closed (i.e. curb and gutter) cross-section
- Can be used with or without a bicycle facility



(Source: Delaware Department of Transportation)

ITE/FHWA Traffic Calming EPrimer: https://safety.fhwa.dot.gov/speedmgt/traffic_calm.cfm

Design/Installation Issues:

- Chicanes may still permit speeding by drivers cutting straight paths across the center line
- Minimize relocation of drainage features
- May force bicyclists to share travel lanes with motor vehicles
- Maintain sufficient width for ease of emergency vehicles and truck throughput

Potential Impacts:

- No effect on access, although heavy trucks may experience challenges when negotiating
- Limited data available on impacts to speed and crash risk
- Street sweeping may need to be done manually
- Minimal anticipated volume diversion from street
- May require removal of some on-street parking
- Provides opportunity for landscaping
- Unlikely to require utility relocation
- Not a preferred crosswalk location
- Bus passengers may experience discomfort due to quick successive lateral movements

Emergency Response Issues:

- Appropriate along primary emergency vehicle routes

Typical Cost (2017 dollars):

- Reported costs range between \$8,000 and \$25,000

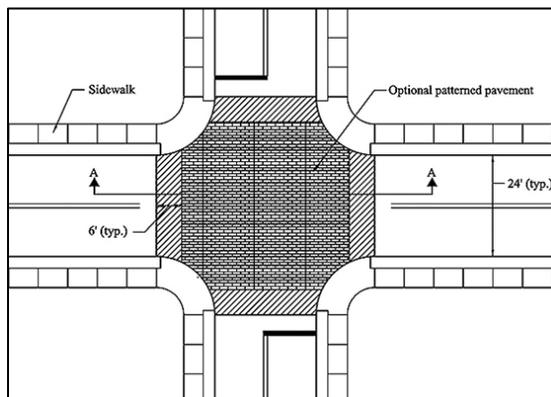
Raised Intersection

Description:

- Flat raised areas covering entire intersections, with ramps on all approaches and often with brick or other textured materials on the flat section and ramps
- Sometimes referred to as raised junctions, intersection humps, or plateaus

Applications:

- Intersections of collector, local, and residential streets
- Typically installed at signalized or all-way stop controlled intersections with high pedestrian crossing demand
- Works well with curb extensions and textured crosswalks
- Often part of an area-wide traffic calming scheme involving both intersecting streets in densely-developed urban areas



(Source: Delaware Department of Transportation)



(Source: Chuck Huffine, Phoenix AZ)

ITE/FHWA Traffic Calming EPrimer: https://safety.fhwa.dot.gov/speedmgt/traffic_calm.cfm

Design/Installation Issues:

- Used at intersections with a maximum speed limit of 35 mph
- Typically rise to sidewalk level; appropriate if crosswalks exist on all four legs
- Appropriate if a dedicated bicycle facility passes through the intersection
- Detectable warnings and/or color contrasts must be incorporated to differentiate the roadway and the sidewalk
- May require bollards to define edge of roadway
- Storm drainage/underground utility modifications are likely necessary
- Minimum pavement slope of 1 percent to facilitate drainage

Potential Impacts:

- Reduction in through movement speeds likely at intersection
- Reduction in mid-block speeds typically less than 10 percent
- No impact on access
- Can make entire intersections more pedestrian-friendly
- No data available on volume diversion or safety impacts

Emergency Response Issues:

- Slows emergency vehicles
- Appropriate for primary emergency vehicle routes and streets with access to a hospital or emergency medical services

Typical Cost (2017 dollars):

- Costs range between \$15,000 and \$60,000

Traffic Calming Fact Sheets

May 2018 Update

Speed Hump

Description:

- Rounded (vertically along travel path) raised areas of pavement typically 12 to 14 feet in length
- Often placed in a series (typically spaced 260 to 500 feet apart)
- Sometimes called road humps or undulations

Applications:

- Appropriate for residential **local streets and residential/neighborhood collectors**
- Not typically used on major roads, bus routes, or primary emergency response routes
- Not appropriate for roads with 85th-percentile speeds of 45 mph or more
- Appropriate for mid-block placement, not at intersections
- Not recommended on grades greater than 8 percent
- Work well in combination with curb extensions
- Can be used on a one-lane one-way or two-lane two-way street



(Source: City of Boulder, Colorado)



(Source: PennDOT Local Technical Assistance Program)

ITE/FHWA Traffic Calming EPrimer: https://safety.fhwa.dot.gov/speedmgt/traffic_calm.cfm

Design/Installation Issues:

- ITE recommended practice - "Guidelines for the Design and Application of Speed Humps"
- Typically 12 to 14 feet in length; other lengths (10, 22, and 30 feet) reported in practice in U.S.
- Speed hump shapes include parabolic, circular, and sinusoidal
- Typically spaced no more than 500 feet apart to achieve an 85th percentile speed between 25 and 35 mph
- Hump heights range between 3 and 4 inches, with trend toward 3 - 3 ½ inches maximum
- Often have associated signing (advance warning sign before first hump in series at each hump)
- Typically have pavement markings (zigzag, shark's tooth, chevron, zebra)
- Taper edge near curb to allow gap for drainage
- Some have speed advisories
- Need to design for drainage, without encouraging means for motorists to go around a hump

Potential Impacts:

- No impact on non-emergency access
- Average speeds between humps reduced between 20 and 25 percent
- Speeds typically increase approximately 0.5 to 1 mph midway between humps for each 100 feet Beyond the 200-foot approach and exit of consecutive humps
- Traffic volumes diversion estimated around 20 percent; average crash rates reduced by 13 percent

Emergency Response Issues:

- **Impacts to ease of emergency-vehicle throughput**
- **Approximate delay between 3 and 5 seconds per hump for fire trucks and up to 10 seconds for ambulances with patients**

Typical Cost (2017 dollars):

- Cost ranges between \$2,000 and \$4,000

Speed Table/Raised Crosswalks

Description:

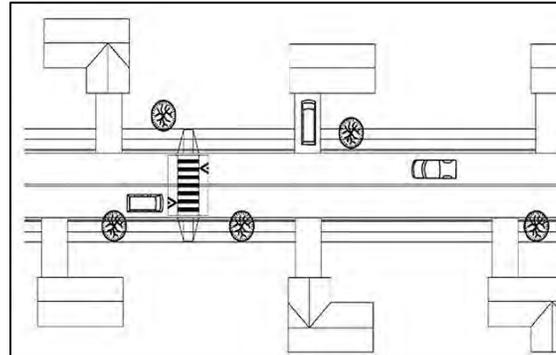
- Long, raised speed humps with a flat section in the middle and ramps on the ends; sometimes constructed with brick or other textured materials on the flat section
- If placed at a pedestrian crossing, it is referred to as a raised crosswalk
- If placed only in one direction on a road, it is called an offset speed table

Applications:

- Appropriate for local and **collector streets**; mid-block or at intersections, with/without crosswalks
- Can be used on a one-lane one-way or two-lane two-way street
- Not appropriate for roads with 85th percentile speeds of 45 mph or more
- Typically long enough for the entire wheelbase of a passenger car to rest on top or within limits of ramps
- Work well in combination with textured crosswalks, curb extensions, and curb radius reductions
- Can be applied both with and without sidewalks or dedicated bicycle facilities
- Typically installed along closed-section roads (i.e. curb and gutter) but feasible on open section



(Source: Google Maps, Boulder, Colorado)



(Source: Delaware Department of Transportation)

ITE/FHWA Traffic Calming EPrimer: https://safety.fhwa.dot.gov/speedmgt/traffic_calm.cfm

Design/Installation Issues:

- ITE recommended practice – “Guidelines for the Design and Application of Speed Humps”
- Most common height is between 3 and 4 inches (reported as high as 6 inches)
- Ramps are typically 6 feet long (reported up to 10 feet long) and are either parabolic or linear
- Careful design is needed for drainage
- Posted speed typically 30 mph or less

Potential Impacts:

- No impact on non-emergency access
- Speeds reductions typically less than for speed humps (typical traversing speeds between 25 and 27 miles per hour)
- Speeds typically decline approximately 0.5 to 1 mph midway between tables for each 100 feet beyond the 200-foot approach and exit points of consecutive speed tables
- Average traffic volumes diversions of 20 percent when a series of speed tables are implemented
- Average crash rate reduction of 45 percent on treated streets
- Increase pedestrian visibility and likelihood of driver yield compliance
- Generally not appropriate for BRT bus routes

Emergency Response Issues:

- **Typically preferred by fire departments over speed humps, but not appropriate for primary emergency vehicle routes; typically less than 3 seconds of delay per table for fire trucks**

Typical Cost (2017 dollars):

- Cost ranges between \$2,500 and \$8,000 for asphalt tables; higher for brickwork, stamped asphalt, concrete ramps, and other enhancements sometimes used at pedestrian crossings

Tab 2

		Notes
Criteria	Description	Photos
Alligator Cracking	This condition is characterized by a series of interconnecting cracks that divide the pavement into many-sided, sharp-angled pieces resembling an alligator's hide. The pieces are typically less than one foot in any dimension. Alligator cracking usually occurs in wheel paths or other areas subjected to loading. Alligator cracking can be caused by weakness in the subbase or subgrade, which result in the fatigue failure of the asphalt surface under repeated loading.	
Pot Holes	This condition is characterized by holes in the pavement surface at least 1/2" deep and at least one square foot in surface area. Potholes generally occur when a serious distress, such as alligator cracking, combines with excess water, freeze-thaw cycling, and traffic loads. These results in localized disintegration of the pavement materials and the materials are then dislodged by traffic.	
Polishing	This condition is characterized by the wearing away of the pavement surface caused by the dislodging of aggregate particles and loss of asphalt binder. The pavement surface becomes smooth and rounded (and subsequently slippery) under the action of traffic. Polishing is normally caused by oxidation of the asphalt binder of the mix, resulting in loss of flexibility and ability to hold the aggregate.	
Pavement Distortions	This condition is characterized by the pavement being out of its natural or proper shape. Pavement distortions can be caused by subbase or sub-grade failure, shoving, or rutting.	
Traverse/Longitudinal Cracks	This condition is characterized by visible fractures or separations of the pavement surface occurring transversely (across) or longitudinally	
Drainage/Ponding Problems	This condition is typically characterized by inadequate roadway cross slopes and gutter slopes holding water on a roadway. This condition can also be attributed to improper shaping of the road, improper spacing and sizing of drainage inlets, and blocked culverts.	

Road Name		
Rating Scale	Description	Notes
Excellent (0)	No visible distress observed.	
Very Good to Good (1)	<p>Some alligator cracking (< 10%).Some alligator cracking (< 10%). Random potholes (< 2 square feet) First signs of minor polishing No pavement distortions No patching or very few patches in excellent condition No longitudinal cracks except reflection of pavement joints Occasional transverse cracks, widely spaced (40' or greater) All cracks sealed or tight (open less than ¼") Longitudinal cracks (open ¼") due to reflection or paving joints Transverse cracks (open¼") spaced 1 O' or more apart</p>	
Good to Fair (2)	<p>Some alligator cracking (<15%) Occasional pothole(< 2 square feet) Slight polishing Occasional pavement distortion (less than ½" deep) Occasional patching in good condition Longitudinal cracks (open¼" to½") with some spaced less than 20' First signs of minor longitudinal cracks near pavement edge Transverse cracks (open¼" to½") show first signs of minor secondary cracks</p>	
Fair (3)	<p>Some alligator cracking (<20%) Potholes (> 2 square feet) in several areas Moderate polishing Moderate distortions(½" to 1" deep) Occasional patching in fair condition Longitudinal cracks (open¼" to½") with some spaced less than 10' Signs of moderate longitudinal cracks near pavement edge Transverse cracks (open¼" to ½") show first signs of moderate secondary cracks</p>	
Poor to Very Poor (4)	<p>Alligator cracking (> 25%) Potholes (> 3 square feet) in several areas Severe polishing Severe distortions (over 1-1 /2" deep) Patches in poor condition Longitudinal and transverse cracks often showing raveling (loosening of stones from the surface of a pavement) and crack erosion</p>	
Fail (5)	Severe loss with xtensive loss of surface integrity.	

FIELD OBSERVATION REPORT
Seven Oaks Pinecrest/Forest Edge Community
Road Observations



Date: February 6, 2026 Field Observation Report Number: 2026-1
Project Name: Pinecrest/Forest Edge Community Road Condition Observations
Project Number: 238202065
Stantec Representative (s): Greg Woodcock

County / Consultant / Developer Representatives on Site:

Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Review of Road Condition within the Pinecrest/Forest Edge Community

General: Below please find a location map showing the photo location as well as photos by location documenting the condition of the roads while onsite. Road pitting and alligator cracking, pot holes, longitudinal cracks and polishing observed.

Report By: GW

FIELD OBSERVATION REPORT
Seven Oaks Pinecrest/Forest Edge Community
Road Observations

Location 1: Severe cracking. Aggregate displacement and rutting occurring, pothole and rutting observed.



FIELD OBSERVATION REPORT
Seven Oaks Pinecrest/Forest Edge Community
Road Observations

Location 2: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



FIELD OBSERVATION REPORT
Seven Oaks Pinecrest/Forest Edge Community
Road Observations

Location 3: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



FIELD OBSERVATION REPORT
Seven Oaks Pinecrest/Forest Edge Community
Road Observations

Location 4: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



Location 5: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



FIELD OBSERVATION REPORT
Seven Oaks Pinecrest/Forest Edge Community
Road Observations

Location 6: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



Location 7: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



**FIELD OBSERVATION REPORT
Seven Oaks Springwood Community
Road Observations**



Date: February 6, 2026 Field Observation Report Number: 2026-1
Project Name: Springwood Community Road Condition Observations
Project Number: 238202065
Stantec Representative (s): Greg Woodcock

County / Consultant / Developer Representatives on Site:

Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Review of Road Condition within the Springwood Community

General: Below please find a location map showing the photo location as well as photos by location documenting the condition of the roads while onsite. Road pitting and alligator cracking, pot holes, longitudinal cracks and polishing observed. Roadway in front of 27639 Kirkwood Circle has a standing water issue. Stantec to review during rain event to verify issue.

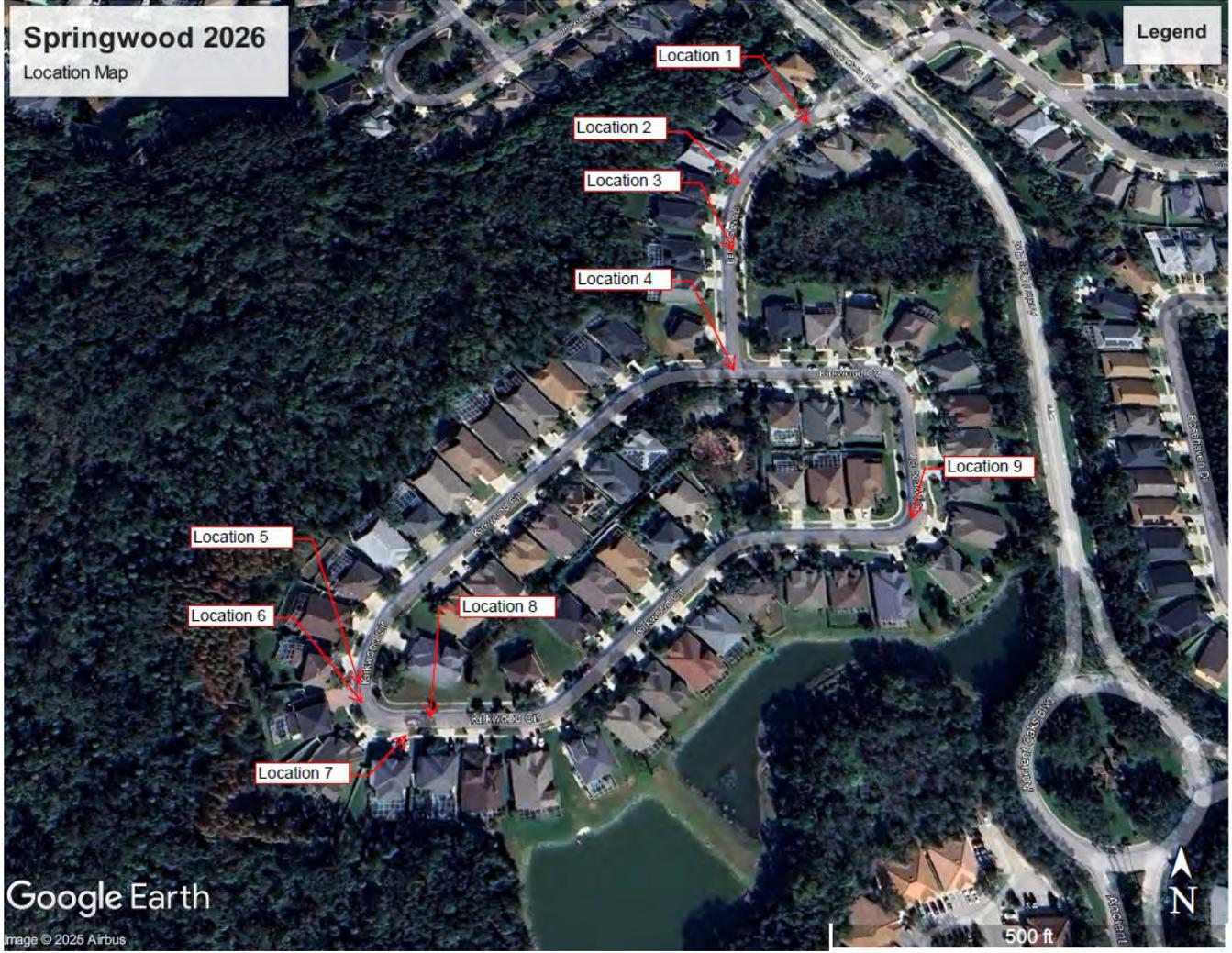
Report By: GW

FIELD OBSERVATION REPORT

Seven Oaks Springwood Community

Road Observations

Location Map:



FIELD OBSERVATION REPORT
Seven Oaks Springwood Community
Road Observations

Location 1: Beach Grove Ln entry. Road pitting and alligator cracking, longitudinal cracks and polishing observed.



Location 2: Road pitting and alligator cracking, longitudinal cracks and polishing observed.. Depression by curb to be remediated prior to mill and resurface.



FIELD OBSERVATION REPORT
Seven Oaks Springwood Community
Road Observations

Location 3: Severe cracking. Wearing along edges of pavement, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks and polishing observed.



FIELD OBSERVATION REPORT
Seven Oaks Springwood Community
Road Observations

Location 4: Pavement is cracking, pitting and pot hole is starting to form. Base is currently protected with HA5. Repair required soon.



Location 5: Drainage, ponding at 2709 Beach Grove Ln.



FIELD OBSERVATION REPORT
Seven Oaks Springwood Community
Road Observations

Location 6: Traverse/longitudinal cracking and pothole starting to form. Polishing and alligator cracking observed.



Location 7: Road pitting and alligator cracking, longitudinal cracks and polishing observed.. Depression by curb to be remediated prior to mill and resurface.



FIELD OBSERVATION REPORT
Seven Oaks Springwood Community
Road Observations

Location 8: Road pitting and alligator cracking, longitudinal cracks and polishing observed..
Depression by curb to be remediated prior to mill and resurface.



**FIELD OBSERVATION REPORT
Seven Oaks EdenField Community
Road Observations**



Date: February 6, 2026 Field Observation Report Number: 2026-1
Project Name: EdenField Community Road Condition Observations
Project Number: 238202065
Stantec Representative (s): Greg Woodcock

County / Consultant / Developer Representatives on Site:

Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Review of Road Condition within the EdenField Community

General: Below please find a location map showing the photo location as well as photos by location documenting the condition of the roads while onsite. Road pitting and alligator cracking, pot holes, longitudinal cracks and polishing observed.

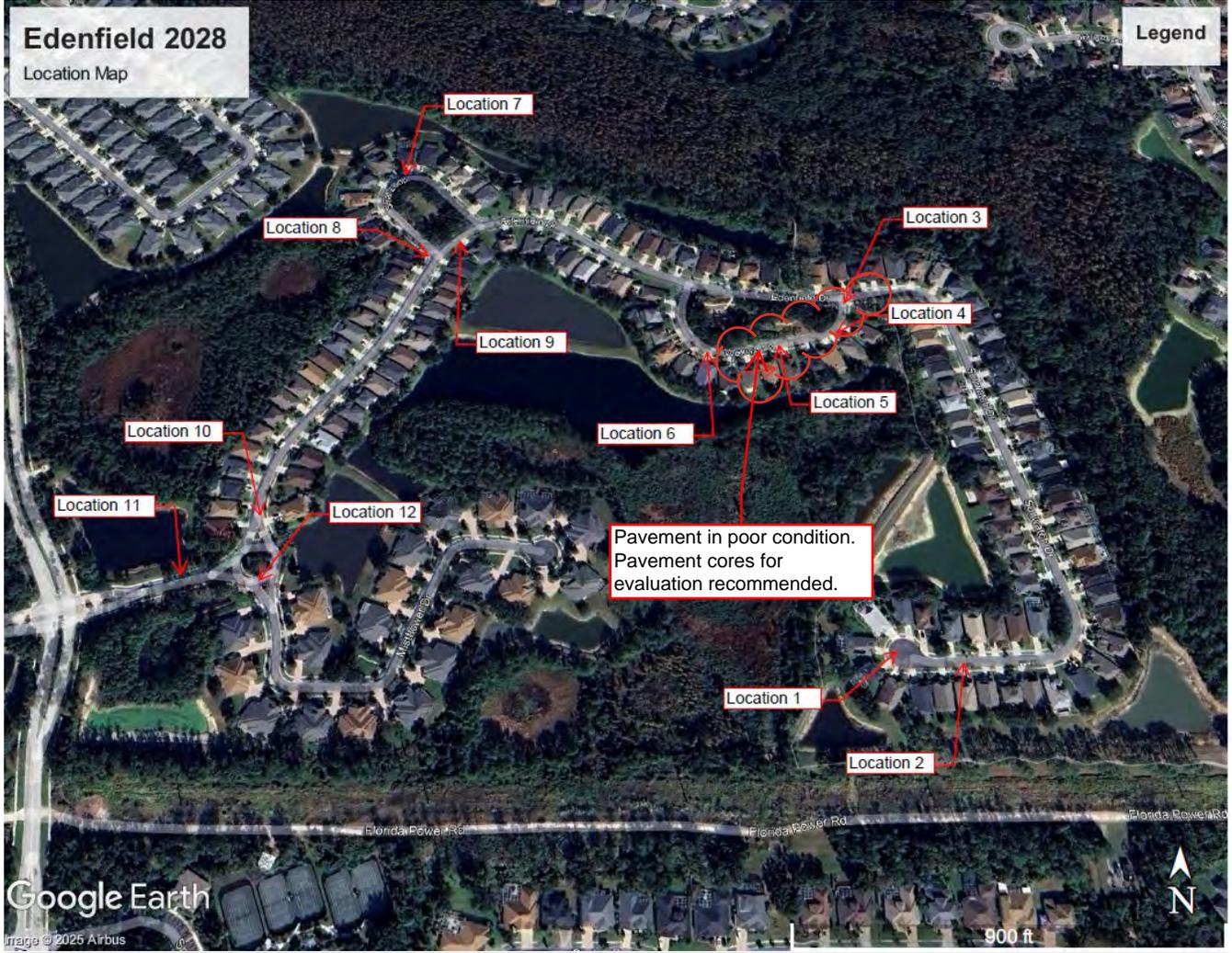
Report By: GW

FIELD OBSERVATION REPORT

Seven Oaks EdenField Community

Road Observations

Location Map:



FIELD OBSERVATION REPORT
Seven Oaks EdenField Community
Road Observations

Location 1: Moderate to severe cracking. Traverse and longitudinal cracks observed.



Location 2: Moderate to severe cracking. Pot hole observed and traverse and longitudinal cracks observed.



FIELD OBSERVATION REPORT
Seven Oaks EdenField Community
Road Observations

Location 3: Severe cracking. Traverse and longitudinal cracks observed.



Location 4: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



FIELD OBSERVATION REPORT
Seven Oaks EdenField Community
Road Observations

Location 5: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



Location 6: Moderate to severe cracking. Aggregate displacement and polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



FIELD OBSERVATION REPORT
Seven Oaks EdenField Community
Road Observations

Location 7: Severe cracking. Aggregate displacement polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



Location 8: Severe cracking. Aggregate displacement polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



FIELD OBSERVATION REPORT
Seven Oaks EdenField Community
Road Observations

Location 9: Severe cracking. Aggregate displacement polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



Location 10: Moderate to severe cracking. Traverse and longitudinal cracks observed.



FIELD OBSERVATION REPORT
Seven Oaks EdenField Community
Road Observations

Location 11: Moderate cracking. Traverse and longitudinal cracks observed.



Location 12: Severe cracking, and rutting .



FIELD OBSERVATION REPORT
Seven Oaks The Laurels Community
Road Observations



Date: February 6, 2026 Field Observation Report Number: 2026-1
Project Name: The Laurels Community Road Condition Observations
Project Number: 238202065
Stantec Representative (s): Greg Woodcock

County / Consultant / Developer Representatives on Site:

Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Review of Road Condition within the The Laurels Community

General: Below please find a location map showing the photo location as well as photos by location documenting the condition of the roads while onsite. Road pitting and alligator cracking, pot holes, longitudinal cracks and polishing observed.

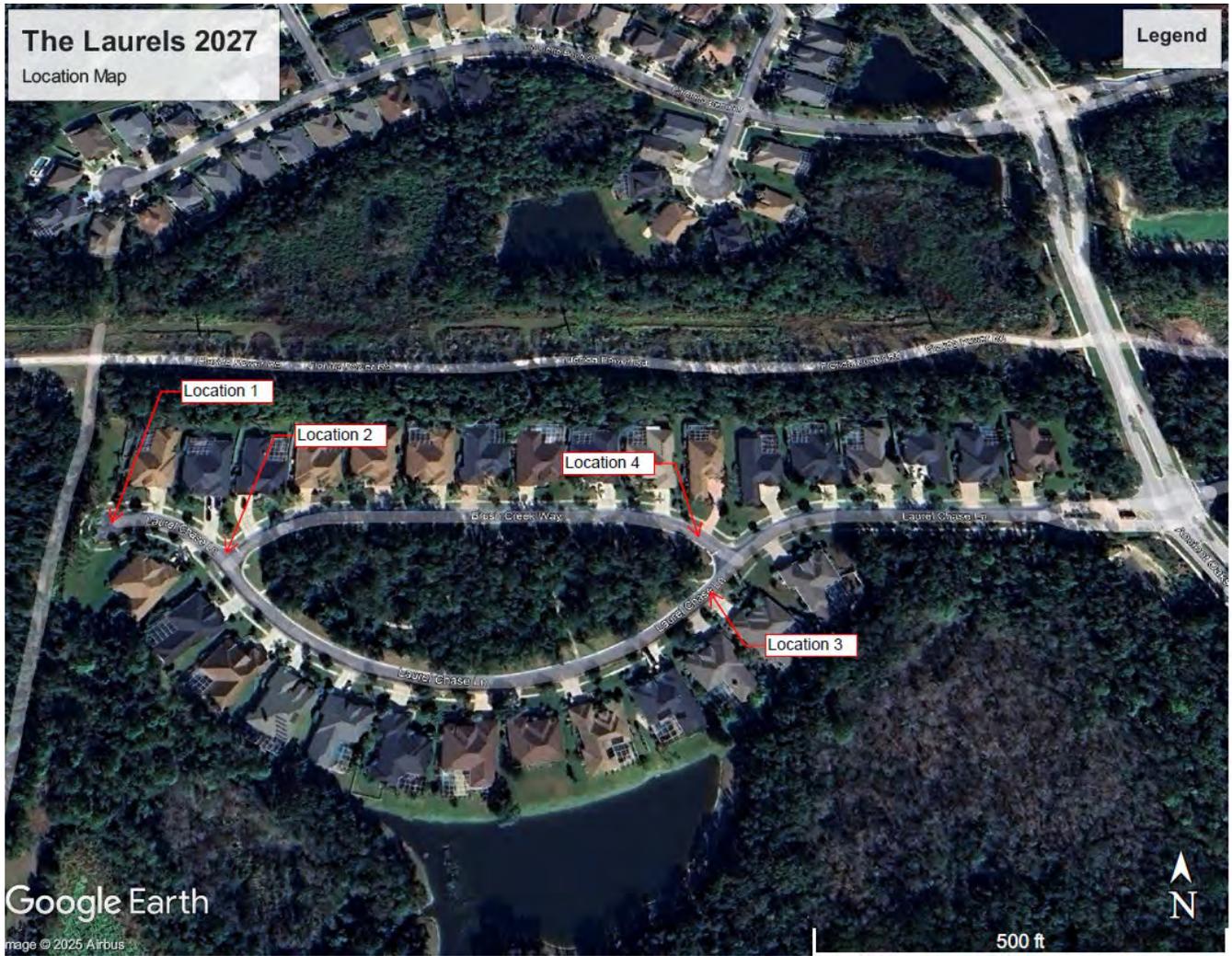
Report By: GW

FIELD OBSERVATION REPORT

Seven Oaks The Laurels Community

Road Observations

Location Map:



FIELD OBSERVATION REPORT
Seven Oaks The Laurels Community
Road Observations

Location 1: Rutting and displacement of aggregate.



Location 2: Severe cracking. Aggregate displacement and rutting occurring along curblines to drainage structure. Traverse and longitudinal cracks observed.



FIELD OBSERVATION REPORT
Seven Oaks The Laurels Community
Road Observations

Location 3: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



Location 4: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



**FIELD OBSERVATION REPORT
Seven Oaks Brookforest Community
Road Observations**



Date: February 6, 2026 Field Observation Report Number: 2026-1
Project Name: Brookforest Community Road Condition Observations
Project Number: 238202065
Stantec Representative (s): Greg Woodcock

County / Consultant / Developer Representatives on Site:

Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Review of Road Condition within the Brookforest Community

General: Below please find a location map showing the photo location as well as photos by location documenting the condition of the roads while onsite. Road pitting and alligator cracking, pot holes, longitudinal cracks and polishing observed.

Report By: GW

FIELD OBSERVATION REPORT
Seven Oaks Brookforest Community
Road Observations

Location 1: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



Location 2: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



FIELD OBSERVATION REPORT
Seven Oaks Brookforest Community
Road Observations

Location 3: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



Location 4: Pavement is cracking, pitting and pot hole is starting to form. Repair required soon.



FIELD OBSERVATION REPORT
Seven Oaks Brookforest Community
Road Observations

Location 5: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



Location 6: Severe cracking. Aggregate displacement and rutting occurring, polishing due to wearing away of the pavement surface. Traverse and longitudinal cracks observed.



Tab 3

Seven Oaks Field Operations Update

CDD Meeting 03/04/26

Landscaping:

- Trimming back of freeze damage begins this week.
- Park in Pinecrest has been enhanced with twelve new Firebush plants.
- Pinecrest roundabout received four new Crepe Myrtle trees.

West Entrance Fountain:

- Cooper Pools is still searching for underground leak. They have determined it is a pressure leak, not a static leak. If it is necessary to excavate the fountain, a proposal will be submitted before proceeding.



Laurels Park:

- The old irregular paver patio was removed and replaced by a new circular design. New benches were also installed.



Clubhouse:

- New cabinetry has been installed. The granite counter tops have been measured and should arrive by mid-March.
- Fryer ventilation system 50% deposit check has been requested.

Pool Heaters:

- We have two units that are malfunctioning on the resort pool. They are scheduled to be repaired on March 4th.

Tab 4



UPCOMING DATES TO REMEMBER

- Next Regular Meeting: April 1, 2026 6:00
- Budget Workshop: April 8, 2026 6:00

District
Manager's
Report

March 4

2026

FINANCIAL SUMMARY

1/31/2026

General Fund Cash & Investment Balance:		\$3,579,900
Reserve Fund Cash & Investment Balance:		\$4,630,398
Debt Service Fund Cash & Investment Balance:		\$2,154,658
Enterprise Fund Cash Balance:		\$62,295
Total Cash and Investment Balances:		\$10,427,251
General Fund Expense Variance:	\$29,052	Over Budget
Enterprise Fund Expense Variance:	\$10,514	Under Budget



Rizzetta & Company

- Transition of ownership of 2940 Sports Core Circle

Tab 5



Rizzetta & Company

Seven Oaks Community Development District

**Financial Statements
(Unaudited)**

January 31, 2026

Prepared by: Rizzetta & Company, Inc.

sevenoakscdd.com

rizzetta.com

Seven Oaks Community Development District

Balance Sheet
As of 01/31/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Enterprise Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	1,596,404	(198,484)	0	62,295	1,460,215	0	0
Investments	1,983,496	4,828,882	2,154,658	0	8,967,036	0	0
Accounts Receivable	318,576	0	112,890	0	431,466	0	0
Prepaid Expenses	4,440	0	0	0	4,439	0	0
Refundable Deposits	65,680	0	0	0	65,681	0	0
Due From Other	14,650	0	0	0	14,650	0	0
Fixed Assets	0	0	0	0	0	64,296,115	0
Amount Available in Debt Service	0	0	0	0	0	0	2,267,548
Amount To Be Provided Debt Service	0	0	0	0	0	0	9,128,452
Total Assets	3,983,246	4,630,398	2,267,548	62,295	10,943,487	64,296,115	11,396,000
Liabilities							
Accounts Payable	49,813	3,000	0	910	53,723	0	0
Accrued Expenses	40,434	0	0	0	40,434	0	0
Other Current Liabilities	0	0	0	1,079	1,079	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	11,396,000
Total Liabilities	90,247	3,000	0	1,989	95,236	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	64,296,115	0
Net Change in Fund Balance	1,706,801	969,553	1,313,521	24,070	4,013,944	0	0
Total Fund Equity & Other Credits	3,893,000	4,627,398	2,267,548	60,305	10,848,251	64,296,115	0
Total Liabilities & Fund Equity	3,983,246	4,630,398	2,267,548	62,295	10,943,487	64,296,115	11,396,000

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	75,000	75,000	13,926	(61,074)
Special Assessments				
Tax Roll	3,062,998	3,062,998	3,084,987	21,989
Other Misc. Revenues				
Event Rental	100,000	100,000	32,424	(67,576)
Miscellaneous Revenue	25,000	25,000	14,839	(10,161)
Total Revenues	<u>3,262,998</u>	<u>3,262,998</u>	<u>3,146,176</u>	<u>(116,822)</u>
Expenditures				
Legislative				
Supervisor Fees	15,000	5,000	4,800	200
Total Legislative	<u>15,000</u>	<u>5,000</u>	<u>4,800</u>	<u>200</u>
Financial & Administrative				
Accounting Services	28,500	9,500	9,500	0
Administrative Services	9,700	3,233	3,234	0
Arbitrage Rebate Calculation	1,000	334	1,000	(667)
Assessment Roll	5,250	5,250	5,250	0
Auditing Services	5,600	0	0	0
Disclosure Report	2,000	666	666	0
District Engineer	65,000	21,667	14,401	7,266
District Management	44,025	14,675	14,719	(44)
Dues, Licenses & Fees	2,300	767	2,431	(1,664)
Financial & Revenue Collections	5,250	1,750	1,750	0
Legal Advertising	2,000	666	118	548
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	1,188
Website Hosting, Maintenance, Backup & E	5,965	1,989	1,374	614
Total Financial & Administrative	<u>193,159</u>	<u>72,516</u>	<u>64,990</u>	<u>7,526</u>
Legal Counsel				
District Counsel	50,000	16,666	18,901	(2,235)
Litigation / Mediation	10,000	3,334	0	3,333
Total Legal Counsel	<u>60,000</u>	<u>20,000</u>	<u>18,901</u>	<u>1,098</u>
Law Enforcement				
Off Duty Deputy	12,000	4,000	4,640	(640)
Total Law Enforcement	<u>12,000</u>	<u>4,000</u>	<u>4,640</u>	<u>(640)</u>
Security Operations				
Security Monitoring Services	4,000	1,333	17,663	(16,329)
Total Security Operations	<u>4,000</u>	<u>1,333</u>	<u>17,663</u>	<u>(16,329)</u>
Electric Utility Services				
Utility - Irrigation & Landscape Lightin	47,000	15,667	15,512	155
Utility - Recreation Facilities	85,000	28,333	32,779	(4,446)

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	250,000	83,333	83,307	26
Total Electric Utility Services	382,000	127,333	131,598	(4,265)
Gas Utility Service				
Utility Services	700	234	193	41
Total Gas Utility Service	700	234	193	41
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	17,000	5,666	4,165	1,502
Solid Waste Assessment	10,440	10,440	10,800	(361)
Total Garbage/Solid Waste Control Services	27,440	16,106	14,965	1,141
Water-Sewer Combination Services				
Utility - Fountains	1,000	334	535	(202)
Utility - Reclaimed	25,000	8,333	8,126	208
Utility Services	30,000	10,000	8,005	1,995
Total Water-Sewer Combination Services	56,000	18,667	16,666	2,001
Stormwater Control				
Aquatic Maintenance	59,193	19,731	19,356	375
Lake/Pond Bank Maintenance & Repair	20,000	6,667	23,400	(16,734)
Stormwater Assessments	6,157	6,157	5,864	293
Stormwater System Maintenance	10,000	3,333	18,675	(15,341)
Total Stormwater Control	95,350	35,888	67,295	(31,407)
Other Physical Environment				
Clock Tower Maintenance	2,000	667	398	269
Community Park Equipment	25,000	8,333	14,189	(5,856)
Employee - Payroll Taxes	19,934	6,645	6,929	(284)
Employee - Salaries	261,000	87,000	90,572	(3,572)
Employee - Workers Comp	11,048	11,048	10,793	254
Entry & Walls Maintenance & Repair	4,000	1,333	4,900	(3,566)
General Liability & Property Insurance	54,148	54,148	52,647	1,501
Holiday Decorations	40,000	40,000	38,559	1,441
Hurricane Related Expenses	50,000	16,667	0	16,667
Irrigation Maintenance & Repair	50,000	16,666	7,579	9,087
Landscape - Annuals/Flowers	250,000	83,334	193,435	(110,101)
Landscape Maintenance	1,031,803	343,934	350,340	(6,406)
Landscape Replacement Plants, Shrubs, Tr	150,000	50,000	730	49,270
Miscellaneous Expense	10,000	3,333	3,900	(567)
Ornamental Lighting & Maintenance	4,000	1,334	1,642	(308)
Pressure Washing	57,000	19,000	0	19,000
Tree Trimming Services	240,000	80,000	0	80,000
Total Other Physical Environment	2,259,933	823,442	776,613	46,829
Road & Street Facilities				
Roadway Repair & Maintenance	20,000	6,666	400	6,266
Sidewalk Maintenance & Repair	50,000	16,667	40,709	(24,042)
Street Sign Repair & Replacement	7,500	2,500	11,427	(8,927)
Total Road & Street Facilities	77,500	25,833	52,536	(26,703)

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parks & Recreation				
Access Control Maintenance & Repair	6,000	2,000	922	1,078
Athletic Court/Field/Playground Main- tena	15,000	5,000	0	5,000
Clubhouse Janitorial Services	45,000	15,000	14,527	473
Employee - Payroll Taxes	25,993	8,664	7,595	1,069
Employee - Salaries	337,330	112,444	100,127	12,316
Facility Supplies	8,000	2,666	1,313	1,355
Fitness Equipment Maintenance & Re- pair	10,000	3,334	260	3,073
Fountain Service Repair & Maintenance	10,000	3,333	2,589	744
Furniture Repair & Replacement	7,500	2,500	3,475	(975)
Maintenance & Repairs	50,000	16,667	29,568	(12,902)
Miscellaneous Expense	20,000	6,666	11,798	(5,131)
Office Supplies	4,500	1,500	1,041	460
Pest Control	500	167	150	16
Pool Repair & Maintenance	17,000	5,667	3,336	2,331
Pool Service Contract	89,829	29,943	27,530	2,413
Storage Shed	3,264	1,088	1,088	0
Telephone, Internet, Cable	7,500	2,500	2,038	461
Tennis Court Maintenance & Supplies	30,000	10,000	5,315	4,686
Vehicle Maintenance	7,500	2,500	5,652	(3,153)
Total Parks & Recreation	694,916	231,639	218,324	13,314
Special Events				
Special Events	85,000	28,333	50,192	(21,858)
Total Special Events	85,000	28,333	50,192	(21,858)
Total Expenditures	3,962,998	1,410,324	1,439,376	(29,052)
Total Excess of Revenues Over(Under) Ex- penditures	(700,000)	1,852,674	1,706,800	(145,874)
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	2,186,200
Total Fund Balance, End of Period	0	2,552,674	3,893,000	1,340,326

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	150,000	150,000	52,729	(97,271)
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>1,150,329</u>	<u>(97,271)</u>
Expenditures				
Contingency				
Capital Reserve	1,247,600	1,247,600	201,483	1,046,117
Total Contingency	<u>1,247,600</u>	<u>1,247,600</u>	<u>201,483</u>	<u>1,046,117</u>
Total Expenditures	<u>1,247,600</u>	<u>1,247,600</u>	<u>201,483</u>	<u>1,046,117</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>948,846</u>	<u>948,846</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	20,699	20,699
Other Costs				
Unrealized Gain/Loss on Investments	0	0	8	8
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>20,707</u>	<u>20,707</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>3,657,845</u>	<u>3,657,845</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>4,627,398</u>	<u>4,627,398</u>

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

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,121	3,121
Special Assessments				
Tax Roll	564,087	564,087	567,039	2,952
Total Revenues	<u>564,087</u>	<u>564,087</u>	<u>570,160</u>	<u>6,073</u>
Expenditures				
Debt Service				
Interest	95,087	95,087	49,013	46,074
Principal	469,000	469,000	0	469,000
Total Debt Service	<u>564,087</u>	<u>564,087</u>	<u>49,013</u>	<u>515,074</u>
Total Expenditures	<u>564,087</u>	<u>564,087</u>	<u>49,013</u>	<u>515,074</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>521,147</u>	<u>521,147</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(20,699)	(20,699)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(20,699)</u>	<u>(20,699)</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>682,935</u>	<u>682,935</u>

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,747	10,747
Special Assessments				
Tax Roll	925,434	925,434	930,276	4,842
Total Revenues	<u>925,434</u>	<u>925,434</u>	<u>941,023</u>	<u>15,589</u>
Expenditures				
Debt Service				
Interest	270,434	270,434	127,950	142,484
Principal	655,000	655,000	0	655,000
Total Debt Service	<u>925,434</u>	<u>925,434</u>	<u>127,950</u>	<u>797,484</u>
Total Expenditures	<u>925,434</u>	<u>925,434</u>	<u>127,950</u>	<u>797,484</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>813,073</u>	<u>813,073</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>1,584,613</u>	<u>1,584,613</u>

Seven Oaks Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Special Assessments				
Tax Roll	42,850	42,850	42,850	0
Club Revenues				
Cafe Revenue	70,000	70,000	8,323	(61,677)
Total Revenues	<u>112,850</u>	<u>112,850</u>	<u>51,173</u>	<u>(61,677)</u>
Expenditures				
Parks & Recreation				
Beverages	17,000	5,667	2,032	3,635
Cafe Miscellaneous Expense	2,500	833	284	549
Employee - Payroll Taxes	3,935	1,312	1,352	(40)
Employee - Salaries	51,415	17,138	17,676	(538)
Equipment	1,500	500	212	288
Food	30,000	10,000	3,916	6,084
Maintenance & Repairs	2,500	833	780	53
Supplies	4,000	1,334	850	483
Total Parks & Recreation	<u>112,850</u>	<u>37,617</u>	<u>27,102</u>	<u>10,514</u>
Total Expenditures	<u>112,850</u>	<u>37,617</u>	<u>27,102</u>	<u>10,514</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>75,233</u>	<u>24,071</u>	<u>(51,163)</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>36,234</u>	<u>36,235</u>
Total Fund Balance, End of Period	<u>0</u>	<u>75,233</u>	<u>60,305</u>	<u>(14,928)</u>

**Seven Oaks CDD
Investment Summary
January 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2026</u>
FLCLASS	Average Monthly Yield 3.8084%	\$ 1,963,496
Total General Fund Investments		<u>\$ 1,963,496</u>
FLCLASS	Average Monthly Yield 3.8084%	\$ 3,647,628
FLCLASS Enhanced Cash	Average Monthly Yield 3.9679%	1,181,254
Total Reserve Fund Investments		<u>\$ 4,828,882</u>
US Bank Series 2016A Revenue	First American Funds Inc SHS Government Obligation Fund 3763	\$ 343,507
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	208,295
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	44,050
US Bank Series 2016B Revenue	First American Funds Inc SHS Government Obligation Fund 3763	528,479
US Bank Series 2016B-1 Prepayment	First American Funds Inc SHS Government Obligation Fund 3763	48,584
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	51,651
US Bank Series 2021 Revenue	First American Funds Inc SHS Government Obligation Fund 3763	526,825
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	746
Total Debt Service Fund Investments		<u>\$ 2,154,658</u>

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 01/01/2026 to 01/31/2026**

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	318,576.28
Sum for 730, 2677							318,576.28
730, 2679	730-200	730 Debt Service Fund S2011 & S2021	Pasco County Tax Collector	AR00002785	12110	10/01/2025	42,751.78
Sum for 730, 2679							42,751.78
730, 2680	730-202	730 Debt Service Fund S2016	Pasco County Tax Collector	AR00002785	12110	10/01/2025	42,810.69
	730-202	730 Debt Service Fund S2016	Pasco County Tax Collector	AR00002785	12110	10/01/2025	27,327.36
Sum for 730, 2680							70,138.05
Sum for 730							431,466.11
Sum Total							431,466.11

See Notes to Unaudited Financial Statements

**Seven Oaks Community Development District
Summary A/P Ledger
From 01/01/2026 to 01/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
730, 2677					
730 General Fund	01/26/2026	Anastasia Markova	25-366	Final Deposit- Alice in Wonderland 04/04/2026	895.00
730 General Fund	01/01/2026	Barco Products, LLC	SORCO97297	Receptacle Inground Mount Kit 12/25	859.44
730 General Fund	01/26/2026	Catrina Walters	126	The Christmas Carolers 12/19/26	742.00
730 General Fund	01/23/2026	Ewing Irrigation Products Inc.	28927247	Irrigation Supplies 01/26	15.30
730 General Fund	01/09/2026	Frontier Communications of FL	813-994-3055-060923-5 01/26	813-994-3055-060923	124.99
730 General Fund	01/29/2026	Integrated Irrigation Services	2332	December Irrigation Maintenance	900.00
730 General Fund	01/01/2026	Monica Zummo	57	Final Deposit: Event 04/26	700.00
730 General Fund	01/25/2026	Natural Solutions	13588	Woodchip Installation Service 01/26	23,688.00
730 General Fund	12/19/2025	Pasco County Utilities	23656469 11/25	0 Ancient Oaks/Beech 11/25	4.04
730 General Fund	01/23/2026	Pasco County Utilities	23825413	0 Firebush Dr 12/25	24.24
730 General Fund	01/23/2026	Pasco County Utilities	23825409	0 Arrowgrass Dr 12/25	32.32
730 General Fund	01/23/2026	Pasco County Utilities	23825445	0 Rustic Pine Pl 12/25	9.09
730 General Fund	01/23/2026	Pasco County Utilities	23825428	0 Mystic Oaks Blvd 12/25	60.60
730 General Fund	01/23/2026	Pasco County Utilities	23825438	0 Ancient Oaks Blvd 12/25	116.15
730 General Fund	01/23/2026	Pasco County Utilities	23825426	0 Edenfield Dr 12/25	17.17
730 General Fund	01/23/2026	Pasco County Utilities	23825439	0 Gentlewinds Pl 12/25	36.36
730 General Fund	01/23/2026	Pasco County Utilities	23825427	3247 Chapel Creek Circle 12/25	13.13
730 General Fund	01/23/2026	Pasco County Utilities	23825419-730	0 Pine Point Dr 12/25	16.16
730 General Fund	01/30/2026	Pasco County Utilities	23825433	27403 Mistflower Dr Reclaim 01/26	35.35
730 General Fund	01/23/2026	Pasco County Utilities	23825441	10 Roseling Ct 12/25	4.04
730 General Fund	01/23/2026	Pasco County Utilities	23825442	0 Rustic Pine Pl 12/25	6.06
730 General Fund	01/23/2026	Pasco County Utilities	23825437	0 Fiddlers Green Loop 12/25	3.03
730 General Fund	01/23/2026	Pasco County Utilities	23825434	0 Fawnmist Dr 12/25	8.08
730 General Fund	01/23/2026	Pasco County Utilities	23825444	10 Wildstar Cir- Park 12/25	21.21
730 General Fund	01/23/2026	Pasco County Utilities	23828059	Autumn Breeze Reclaim 12/25	16.16
730 General Fund	01/23/2026	Pasco County Utilities	23827132	0 Ancient Oaks Blvd & SR 56 12/25	69.99
730 General Fund	01/23/2026	Pasco County Utilities	23825451	0 Watermark Dr 12/25	2.02
730 General Fund	01/23/2026	Pasco County Utilities	23825449	0 Watermark Dr 12/25	92.92
730 General Fund	01/23/2026	Pasco County Utilities	23828057	Vermillion Sky North Reclaim Dr 12/25	9.09
730 General Fund	01/23/2026	Pasco County Utilities	23827136	2910 Sports Core Circle 12/25	1,910.29
730 General Fund	01/23/2026	Pasco County Utilities	23825397	0 Summergate Blvd 12/25	150.49
730 General Fund	01/23/2026	Pasco County Utilities	23825452	4261 Windcrest Dr 12/25	43.43
730 General Fund	01/23/2026	Pasco County Utilities	23827133	0 Ancient Oaks & SR 56 12/25	17.94
730 General Fund	01/23/2026	Pasco County Utilities	23825447	0 Stonecreek Way 12/25	9.09
730 General Fund	01/23/2026	Pasco County Utilities	23825446	0 Granite Glen Loop 12/25	13.13
730 General Fund	01/23/2026	Pasco County Utilities	23828058	Vermillion Sky South Reclaim 12/25	5.05
730 General Fund	01/23/2026	Pasco County Utilities	23825400	0 Ancient Oaks/Sports 12/25	129.28
730 General Fund	01/23/2026	Pasco County Utilities	23825406	0 Baybrook Loop	42.42

**Seven Oaks Community Development District
Summary A/P Ledger
From 01/01/2026 to 01/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
				12/25	
730 General Fund	01/23/2026	Pasco County Utilities	23825416	0 Shoregrass Dr 12/25	12.12
730 General Fund	01/23/2026	Pasco County Utilities	23825398	0 Ancient Oaks Blv 12/25	207.05
730 General Fund	01/23/2026	Pasco County Utilities	23825408	0 Water Ash Dr 12/25	11.11
730 General Fund	01/23/2026	Pasco County Utilities	23825401	0 Millhopper Ave 12/25	6.06
730 General Fund	01/23/2026	Pasco County Utilities	23825440	0 Eagleston Blvd	130.29
730 General Fund	01/23/2026	Pasco County Utilities	23825404	0 Kirkwood Cir 12/25	18.18
730 General Fund	01/23/2026	Pasco County Utilities	23825403	0 Silvermoss Dr 12/25	63.63
730 General Fund	01/23/2026	Pasco County Utilities	23825402	0 Fordham Dr 12/25	11.11
730 General Fund	01/29/2026	Premier Brick Pavers, Inc	12592	Roadway Repair 01/26	400.00
730 General Fund	01/26/2026	Roger Harrison	7	50% Deposit - Special Event	700.00
730 General Fund	01/12/2026	Simone Tolley	730-011226	Dance Event 01/26	350.00
730 General Fund	01/22/2026	TECO	211003718858-01222 6	211003718858 01/26	63.00
730 General Fund	01/31/2026	Valley National Bank	CC013126-730 ACH	Credit Card 01/26	159.00
730 General Fund	01/31/2026	Valley National Bank	CC013126-730 ACH	Credit Card 01/26	114.36
730 General Fund	01/31/2026	Valley National Bank	CC013126-730 ACH	Credit Card 01/26	189.10
730 General Fund	01/31/2026	Valley National Bank	CC013126-730 ACH	Credit Card 01/26	114.34
730 General Fund	01/31/2026	Valley National Bank	CC013126-730 ACH	Credit Card 01/26	607.39
730 General Fund	01/31/2026	Valley National Bank	CC013126-730 ACH	Credit Card 01/26	3,047.68
730 General Fund	01/31/2026	Valley National Bank	CC013126-730 ACH	Credit Card 01/26	763.00
730 General Fund	01/31/2026	Valley National Bank	CC013126-730 ACH	Credit Card 01/26	853.48
730 General Fund	01/31/2026	Valley National Bank	CC013126-730 ACH	Credit Card 01/26	485.02
730 General Fund	01/31/2026	Valley National Bank	CC013126-730 ACH	Credit Card 01/26	616.12
730 General Fund	01/31/2026	Valley National Bank	CC013126-730 ACH	Credit Card 01/26	10,047.43
Sum for 730, 2677					49,812.53
730, 2678					
730 Reserve Fund	01/20/2026	RGA Design Forensics LLC	226.01.01	Balance-Inspection for Building Purchase 01/26	3,000.00
Sum for 730, 2678					3,000.00
730, 2682					
730 Enterprise Fund	01/31/2026	Valley National Bank	CC013126-400	Credit Card Cafe 01/26	131.12
730 Enterprise Fund	01/31/2026	Valley National Bank	CC013126-400	Credit Card Cafe 01/26	380.00
730 Enterprise Fund	01/31/2026	Valley National Bank	CC013126-400	Credit Card Cafe 01/26	202.99
730 Enterprise Fund	01/31/2026	Valley National Bank	CC013126-400	Credit Card Cafe 01/26	196.24
Sum for 730, 2682					910.35
Sum for 730					53,722.88
Sum Total					53,722.88

Seven Oaks Community Development District
Notes to Unaudited Financial Statements
January 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 01/31/26.
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 – Payment for Invoice AR00002785 in the amount of \$76,447.16 was received in February 2026.
6. Debt Service Fund 200 – Payment for Invoice AR00002785 in the amount of \$10,258.93 was received in February 2026.
7. Debt Service Fund 202 – Payment for Invoice AR00002785 in the amount of \$16,830.68 was received in February 2026.

Tab 6



Quarterly Compliance Audit Report

Seven Oaks

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

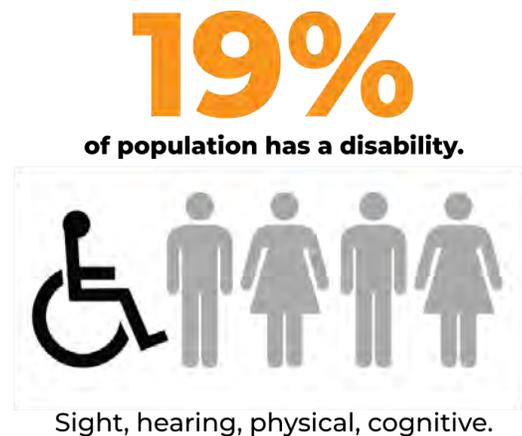
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

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

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

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

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

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

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

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

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

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

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

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

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 7



Cotton Key Ln

Mill and Resurface and curb replacement

Legend

Add 3" Milling and Resurfacing

Replace 16' Curb - Complete

27004 27008 27012 27016

Google Earth

Image Landsat / Copernicus



200 ft



Tab 8

Cotton Key Ln

Mill and Resurface and curb replacement

Legend

Add 3" Milling and Resurfacing

Replace 16' Curb - Complete

Cotton Key Ln

Hatchbend Way

Cotton Key Ln

Stillbrook Dr

27004 27008 27012 27016

Google Earth

Image Landsat / Copernicus



200 ft

Tab 9



Complete I.T.
SERVICE & SOLUTIONS

Camera System Takeover

Prepared for: Seven Oaks CDD

Created by: Thomas Giella | CEO of Complete I.T. Corp

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203

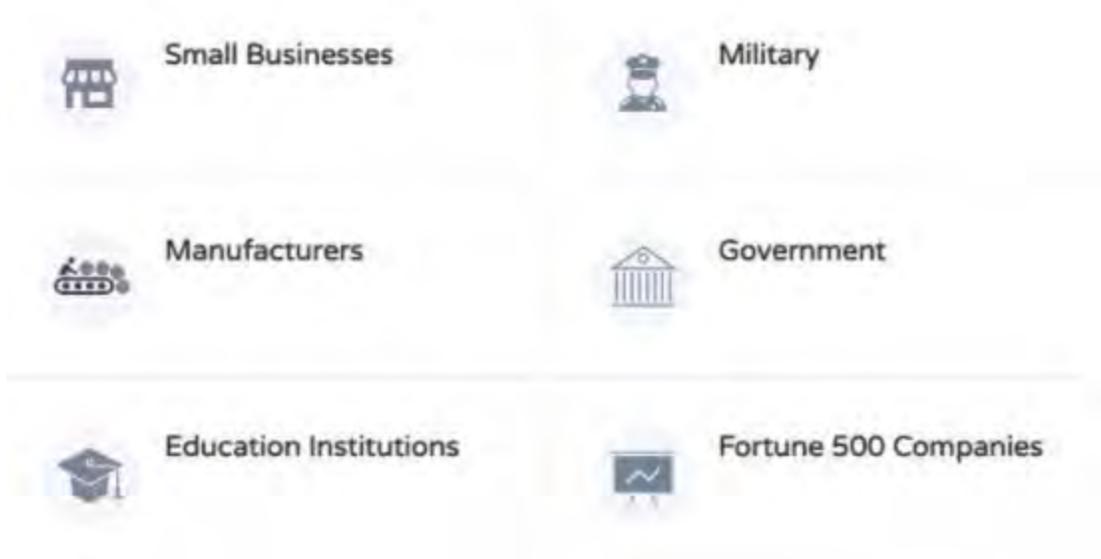


- Your Technology Professionals -
Sales, Training, & Support

Hi Seven Oaks CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

FAQ Sheet – Nighttime Monitoring

1. Detection

Q

What happens when a person is detected after hours?

A

When a human presence is detected after hours, our monitoring team immediately reviews the camera footage to verify activity.

2. Response

Q

2. What is the first response?

A

If the activity is confirmed, we issue a live audio call-down through the camera system, instructing the individual to leave the property.

3. Escalation

Q

3. What happens if the person does not leave?

A

If the individual remains on site:

- A second call-down is issued 2–5 minutes later, again instructing them to leave.
- If necessary, a third call-down is issued another 2–5 minutes later.

4. Contacted

Q

Who is contacted next if the person still does not leave?

A

If the individual continues to remain on site, we follow your custom call tree, contacting one or more of the following (as designated by your district or property):

- On-site manager
- CDD manager
- Board member
- Patrol

5. Dispatch

Q

How is law enforcement involvement handled?

A

Once a designated contact is reached:

- Permission is granted or declined to contact law enforcement.
- If your district prefers to skip the call-tree step and proceed directly to law enforcement, we can configure the service accordingly.

Nighttime Monitoring

6. Cancellation

Q What if the trespasser leaves before police arrive?

A If law enforcement has been dispatched but the individual leaves the property prior to their arrival, we will cancel the law enforcement call whenever possible.

7. Report

Q Will we receive a report of the incident?

A Yes. A detailed incident report will be available the following day via:

- The web portal, and/or
- Email notification

The report includes:

- Time and date of the incident
- Actions taken
- Captured images of the trespasser, when available

8. Customization

Q Can this process be customized?

A Absolutely. Call-down timing, escalation steps, contact lists, and law enforcement procedures are fully customizable to meet your district's policies and preferences.



Our camera monitoring process is designed to protect your property with care, consistency, and accountability. Each alert is reviewed by trained monitoring personnel to ensure accurate assessment before any action is taken, minimizing false alarms while maintaining a rapid response to real activity. Escalation steps are followed deliberately and in accordance with your customized protocols, ensuring that communication, notifications, and law enforcement involvement are handled responsibly and only when necessary. This approach provides effective security coverage while respecting your property, staff, and community.

Clubhouse Camera Proposal

Description	Price
<p>Clubhouse Camera Solution</p> <ul style="list-style-type: none"> • If cameras need to be replaced due to age or/and software incompatibilities, Eagle Eye Cameras are up to \$250 each for indoor/outdoor cameras. Up to \$750 for LPR cameras. • Replace Hikvision NVR with Eagle Eye CMVR 820 192 TB HDD <ul style="list-style-type: none"> • 64 4MP cameras would be 69.6% of the total hard drive capacity allowing for future expansion or replacing cameras with higher megapixel cameras. • Replace Hikvision POE port switches with Eagle Eye POE port switches <ul style="list-style-type: none"> • (4) 24 port managed POE switches <ul style="list-style-type: none"> • Main I.T. RM, (2) Managers Office Closet, Utility RM • (2) 8 port industrial managed POE switches <ul style="list-style-type: none"> • Under slide in NEMA box. Reuse NEMA box. • Labor 	\$22,393.00
<p><input type="checkbox"/> (Optional AXIS Loudspeaker)</p> <ul style="list-style-type: none"> • (3) AXIS PA Horn Speaker <ul style="list-style-type: none"> • Pool, Towards tennis courts, Towards playground • Allows automated closing announcements at night time for the pool • Allows onsite staff to talk through the camera system • Button in office will allow for pre-recorded lightning alert and up to 3 other messages can be added with additional equipment • (3) CAT6 • Labor 	\$5,250.00
<p><input type="checkbox"/> (Optional Surge Protection)</p> <ul style="list-style-type: none"> • (4) Ditek 24 Port POE Surge Protectors • (2) Ditek 8 Port POE Surge Protectors • Patch Cables • Labor 	\$6,060.00
Estimated Project Total	\$22,393.00

Monthly:

Description	Price	QTY
<p>Eagle Eye VMS PR1 30 Days Cloud Recording Monthly</p> <ul style="list-style-type: none"> • Minimum 30 Days onsite and 30-days backup preview stream cloud recording 	\$9.50	64
EEN Loudspeaker PA	\$20.00	3

(Optional) Nighttime Monitoring per camera

\$100.00

0

Estimated Monthly License \$668.00

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

Tab 10

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, February 4, 2025, at 6:00 p.m. at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

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, Inc.
John Gentilella Field Operations Manager

Audience Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Castoria called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There was an audience comment about the lap pool temperature settings and cost.

THIRD ORDER OF BUSINESS

Reports & Presentations

A. District Engineer

Mr. Woodcock discussed the updated cost estimates and schedule for mill and resurfacing. The current mill and resurface project will begin February 16, 2026. The concrete crew will return on February 9, 2026 to complete 2 areas on Ancient Oaks. Mr. Woodcock will send highlighted exhibit to inform the Board and Residents on project details. He noted that the School Board and Pasco County were sent milling and resurfacing plans. The County stated that Ancient Oaks speed humps were not previously approved and must be removed. They have been removed. Mr. Woodcock and Ms. Castoria will work together on researching initial permits.

B. District Counsel

i. Discussion of Purchase of SB Associates Property

It was noted that closing is on time for February 18, 2026.

Ms. Hopkinson provided the CDD/SOPOA Parking and Towing policy under separate cover. Mr. Tomsu has approved this draft.

On a Motion by Mr. Mendenall, seconded by Mr. Rhodes, with all in favor, the Board of Supervisors authorize District Management to assess and initiate any/all needs to protect the District's investment following closing, for the Seven Oaks Community Development District.

C. Field Operations Manager

Mr. Gentilella provided his report. There were no questions or concerns at this time.

D. Clubhouse Manager

Ms. DiMaggio provided her report. There were no questions or concerns at this time.

i. Discussion on Perfect Fryer

The Board held a discussion on purchasing a fryer for the clubhouse cafe. Ms. DiMaggio provided a proposal for an exhaust fan installation, under separate cover, in the amount of \$3,300. After some discussion, the Board made a motion with a NTE \$5,000 to install an exhaust fan and for drywall repair.

On a Motion by Mr. Mendenall, seconded by Mr. Rhodes, with one opposed, the Board of Supervisors approve an NTE of \$5,000 to install an exhaust fan and for drywall repair, for the Seven Oaks Community Development District.

*****Mr. Grace left the meeting at 6:50 p.m.*****

E. District Manager

Ms. Castoria informed the Board that the next regular meeting will be held on March 4, 2025, at 3:00 p.m.

The Board will hold a budget workshop meeting on April 8, 2026 at 6:00 p.m.

On a Motion by Mr. Mendenhall, seconded by Mr. Christensen, with all in favor, the Board of Supervisors will hold a budget workshop meeting on April 8, 2026 at 6:00 p.m., for the Seven Oaks Community Development District.

The Board held a discussion on expenditures for building purchases and road projects.

On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors agreed to transfer \$1,000,000 into the Reserve Account., for the Seven Oaks Community Development District.

It was noted that Bond refunding opportunities will become available in May 2026.

There was a brief discussion on the 813 Towing Agreement. Mr. Gentilella will discuss signage with 813 and report back at the next meeting.

FOURTH ORDER OF BUSINESS

Ratification of Facility Use Agreement

On a Motion by Mr. Mendenhall, seconded by Mr. Christensen, with all in favor, the Board of Supervisors ratified the Facility Use Agreement, for the Seven Oaks Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of LAS Environmental Site Assessment

On a Motion by Mr. Mendenhall, seconded by Mr. Rhodes, with all in favor, the Board of Supervisors ratified the LAS Environmental Site Assessment for the Seven Oaks Community Development District.

119 **SIXTH ORDER OF BUSINESS** **Ratification of RGA Design Proposal**
120 **for ADA Inspection**
121
122

On a Motion by Mr. Mendenhall, seconded by Mr. Rhodes, with all in favor, the Board of Supervisors ratified the RGA Design Proposal for ADA Inspection for the Seven Oaks Community Development District.

123
124 **SEVENTH ORDER OF BUSINESS** **Review of Reserve Study Report**
125

126 This Board held a brief discussion and asked Mr. Woodcock to review for asphalt
127 cost comparison.
128

129 **EIGHTH ORDER OF BUSINESS** **Discussion of Willow Creek Speed**
130 **Table**
131

132 This item was tabled.
133

134 **NINTH ORDER OF BUSINESS** **Discussion of Pool Heat, Temperature**
135 **and Cost**
136

137 The annual electric and pool heating cost analysis was provided under separate
138 cover. Discussion ensued with resident input. The Board agreed to change the lap pool
139 temperature to 82 degrees.
140

On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors agreed to change the lap pool temperature to 82 degrees for the Seven Oaks Community Development District.

141
142 **TENTH ORDER OF BUSINESS** **Consideration of Board Supervisors'**
143 **Regular meeting held on December 3,**
144 **2025, the Special Meeting held on**
145 **December 19, 2025, and O&M**
146 **Enterprise Fund and General Fund**
147 **Expenditures for November 2025**
148

On a Motion by Mr. Mendenhall, seconded by Mr. Christensen, with all in favor, the Board of Supervisors approved the minutes of Board of Supervisors' Regular Meeting held on December 3, 2025, the Special Meeting held on December 19, 2025, and the Enterprise (\$2,370.37) and General Fund (\$106,411.07) expenditures for November 2025, as presented, for the Seven Oaks Community Development District.

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ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tomsu made some comments regarding traffic.

TWELTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Mendenhall, seconded by Mr. Christensen, with all in favor, the Board of Supervisors adjourned the meeting at 7:44 p.m., for Seven Oaks Community Development District.

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Secretary

Chairman/Vice Chairman

DRAFT

Tab 11

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures-Enterprise Fund

January 2026

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 2,731.30**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Seven Oaks Enterprise Fund Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amazon Capital Services, Inc.	300062	1LTY-4KDJ-PNXD Cafe	Supplies 12/25	\$ 15.30
Coffee International, Inc	300063	42857	Cafe Supplies 01/26	\$ 654.27
Florida Department of Revenue	20260120-1	6180127578920- 011626	Sales Tax 01/26 730	\$ 689.35
Gordon Food Service, Inc.	300061	927149461	Cafe Supplies 01/26	\$ 89.10
Sweetheart Ice Cream, Inc.	300064	15012601207	Cafe Food 01/26	\$ 335.50
Valley National Bank	20260127-1	CC123125-400	Food 12/25	<u>\$ 947.78</u>
TOTAL				<u>\$ 2,731.30</u>

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

Invoice summary

Due 30 days from receipt of invoice

Item subtotal before tax	\$ 813.28
Shipping & handling	\$ 0.00
Promos & discounts	(\$ 11.00)
Total before tax	\$ 802.28
Tax	\$ 0.00
Amount due	\$ 802.28 USD

Billing period 12/1/25 to 12/31/25
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) WFBUIUS6S

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
MISC 1	11/29/25	Dawdix 7 FT Christmas Inflatable Snowman Outdoor Yard Decorations, Xmas Blow up Snow Man Built-in Colorful Rotating LED & LED Lights, Winter Outside Decorations for Garden Patio Lawn Party Xmas Gifts Sold by: qichungqidianmaoyiyouxiangongsi ASIN: B0FDQS7CD3 Order # 111-6127595-5748227 Order date: November 26, 2025	1	\$45.11	\$45.11	0.000%
MISC 2	11/29/25	Juegoal Christmas Inflatables Decorations Outdoor, 6FT Inflatable Xmas Snow Globe with Built-in Rotating Lights, Lighted Blow Up Santa & Penguin in Snowing Globe for Holiday Winter Lawn Yard Garden Sold by: YoFit LLC ASIN: B0FHQ42YGS Order # 111-6127595-5748227 Order date: November 26, 2025	1	\$82.99	\$82.99	0.000%

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Misc
Misc
Cafe
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#	Ship date	Description	Qty	Unit price	Item subtotal before tax	Tax
3	11/30/25	Betem 24 Colors Dual Tip Acrylic Paint Pens Markers, Premium Acrylic Paint Markers Stocking Stuffers for Rock, Wood, Fabric, Glass, Canvas, Ceramic, Christmas Gifts for Teens DIY Crafts Art Supplies Sold by: xinyishihuahuikejiyouxiangongsi ASIN: B09VCYS41G Order # 113-1983125-2305008 Order date: November 25, 2025	1	\$9.49	\$9.49	0.000%
4	11/30/25	Anditoy 50 PCS Christmas Wooden Hanging Ornaments Unfinished Wood Slices Christmas Crafts for Kids DIY Christmas Decorations Party Supplies Favors Sold by: Shenzhenshi Andiyang Kejiyouxiangongsi ASIN: B08KW8SRFM Order # 113-1983125-2305008 Order date: November 25, 2025	1	\$12.99	\$12.99	0.000%
5	11/30/25	4E's Novelty Foam Snowflake Picture Frame Craft (12 Pack) Bulk Christmas Winter Crafts for Kids Toddlers 3-12, Individually Wrapped Arts & Crafts for Classroom Sold by: 4'ES NOVELTY LLC ASIN: B0BKMRFKMY Order # 113-0007898-0489869 Order date: November 25, 2025	1	\$22.53	\$22.53	0.000%
6	11/30/25	4E's Novelty Reindeer Christmas Ornament Craft for Kids (12 Pack) Updated Edition - Foam Bulk Arts and Crafts Kit for Kids Toddlers 4-8 DIY Craft Party Favor Activity Project Sold by: 4'ES NOVELTY LLC ASIN: B09KXJRZVQ Order # 113-0007898-0489869 Order date: November 25, 2025	1	\$16.65	\$16.65	0.000%
7	11/30/25	chiazllta 945Pcs DIY Christmas Tree Craft Kit Kids Holiday Art Making Craft with Stickers, Make Your Own Christmas Bookmark Xmas Party Favor Decoration Home Classroom Game Activities Sold by: Shenzhenyihuzhuojiumaoyiyouxiangongsi ASIN: B09JNV4PQ Order # 113-0007898-0489869 Order date: November 25, 2025	1	\$14.99	\$14.99	0.000%
8	11/30/25	JOYIN 8 FT Long Christmas Inflatable Decoration Four Xmas Characters and Christmas Tree Blow Up Inflatables Decor with Build-in LEDs for Xmas Party Snowman Reindeer Santa Gingerbread Man Outdoor Decor Sold by: JOYIN US CORP ASIN: B0FJSBXCKD Order # 111-6127595-5748227 Order date: November 26, 2025	1	\$59.97	\$59.97	0.000%
9	11/30/25	zukaii 7FT Christmas Inflatables Tree Built-in 360° Rotating Colorful LEDs & Lighted Star, Christmas Decoration Outdoor Blow up Yard Decorations with 3 Gift Boxes for Xmas Party Holiday Indoor Sold by: Foshanshijinsekejiyouxiangongsi ASIN: B0FL7RD9KY Order # 111-6127595-5748227 Order date: November 26, 2025	1	\$64.99	\$64.99	0.000%
10	11/30/25	Gemroom 10" Microwave Turntable Compatible with GE WB49X10229 WB49X0688, 10 inch Replacement Microwave Glass Plate for Daewoo 3517203600, Panasonic A060140LOTU A0601-1000 Sold by: Chenzhou Duoshou Import and Export Trade Co., Ltd ASIN: B096SNTMH9 Order # 111-2164136-0389056 Order date: November 29, 2025	1	\$15.30	\$15.30	0.000%
11	11/30/25	Food coloring Pens, 11Pcs Double Sided Food Grade and Edible Marker, Gourmet Writers for Decorating Fondant, Cakes, Cookies, Frosting, Easter Eggs, Thick Tip and Fine Tip, 10 Colors, by Edibleink Sold by: NingBo Fudike Trading Company Ltd ASIN: B07HQZYSZ9 Order # 113-9088956-0243417 Order date: November 30, 2025	1	\$10.36	\$10.36	0.000%
12	11/30/25	Stauffer's Iced Gingerbread Cookies 2 Pack (12 Oz. Each) Sold by: Prestige Essentials Partners LLC ASIN: B01MPY1MBT Order # 113-6583512-1025801 Order date: November 30, 2025	1	\$21.60	\$21.60	0.000%

#	Ship date	Description	Qty	Unit price	Item subtotal before tax	Tax
E 13	12/2/25	Weemium Christmas Paper Straws - [200 Pack] in 10 Designs - Biodegradable Christmas Straws for Drinking, Party and Crafts Sold by: Weemium Ltd ASIN: B0B8QKQ97S Order # 113-6271358-2066612 Order date: December 01, 2025	1	\$7.99	\$7.99	0.000%
CHS 14	12/2/25	Neosporin Original First Aid Triple Antibiotic Ointment, Bacitracin Zinc & Neomycin Sulfate Infection Protection, Wound Care Treatment & Scar Appearance Minimizer for Minor Cuts, Scrapes & Burns, 1 oz Sold by: Amazon.com Services, Inc ASIN: B001ECQ778 Order # 113-9594937-2737846 Order date: December 01, 2025	1	\$7.56	\$7.56	0.000%
E 15	12/9/25	Gerrii 100 Set Christmas Paper Cups Disposable 12 oz with Lids Hot Chocolate Cups Coffee Cups Holiday Hot Cups for Hot and Cold Drinks Tea Water Bar Supplies Winter Season (Gingerbread Man Style) Sold by: shenzhenshiyuyushangmaoyouxiangongsi ASIN: B0CF59DG2Y Order # 113-1173781-4577031 Order date: December 08, 2025	1	\$34.99	\$34.99	0.000%
E 16	12/9/25	Honoson 100 Christmas Napkins Bulk 3 Ply Disposable Paper Gingerbread Man Guest Napkins Xmas Disposable Hand Towels for Christmas New Year Winter Holiday Dinner Party Supplies, 6.5 x 6.5 Inch Sold by: ShenZhenShiDingNingWangLuoKeJiYouXianGongSi ASIN: B0CFY9BYFZ Order # 113-1173781-4577031 Order date: December 08, 2025	1	\$15.99	\$15.99	0.000%
E 17	12/9/25	Insulated Beverage Dispenser 3.5 Gallon, Hot Drink Dispenser with 304 Stainless Steel Interior & Spout, Hot Water Dispenser for Parties, Portable Outdoors Water Cooler Jug for Camping Sports Sold by: shenzhenshiyueqikejiyouxiangongsi ASIN: B0FKBGD68G Order # 113-1002823-3001029 Order date: December 09, 2025	1	\$81.69	\$81.69	0.000%
E 18	12/10/25	FALIZIFU 50 Pcs White Scalloped Paper Plates 25 x 7" and 25 x 9" Disposable White Scalloped Dinner Plates for Wedding Baby Shower Birthday Party Disposable Dessert Plate Sold by: guangzhoushijianguangjinindianziyouxiangongsi ASIN: B0F5BYM2N8 Order # 113-1173781-4577031 Order date: December 08, 2025	2	\$11.99	\$23.98	0.000%
E 19	12/10/25	Christmas Placemats, 50 Psc Gingerbread Place Mats Disposable Paper Placemats, Gingerbread House Shaped Candy Cane Table Mats for Xmas Dinner Table Setting Kitchen Party Decor, 10.8" x 13.3" Sold by: foshanshishundequchaozhuandianzishangwu Co.,Ltd. ASIN: B0DHQGF6GG Order # 113-1173781-4577031 Order date: December 08, 2025	2	\$9.99	\$19.98	0.000%
E 20	12/23/25	Sammray 100 Pack 5 oz Dessert Cups with Lids and Spoons - Plastic Parfait Cups for Appetizer and Desserts be it, Mousse, Tiramisu, Pudding, or salads - Perfect for Parties Sold by: Hamza Bassam Abdelmughni Zalloum ASIN: B0982TZHCF Order # 113-7750531-3305004 Order date: December 22, 2025	1	\$24.49	\$24.49	0.000%
CHS 21	12/23/25	Grout Pen White Tile Paint Marker: Waterproof Grout Paint, Tile Grout Colorant and Sealer Pen - White, Narrow 5mm Tip (7mL) Sold by: BG Services, LLC ASIN: B006LMFJS4 Order # 113-1753743-0777040 Order date: December 22, 2025	1	\$8.54	\$8.54	0.000%
E 22	12/26/25	100 Pcs Black and Gold Napkins - Black Paper Napkins Disposable - 3-Ply Premium Quality Black Dinner Napkins for Birthday Kitchen Wedding Anniversary New Year Party Sold by: ZhengZhouPeiQiangWangLuoKeJiYouXianGongSi ASIN: B0DKNBDB8H Order # 113-4490075-4552232 Order date: December 23, 2025	1	\$15.19	\$15.19	0.000%

#	Ship date	Description	Qty	Unit price	Item subtotal before tax	Tax
23	12/26/25	Gerrii 100 Pieces Black and Gold Paper Plates 10" Black Disposable Plates with Gold Rim Fancy Dinner Dessert Cake Plate for Guests Wedding Anniversary Birthday New Year Party <small>Sold by: shenzhenshiyuyushangmaoyouxiangongsi ASIN: B0BXF4XYNY Order # 113-4490075-4552232 Order date: December 23, 2025</small>	1	\$26.99	\$26.99	0.000%
24	12/26/25	Goodluck 300 Pack Gold Plastic Silverware Set - Heavy Duty Disposable Cutlery, Includes 100 Forks, 100 Spoons, 100 Knives, Elegant Vintage Design for Weddings, Parties, Thanksgiving, and Daily Use <small>Sold by: ningboguanmaryiongpinyouxiangongsi ASIN: B0FLDX9L97 Order # 113-4490075-4552232 Order date: December 23, 2025</small>	1	\$26.16	\$26.16	0.000%
25	12/26/25	10000 Clear Wedding Table Scatter Confetti Crystals Acrylic Diamonds Rhinestones for Table Centerpiece Decorations Wedding Decorations Bridal Shower Decorations Vase Beads (Gold, 3 mm, 6 mm and 10 mm) <small>Sold by: SHENZHENSHI ZHIYOUKEJI YOUXIANGONGSI ASIN: B0814YWY3Z Order # 113-4490075-4552232 Order date: December 23, 2025</small>	1	\$11.99	\$11.99	0.000%
26	12/26/25	FALAMON 140,000 Clear Water Gel Beads, Water Gel Beads for Vase Filler, Christmas Decoration, Wedding Centerpiece, Floating Candles, Planting, Floral Decorations <small>Sold by: SHENZHEN MENGPAL TECHNOLOGY CO.,LTD ASIN: B0BN11WN56 Order # 113-4490075-4552232 Order date: December 23, 2025</small>	1	\$8.54	\$8.54	0.000%
27	12/26/25	Electric Warming TrayExtra Long 40"x12"Food Warmer with Thermostat and Full Surface HeatingFood Warming Mat with 2 Temperature Modes for Parties BuffetGatheringsGold Edge <small>Sold by: Zhongshan Zhenlishizhu E-commerce Co., Ltd. ASIN: B0DFWHTC85 Order # 113-6072888-6009065 Order date: December 23, 2025</small>	1	\$109.99	\$109.99	0.000%
28	12/29/25	10 x Monthly Inspection Tags 5 x 2 Inch Vinyl Monthly Inspection Stickers Fire Extinguisher Inspection Tag Inspection Record Tag <small>Sold by: InfinityLink LLC ASIN: B0DXQ5HRYH Order # 113-5498147-0684250 Order date: December 29, 2025</small>	1	\$12.24	\$12.24	0.000%
29		Promotions & discounts			(\$11.00)	0.000%

Events - 57400-4775	\$ 505.58		
Clubhouse misc - 57200-4785	\$ 253.06	Total before tax	\$802.28
Clubhouse Supplies - 57200-4619	\$ 28.34	Tax	\$0.00
Cafe Supplies - 57200-3222	\$ 15.30	Amount due	\$802.28

FAQs

How is tax calculated?

Visit <https://www.amazon.com/gp/help/customer/display.html?nodeId=G202036190>

How are digital products and services taxed?

Visit <https://www.amazon.com/gp/help/customer/display.html?nodeId=T18ikShu13no6ZK3jZ>

When will I get a refund for undelivered items?

You can expect to get your refund within 7 calendar days after we receive confirmation that your package was undeliverable (exclusions apply).

Coffee International, Inc

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

Invoice

Date	Invoice #
1/15/2026	42857

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

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

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

Qty	Item	Description	Rate	U/M	Amount
1	EPPET-16	16 OZ CLEAR CUPS 20 X 50	62.23	CS	62.23
8	STW-1941181	Wrapped Boba Straw Color Individually Wrapped Box/400 ct 8 x 50	2.50	bag	20.00
2	900126	STRAWBERRY Torani Real Fruit Smoothies Mix 64oz	95.34	CS-6	190.68
2	900188	STRAWBERRY BANANA Torani Real Fruit Smoothies Mix 64oz	95.34	CS-6	190.68
2	900102	MANGO Torani Real Fruit Smoothie Mix 6pk/64oz	95.34	CS-6	190.68
		<i>Cake Supplies - 82.23</i>			
		<i>57200-3222</i>			
		<i>Beverage - 572.04</i>			
		<i>57200-4724</i>			

check _____ Cash _____ Credit Card _____ Charge:

Received By: *Theresa Dimaggio*

Signature: *Theresa Dimaggio*

Subtotal	\$654.27
Sales Tax (7.0%)	\$0.00
Total	\$654.27
Payments/Credits	\$0.00
Balance Due	\$654.27

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920000723689	Submitted Date	Friday, 01/16/2026
Status	IN PROCESS	Submitted Time	12:55 PM

Payment Information

Taxpayer Name	SEVEN OAKS COMMUNITY DEVELOPMENT DISTRIC	Debit Date	Tuesday, 01/20/2026
Document Type	DR-15EZ	Filing Period End Date	12/31/2025
Amount Paid	\$689.35		
Payment Amount	\$689.35		
Fee Amount	\$0.00		

Electronic Check Information

Bank Nickname	ON FILE FOR Sales And Use Tax
Bank Account Type	BUSINESS/CORPORATE CHECKING

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8012757892-0	12/31/2025	\$689.35



P.O.Box 1787
 GrandRapids, MI 49501-1787
 www.gfs.com
 1-800-968-7500

INVOICE

INVOICE #	DATE
927149461	01/06/2026

TAL	ROUTING #	STOP #	CUSTOMER #	PURCHASE ORDER	SALES #	REPRESENTATIVE	MP #	MP LOCATION	TERMS
N	2		722383872		9172	MARCOS K CABRERA	1909	Carrollwood	Net 28 Days

SHIP TO: Seven Oaks Community Development Distric
 2910 Sports Cove Circle
 Wesley Chapel, FL 335448764
 Prices reflect cost of Express Delivery

ITEM CODE	QTY	DESCRIPTION	CAT	COST GUIDE	SPECS	UNIT PRICE	TAX	AMOUNT
2558310	2	CASE SHORTENING LIQ CANOLA CLR FRY 35#	1	44.55		44.55		89.10

Theresa Dimaggio

57200-4664

FOOD

PRODUCT CATEGORY SUMMARY			
1-GROCERY 89.1	2-FROZEN	3-MEAT	4-SEAFOOD
5-POULTRY	6-DAIRY	7-DISPOSABLES	8-SANITATION
9-DISP.BEVG	10-PRODUCE	11-TABLETOP	
TOTALS BY TAX CATEGORY			
%RATE	TAX	%RATE	TAX

NUMBER OF PIECES				
FREEZER	COOLER	WAREHOUSE	MISC.	TOTAL

SUBTOTAL	89.10
TAX	
INVOICE TOTAL	89.10
PAID	0.00

Customer's signature evidences receipt of all items listed and its promise to pay the amount due to GFS. Customer agrees that if a check, draft and/or order of payment ("Transaction") issued for payment of this invoice is dishonored, GFS may re-present the Transaction and issue a draft against the account upon which the Transaction is drawn for a fee up to the maximum permitted by law.

Received By: _____

SALE NBR 44
 LANE NBR 04
 USER ID 40904
 DATE 01/06/2026
 TIME(GMT) 08:15:00

Signature: _____

PLEASE CUT ALONG THE DOTTED LINE THEN RETURN BOTTOM PORTION.

*Acceptance constitutes agreement to a time price differential of 1 1/2% per month on the unpaid balance after the due date

PLEASE CUT ALONG THE DOTTED LINE THEN RETURN BOTTOM PORTION.

THANK YOU FOR YOUR ORDER.
PLEASE ENCLOSE THIS STUB WITH PAYMENT.

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

CUSTOMER #	INVOICE #	DATE
722383872	927149461	01/06/2026

PAY THIS AMOUNT
89.10



722383872810927149461000008910200000891024

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

Date: 1/12/2026
Time: 11:18 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# 15012601207 (Original)

SALES

Product#	Product Desc/UPC Code	U/C	Case/ Unit	Units	Price	ExtPrice
1002	GH Giant King Cone 0-77567-00822-0	12	2/ 0	24	2.5800	61.92
1005	GH Strawberry Shortc 0-41000-05414-3	24	1/ 0	24	1.6246	38.99
1012	GH Reeses Ice Cream 0-41000-21489-9	24	1/ 0	24	1.6246	38.99
1057	Magnum Bar Double Ca 0-77567-13282-6	12	3/ 0	36	2.4992	89.97
1374	PS Sponge Bob 1-20pk 0-77567-00285-3	20	1/ 0	20	1.7605	35.21
1375	PS Spiderman 1-20pk 0-77567-00284-6	20	2/ 0	40	1.7605	70.42

SUBTOTAL: Impulse 10/ 0 168 335.50

57200-4664

TOTAL: 10/ 0 168

TOTAL SALES: \$335.50

Theresa D. Maggio
CUSTOMER SIGNATURE/STORE STAMP

BALANCE DUE: \$335.50
CHARGE

Taha M
DELIVERY REPRESENTATIVE

Please adjust your SRPs accordingly.

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

Invoice Format: 10



0 0

ACCOUNT SUMMARY

Credit Limit \$26,000.00
 Credit Available \$9,764.00
 Statement Closing Date December 31, 2025
 Days in Billing Cycle 31
 Previous Balance \$5,773.53
 Payments & Credits \$5,810.59
 Purchases & Other Charges \$7,039.68
 Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
 New Balance \$7,002.62
 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 \$7,002.62
Minimum Payment Due \$7,002.62
Payment Due Date January 26, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL \$5,773.53-	
12/25	12/25	F151500B700CHGDDA	AUTOMATIC PAYMENT - THANK YOU	5,773.53-
		MICHELLE WHITE	TOTAL \$0.00	
		JOHN GENTILELLA	TOTAL \$2,123.64	
12/01	12/01	5531020AG9RZ7JZVJ	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	1.40
12/02	12/02	8530961AHLDR5F7H5	10-S TENNIS SUPPLY POMPANO BEACH FL MCC: 5941 MERCHANT ZIP: 33069	110.37
12/03	12/03	8211755AJEHM65TJ0	TACTACAM CALEDONIA MN MCC: 5732 MERCHANT ZIP:	175.00
12/04	12/04	5531020AK9SN6EEME	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	9.96
12/04	12/04	8211755AJEHN2GPXD	TACTACAM CALEDONIA MN MCC: 5732 MERCHANT ZIP:	54.92
12/04	12/04	8211755AJEHN3LDD0	TACTACAM CALEDONIA MN MCC: 5732 MERCHANT ZIP:	119.81

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

Payment Due Date January 26, 2026
New Balance \$7,002.62
Minimum Payment Due \$7,002.62
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
12/05	12/05	5548382AL0GFDAX16	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	81.81
12/10	12/10	5531020AT9XZKDFGS	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	0.20
12/10	12/10	8230509ATEHMDR4A1	AMAZON MARK* BW87N1PA0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	32.65
12/11	12/11	5270715AS09FP1ZA3	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	92.68
12/13	12/13	8230509AWEHMB5J8Y	AMAZON MARK* PD3PR4GL3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	42.78
12/16	12/16	1230202AY00061AKS	ADOBE SAN JOSE CA MCC: 5734 MERCHANT ZIP: zz	287.88
12/16	12/16	5270715AZ09FP2F3X	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	26.61
12/18	12/18	8271116B1EHM6YKE8	SP FRESHWATERSYSTEMS GREENVILLE SC MCC: 2842 MERCHANT ZIP:	43.46
12/19	12/19	8230509B1EHPDD8H9	AMAZON MARK* BR7W64RZ3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	255.20
12/22	12/22	5543286B462B882SG	AMAZON MKTPL*9C0OP26Y3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	223.30
12/22	12/22	5548382B50H3DVE17	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	72.27
12/24	12/24	5550037B7H8W4DQWN	WAWA 5226 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	24.77
12/24	12/24	1230202B6018F06ZF	ADOBE SAN JOSE CA MCC: 5734 MERCHANT ZIP: zz	281.57
12/24	12/24	5270715B709FDXXBL	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	36.59
12/29	12/29	5543286BB5V7L87HW	STRAIGHTTALK*SERVICES MIAMI FL MCC: 4814 MERCHANT ZIP:	47.60
12/29	12/29	8230509BBEHNHDA45	AMAZON MARK* CZ5521TN3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	102.81
		FATINA TANNOUKHI	TOTAL \$77.19	
12/16	12/16	5543286AY60QY8Q0P	SQ * SUDS AND BUBBLES WESLEY CHAPEL FL MCC: 7216 MERCHANT ZIP: 33544	57.00
12/20	12/20	1527021B2002S77MM	NETFLIX.COM LOS GATOS CA MCC: 4899 MERCHANT ZIP:	20.19
		THERESA DIMAGGIO	TOTAL \$4,801.79	
12/01	12/01	0230537AGHEY89E8E	PUBLIX #1142 LAND O LAKES FL MCC: 5411 MERCHANT ZIP: 34638	100.88
12/02	12/02	5543286AG5VD348GP	SQ *PASTA DI GUY WESLE WESLEY CHAPEL FL MCC: 5814 MERCHANT ZIP: 33544	506.00
12/03	12/03	0543684AH8PHVDDHR	SAMS CLUB.COM BENTONVILLE AR MCC: 5300 MERCHANT ZIP:	103.42
12/03	12/03	5548382AJ0GDN059Q	SAMSCLUB.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	309.72
12/03	12/03	5548382AJ0GD641GT	SAMSCLUB #4852 WESLEY CHAPEL FL CREDIT MCC: 5300 MERCHANT ZIP: 33544	29.68-
12/07	12/07	5543286AM5X7JGJ36	SQ *PASTA DI GUY WESLE WESLEY CHAPEL FL MCC: 5814 MERCHANT ZIP: 33544	164.00
12/07	12/07	0543684AM8PJ9BJYX	SAMS CLUB.COM BENTONVILLE AR MCC: 5300 MERCHANT ZIP:	32.94
12/07	12/07	0543684AN00AGYZS3	WALGREENS #11246 LAND O LAKES FL	253.76

Transactions continued on next page

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
12/07	12/07	5270487AN9WDJWG47	MCC: 5912 MERCHANT ZIP: 34638 PIZZA HUT 004686 WESLEY CHAPEL FL	184.39
12/08	12/08	0543684AP00BNHQ2M	MCC: 5812 MERCHANT ZIP: DOLLAR TREE LAND O LAKES FL	111.50
12/08	12/08	0230537APEHY81A6W	MCC: 5331 MERCHANT ZIP: 34639 FIVE BELOW 6163 LAND O LAKES FL	60.00
12/10	12/10	0558745AR00000SM5	MCC: 5331 MERCHANT ZIP: 34639 RBT PIZZA HUT 004686 EASYSAVINGS CREDIT	7.38-
12/11	12/11	5543286AT5YLS1V23	MCC: 6532 MERCHANT ZIP: SQ *SUDS AND BUBBLES WESLEY CHAPEL FL	25.00
12/11	12/11	7541823AT74HX8XHQ	MCC: 7216 MERCHANT ZIP: 33544 CCI*CONSTANT-CONTACT WALTHAM MA	131.00
12/12	12/12	5543286AS5Z0SQHYB	MCC: 5968 MERCHANT ZIP: SQ *MOORE BOUNCE AND P WESLEY CHAPEL FL	80.25
12/13	12/13	0543684AW00QL1R91	MCC: 7929 MERCHANT ZIP: 33543 WALGREENS #11246 LAND O LAKES FL	150.00
12/13	12/13	5548382AW0GT5HAL2	MCC: 5912 MERCHANT ZIP: 34638 SAMSCLUB.COM 888-746-7726 AR	149.80
12/16	12/16	0543684AY5SAP5TN3	MCC: 5300 MERCHANT ZIP: 72712 SAMS CLUB.COM BENTONVILLE AR	16.48
12/17	12/17	0543684AZ5SARH1S8	MCC: 5300 MERCHANT ZIP: SAMS CLUB.COM BENTONVILLE AR	119.14
12/19	12/19	0543684B18PJL3Y41	MCC: 5300 MERCHANT ZIP: SAMS CLUB.COM BENTONVILLE AR	72.46
12/19	12/19	0230537B200LSPAA2	MCC: 5300 MERCHANT ZIP: PUBLIX #1142 LAND O LAKES FL	88.72
12/21	12/21	5543286B3627F15N8	MCC: 5411 MERCHANT ZIP: 34638 SQ *SESAC NASHVILLE TN	641.00
12/21	12/21	5550036B4H5JMRZ6A	MCC: 8999 MERCHANT ZIP: 37203 NIC*-DBPR DEPT OF BUS TALLAHASSEE FL	262.00
12/21	12/21	1527021B3002ZNV6	MCC: 9399 MERCHANT ZIP: 32399 MICROSOFT-G130817898 MSBILL.INFO WA	8.66
12/22	12/22	0543684B500EVBQ6	MCC: 5045 MERCHANT ZIP: DOLLAR TREE LAND O LAKES FL	65.00
12/22	12/22	7541823B475BTHGMP	MCC: 5331 MERCHANT ZIP: 34639 CRACKER BARREL LEBANON TN	656.95
12/24	12/24	1527632B7009F9G67	MCC: 5812 MERCHANT ZIP: SUPERSAAS * C AMSTERDAM DR	28.00
12/24	12/24	1527021B6012H2FMD	MCC: 5045 MERCHANT ZIP: GOOGLE YOUTUBE TV MOUNTAIN VIEW CA	94.17
12/29	12/29	5543286BB5VQWPLYE	MCC: 4899 MERCHANT ZIP: SQ *SUDS AND BUBBLES WESLEY CHAPEL FL	35.00
12/29	12/29	0543684BB5SA48SE9	MCC: 7216 MERCHANT ZIP: 33544 SAMS CLUB.COM BENTONVILLE AR	257.60
12/29	12/29	5548382BQ0HBLJ5EF	MCC: 5300 MERCHANT ZIP: SAMSCLUB.COM 888-746-7726 AR	53.66
12/30	12/30	0543684BQ5SAD2YVW	MCC: 5300 MERCHANT ZIP: 72712 SAMS CLUB.COM BENTONVILLE AR	77.35
			MCC: 5300 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$7,002.62 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 01/26/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$85.43	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$17.51	\$0-\$500,000 = 0.25%
New Cashback Balance	\$102.94	\$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	31	\$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
12/31/25 Statement**

	General Fund	Enterprise Fund
Theresa Card	\$ 3,854.01	\$ 947.78
John Card	\$ 2,123.64	
Fatina Card	\$ 77.19	
 Total	 \$ 6,054.84	 \$ 947.78
 Grand Total	 \$ 7,002.62	
Statement Total	\$ 7,002.62	
 001-57400-4775	 2,457.51	 386.66 400-57200-4664
001-57200-4619	230.29	213.06 400-57200-4724
001-57200-4704	60.44	86.06 400-57200-3222
001-57200-4103	114.36	262.00 400-57200-4613
001-51300-5102	159.00	
001-57200-5101	578.11	
001-57200-4785	900.94	
001-57200-4647	6.66	
001-57200-4660	221.63	
001-53900-4670	553.20	
001-53900-4785	618.87	
001-53900-4616	-	
001-53900-4609	-	
001-57200-4763	153.83	

**Seven Oaks CDD Credit Card
Theresa Dimaggio
12/31/25 Statement**

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
12/1/2025	Publix	Event Supplies	001-57400-4775	\$ 100.88	Y	Y
12/2/2025	Pasta Di Guy	Event Supplies	001-57400-4775	\$ 506.00	Y	Y
12/3/2025	Sam's	Café supplies	400-57200-4664	\$ 83.86	Y	Y
12/3/2025	Sam's	Event Supplies	001-57400-4775	\$ 19.56	Y	Y
12/3/2025	Sam's	Event Supplies	400-57200-4664	\$ 79.64	Y	Y
12/3/2025	Sam's	Café supplies	400-57200-4724	\$ 80.22	Y	Y
12/3/2025	Sam's	Café supplies	400-57200-3222	\$ 39.92	Y	Y
12/3/2025	Sam's	Food for staff	001-57200-4785	\$ 109.94	Y	Y
12/3/2025	Sam's	Refund-café supplies	400-57200-3222	\$ (29.68)	Y	Y
12/7/2025	Pasta Di Guy	Event Supplies	001-57400-4775	\$ 164.00	Y	Y
12/7/2025	Sam's	Event Supplies	001-57400-4775	\$ 32.94	Y	Y
12/7/2025	Walgreens	Event Supplies	001-57400-4775	\$ 253.76	Y	Y
12/7/2025	Pizza Hut	Event Supplies	001-57400-4775	\$ 184.39	Y	Y
12/8/2025	Dollar Tree	Event Supplies	001-57400-4775	\$ 111.50	Y	Y
12/8/2025	Five Below	Event Supplies	001-57400-4775	\$ 60.00	Y	Y
12/10/2025	Pizza Hut	Refund-even supplies	001-57400-4775	\$ (7.38)	Y	Y
12/11/2025	Suds and Bubbles	Laundry	001-57400-4775	\$ 25.00	Y	Y
12/11/2025	Constant Contact	Subscription	001-51300-5102	\$ 131.00	Y	Y
12/12/2025	Moore Bounce House	Event Supplies	001-57400-4775	\$ 80.25	Y	Y
12/13/2025	Walgreens	Food/gift cards for staff	001-57200-4785	\$ 150.00	Y	Y
12/13/2025	Sam's	Facility Supplies	001-57200-4619	\$ 149.80	Y	Y
12/16/2025	Sam's	Event Supplies	001-57400-4775	\$ 16.48	Y	Y
12/16/2025	Sam's	Café supplies	400-57200-4664	\$ 25.92	Y	Y
12/16/2025	Sam's	Café supplies	400-57200-3222	\$ 26.88	Y	Y
12/16/2025	Sam's	Facility Supplies	001-57200-4704	\$ 39.51	Y	Y
12/17/2025	Sam's	Facility Supplies	001-57200-4619	\$ 26.83	Y	Y
12/19/2025	Sam's	Event Supplies	001-57400-4775	\$ 72.46	Y	Y
12/19/2025	Publix	Event Supplies	001-57400-4775	\$ 88.72	Y	Y
12/21/2025	SESAC	Music License	001-57200-4785	\$ 641.00	Y	Y
12/21/2025	FL DBPR	Café License	400-57200-4613	\$ 262.00	Y	Y
12/21/2025	Microsoft	Subscription	001-57200-5101	\$ 8.66	Y	Y
12/22/2025	Dollar Tree	Café supplies	400-57200-4664	\$ 65.00	Y	Y
12/22/2025	Cracker Barrel	Event Supplies	001-57400-4775	\$ 656.95	Y	Y
12/24/2025	Supersaas	Subscription	001-51300-5102	\$ 28.00	Y	Y
12/24/2025	Youtube TV	Subscription	001-57200-4103	\$ 94.17	Y	Y
12/29/2025	Suds and Bubbles	Laundry	001-57400-4775	\$ 35.00	Y	Y
12/29/2025	Sam's	Café supplies	400-57200-4664	\$ 113.76	Y	Y
12/29/2025	Sam's	Café supplies	400-57200-4724	\$ 112.88	Y	Y
12/29/2025	Sam's	Café supplies	400-57200-3222	\$ 30.96	Y	Y
12/29/2025	Sam's	Facility Supplies	001-57200-4619	\$ 53.66	Y	Y
12/30/2025	Sam's	Café supplies	400-57200-4664	\$ 18.48	Y	Y
12/30/2026	Sam's	Café supplies	400-57200-4724	\$ 19.96	Y	Y
12/30/2026	Sam's	Café supplies	400-57200-3222	\$ 17.98	Y	Y
12/30/2026	Sam's	Facility Supplies	001-57200-4704	\$ 20.93	Y	Y

12/31/25 Statement

001-10103

Total activity	4,801.79
Replenish card	-
Credit/Refund	-
Total charges	4,801.79

\$ 4,801.79

0

Expense Summary

001-57400-4775	(2,400.51)	GF	EF
001-57200-4619	(230.29)	3,854.01	947.78
001-57200-4704	(60.44)		
001-57200-4103	(94.17)		
001-51300-5102	(159.00)		
001-57200-5101	(8.66)		
001-57200-4785	(900.94)		
400-57200-4664	(386.66)		
400-57200-4724	(213.06)		
400-57200-3222	(86.06)		
400-57200-4613	(262.00)		
001-57200-4701	-		
001-57200-4705	-		
001-57200-4707	-		
Total	(4,801.79)		

TRUE

Publix

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



1142 C1Q 036 946

EL FUDGE CHOC VAN	4.27	F
ELF DOUBLE STUFF	4.27	F
L/D BROWNIES		
4 @ 2 FOR 6.00	12.00	F
PEPPERMINT CRUNCH		
2 @ 5.49	10.98	F
1.25LB COOKIE PLTR	17.99	F
1.25LB COOKIE PLTR	11.99	F
SOLO CUP CLEAR		
2 @ 5.49	10.98	T
BC COOKIE ICNG WHT	6.59	F
PUB LEM/LIME SODA	1.44	T F
BC DECORS GRN CRST	3.49	F
HAW PUNCH RED	4.31	T F
LIBBYS PINEAP JUIC	5.39	F
BC COOKIE ICNG WHT		
2 @ 6.59	13.18	F

TAX EXEMPT

Order Total	100.88	
Grand Total	100.88	
Credit	Payment	100.88

TAX FORGIVEN 1.17

Change 0.00

Receipt ID: 1142 C1Q 036 946

PRESTO!
Trace #: 037790
Reference #: 1432584498
Acct #: XXXXXXXXXXXX7026
Purchase Mastercard
Amount: \$100.88
Auth #: 001631

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Kristian

12/01/2025 10:08 S1142 R103 6946 C0233

Theresa Clubhouse Manager

From: Pasta di Guy Wesley Chapel <messenger@messaging.squareup.com>
Sent: Tuesday, December 2, 2025 3:39 PM
To: Theresa Clubhouse Manager
Subject: You paid an invoice! (#001284)



Pasta di Guy Wesley Chapel

Invoice Paid

\$506.00

Paid with Mastercard 7026 on December 2, 2025 at
3:38 PM

Earn 1 Point for every \$1 spent.

[Learn more](#)

Catering for Dec 19th FRIDAY deliver at 6PM

Invoice #001284

December 2, 2025

Customer

Theresa Dimaggio

clubhousemanager@sevenoakscdd.com

(813) 907-7987

Date of service

December 19, 2025

[Download Invoice PDF](#)



Dec 2, 2025

Order 800000004349756



Curbside pickup items(9)

Wesley Chapel Sam's Club

Date

27727 STATE ROAD 56

Wesley Chapel, FL 33544

Member's Mark Canola Oil, 192 fl. oz.	Qty 6	\$71.88
Dole Fruit Bowls Cherry Mixed Fruit in 100% Juice 4 oz., 20 pk.	Qty 1	\$11.98
Swiss Miss Milk Chocolate Hot Cocoa Mix, 50 ct.	Qty 2	\$19.56

Subtotal	\$103.42
Pickup	FREE
Tax	-
Total	\$103.42

 Ending in 7026

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

Total number of 14 items



Dec 2, 2025 1:17 PM CST

Order 10374760638 \$309.72 Online

Shipping

🚚 Theresa Flores - 2910 Sports Core Cir, Wesley Chapel, FL 33544 (813) 907-7987

F

Call
Sales

B

B

Staff

Item	Qty	Price (Incl Savings)
Shearer's Foods Round Tortilla Chips, 2 pk., 48 oz. Item ID: 990001144	1	\$12.48 \$12.48 each
Dixie Heavyweight Dry Wax Deli Paper 12" X 10.75", 500 ct. Item ID: 990435909	4	\$39.92 \$9.98 each
Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk. Item ID: 990384716	1	\$18.48 \$18.48 each
S.Pellegrino Sparkling Natural Mineral Water 16.9 fl. oz., 24 pk. Item ID: 624672	1	\$22.98 \$22.98 each
Tim Hortons Premium Medium Roast K-Cup Coffee Pods, Original Blend, 100 ct. Item ID: 980170776	2	\$90.96 \$45.48 each

Pickup Dec 3, 2025 12:00 AM CST

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

F

Item	Qty	Price (Incl Savings)
AirHeads Variety Pack, 0.55 oz., 90 pk. Item ID: 709743	1	\$14.68 \$14.68 each

Item	Qty	Price (Incl Savings)
B Coca-Cola Soft Drink 12 fl. oz., 35 pk. Item ID: 622121	1	\$19.38 \$19.38 each
B Diet Coke Soda Soft Drink, 12 fl. oz., 35 pk. Item ID: 624182	1	\$19.38 \$19.38 each
F M&M'S Peanut Milk Chocolate Candy, Singles Size, 1.74 oz., 48 pk. Item ID: 2531	1	\$52.48 \$52.48 each
Staff Nescafé Clasico Dark Roast Instant Coffee, 21 oz. Item ID: 793059	1	\$18.98 \$22.48 \$18.98 each Save \$3.50

Summary

Subtotal	\$313.22
Total Savings	\$3.50
Pickup Fees	\$0.00
Shipping Fees	\$0.00
Product Fees	\$0.00
Gift Options	\$0.00
Sales Tax	\$0.00

Payment

Total Charged to Card \$309.72

Method

Card ending in *7026 \$309.72

Food - - 79.64
 Beverage - - 80.22
 Staff coffee - 109.94
 Copy supplies - 39.92

~~000~~-57200-3314



ADD TO CATERING for December 19 deliver at 6PM

Customer

Theresa Dimaggio
clubhousemanager@sevenoakscdd.com
(813) 907-7987

Invoice Details

PDF created December 7, 2025
\$164.00
Service date December 19, 2025

Payment

Due December 7, 2025
\$164.00

Items	Quantity	Price	Amount
Pasta Meatballs - Large tray (18-20 serving) Pasta of your choice (Penne/Chef's) with our homemade Marinara sauce and beef meatballs + Penne	1	\$140.00	\$140.00
30 breadsticks	1	\$24.00	\$24.00
Subtotal			\$164.00

Total Paid \$164.00

Payments

Dec 7, 2025 (Mastercard 7026) \$164.00



View online

To view your invoice go to <https://squareup.com/u/LUQ0Y4P7>
Or open the camera on your mobile device and place the QR code in the camera's view.



Dec 6, 2025

Order 800000004500285



Curbside pickup items(3)

Wesley Chapel Sam's Club

Date

27727 STATE ROAD 56

Wesley Chapel, FL 33544

Member's Mark Christmas Cutout Cookies, 15 ct.	Qty 3	\$32.94
--	-------	---------

Subtotal		\$32.94
-----------------	--	---------

Pickup		FREE
--------	--	------

Tax		-
------------	--	---

Total		\$32.94
--------------	--	----------------

 Ending in 7026

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

(C) CHARACTER TUMBLER W STRAW AST
 19560231415 6.99
 RETURN VALUE 5.24
 (C) GINGERBREAD HOUSE MUG
 19560231121 6.99
 RETURN VALUE 6.99
 (C) GOLD HOME MUG
 19560230973 6.99
 RETURN VALUE 6.99
 (C) GINGERBREAD MUG
 19560231385 6.99
 RETURN VALUE 6.99
 (C) DISNEY C STTCH SANTA DOGTOY
 84003835277 6.99
 RETURN VALUE 5.24
 (C) LIGHT UP HOLIDAY HEADBAND AST
 19560231263 6.99
 RETURN VALUE 5.24
 (C) LIGHT UP HOLIDAY HEADBAND AST
 19560231264 6.99
 RETURN VALUE 6.99
 (C) NICE! GNGRBRD MG COCOA ST 10Z
 19560231850 20.00
 2 @ 10.00
 RETURN VALUE 10.00 ea
 IAM MULTI EARRING 6004409932
 06004409932 9.99
 RETURN VALUE 9.99
 IAM RED BRACELET 1008018001
 06004400444 9.99
 RETURN VALUE 9.99
 (C) PENGUIN SOCKS 3S
 19770101397 4.99
 RETURN VALUE 4.99
 (C) SNOWMAN SOCKS 3S
 19770101398 4.99
 RETURN VALUE 4.99
 DOLE PINEAPPLE JUICE 6OZ 6S
 03890000947 FOOD 4.99
 RETURN VALUE 4.99
 HAWAIIAN PUNCH GL
 01480064608 FOOD 3.99
 RETURN VALUE 3.99

TOTAL 253.76
 MASTERCARD ACCT 7026 253.76
 AUTH CODE 007184
 CHANGE .00

MYWALGREENS SAVINGS 10.50
 STORE ADVERTISED SAVINGS 13.14

THANK YOU FOR SHOPPING AT WALGREENS
 REDEEM \$3 WALGREENS CASH REWARDS ON YOUR
 NEXT PURCHASE! WALGREENS CASH REWARDS
 CANNOT BE REDEEMED ON SOME ITEMS. FOR
 FULL DETAILS SEE MYWALGREENS.COM

RFN# 1124-6211-9382-2512-0703


Walgreens

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

203 1938 0021 12/07/2025 9:08 AM

<< BUY 1 GET 1 EQUAL/LESS FOR 50% OFF >>
 (C) DISNEY C STTCH SANTA DOGTOY
 84003835277 3.49
 REGULAR PRICE 6.99
 MYWALGREENS SAVINGS 3.50
 RETURN VALUE 5.24

 << BUY 1 GET 1 EQUAL/LESS FOR 50% OFF >>
 (C) CHARACTER TUMBLER W STRAW AST
 19560231416 3.49
 REGULAR PRICE 6.99
 MYWALGREENS SAVINGS 3.50
 RETURN VALUE 5.24
 (C) LIGHT UP HOLIDAY HEADBAND AST
 19560231262 3.49
 REGULAR PRICE 6.99
 MYWALGREENS SAVINGS 3.50
 RETURN VALUE 5.24

 SPRITE 2L BTL
 04900005015 3.59 SALE
 RETURN VALUE 3.59
 (C) WHITE CHRISTMAS TREE MUG
 19560231066 4.89 SALE
 REGULAR PRICE 6.99
 SAVINGS 2.10
 RETURN VALUE 4.89
 (C) NICE! RNRD COCO CONE 20Z
 19560231916 8.76 SALE
 4 @ 2.19
 REGULAR PRICE 3.00
 SAVINGS 3.24
 RETURN VALUE 2.19 ea

(C) OMBRE STUDDED TUMBLER AST
 19560231655 9.09 SALE
 REGULAR PRICE 12.99
 SAVINGS 3.90
 RETURN VALUE 9.09
 (C) OMBRE STUDDED TUMBLER AST
 19560231654 9.09 SALE
 REGULAR PRICE 12.99
 SAVINGS 3.90
 RETURN VALUE 9.09

AMAZON 24 CGT ND 10-500
 6058120071663998993 10.00
 AMAZON 24 CGT ND 10-500
 6058120070442045340 10.00
 AMAZON 24 CGT ND 10-500
 6058120069715019693 10.00
 AMAZON 24 CGT ND 10-500
 6058120072023724681 10.00
 AMAZON 24 CGT ND 10-500
 6058120076706449136 10.00
 AMAZON 24 CGT ND 10-500
 6058120075770672003 10.00
 AMAZON 24 CGT ND 10-500
 6058120071519247223 10.00
 AMAZON 24 CGT ND 10-500
 6058120069125505919 10.00
 AMAZON 24 CGT ND 10-500

***** REPRINT *****

PIZZA HUT
DELIVERY

** DUE NOW **
** DUE: 12/07/2025 at 01:00 PM **

Ticket #00001

Item Count: 10

ENTERED BY
CH
038716 12/07/2025 12:19 PM

theresa dimaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL FL 33544

813-907-7987
Other

xy: A-12

AT CLUB HOUSE RING BELL IN FRONT OF CAFE
01 5 Large 87.45

Hand toss
Cheese

02 5 Large 76.95
Hand toss
Cheese

Subtotal 164.40
Delivery Charge 4.99
Balance Due 169.39

Amt Tendered
Credit Card 169.39

Driver gratuity
not included

Flip over for more!

Tip
Printed
on
next
page
Totalling \$184.39

DOLLAR TREE

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

(656) 205-2990

DESCRIPTION	QTY	PRICE	TOTAL
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
SNOWMAN BN 24CT 2P	1	1.50	1.50N
SNOWMAN BN 24CT 2P	1	1.50	1.50N
SNOWMAN BN 24CT 2P	1	1.50	1.50N
SNOWMAN BN 24CT 2P	1	1.50	1.50N
TBLCUR GREEN PLASTIC 54X108	1	1.25	1.25N
TBLCUR GREEN PLASTIC 54X108	1	1.25	1.25N
TBLCUR GREEN PLASTIC 54X108	1	1.25	1.25N
TABLECOVER PLASTIC RED 54X108	1	1.25	1.25N
TABLECOVER PLASTIC RED 54X108	1	1.25	1.25N
TABLECOVER PLASTIC RED 54X108	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN BN 24CT 2P	1	1.50	1.50N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N

Sub Total \$111.50
 GENERAL EXEMPT MERC \$0.00
 SALES TAX \$0.00
 Total \$111.50
 Mastercard \$111.50
 *****7026 Approved
 Purchase Chip
 Auth/Trace Number: 008875/044410
 Chip Card AID: A000000041010

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

 NOW SHOP ON-LINE AT DOLLARTREE.COM
 Please provide your feedback at
 www.dollartreefeedback.com

6203 03921 04 004 27757745 12/08/25 10:41
 Sales Associate: Doug

fiVE BELoW

06163 LAND O LAKES, FL
21627 Village lakes Shopping C
Land O Lakes, FL 34639
813-590-2159
SALE

629014018278 GINGERBREAD HOUSE KI \$60.00E
12 @ \$5.00 = \$60.00

Subtotal \$60.00

Tax Exempt No.858012691725c8
DEFAULT TAX RULE 0.000% \$0.00

Total \$60.00

MasterCard \$60.00

Card No. XXXXXXXXXXXX7026
Expiration Date XX/XX
Auth. No. 008321
ENTRY METHOD: Chip Read
CHIP IND: CONTACT
AID: A0000000041010
APPL: Mastercard
ARC: 00

Store: 06163 Reg: 02 Tran: 117244
Date: 12/8/2025 10:54:51 AM Assoc: 111111

At Five Below, we gladly accept
exchanges or returns for unopened or
defective merchandise with
the original receipt!

Items can be returned within 90 days
of purchase to any Five Below location
for a full refund to the original
payment method with the original
receipt or online order confirmation!
You can exchange unopened or defective
products for the same item (or another
item of equal value) at any time with the
original receipt or online order
confirmation.

Thank You For Shopping!
Now Hiring! Go to [FIVEBELOW.COM/CAREERS](https://www.fivebelow.com/careers)



0 6 1 6 3 0 2 1 1 7 2 4 4 1 2 0 8 2 5

Theresa Clubhouse Manager

From: Suds and Bubbles <messenger@messaging.squareup.com>
Sent: Thursday, December 11, 2025 4:26 PM
To: Theresa Clubhouse Manager
Subject: You paid an invoice! (#000489)



Invoice Paid

\$25.00

Paid with Mastercard 7026 on December 11, 2025 at
4:25 PM

Invoice #000489
December 11, 2025

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

[Download Invoice PDF](#)

Invoice summary

Custom Amount **\$25.00**

Subtotal **\$25.00**

Theresa Clubhouse Manager

From: Constant Contact Billing <notification@constantcontact.com>
Sent: Thursday, December 11, 2025 2:05 AM
To: Theresa Clubhouse Manager
Subject: Constant Contact Payment Receipt for Theresa DiMaggio



Payment Receipt for December 11, 2025

Thank you for your recent payment. Your payment receipt is found below.

Attention: Theresa DiMaggio
Seven Oaks CDD
3434 Colwell Ave
suite 200
Tampa, FL 33614
US
813-907-7987

User Name: clubhousemanager@sevenoakscdd.com
Today's Date: December 11, 2025

Payment Date: December 11, 2025
Payment Method: MC (last 4 digits: 7026)
Amount: \$131.00

Theresa DiMaggio

Visits

1

Last visit

Dec 12

First visit

Dec 12

Phone

-

Email

catrinawalters1@gmail.com

Address

33614

Groups

Email Subscribers New Customers

Payment on file

Add credit or debit card Add gift card



09/27

Notes and files

Add note Add file

Transactions

\$80.25 Purchase

Dec 12



Walgreens

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

203 3952 0022 12/13/2025 9:41 AM

AMAZON 24 CGT ND 10-500 6058120075681760996	50.00
AMAZON 24 CGT ND 10-500 6058120071606603866	50.00
AMAZON 24 CGT ND 10-500 6058120069131799092	50.00
TOTAL	150.00
MASTERCARD ACCT 7026	150.00
AUTH CODE	013100
CHANGE	.00

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DID YOU KNOW THAT YOU CAN EARN UNLIMITED
1% WALGREENS CASH REWARDS STOREWIDE AND
ONLINE? SEE OUR WEEKLY AD FOR MORE
INFORMATION. ITEMS CHANGE WEEKLY.
RESTRICTIONS APPLY. FOR TERMS AND
CONDITIONS, VISIT MYWALGREENS.COM

RFN# 1124-6223-9526-2512-1303



myW

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COVID-19 OTC TEST KITS, ASK THE PHARMACY
IF YOUR PLAN COVERS TODAY!

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Share your feedback at
WWW.WALGREENSLISTENS.COM



within 3 days for a chance to win a
**\$500 Walgreens
Gift Card!**
or call 1-655-855-5905

SURVEY #
1124-6223-952



Dec 13, 2025
Order 10378851670



Shipping items(10)

THERESA FLORES
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544

Member's Mark Antibacterial Foaming Hand Soap, 67.6 fl. oz., 2 refills	Qty 10	\$149.80
--	--------	----------

Subtotal		\$149.80
-----------------	--	----------

Shipping		Free
----------	--	------

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

Total		\$149.80
--------------	--	-----------------

 *7026		\$149.80
--	--	----------

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



Dec 16, 2025

Order 800000007930958



Curbside pickup items(6)

Wesley Chapel Sam's Club

27727 STATE ROAD 56

Wesley Chapel, FL 33544

Date

Swiffer Duster Kit, Handle + Refills, 24 ct.	Qty 1	\$18.58
Member's Mark Beef Franks, 4 oz., 12 ct.	Qty 2	\$25.92
WinCup Foam Drink Cups 18 Series, White, Multi ct.	Qty 1	\$26.88
Member's Mark Select & Tear 2-Ply Paper Towel 15 rolls, 150 sheets/roll	Qty 1	\$20.93
POM 2-Ply Toilet Paper 45 rolls, 473 sheets/roll	Qty 1	\$26.83

Subtotal		\$119.14
Pickup		FREE
Tax		-
Total		\$119.14

 Ending in 7026

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

Dec 19, 2025 7:39 AM CST

Order 800000006388721 \$107.59 Online

Pickup Dec 19, 2025 11:00 AM CST

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

Item	Qty	Price (Incl Savings)
Diet Coke Soda Soft Drink, 12 fl. oz., 35 pk. Item ID: 624182	1	\$19.38 \$19.38 each
Coca-Cola Soft Drink 12 fl. oz., 35 pk. Item ID: 622121	1	\$19.38 \$19.38 each
Zephyrhills 100% Natural Spring Water, 20 fl. oz., 28 pk. Item ID: 122104	2	\$15.96 \$7.98 each
Member's Mark Christmas Cutout Cookies, 15 ct. Item ID: 980144359	3	\$32.94 \$10.98 each
Member's Mark Assorted Cookie Tray, 84 ct. Item ID: 33408	1	\$19.93 \$19.93 each

Canceled

Item	Qty	Price (Incl Savings)
Member's Mark Christmas Cutout Cookies, 15 ct. Item ID: 980144359	3	\$0.0
Member's Mark Assorted Cookie Tray, 84 ct. Item ID: 33408	1	\$0.0

 Summary

Subtotal	\$160.46
Total Savings	\$0.00
Pickup Fees	\$0.00
Shipping Fees	\$0.00
Product Fees	\$0.00
Gift Options	\$0.00
Sales Tax	\$0.00

 Payment

Total Charged to Card	\$72.46
Sam's Cash	\$35.13

 Method

Card ending in *7026	\$72.46
-------------------------	---------

Publix

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



1142 CJO 063 456

MINI MARSHAMLLWS			
2 @	2.19	4.38	F
Promotion		-2.19	F
PUB MARSHMALLOW			
6 @	1.59	9.54	F
PUBLIX SPICE DROPS			
6 @ 3 FOR	8.00	16.00	T F
You Saved	7.98		
BC COOKIE ICNG WHT			
6 @	6.59	39.54	F
PUBLIX MILK CHOCOL			
5 @	4.29	21.45	F
TAX EXEMPT			
Order Total		88.72	
Grand Total		88.72	
Credit	Payment	88.72	
TAX FORGIVEN		1.12	
Change		0.00	

Savings Summary

Special Price Savings	10.17

* Your Savings at Publix *	
* 10.17 *	

Receipt ID: 1142 CJO 063 456

PRESTO!
Trace #: 069082
Reference #: 1138720307
Acct #: XXXXXXXXXXXX7026
Purchase Mastercard
Amount: \$88.72
Auth #: 019769

CREDIT CARD	PURCHASE
A000000041010	Mastercard
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Jeannie

Theresa Clubhouse Manager

From: SESAC Do Not Reply <donotreply@sesac.com>
Sent: Sunday, December 21, 2025 3:11 PM
To: Theresa Clubhouse Manager
Subject: Receipt for payment to SESAC - RunS

Dear Seven Oaks CDD,

---Transaction Information---

Merchant: SESAC
Amount: \$641.00 USD
Transaction Date: Dec 21 2025, 02:11 PM CST
Receipt Number: RunS
Status: Submitted For Settlement

---Payment Information---

Card Type: MASTERCARD
Credit Card Ends With: 7026

---Customer Information---

Name: Seven Oaks CDD
Account Number: 80096
Bill-To Number: 747488
Email: clubhousemanager@sevenoakscdd.com
Billing Address: 3434 Colwell Ave Ste 200 Tampa FL 33614

SESAC

Online Payment Summary

Amount Paid: \$262.00
Payment Method: MasterCard
Validation Number: 258430800
Batch Trace Number 7785269

Application Number / Misc Charge	License Type Description	Board / Applicant Name License Number	Fee	Trace Number
2010-1803268	Permanent Food Service Renew	SEVEN OAKS CDD License #SEA6112850	\$262.00	35307570



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	G130817898
Invoice Date In UTC	12/21/2025

Total Amount	USD 8.66
Due on 12/21/2025	

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

Invoice for activity on 12/20/2025

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/G130817898>

Billing Summary

Charges	8.66
Subtotal	8.66
Sales Tax (0.00%)	0.00
Total	USD 8.66

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.



RECEIPT

Order #: 40417149145939970
 Date: 12/22/2025, 11:03 AM

Booking Customer:
 Seven Oaks Clubhouse
 PO#:
 Theresa DiMaggio
 clubhousemanager@sevenoakscdd.com
 8139077987

Receiving Customer:
 Theresa DiMaggio
 clubhousemanager@sevenoakscdd.com
 8139077987

Deliver To
 2910 Sports Core Circle
 Wesley Chapel, FL, 33544
 Instructions:

STORE:
 WESLEY CHAPEL - HOLIDAY
 5636 Oakley Blvd.
 I-75 & SR 54

ORDER FOR:
 Delivery
 1/17/2026 6:00 PM

SALESPERSON	PHONE	EMAIL	PAYMENT TERMS
Emilee Copeland		emilee.copeland@crackerbarrel.com	Prepaid

QTY	Item	Description	Special Instructions	Item Price	Net
50.00	Plates		All paper goods for 50	\$0.00	\$0.00
3.00	Chicken Fried Chicken Meal - Buffet Style	Serves 10 Boneless chicken breasts, hand-dipped in our special buttermilk batter, breaded and deep fried to a crispy golden brown then topped with our own Sawmill Gravy. Served with choice of 2 or 3 sides and choice of bread.		\$0.00	\$0.00
3.00	Two Sides			\$119.99	\$359.97
3.00	First Side (Required)			\$0.00	\$0.00
3.00	Mashed Potatoes with Brown Gravy			\$0.00	\$0.00
3.00	Second Side (Required)			\$0.00	\$0.00
3.00	Green Beans			\$0.00	\$0.00
3.00	Mix of Biscuits and Corn Muffins			\$0.00	\$0.00
2.00	Meatloaf - Buffet Style	Serves 10 A hearty portion of our special recipe Meatloaf made with beef, tomatoes, onions and green peppers. Served with choice of 2 or 3 sides and choice of bread.		\$0.00	\$0.00
2.00	Two Sides			\$105.99	\$211.98
2.00	First Side (Required)			\$0.00	\$0.00

30
Chx

20
Meatloaf

QTY	Item	Description	Special Instructions	Item Price	Net
2.00	Mashed Potatoes with Brown Gravy			\$0.00	\$0.00
2.00	Second Side (Required)			\$0.00	\$0.00
2.00	Green Beans			\$0.00	\$0.00
2.00	Mix of Biscuits and Corn Muffins			\$0.00	\$0.00
1.00	Custom Gratuity	Custom		\$50.00	\$50.00
1.00	Delivery Fee Over \$180 - No Tax			\$35.00	\$35.00
Subtotal:					\$656.95

Tax:	\$0.00
Total:	\$656.95
Amount Paid:	\$656.95

**Paid with card
ending in 7026**



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: 12/24/2025
Invoice number: 20251224-575085-587499
Customer reference: 575085 – Seven Oaks Clubhouse

Item	VAT	Amount
Package C – Cycle: 1 Month No value added tax will be charged (outside European Union)	\$ 0.00	\$ 28.00

Subtotal (excluding tax)	\$ 28.00
VAT	\$ 0.00
Total (including tax)	\$ 28.00

Paid in full via Credit Card



← Charges on Dec 24, 2025

Payment method

Mastercard **** 7026

Base Plan

\$82.99

Tax \$11.18

Total \$94.17



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

Invoice #000494

Issue date
 Dec 29, 2025

Invoice #000494

Customer

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

Invoice Details

PDF created December 29, 2025
 \$35.00

Payment

Due December 29, 2025
 \$35.00

Items	Quantity	Price	Amount
Custom Amount	1	\$35.00	\$35.00
Subtotal			\$35.00

Total Paid **\$35.00**

Payments

Dec 29, 2025 (Mastercard 7026) \$35.00



View online

To view your invoice go to <https://squareup.com/u/44RzIMD6>
 Or open the camera on your mobile device and place the QR code in the camera's view.



Dec 28, 2025

Order 800000008519135



Curbside pickup items(18)

Wesley Chapel Sam's Club

Date

27727 STATE ROAD 56
Wesley Chapel, FL 33544

✓	Parade Cotton Candy, 2 oz., 12 pk.	Qty 1	\$13.10
✓	Ball Park Tailgaters Crustini Buns 32 oz., 12 ct.	Qty 2	\$8.84
B	Dr Pepper Soda 12 fl. oz. cans, 36 pk.	Qty 1	\$17.98
B	Apple & Eve 100% Juice Variety Pack, 6.75 fl. oz., 36 pk.	Qty 1	\$11.98
B	S.Pellegrino Sparkling Natural Mineral Water 16.9 fl. oz., 24 pk.	Qty 2	\$45.96
C.S	Ziploc Stay Open Design Gallon Freezer Bags, 152 ct.	Qty 2	\$30.96
B	Gatorade Zero Sugar Thirst Quencher Variety Pack, 20 fl. oz., 24 pk.	Qty 1	\$18.48
B	Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.	Qty 1	\$18.48
F	Sara Lee Restaurant Style White Hot Dog Buns, 16 ct.	Qty 2	\$7.16
F	Member's Mark Beef Hot Dogs, 2 oz., 24 ct.	Qty 2	\$25.92
F	Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 2	\$44.96
B	Yoo-hoo Chocolate Drink 11 fl. oz., 24 pk.	Qty 1	\$13.78
Subtotal			\$257.60
Pickup			FREE
Tax			-



Dec 29, 2025
Order 10383392530



Shipping items(2)

THERESA FLORES
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544

POM 2-Ply Toilet Paper 45 rolls, 473 sheets/roll Qty 2 \$53.66

Subtotal \$53.66

Shipping Free

Sales tax \$0.00

Total **\$53.66**

 *7026 \$53.66

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



Dec 29, 2025

Order 800000008458117



Curbside pickup items(5)

Wesley Chapel Sam's Club

27727 STATE ROAD 56

Wesley Chapel, FL 33544

Date

Hefty Supreme Foam Hinged Lid Container, 1-Compartment, 125 ct.	Qty 1	\$17.98
HERSHEY'S Chocolate Syrup, 48 oz., 2 pk.	Qty 2	\$19.96
Member's Mark Select & Tear 2-Ply Paper Towel 15 rolls, 150 sheets/roll	Qty 1	\$20.93
SunChips Whole Grain Variety Pack Chips, 30 pk.	Qty 1	\$18.48

Subtotal \$77.35

Pickup FREE

Tax -

Total \$77.35

 Ending in 7026

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
Fatina Tannoukhi
12/31/25 Statement**

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
12/16/2025	Suds and Bubbles	Laundry	001-57400-4775	\$ 57.00	Y	Y
12/20/2025	Netflix	Subscription	001-57200-4103	\$ 20.19	Y	Y

12/31/25 Statement

001-10103	
Total activity	77.19
Replenish card	-
Credit/Refund	-
Total charges	<u>77.19</u>
	\$ 77.19

0	Expense Summary	GF	EF
	001-57400-4775	(57.00)	
	001-57200-4619	-	
	001-57200-4704	-	
	001-57200-5101	-	
	001-57200-4103	(20.19)	
	001-57200-4785	-	
	400-57200-4664	-	
	400-57200-4724	-	
	400-57200-3222	-	
	001-57200-4646		
	001-57200-4701		
	001-57200-4705		
	001-57200-4707	-	
		<u>(77.19)</u>	

TRUE



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

Invoice #000490

Issue date
Dec 15, 2025

Invoice #000490

Customer	Invoice Details	Payment
Teresa Clubhousemanager@sevenoakscdd.com (954) 592-3663	PDF created December 16, 2025 \$57.00	Due December 15, 2025 \$57.00

Items	Quantity	Price	Amount
Custom Amount	1	\$57.00	\$57.00
Subtotal			\$57.00

Total Paid **\$57.00**

Payments	Amount
Dec 16, 2025 (Mastercard 6402)	\$57.00



View online

To view your invoice go to <https://squareup.com/u/gURzTNCM>
Or open the camera on your mobile device and place the QR code in the camera's view.



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

clubhousemanager@sevenoakscdd.com

Invoice # 9E105-65113-BB5C7-7D392

Date	Description	Service Period	Amount	Tax	Total
12/20/25	Streaming Service	12/20/25—1/19/26	\$17.99	\$2.20	\$20.19
			SUBTOTAL		\$17.99
			TAX TOTAL		\$2.20
			TOTAL		\$20.19

Payment Method:  6402

**Seven Oaks CDD Credit Card
John Gentilella
12/31/25 Statement**

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
12/1/2025	Ace Hardware	Screws	53900-4785	\$ 1.40	Y	Y
12/2/2025	10-S Tennis Supply	Foot wash parts	57200-4763	\$ 110.37	Y	Y
12/3/2025	Tactacam	Camera Annual Plan	53900-4785	\$ 175.00	Y	Y
12/4/2025	Ace Hardware	Bolts	53900-4785	\$ 9.96	Y	Y
12/4/2025	Tactacam	Camera Annual Plan	53900-4785	\$ 54.92	Y	Y
12/4/2025	Tactacam	Camera Annual Plan	53900-4785	\$ 119.81	Y	Y
12/5/2025	Sam's	Gasoline	57200-4660	\$ 81.81	Y	Y
12/10/2025	Ace Hardware	Nut	53900-4785	\$ 0.20	Y	Y
12/10/2025	Amazon	Oil/Clamps	53900-4785	\$ 32.65	Y	Y
12/11/2025	Home Depot	Maintenance Supplies	53900-4785	\$ 11.32	Y	Y
12/11/2025	Home Depot	Maintenance Supplies	53900-4670	\$ 74.70	Y	Y
12/11/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 6.66	Y	Y
12/13/2025	Amazon	Cart Belts	57200-4660	\$ 42.78	Y	Y
12/16/2025	Adobe	Subscription-to be refunded per John	57200-5101	\$ 287.88	Y	Y
12/16/2025	Home Depot	Clamps/Meter	53900-4785	\$ 26.61	Y	Y
12/18/2025	Freshwater Systems	Parts	57200-4763	\$ 43.46	Y	Y
12/19/2025	Amazon	Signs	53900-4670	\$ 255.20	Y	Y
12/22/2025	Amazon	Signs	53900-4670	\$ 223.30	Y	Y
12/22/2025	Sam's	Gasoline	57200-4660	\$ 72.27	Y	Y
12/24/2025	Wawa	Gasoline	57200-4660	\$ 24.77	Y	Y
12/24/2025	Adobe	Subscription	57200-5101	\$ 281.57	Y	Y
12/24/2025	Home Depot	Maintenance Supplies	53900-4785	\$ 36.59	Y	Y
12/29/2025	Straight Talk	Cell phone	53900-4785	\$ 47.60	Y	Y
12/29/2025	Amazon	Blades/Nets	53900-4785	\$ 102.81	Y	Y

12/31/25 Statement

001-10103

Total activity	2,123.64
Replenish card	-
Credit/Refund	-
Total charges	<u>2,123.64</u>
\$	2,123.64

0

Expense Summary

57200-4647	(6.66)
57200-4660	(221.63)
53900-4670	(553.20)
57200-5101	(569.45)
53900-4609	-
57200-4763	(153.83)
53900-4785	<u>(618.87)</u>
	<u>(2,123.64)</u>

GF EF
2,123.64

TRUE



10-S Tennis Supply & Dinkshot Pickleball
 1400 NW 13th Avenue
 Pompano Beach, FL 33069
 Toll-Free: (800) 247-3907
 Local: (954) 969-5440
 www.10-S.com / www.dinkshot.com

Sales Order

#244335

12/2/2025

Bill To
 John Gentilella
 Seven Oaks CDD
 3434 Colwell Avenue
 Ste 200
 Tampa FL 33614
 United States

Ship To
 John Gentilella
 Seven Oaks CDD
 2910 Sports Core Circle
 Wesley Chapel FL 33544
 United States

TOTAL - (Not an Invoice)

\$114.99

Payment Method	Terms	PO #	Sales Rep	Ship Via	Customer Phone #
Master Card			Online Order	FedEx 2Day®	813-230-7987

Quantity	Item	Options	Customer Description	Rate	Amount
3	XL4040 Treadblaster - Valve Extension Spring			\$6.95	\$20.85
1	XL4037 Treadblaster - Valve Assembly with Cotter Pin & Washer			\$44.79	\$44.79
1	XL4025 Treadblaster - Side Nozzle			\$16.50	\$16.50

Subtotal	\$82.14
Discount ()	
Shipping Costs (FedEx 2Day®)	\$27.10
Tax (7%)	\$5.75
Total	\$114.99

This order may include products that may contain chemicals known to the State of California to cause cancer, birth defects, or other reproductive harm. For more information, visit www.P65Warnings.ca.gov.

Code: 4763



Receipt

TACTACAM

Invoice number OZF4A1NO-0001
Date paid December 3, 2025

TACTACAM
+1 844-482-2822
billing@revealcellcam.com

Bill to
John Gentilella
3434 Colwell Avenue
Ste 200
Tampa
Florida
33614
USA
+18132307987
maintenance@sevenoakscdd.com

\$175.00 paid on December 3, 2025

Description	Qty	Unit price	Amount
Defend Pro Live Dec 3, 2025 – Dec 3, 2026	1	\$55.00	\$55.00
Defend Yearly Plan Dec 3, 2025 – Dec 3, 2026	1	\$120.00	\$120.00
		Subtotal	\$175.00
		Total	\$175.00
		Amount paid	\$175.00

Payment history

Payment method	Date	Amount paid	Receipt number
Mastercard - 0283	December 3, 2025	\$175.00	2539-9724-8836

CODE:
4785

NO PURCHASE NECESSARY. VOID WHERE PROHIBITED.
Open to legal residents of the 50 U.S. states/Washington, D.C. Must be age 18+.
Visit www.acehardware.com for Official Rules, dates of entry, prize
descriptions, odds and details. Sponsor: Ace Hardware Corporation.
Standard message & data rates apply.

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

12/04/25 8:43AM SALLYD 261 SALE

NUTS	12	EA	.65	EA	N
NUTS/BOLTS/FASTENERS					\$7.80
NUTS	12	EA	.18	EA	N
NUTS/BOLTS/FASTENERS					\$2.16

SUB-TOTAL:\$ 9.96 TAX: \$.00
TOTAL: \$ 9.96
BC AMT: \$ 9.96

BK CARD#: XXXXXXXXXXXX0283
MID:*****5880 TID:***4733
AUTH: 004300 AMT: \$ 9.96
Host reference #:235451 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A04001220000000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0019
AC : D0022220A59AD989
TxnID/ValCode: 429459

CODE:
4785

Bank card USD\$ 9.96

Total Items:24



==>> JRNL# C35451
CUST NO: 170931

Acct: SEVEN OAKS COMMUNITY DEVELOP
Customer Copy

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS



Receipt



Invoice number OZF4A1NO-0003
Date paid December 4, 2025

TACTACAM
+1 844-482-2822
billing@revealcellcam.com

Bill to
John Gentilella
3434 Colwell Avenue
Ste 200
Tampa
Florida
33614
USA
+18132307987
maintenance@sevenoakscdd.com

\$54.92 paid on December 4, 2025

Description	Qty	Unit price	Amount
Remaining time on 2 x Defend Pro Live after 04 Dec 2025 Dec 4, 2025 – Dec 3, 2026	2		\$109.83
Unused time on Defend Pro Live after 04 Dec 2025 Dec 4, 2025 – Dec 3, 2026	1		-\$54.91
		Subtotal	\$54.92
		Total	\$54.92
		Amount paid	\$54.92

Payment history

Payment method	Date	Amount paid	Receipt number
Mastercard - 0283	December 4, 2025	\$54.92	2406-4968-9843

CODE:
4785

Receipt



Invoice number OZF4A1NO-0002
Date paid December 4, 2025

TACTACAM
+1 844-482-2822
billing@revealcellcam.com

Bill to
John Gentilella
3434 Colwell Avenue
Ste 200
Tampa
Florida
33614
USA
+18132307987
maintenance@sevenoakscdd.com

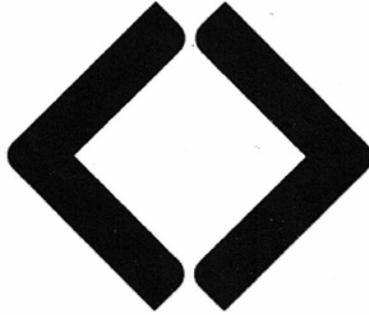
\$119.81 paid on December 4, 2025

Description	Qty	Unit price	Amount
Remaining time on 2 x Defend Yearly Plan after 04 Dec 2025 Dec 4, 2025 – Dec 3, 2026	2		\$239.62
Unused time on Defend Yearly Plan after 04 Dec 2025 Dec 4, 2025 – Dec 3, 2026	1		-\$119.81
		Subtotal	\$119.81
		Total	\$119.81
		Amount paid	\$119.81

Payment history

Payment method	Date	Amount paid	Receipt number
Mastercard - 0283	December 4, 2025	\$119.81	2755-4373-5632

CODE:
4785



sam's club™

CLUB MANAGER JASON
8139297010

WESLEY CHAPEL, FL
12/05/25 08:00 4700 4852 88

Pump# 9 UNLEAD	
Gallons	29.438
Price/Gal	\$2.779
Fuel Sale	\$81.81
MASTERCARD CREDIT TEND	\$81.81
Apprvl: 005864	

12/05/25 08:00

TC# 2434 0565 9437 1744 914

CODE:
4660

KEEP THIS RECEIPT TO ENTER

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

12/10/25 9:24AM VIRGINIAC 265 SALE

NUTS 1 EA .20 EA N
NUTS/BOLTS/FASTENERS \$1.20

SUB-TOTAL: \$.20 TAX: \$.00
TOTAL: \$.20
BC AMT: \$.20

BK CARD#: XXXXXXXXXXXX0283
MID:*****5880 TID:***4733
AUTH: 010784 AMT: \$.20
Host reference #:237539 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE: MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A040012200000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC : 001A
AC : 861EA613F98EF17D
TxnID/ValCode: 459630

CODE:
4785

Bank card USD\$.20

Total Items: 1



==>> JRNL# C37539
CUST NO: 170931

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

Order Summary

Order placed December 8, 2025 Order # 114-6475660-3216212

Ship to

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

Payment method

Mastercard ending in 0283

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$32.65
Shipping & Handling:	\$0.00
Total before tax:	\$32.65
Estimated tax to be collected:	\$0.00
Grand Total:	\$32.65

Arriving tomorrow



Echo 6450001 Power Blend 1 Gallon Oil Mix (50:1) 12 Pack

Sold by: SDR Supply

\$27.48

Arriving tomorrow



Sigma Engineered Solutions ProConnex 44919 One-Hole BX Strap 3/8-Inch Conduit

Fitting, 10-Pack

Sold by: Amazon.com

Supplied by: Other

\$5.17

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CODE:
4785



How doers
get more done.

CODES:

4785

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00001 12219 12/11/25 01:20 PM
SALE CASHIER SARAH

071611936194 PEN 10W30 QT <A>	6.97N
PENNZOIL 10W30 320Z	
092097213562 TEKS 2-1/2 <A>	14.57N
TEKS HWH DRL PT SCREW 14X2-1/2" 30PK	
092097212701 150PC WASHER <A>	11.47N
TEKS BONDED WASHER #9 OR #10 150PK	
742786912244 2CF VIG BRWN <A>	
2 CU FT VIGORO BROWN COLORED MULCH	6.66N
2@3.33	
764661111504 AK FASTSET <A>	
50LB SAKRETE FAST-SET CONCRETE	74.70N
10@7.47	

SUBTOTAL 114.37
SALES TAX 0.00

TAX EXEMPT
TOTAL \$114.37
XXXXXXXXX3197 STORE CREDIT 21.69
CARD BALANCE 0.00

XXXXXXXXXXXX0233 MASTERCARD
USD\$ 92.68
AUTH CODE 011621/6010481 TA
Contactless TA
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

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

2025 PRO XTRA SPEND 12/10: \$1,628.97

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

6311 12/11/25 01:20 PM



6311 01 12219 12/11/2025 3910

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	03/11/2026

Order Summary

Order placed December 8, 2025 Order # 114-9517353-5002607

Ship to John Gentilella 2910 SPORTS CORE CIR WESLEY CHAPEL, FL 33544-8764 United States	Payment method Mastercard ending in 0283 View related transactions	Order Summary Item(s) Subtotal: \$42.78 Shipping & Handling: \$0.00 Total before tax: \$42.78 Estimated tax to be collected: \$0.00 Grand Total: \$42.78
--	---	---

Arriving Tuesday



ZJZZJZ EZGO Drive Belt & Starter Generator Belt Kits, OEM 72054G01 72024G01 72025G01 26414G01 630587, Fits 4 Cycle 1994-up EZGO TXT/Medalist Gas Golf Cart (Drive Belt & Starter Generator Belt Kits)

Sold by: WFR-Shop

2 Supplied by: Other

\$21.39

CODE:
4660



CODE: 4785

How doers
get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00061 35925 12/16/25 09:34 AM
SALE CASHIER PORCHIA

051411961527 3/4" STRAP <A> 1.73N
E740 EMT 1-HOLE STRAP 3/4" PK4
045242291632 NCVTANDGFCIR <A> 24.88N
MKE NON-CONTACT VOLT AND GFCI RECEP

SUBTOTAL 26.61
SALES TAX 0.00
TAX EXEMPT

TOTAL \$26.61
XXXXXXXXXXXX0283 MASTERCARD USD\$ 26.61
TA

AUTH CODE 016663/1612554
Contactless
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7987 SUMMARY
THIS RECEIPT PO/JOB NAME: NONE

2025 PRO XTRA SPEND 12/15: \$1,743.34

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PLUS earn Perks 4X FASTER when you join
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6311 12/16/25 09:34 AM



6311 61 35925 12/16/2025 0200

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 03/16/2026



Order WEBFWS100639589

Confirmed Dec 18

Buy again

📌 In the interest of reducing packaging waste and keeping costs low for our valued customers, your package may arrive in a box with branding from another company. Please check your shipping label and rest assured that we are committed to getting your order to you in a timely, eco-friendly, and safe manner.

Arrived Dec 24

UPS [1Z89YF110333484262](#)

📍 **Delivered**
Dec 24

Show details ▾

Track order with Shop

News and offers

You'll receive marketing emails. You can unsubscribe at any time.

Email me with news and offers

Contact information

maintenance@sevenoakscdd.com

Payment

shop

Shipping address

Mastercard •••• 0283
\$43.46 USD

	3	O-Ring for Rusco/Vu-Flow Filters - 1.5" Housing	\$6.57
		\$2.19/ea	
	1	Rusco/Vu-Flow Filter Cover for Spin Down/Sediment-1.5"	\$24.84
Subtotal			\$31.41
Shipping			\$9.21
Taxes			\$2.84
Total			USD \$43.46

CODE:
4763

Order Summary

Order placed December 11, 2025 Order # 113-3185876-4771426

Ship to

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

Payment method

Mastercard ending in 0283

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$478.50
Shipping & Handling:	\$0.00
Total before tax:	\$478.50
Estimated tax to be collected:	\$0.00
Grand Total:	\$478.50

Arriving tomorrow



2

Brimar - 10" x 14" - Caution Slippery When Wet Sign - .040" Rust-Free Aluminum - Bold Text And Symbol - Easy Installation

Sold by: Brimar Industries

\$15.95

Arriving tomorrow



12

Brimar - 10" x 14" - Caution Slippery When Wet Sign - .040" Rust-Free Aluminum - Bold Text And Symbol - Easy Installation

Sold by: Brimar Industries

\$15.95

Arriving tomorrow



16

Brimar - 10" x 14" - Caution Slippery When Wet Sign - .040" Rust-Free Aluminum - Bold Text And Symbol - Easy Installation

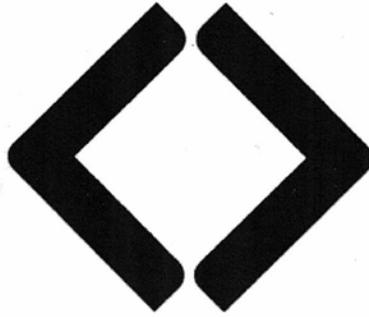
Sold by: Brimar Industries

\$15.95

CODE:
4670

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sam's club™

CLUB MANAGER JASON
8139297010

WESLEY CHAPEL, FL
12/22/25 07:37 8860 4852 88

Pump# 3 UNLEAD	
Gallons	28.918
Price/Gal	\$2.499
Fuel Sale	\$72.27
MASTERCARD CREDIT TEND	\$72.27
Apprvl: 022746	

12/22/25 07:37

TC# 8634 8745 4437 6734 934

CODE:
4660

CODE 4660

#5226
SR 56
ape1 FL 335

58:28:12 AM
XXXXXX1004
271
686
Unleaded
lons Price
95 \$2.849
e \$24.77

d
XXX0283
ss

7

d
uer
0000041010
008001

XXXXXXXXXXXX
XXXXXXX

CF492EC

5 08:26:40

o pay the
al Amount
to Card
reement.

Payment Method

MASTER_CARD ending in 0283

Due on 24-December-2025 PST

US\$281.57 including tax .

PRODUCT	QUANTITY	SUBTOTAL
 Acrobat Pro US\$281.57/yr per license	1 license	US\$281.57/yr

Subtotal: US\$281.57/yr

Tax/VAT: US\$0.00/yr

Total: US\$281.57/yr

Adobe

CODE:
4785

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CODE: 4785

How doers get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00007 41157 12/24/25 09:59 AM
SALE CASHIER MINANSHU

084305355591 LID <A>	1.98N
5GAL HOMER LEAKPROOF LID	
084305355546 HOMER BUCKET <A>	3.98N
5GAL HOMER BUCKET	
071549027551 ORTHO FAK TP <A>	19.97N
ORTHENE 12OZ FIRE ANT KILLER TWIN PA	
099167223315 1/2 2X2 BC <A>	10.66N
15/32 2X2 BCX PLYWOOD	

SUBTOTAL	36.59
SALES TAX	0.00

TAX EXEMPT	
TOTAL	\$36.59

XXXXXXXXXXXX0283 MASTERCARD	USD\$ 36.59
-----------------------------	-------------

AUTH CODE 024913/3073314	TA
Contactless	
AID A0000000041010	Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7987 SUMMARY
THIS RECEIPT PO/JOB NAME: 00

2025 PRO XTRA SPEND 12/23: \$1,769.95

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Credit Card. Apply and SAVE UP TO \$100.
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6311 12/24/25 09:59 AM



6311 07 41157 12/24/2025 6658

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	03/24/2026

Order History

Start Date

09/30/2025

End Date

12/29/2025

FILTER

10/29/2025

Order ID: BRM20251029269800718

Status: SUCCESSFUL PAYMENT

\$47.60

11/28/2025

Order ID: BRM20251128279773574

Status: SUCCESSFUL PAYMENT

\$47.60

12/28/2025

Order ID: BRM20251228290047205

Status: SUCCESSFUL PAYMENT

\$47.60

Payment



0283

CODE:
4785

Order Summary

SubTotal	\$45.00
Discounts	-\$1.00
Total Mandatory Tax Amount	\$0.60
Total Other Tax Amount	\$3.00
Total	\$47.60

[VIEW ORDER DETAILS](#)

Feedback

PRINT

1 Tax: The tax and service charge amounts are estimated based on the home area for your phone. If your billing address is in a different city and ZIP Code, the actual taxes and service charges will be based on your billing address information, so the amounts may vary from the original estimate.

2 A tax, fee, or surcharge to fund state and/or local E911 related programs, and in some states the 988 Suicide Hotline, imposed by law on prepaid wireless users or assessed by us to recover the cost of complying with E911 and 988 laws and regulations. In California only: taxes, fees or surcharges include: (1) the Prepaid 911/988 Surcharge, (2) Local Charges on prepaid mobile telephony services for utility user taxes and for access to communication services or to local "911" emergency telephone systems, (3) Public Utilities Commission (PUC) reimbursement (user) fees (PUC Fee) and (4) the Public Purpose Program (PPP) surcharge. To review the rates for the above PPP surcharges, please visit <http://www.cpuc.ca.gov>

3 USF Charge: This charge is to recover our contribution requirement to the Federal Universal Service Fund.

4 Regulatory Charge: Fee to help cover our costs related to complying with government regulations and programs.

Order Summary

Order placed December 23, 2025 Order # 112-2007177-7769856

Ship to

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

Payment method

Mastercard ending in 0283
Amazon gift card balance

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$109.98
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$2.00
Total before tax:	\$107.98
Estimated tax to be collected:	\$0.00
Gift Card Amount:	-\$5.17
Grand Total:	\$102.81

Arriving January 2

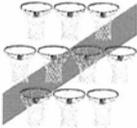


25 Pack 9 Inch 6/12 TPI Reciprocating Saw Blades, Stud and Nail Saw Blades, Bi-Metal 9" 6-12 TPI Saw Blade for Cutting Wood and Nail-Embedded Wood, Metals, PVC, Pallets etc, with Organizer Case

Sold by: EXMIATOV

Supplied by: Other

\$39.99



LAO XUE Basketball Net Outdoor, (7.16 oz) 12 Loops Professional Heavy Duty Basketball Net Replacement, All Weather Anti Whip, Suitable for Outdoor Standard 12 Loops Basketball Hoop

Sold by: LAO XUE

Supplied by: Other

\$69.99

CODE: 4785

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures-General Fund January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$320,156.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All-Bounce Tampa	102115	549	02/21/26 - Event Rentals	\$ 634.80
Amazing Colors Painting Inc.	102104	316	Paint & Fence Work 12/25	\$ 14,650.00
Amazon Capital Services, Inc.	102127	1LTY-4KDJ-PNXD	Special Events 12/25	\$ 786.98
Ayers Distributing Company	102111	3464	Easter Eggs 12/25	\$ 745.00
Catrina Walters	102102	121	Thanksgiving Event 2026	\$ 1,932.50
Catrina Walters	102102	124	50% Deposit: Easter Party Event 04/26	\$ 750.00
Catrina Walters	102116	125	Easter Event 12/25	\$ 750.00
Charter Communications	102128	167115201010726	Clubhouse Cable - 167115201 01/26	\$ 279.59
Cintas Corporation	102112	4254296368	Janitorial Supplies 12/25	\$ 186.44
Cintas Corporation	102129	4255755600	Janitorial Services 01/26	\$ 186.44
Cintas Corporation	102146	4257279635	Janitorial Services 01/26	\$ 186.44
Complete IT Corp	102120	18728	CPU maintenance 01/26	\$ 235.00
Complete IT Corp	102130	18847	Access Control 01/26	\$ 230.50
Conley's Drinking Fountains LLC	102131	5823	Tennis Court Maint. 01/26	\$ 2,595.00
Cooper Pools Inc.	102147	1138	Pool Repairs 01/26	\$ 368.11

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cooper Pools Inc.	102142	2026-1052	Pool Monthly Maintenance 01/26	\$ 6,233.00
Cooper Pools Inc.	102132	2026-1053	Fountain Maintenance 01/26	\$ 350.00
Cooper Pools Remodeling & Resurfacing Inc	102105	2025-1442	Pool Monthly Maintenance 12/25	\$ 6,248.00
Cory N Carter	102133	52	Commercial Cleaning Services 01/26	\$ 2,200.00
Egis Insurance Advisors, LLC	102114	31211	Workers Compensation & TRIA 12/25	\$ 2,582.00
Ewing Irrigation Products Inc.	102134	28616332	Irrigation Supplies 12/25	\$ 75.59
Ewing Irrigation Products Inc.	102134	28791500	Irrigation Maintenance 01/26	\$ 463.18
Ewing Irrigation Products Inc.	102148	28864310	Irrigation Supplies 01/26	\$ 64.68
Ewing Irrigation Products Inc.	102148	28899691	Irrigation Supplies 01/26	\$ 8.13
FitRev, Inc.	102149	37434	Fitness Equipment Maintenance 01/26	\$ 95.00
Foliage Design Systems	102135	FDS/TMP 21980	Plant Maintenance 01/26	\$ 134.00
Forsite	102110	JF3014RREV1	Street Sign Replacement 12/25	\$ 6,994.00
Forsite	102110	JF3015RREV1	Street Sign Replacement 12/25	\$ 3,670.37
Frontier Communications of FL	20260105-1	813-994-3055-060923-5 12/25	813-994-3055-060923-5 12/25	\$ 124.99
Juniper Landscaping of Florida, LLC	102106	370275	Landscape Maintenance Renewal 12/25	\$ 85,066.92

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	102106	372227	Landscape Materials 12/25	\$ 3,675.00
Juniper Landscaping of Florida, LLC	102143	374690	Top Choice Application 12/25	\$ 4,500.00
Juniper Landscaping of Florida, LLC	102143	374691	Landscape Materials & Services 12/25	\$ 1,897.00
Juniper Landscaping of Florida, LLC	102143	375579	Landscape Maintenance Renewal 01/26	\$ 85,066.92
Lee Electric, Inc.	102136	251084	Commercial Lighting 01/26	\$ 1,347.00
Let's Plan A Party	102124	3902	Event 04/26	\$ 1,215.00
Merit Labib	102145	120925 Labib	Winter Wonderland Event Refund 12/25	\$ 45.00
Monica Zummo	102125	48	50% Deposit: Event 04/26	\$ 700.00
Pasco County Utilities	20260108-1	23656467 11/25	0 Summergate Blvd 11/25	\$ 448.44
Pasco County Utilities	20260108-1	23656468 11/25	0 Ancient Oaks Blv 11/25	\$ 589.84
Pasco County Utilities	20260108-1	23656470 11/25	0 Ancient Oaks/Sports 11/25	\$ 352.49
Pasco County Utilities	20260108-1	23656471 11/25	0 Fordham Dr 11/25	\$ 13.13
Pasco County Utilities	20260108-1	23656472 11/25	0 Millhopper Ave 11/25	\$ 8.08
Pasco County Utilities	20260108-1	23656473 11/25	0 Silvermoss Dr 11/25	\$ 49.49
Pasco County Utilities	20260108-1	23656474 11/25	0 Kirkwood Cir 11/25	\$ 17.17

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20260108-1	23656476 11/25	0 Baybrook Loop 11/25	\$ 38.38
Pasco County Utilities	20260108-1	23656478 11/25	0 Water Ash Dr 11/25	\$ 12.12
Pasco County Utilities	20260108-1	23656479 11/25	0 Arrowgrass Dr 11/25	\$ 52.52
Pasco County Utilities	20260108-1	23656483 11/25	0 Firebush Dr 11/25	\$ 23.23
Pasco County Utilities	20260108-1	23656486 11/25	0 Shoregrass Dr 11/25	\$ 13.13
Pasco County Utilities	20260108-1	23656489 11/25	0 Pine Point Dr 11/25	\$ 19.19
Pasco County Utilities	20260108-1	23656496 11/25	3247 Chapel Creek Circle 11/25	\$ 12.12
Pasco County Utilities	20260108-1	23656498 11/25	0 Mystic Oaks Blvd 11/25	\$ 191.90
Pasco County Utilities	20260108-1	23656502 11/25	27403 Mistflower Dr 11/25	\$ 35.35
Pasco County Utilities	20260108-1	23656504 11/25	0 Fawnmist Dr 11/25	\$ 8.08
Pasco County Utilities	20260108-1	23656507 11/25	0 Fiddlers Green Loop 11/25	\$ 5.05
Pasco County Utilities	20260108-1	23656508 11/25	0 Ancient Oaks Blvd 11/25	\$ 275.73
Pasco County Utilities	20260108-1	23656509 11/25	0 Eagleston Blv 11/25	\$ 292.90
Pasco County Utilities	20260108-1	23656510 11/25	0 Gentlewinds PI 11/25	\$ 33.33
Pasco County Utilities	20260108-1	23656511	Utilities: 0 Rustic Pine PI 11/25	\$ 7.07

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20260108-1	23656512 11/25	10 Roseling Ct 11/25	\$ 4.04
Pasco County Utilities	20260108-1	23656513 11/25	10 Wildstar Cir- Park 11/25	\$ 19.19
Pasco County Utilities	20260108-1	23656515 11/25	0 Rustic Pine Pl 11/25	\$ 8.08
Pasco County Utilities	20260108-1	23656516 11/25	0 Granite Glen Loop 11/25	\$ 16.16
Pasco County Utilities	20260108-1	23656517 11/25	Stonecreek Way 11/25	\$ 8.08
Pasco County Utilities	20260108-1	23656519 11/25	0 Watermark Dr 11/25	\$ 89.89
Pasco County Utilities	20260108-1	23656520 11/25	0 Watermark Dr 11/25	\$ 1.01
Pasco County Utilities	20260108-1	23656521	Utilities: 0 Indigo Pond Ct 11/25	\$ 1.01
Pasco County Utilities	20260108-1	23656523 11/25	4261 Windcrest Dr 11/25	\$ 44.44
Pasco County Utilities	20260108-1	23658205 11/25	0 Ancient Oaks Blvd & SR 58 11/25	\$ 28.35
Pasco County Utilities	20260108-1	23658207 11/25	0 Ancient Oaks Blvd 11/25	\$ 99.12
Pasco County Utilities	20260108-1	23658209 11/25	2910 Sports Core Circ 11/25	\$ 1,976.53
Pasco County Utilities	20260108-1	23659131 11/25	Vermillion Sky North Reclaim Dr 11/25	\$ 6.06
Pasco County Utilities	20260108-1	23659132 11/25	Vermillion Sky South 11/25	\$ 5.05
Pasco County Utilities	20260108-1	23659133 11/25	Autumn Breeze Reclaim 11/25	\$ 15.15

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20260108-1	23688727 11/25	0 Edenfield Dr 11/25	\$ 16.16
Pasco Sheriff's Office	102151	1-20261-12384	Off Duty Patrol 01/26	\$ 1,440.00
Pasco Sheriff's Office	102121	1-202512-12383	Off Duty Patrol 12/25	\$ 720.00
Professional Green Cleaners, LLC	102137	30220	Janitorial Services 01/26	\$ 655.00
Rizzetta & Company, Inc.	102103	INV0000106284	Accounting Services 01/26	\$ 9,480.00
Skyway Supply, Inc.	102138	69555	Supplies 01/26	\$ 229.90
Solitude Lake Management, LLC	102107	PSI220416	Last Installment: Erosion Repair site 18 (2of2)	\$ 11,700.00
Solitude Lake Management, LLC	102144	PSI233108	Aquatic Maintenance 01/26	\$ 4,839.00
Stantec Consulting Services, Inc.	102113	2498804	Engineering Services 11/25	\$ 975.35
Storage Center in Wesley Chapel	102139	29641	Storage Shed 01/26	\$ 272.00
Straley Robin Vericker	102108	27694	Legal Services 11/25	\$ 3,717.00
Straley Robin Vericker	102140	27768	Legal Services 12/25	\$ 2,775.50
TECO Peoples Gas	20260108-2	211003718858 12/25	2.11004E+11	\$ 43.07
Tyeshia Joy Swain	102117	122125-730	Room Rental 12/25	\$ 260.00
Valley National Bank	20260127-1	CC123125-730 ACH	Special Events 12/25	\$ 6,054.84

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Walt's Upholstery, Inc.	102141	8257	Furniture Repair/Replacement	\$ 1,212.30
Waste Connections of Florida	20260128-1	2102220W426	Garbage Service 01/26	\$ 1,089.46
Withlacoochee River Electric Cooperative, Inc.	20260120-1	10203732-122625	WREC Summary 11/25 730	<u>\$ 32,583.30</u>
Total				<u>\$ 320,156.36</u>



20111
Holland
Ave Port
Charlotte
Florida
33952
813-614-
4091
jacob@all-
bounce.com

Invoice #549

Rental Date

02/21/2026 06:30pm

Contact Person

Seven oaks CDD

Event Address

3434 Colwell Ave #200

City, State, Zip

other: Tampa, FL, 33614

Home Phone

813-907-7987

Cell Phone

813-907-7987

Event Rental Time

02/21/2026 06:30pm thru 02/21/2026 08:30pm

Location

Setup Surface

Concrete

Equipment Rented

1.

Mechanical Bull
6:30 pm → 8:30 pm x 1
\$595.00

SubTotal

\$595.00

Park Event - yes
\$45.00
\$640.00

Damage Waiver - Yes
\$44.80
\$684.80

Tax Exempt
\$0.00
\$684.80

Technology Fee (based on \$50.00)
\$1.25
\$686.05

Total

\$686.05

Deposit Required

\$50.00

Credit Card (Visa, MC, Disc) (0718) Payment

\$51.25

Due

\$634.80

Customer Comments:

* Please mail check
TO Clubhouse By
Feb 1st
57400-4775



**Amazing Colors
Painting Inc.**

Invoice

Raul Galicia
8138021320
amazingcolorspaintinginc@gmail.com

INVOICE NO.	316	ISSUE DATE	12/15/2025	DUE DATE	1/15/2026
PAYMENT METHOD	Transfer				

FROM Amazing Colors Painting Inc. 1316 baythorn drive Wesley Chapel FL 33543 United States	TO Seven oaks club house 3434 Colwell Ave Tampa, FL 33614 United States, 200 United States	Total due \$14,650.00
:	P19000027252	

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
INTERIOR AND EXTERIOR	1	14,650.00	14,650.00
1. Paint pillars at Gathering room and rotonda \$1100 2. 3. Preparing and Paint all 32 exterior pillars 3200 4. Paint all pool area pergolas \$2400 5. Paint walls , trims and slide window at coffee exterior patio \$750 6. Sanding and paint black metal Cabanas 15 total. \$3000 POOL FENCE TREATMENT 1. Deep Blistering corrotion , pro industrial Ken Kromik metal primer 2. DTN finish paint total 38 section 3. Shower post 2 total \$4200. Total 14650 PAINT COLORS Sw7505 manor house Pergolas Sw6129. Restrained gold. Walls Sw7013 Ivory Lace Trims Sw6258 Tricorn Black. Cabanas and fence			

APPROVED
John G. 12/16/25
Code: 4647

Total (USD):	\$14,650.00
---------------------	--------------------

Issued by, signature:



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

Invoice summary

Due 30 days from receipt of invoice

Item subtotal before tax	\$ 813.28
Shipping & handling	\$ 0.00
Promos & discounts	(\$ 11.00)
Total before tax	\$ 802.28
Tax	\$ 0.00
Amount due	\$ 802.28 USD

Billing period	12/1/25 to 12/31/25
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

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
MISC 1	11/29/25	Dawdix 7 FT Christmas Inflatable Snowman Outdoor Yard Decorations, Xmas Blow up Snow Man Built-in Colorful Rotating LED & LED Lights, Winter Outside Decorations for Garden Patio Lawn Party Xmas Gifts Sold by: qichunqidianmaoyiyouxiangongsi ASIN: B0FDQS7CD3 Order # 111-6127595-5748227 Order date: November 26, 2025	1	\$45.11	\$45.11	0.000%
MISC 2	11/29/25	Juegoal Christmas Inflatables Decorations Outdoor, 6FT Inflatable Xmas Snow Globe with Built-in Rotating Lights, Lighted Blow Up Santa & Penguin in Snowing Globe for Holiday Winter Lawn Yard Garden Sold by: YoFit LLC ASIN: B0FHQ42YGS Order # 111-6127595-5748227 Order date: November 26, 2025	1	\$82.99	\$82.99	0.000%

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Misc
Misc
Cafe
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E

#	Ship date	Description	Qty	Unit price	Item subtotal before tax	Tax
3	11/30/25	Betem 24 Colors Dual Tip Acrylic Paint Pens Markers, Premium Acrylic Paint Markers Stocking Stuffers for Rock, Wood, Fabric, Glass, Canvas, Ceramic, Christmas Gifts for Teens DIY Crafts Art Supplies Sold by: xinyishihuahuikejiyouxiangongsi ASIN: B09VCYS41G Order # 113-1983125-2305008 Order date: November 25, 2025	1	\$9.49	\$9.49	0.000%
4	11/30/25	Anditoy 50 PCS Christmas Wooden Hanging Ornaments Unfinished Wood Slices Christmas Crafts for Kids DIY Christmas Decorations Party Supplies Favors Sold by: Shenzhenshi Andiyang Kejiyouxiangongsi ASIN: B08KW8SRFM Order # 113-1983125-2305008 Order date: November 25, 2025	1	\$12.99	\$12.99	0.000%
5	11/30/25	4E's Novelty Foam Snowflake Picture Frame Craft (12 Pack) Bulk Christmas Winter Crafts for Kids Toddlers 3-12, Individually Wrapped Arts & Crafts for Classroom Sold by: 4'ES NOVELTY LLC ASIN: B0BKMRFKMY Order # 113-0007898-0489869 Order date: November 25, 2025	1	\$22.53	\$22.53	0.000%
6	11/30/25	4E's Novelty Reindeer Christmas Ornament Craft for Kids (12 Pack) Updated Edition - Foam Bulk Arts and Crafts Kit for Kids Toddlers 4-8 DIY Craft Party Favor Activity Project Sold by: 4'ES NOVELTY LLC ASIN: B09KXJRZVQ Order # 113-0007898-0489869 Order date: November 25, 2025	1	\$16.65	\$16.65	0.000%
7	11/30/25	chiazllta 945Pcs DIY Christmas Tree Craft Kit Kids Holiday Art Making Craft with Stickers, Make Your Own Christmas Bookmark Xmas Party Favor Decoration Home Classroom Game Activities Sold by: Shenzhenyihuzhuojiumaoyiyouxiangongsi ASIN: B09JNV4PQ Order # 113-0007898-0489869 Order date: November 25, 2025	1	\$14.99	\$14.99	0.000%
8	11/30/25	JOYIN 8 FT Long Christmas Inflatable Decoration Four Xmas Characters and Christmas Tree Blow Up Inflatables Decor with Build-in LEDs for Xmas Party Snowman Reindeer Santa Gingerbread Man Outdoor Decor Sold by: JOYIN US CORP ASIN: B0FJSBXCKD Order # 111-6127595-5748227 Order date: November 26, 2025	1	\$59.97	\$59.97	0.000%
9	11/30/25	zukaii 7FT Christmas Inflatables Tree Built-in 360° Rotating Colorful LEDs & Lighted Star, Christmas Decoration Outdoor Blow up Yard Decorations with 3 Gift Boxes for Xmas Party Holiday Indoor Sold by: Foshanshijinsekejiyouxiangongsi ASIN: B0FL7RD9KY Order # 111-6127595-5748227 Order date: November 26, 2025	1	\$64.99	\$64.99	0.000%
10	11/30/25	Gemroom 10" Microwave Turntable Compatible with GE WB49X10229 WB49X0688, 10 inch Replacement Microwave Glass Plate for Daewoo 3517203600, Panasonic A060140L0TU A0601-1000 Sold by: Chenzhou Duoshou Import and Export Trade Co., Ltd ASIN: B096SNTMH9 Order # 111-2164136-0389056 Order date: November 29, 2025	1	\$15.30	\$15.30	0.000%
11	11/30/25	Food coloring Pens, 11Pcs Double Sided Food Grade and Edible Marker, Gourmet Writers for Decorating Fondant, Cakes, Cookies, Frosting, Easter Eggs, Thick Tip and Fine Tip, 10 Colors, by Edibleink Sold by: NingBo Fudike Trading Company Ltd ASIN: B07HQZYSZ9 Order # 113-9088956-0243417 Order date: November 30, 2025	1	\$10.36	\$10.36	0.000%
12	11/30/25	Stauffer's Iced Gingerbread Cookies 2 Pack (12 Oz. Each) Sold by: Prestige Essentials Partners LLC ASIN: B01MPY1MBT Order # 113-6583512-1025801 Order date: November 30, 2025	1	\$21.60	\$21.60	0.000%

#	Ship date	Description	Qty	Unit price	Item subtotal before tax	Tax
E 13	12/2/25	Weemium Christmas Paper Straws - [200 Pack] in 10 Designs - Biodegradable Christmas Straws for Drinking, Party and Crafts Sold by: Weemium Ltd ASIN: B0B8QKQ97S Order # 113-6271358-2066612 Order date: December 01, 2025	1	\$7.99	\$7.99	0.000%
CHS 14	12/2/25	Neosporin Original First Aid Triple Antibiotic Ointment, Bacitracin Zinc & Neomycin Sulfate Infection Protection, Wound Care Treatment & Scar Appearance Minimizer for Minor Cuts, Scrapes & Burns, 1 oz Sold by: Amazon.com Services, Inc ASIN: B001ECQ778 Order # 113-9594937-2737846 Order date: December 01, 2025	1	\$7.56	\$7.56	0.000%
E 15	12/9/25	Gerrii 100 Set Christmas Paper Cups Disposable 12 oz with Lids Hot Chocolate Cups Coffee Cups Holiday Hot Cups for Hot and Cold Drinks Tea Water Bar Supplies Winter Season (Gingerbread Man Style) Sold by: shenzhenshiyuyushangmaoyouxiangongsi ASIN: B0CF59DG2Y Order # 113-1173781-4577031 Order date: December 08, 2025	1	\$34.99	\$34.99	0.000%
E 16	12/9/25	Honoson 100 Christmas Napkins Bulk 3 Ply Disposable Paper Gingerbread Man Guest Napkins Xmas Disposable Hand Towels for Christmas New Year Winter Holiday Dinner Party Supplies, 6.5 x 6.5 Inch Sold by: ShenZhenShiDingNingWangLuoKeJiYouXianGongSi ASIN: B0CFY9BYFZ Order # 113-1173781-4577031 Order date: December 08, 2025	1	\$15.99	\$15.99	0.000%
E 17	12/9/25	Insulated Beverage Dispenser 3.5 Gallon, Hot Drink Dispenser with 304 Stainless Steel Interior & Spout, Hot Water Dispenser for Parties, Portable Outdoors Water Cooler Jug for Camping Sports Sold by: shenzhenshiyueqikejiyouxiangongsi ASIN: B0FKBGD68G Order # 113-1002823-3001029 Order date: December 09, 2025	1	\$81.69	\$81.69	0.000%
E 18	12/10/25	FALIZIFU 50 Pcs White Scalloped Paper Plates 25 x 7" and 25 x 9" Disposable White Scalloped Dinner Plates for Wedding Baby Shower Birthday Party Disposable Dessert Plate Sold by: guangzhoushijaguangjinlindianziyouxiangongsi ASIN: B0F5BYM2N8 Order # 113-1173781-4577031 Order date: December 08, 2025	2	\$11.99	\$23.98	0.000%
E 19	12/10/25	Christmas Placemats, 50 Psc Gingerbread Place Mats Disposable Paper Placemats, Gingerbread House Shaped Candy Cane Table Mats for Xmas Dinner Table Setting Kitchen Party Decor, 10.8" x 13.3" Sold by: foshanshishundequchaozhuandianzishangwu Co.,Ltd. ASIN: B0DHQGF6GG Order # 113-1173781-4577031 Order date: December 08, 2025	2	\$9.99	\$19.98	0.000%
E 20	12/23/25	Sammray 100 Pack 5 oz Dessert Cups with Lids and Spoons - Plastic Parfait Cups for Appetizer and Desserts be it, Mousse, Tiramisu, Pudding, or salads - Perfect for Parties Sold by: Hamza Bassam Abdelmughni Zalloum ASIN: B0982TZHCF Order # 113-7750531-3305004 Order date: December 22, 2025	1	\$24.49	\$24.49	0.000%
CHS 21	12/23/25	Grout Pen White Tile Paint Marker: Waterproof Grout Paint, Tile Grout Colorant and Sealer Pen - White, Narrow 5mm Tip (7mL) Sold by: BG Services, LLC ASIN: B006LMFJS4 Order # 113-1753743-0777040 Order date: December 22, 2025	1	\$8.54	\$8.54	0.000%
E 22	12/26/25	100 Pcs Black and Gold Napkins - Black Paper Napkins Disposable - 3-Ply Premium Quality Black Dinner Napkins for Birthday Kitchen Wedding Anniversary New Year Party Sold by: ZhengZhouPeiQiangWangLuoKeJiYouXianGongSi ASIN: B0DKNBDB8H Order # 113-4490075-4552232 Order date: December 23, 2025	1	\$15.19	\$15.19	0.000%

#	Ship date	Description	Qty	Unit price	Item subtotal before tax	Tax
23	12/26/25	Gerrii 100 Pieces Black and Gold Paper Plates 10" Black Disposable Plates with Gold Rim Fancy Dinner Dessert Cake Plate for Guests Wedding Anniversary Birthday New Year Party <small>Sold by: shenzhenshiyuyushangmaoyouxiangongsi ASIN: B0BXF4XYNY Order # 113-4490075-4552232 Order date: December 23, 2025</small>	1	\$26.99	\$26.99	0.000%
24	12/26/25	Goodluck 300 Pack Gold Plastic Silverware Set - Heavy Duty Disposable Cutlery, Includes 100 Forks, 100 Spoons, 100 Knives, Elegant Vintage Design for Weddings, Parties, Thanksgiving, and Daily Use <small>Sold by: ningboguanmariyongpinyouxiangongsi ASIN: B0FLDX9L97 Order # 113-4490075-4552232 Order date: December 23, 2025</small>	1	\$26.16	\$26.16	0.000%
25	12/26/25	10000 Clear Wedding Table Scatter Confetti Crystals Acrylic Diamonds Rhinestones for Table Centerpiece Decorations Wedding Decorations Bridal Shower Decorations Vase Beads (Gold, 3 mm, 6 mm and 10 mm) <small>Sold by: SHENZHENSHI ZHIYOUKEJI YOUXIANGONGSI ASIN: B0814YWY3Z Order # 113-4490075-4552232 Order date: December 23, 2025</small>	1	\$11.99	\$11.99	0.000%
26	12/26/25	FALAMON 140,000 Clear Water Gel Beads, Water Gel Beads for Vase Filler, Christmas Decoration, Wedding Centerpiece, Floating Candles, Planting, Floral Decorations <small>Sold by: SHENZHEN MENGPAL TECHNOLOGY CO.,LTD ASIN: B0BN11WN56 Order # 113-4490075-4552232 Order date: December 23, 2025</small>	1	\$8.54	\$8.54	0.000%
27	12/26/25	Electric Warming TrayExtra Long 40"x12"Food Warmer with Thermostat and Full Surface HeatingFood Warming Mat with 2 Temperature Modes for Parties BuffetGatheringsGold Edge <small>Sold by: Zhongshan Zhenlishizhu E-commerce Co., Ltd. ASIN: B0DFWHTC85 Order # 113-6072888-6009065 Order date: December 23, 2025</small>	1	\$109.99	\$109.99	0.000%
28	12/29/25	10 x Monthly Inspection Tags 5 x 2 Inch Vinyl Monthly Inspection Stickers Fire Extinguisher Inspection Tag Inspection Record Tag <small>Sold by: InfinityLink LLC ASIN: B0DXQ5HRYH Order # 113-5498147-0684250 Order date: December 29, 2025</small>	1	\$12.24	\$12.24	0.000%
29		Promotions & discounts			(\$11.00)	0.000%

Events -	57400 - 4775	\$ 505.58	
Clubhouse misc	57200 - 4795	\$ 253.06	Total before tax \$802.28
Clubhouse Supplies	57200 - 4619	\$ 28.34	Tax \$0.00
Cafe Supplies	57200 - 3222	\$ 15.30	Amount due \$802.28
		enterprise fund	

FAQs

How is tax calculated?

Visit <https://www.amazon.com/gp/help/customer/display.html?nodeId=G202036190>

How are digital products and services taxed?

Visit <https://www.amazon.com/gp/help/customer/display.html?nodeId=T18ikShu13no6ZK3jZ>

When will I get a refund for undelivered items?

You can expect to get your refund within 7 calendar days after we receive confirmation that your package was undeliverable (exclusions apply).

AYERS DISTRIBUTING

1119 Staghorn Trail
Nicholson, GA 30565
1-800-647-3509
1-706-757-3939 (Fax)

INVOICE 3464

DATE

12-29-25

SALES PERSON

B/M

SOLD TO

SEVEN OAKS CDD
3434 COLWELL AVE, #200
TAMPA, FL 33614

SHIP TO

SEVEN OAKS CLUBHOUSE
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544
ATTN: THERESA DIMAGGIO

YOUR ORDER NO.

DATE SHIPPED

12-30-25

SHIPPED VIA

UPS

F.O.B. POINT

Dest

TERMS

DUE UPON RECEIPT

QUAN.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
2	CASE 1000	TOY-FILLED PLASTIC EGGS	\$ 149	\$ 298
3	CASE 1000	CANDY-FILLED PLASTIC EGGS	\$ 149	\$ 347
			SHIPPING \$	\$
		THANK YOU, FROM THE AYERS FAMILY	TOTAL DUE \$	\$ 745.00

Theresa Dimaggio

57400-4775

[Handwritten scribbles]

invoice



INVOICE N. #121

DATE: 12/2/25

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
①	Thanksgiving Event 2026 (10/24/26)			\$1932.50 -

PAYMENT DETAILS:
PAYPAL: yourpaypalmail@gmail.com
BANK: Catrina Walters
BUSINESS NAME: 1085 ALTOONA AVE
ACCOUNT: Spring Hill, FL 34609

SUBTOTAL	1932.50
DISCOUNT	
TAXES	
TOTAL AMOUNT	1932.50

Special Notes and Terms:
Balance of \$1932.50 to be paid by 9/24/26
-CW

Theresa Dimaggio

THANK YOU FOR YOUR PURCHASE!
Thanks, Catrina

57400-4775

* Please pay deposit of \$1,932.50 mail to vendor
* This is coded towards next fiscal years Budget 26/27

Deposit

invoice



INVOICE N: #124

DATE: 12/10/25

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
①	Easter Party Event (4/4/26)	①		\$750-
	"Event Planner" /Decorator			
	Total = \$1500 ⁰⁰			

PAYMENT DETAILS:
 PAYPAL: ~~yourpaypalmail@gmail.com~~
 BANK: Catrina Walters
 BUSINESS NAME: 1085 Altoona Ave.
 ACCOUNT: Spring Hill, FL 34609

SUBTOTAL	\$750-
DISCOUNT	0
TAXES	0
TOTAL AMOUNT	\$750⁰⁰

Special Notes and Terms:

#750 Balance due by 3/4/26 CW
 I will email another invoice
 for balance due

only
 pay
 deposit

57400-4775

THANK YOU FOR YOUR PURCHASE!

invoice



INVOICE N. #125

DATE: 12-10-25

LASTING IMPRESSIONS BY CATRINA

Catrina Walters

1085 Altoona Ave

Spring Hill, Fl. 34609

Catrinawalters1@gmail.com

813-770-3450

BILL TO:

Seven Oaks CDD
3434 Colwell Ave #200
Tampa, Fl. 33614

NO.	DESCRIPTION	QTY	UNIT COST	AMOUNT
	Easter Event (4/4/26) (PIF BAL. CW)			\$750-
	Theresa DiMassio			
	57400-4775			
	Balance due			

PAYMENT DETAILS:

PAYPAL: yourpaypalmail@com

BANK: Catrina Walters

BUSINESS NAME: 1085 Altoona Ave.

ACCOUNT: Spring Hill, Fl. 34609

SUBTOTAL	\$750-
DISCOUNT	0
TAXES	0
TOTAL AMOUNT	\$750-

Special Notes and Terms:

12/10/25 - PIF Balance due for 4/4/26 Event
-CW

THANK YOU FOR YOUR PURCHASE!

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

Invoice Number: 167115201010726
Account Number: 167115201
Invoice Date: 01/07/26
Due Date: 02/06/26

Summary *Account activity from 01/10/2026 through 02/09/2026 details on following pages*

Payment Options

Previous Statement Balance	\$279.84
Payments	\$-279.84
01/05/2026	\$-279.84
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	\$16.59
Current Charges Subtotal	\$279.59
BALANCE DUE	\$279.59

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.

Spectrum has an important message regarding changes to your account under Billing Information

Thank you for choosing Spectrum Business for enterprise. We value you as our customer and appreciate your prompt payment.

Note: Payments made after 12/28/2025 may not be reflected in the Payments section of this statement. They will appear on the following month's statement.

Please detach and enclose this coupon with your payment.



1900 BLUE CREST LN
SAN ANTONIO, TX 78247

6810 0225 NO RP 07 01072026 NNNNNNNY 01 006993 0019

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



ACCOUNT NUMBER 167115201

<u>DUE DATE</u>	<u>02/06/26</u>
<u>PREVIOUS BALANCE SUBTOTAL</u>	<u>\$0.00</u>
<u>CURRENT CHARGES SUBTOTAL</u>	<u>\$279.59</u>
BALANCE DUE	\$279.59

AMOUNT PAID

\$

CHARTER COMMUNICATIONS
BOX 223085
PITTSBURGH, PA 15251-2085



0701500100116711520186000027959

Page 2 of 2
 Invoice Number: 167115201010726
 Account Number: 167115201
 Invoice Date: 01/07/26
 Due Date: 02/06/26



Contact Us at
 1-888-812-2591

6810 0225 NO RP 07 01072026 NNNNNNNY 01 006993 0019

Charge Details

Previous Statement Balance	\$279.84
Payments	\$-279.84
01/05/2026	\$-279.84
Previous Statement Balance Subtotal	\$0.00
Adjustments	\$0.00
Prorated Charges	\$0.00
Recurring Charges	\$263.00
Enterprise Hosted Voice Premium Feature Pack 4 @ \$35.00	\$140.00
Spectrum Business Voice 2 @ \$50.00	\$100.00
Hosted Voice Polycom VVX 301 - Rental 4 @ \$5.00	\$20.00
Enterprise Hosted Voice Additional Voice Mail	\$3.00
First Directory Listing	\$0.00
One Time Charges	\$0.00
Taxes, Fees & Surcharges	\$16.59
Regulatory Cost Recovery Fee	\$3.96
Federal Universal Service Fund	\$10.70
Federal Excise Tax	\$0.01
E911 Surcharge	\$1.60
Telephone Relay Surcharge	\$0.32
Current Charges Subtotal	\$279.59
BALANCE DUE	\$279.59

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 January 1, 2026 the Federal Universal Service Fund decreased to 37.6%.

The following taxes, fees and surcharges are included in the price of the Spectrum Voice services: Federal USF \$6.10, 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

IMPORTANT UPDATE TO VOICE SERVICE CHARGES

Beginning on your February bill, Spectrum Business Voice will increase by the amount of taxes and fees applicable to your area, which will now be itemized separately under Taxes, Fees, and Surcharges on your bill.





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
 MESLEY CHAPEL, FL 33544-8764

INVOICE # 4254296368
 INVOICE DATE 12/24/2025
 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 EDM
 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	375	0.220	82.50	N
	X2700	TERRY TOWEL - WHITE-	L 02	F	30	1.300	39.00	N
	X84301	3X5 LOGO MAT D0740 3X5 7 OAKS 'A'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0741 3X5 7 OAKS 'A'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0742 3X5 7 OAKS 'A'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0743 3X5 7 OAKS 'B'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0744 3X5 7 OAKS 'B'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0745 3X5 7 OAKS 'B'	02	F	1	7.000	7.00	N
	X84401	4X6 LOGO MAT D0746 4X6 7 OAKS	02	F	1	10.000	10.00	N
		SUBTOTAL					173.50	
		SERVICE CHARGE					12.94	N
		SUBTOTAL					186.44	
		TAX					(0.00)	
		TOTAL USD					186.44	

Theresa Dimaggio

57200-4704

TOTAL ADJUST. _____
 TAX ADJUST. _____
 NET TOTAL _____

CUSTOMER TOTAL CURRENT: 186.44 PAST DUE: 0.00 30 DAYS: 0.00 60 DAYS: 0.00 90+ DAYS: 30.00

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



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

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 # 4257279635
 INVOICE DATE 01/22/2026
 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 EDM
 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	375	0.220	82.50	N
	X2700	TERRY TOWEL - WHITE-	L 02	F	30	1.300	39.00	N
	X84301	3X5 LOGO MAT D0740 3X5 7 OAKS 'A'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0741 3X5 7 OAKS 'A'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0742 3X5 7 OAKS 'A'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0743 3X5 7 OAKS 'B'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0744 3X5 7 OAKS 'B'	02	F	1	7.000	7.00	N
	X84301	3X5 LOGO MAT D0745 3X5 7 OAKS 'B'	02	F	1	7.000	7.00	N
	X84401	4X6 LOGO MAT D0746 4X6 7 OAKS	02	F	1	10.000	10.00	N
		SUBTOTAL					173.50	
		SERVICE CHARGE					12.94	N
		SUBTOTAL					186.44	
		TAX					(0.00)	
		TOTAL USD					186.44	

57200-4704

Theresa D. [Signature]

TOTAL ADJUST. _____
 TAX ADJUST. _____
 NET TOTAL _____

CUSTOMER TOTAL CURRENT: 186.44 PAST DUE: 0.00 30 DAYS: 0.00 60 DAYS: 0.00 90+ DAYS: 30.00

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

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



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

Invoice # 18728
Invoice Date 01-01-26
Balance Due \$235.00

Item	Description	Unit Cost	Quantity	Line Total
MSP REMOTE Contract	- Covers up to 5 computers, every computer thereafter is \$45 each. 1 Year Contract at date of installation (30 day cancelation after 1 year).	\$225.00	1.0	\$225.00
Cloud Backup	- Per 1 TB	\$10.00	1.0	\$10.00



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

CPU
Maintenance



57200-4785

Theresa Dimaggio

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 # 18847
Invoice Date 01-11-26
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



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



Theresa Dimaggio

Access
Central **57200-4729**

Conley's Drinking Fountains LLC

6783 31ST AVE N
ST. PETERSBURG, FL 33710

813-988-7375

conleysdrinkingfountains@gmail.com

Invoice

Date	Invoice #
1/14/2026	5823

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Elkay Stainless steel refrigerated Touchless bottle filler, with filter	2,200.00	2,200.00
1	Removal of old fountain, install new drain line with 1-1/2 union with 3/4 PVC. Used 3/4-1-1/4 connecting bottle filler to drain line. Installed Elkay filter.	395.00	395.00
	Completed 1/14		
<u>APPROVED</u> John G. 01/20/26 Code: 4763			
		Total	\$2,595.00



Cooper Pools

844-766-5256

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1138

Invoice Date: 1/27/2026

Due Date: 2/27/2026

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

LOCATION: 2910 Sports Core Circle, Wesley Chapel

Item	Description	Qty	Rate	Amount
6" Flowmeter	6" Flowmeter	1.00	\$368.11	\$368.11

LOCATION: 2910 Sports Core Circle, Wesley Chapel

Item	Description	Qty	Rate	Amount
------	-------------	-----	------	--------

Subtotal: \$368.11

Tax: \$0.00

Total: \$368.11

Amount Due: \$368.11

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@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.: 2026-1052
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance	1	\$6,233.00	\$6,233.00

Total **\$6,233.00**

Ways to pay



[View and pay](#)

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

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



Cleaning Commercial Acct:Rizzetta & Company:Seven Oaks Fountains

Bill to

Seven Oaks Fountains
3434 Colwell Ave Suite 200
Tampa, FL 33614 United States

Ship to

Seven Oaks Fountains
2910 Sports Core Circle
Wesley Chapel, FL 33544
United States

Invoice details

Invoice no.: 2026-1053
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Fountain Service	Commercial Monthly Fountain Service January 2026	1	\$350.00	\$350.00

Total **\$350.00**

Ways to pay



[View and pay](#)

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@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.: 2025-1442
Terms: Net 30
Invoice date: 12/01/2025
Due date: 12/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/06/2025	Scum Gutter Grate	Scum Gutter Grate	1	\$15.00	\$15.00
2.		Monthly Commercial Maintenance	Monthly Commercial Maintenance December 2025	1	\$6,233.00	\$6,233.00

Total **\$6,248.00**

Ways to pay



[View and pay](#)

Contractors Invoice

WORK PERFORMED AT:

Seven Oaks CDD

3434 Colwell Ave

TAMPA, FL

33614

TO: Cory Carter
3591 GERRADS CROSS CT
LAND O' LAKES, FL, 34638

DATE
01-04-2026

YOUR WORK ORDER NO.
52

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

COMMERCIAL CLEANING
SERVICES FOR THE MONTH
OF JANUARY 2026

Theresa D. Maggiora

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 Fifty Two Thousand

Dollars (\$ 2200.00)

This is a Partial Full invoice due and payable by: 01 30 2026
in accordance with our Agreement Proposal No. 52 Dated 01 04 2026



INVOICE

Customer	Seven Oaks Community Development District
Acct #	672
Date	12/17/2025
Customer Service	Brendan Callen
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	\$ 2,582.00
Payment Amount	
Payment for:	Invoice#31211
WC100124650	

Thank You

Please detach and return with payment



Customer: Seven Oaks Community Development District

Invoice	Effective	Transaction	Description	Amount
31211	10/01/2024	Premium audit	Policy #WC100124650 10/01/2024-10/01/2025 FIA WC Workers Compensation - Premium audit TRIA & Expense Constant - Premium audit Due Date: 12/17/2025	2,571.75 10.25

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

Total	
\$	2,582.00

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	accounting@egisadvisors.com	12/17/2025
Atlanta, GA 30374-8555		



Invoice Number: 28616332

Created: Dec 10,2025

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: Dec 10,2025

Order Number: 20769118

Delivery Method: WILL CALL

PO Number:

Sales Location: Lutz #202

Job Name:

SKU	Product Name	Price	Qty	UOM	Subtotal
<u>04447005</u>	1/2 PVC CAP S	\$0.35	10.00	EA	\$3.52
<u>44001840</u>	PGJ-04 HUNTER 4IN ADJ ROTOR	\$12.82	4.00	EA	\$51.27
<u>08007252</u>	1/2 PT 725 WET R DRY PVC CEMENT	\$9.53	1.00	EA	\$9.53
<u>08008602</u>	1/2 PT P-70 PURPLE PRIMER	\$11.27	1.00	EA	\$11.27

Subtotal: \$75.59
 Shipping & Handling: \$0.00
 Tax: \$0.00
Grand Total: \$75.59

APPROVED

John G. 12/11/25
Code: 4609

INVOICE 28791500

CREDIT ACCT # 230269
202 Ewing Wesley Chapel
26530 Wesley Chapel Blvd
Lutz FL 33559
PHN 8139072130 FAX 8139072095

ORDER # 22434255
PAGE 1 of 1
ORDERED 1/7/2026
TERMS 10th Prox

SOLD TO: SEVEN OAKS COMM DEVELOPMENT DI # 230269
3434 COLWELL AVE SUITE 200
TAMPA FL 33614
PH 8139941001
SHIP TO: John Gentilella
3434 COLWELL AVE SUITE 200
TAMPA FL 33614
PH 8139941001

DELIVERY INSTRUCTIONS: _____

PO# WEB-P-000037370 BUYER: JohnGentilella PH: _____
P21 JOB: _____ EIP#: _____ BY: CODY Y QUOTE#: WEB-P-00

EWING JOB: _____ JOB REF: WEB-P-000037370

QTY ORDER	QTY SHIP	QTY B/O	ITEM DESCRIPTION	NET	EXTENDED	LINE#
1.00	1.00	0.00	44006986 P2C-400 HUNTER P2C 4STA OUTDR	162.9936	162.99	1
25.00	25.00	0.00	44011265 PROS-06 HUNTER 6IN POPUP NSI	3.3798	84.50	2
1.00	1.00	0.00	70000150 SAFARI HAT SIZE FITS ALL	17.9880	17.99	3
25.00	25.00	0.00	44011260 PROS-06-SI HUNTER 6IN POPUP	6.9194	172.99	4
25.00	25.00	0.00	44010620 PRO-10H HUNTER HALF NOZZLE	0.9015	22.54	5
3.00	3.00	0.00	04436010 1 PVC MALE ADAPTOR TXS	0.7224	2.17	6

SUB-TOTAL: 463.18
TOTAL FREIGHT: 0.00
TAX: 0.00
UNAPPLIED PAYMENT: 0
AMOUNT DUE: 463.18

FILLED BY _____
DATE _____

SIGNATURE _____
Acknowledgement of receipt of goods listed above.

DELIVERED BY _____

PRINT NAME _____

DATE _____

NO CASH REFUNDS. Sale subject to terms and conditions on reverse
No recommendations have been made by, or provided to, the seller concerning the use of the pesticide covered by this invoice.
PROPOSITION 65 WARNING: Some of the products on your order may expose you to chemicals that are known to the State of California to cause cancer, birth defects and reproductive harm. Learn more at <https://www.P65warnings.ca.gov/>

REMIT TO:
Ewing Irrigation Products Inc.
P.O. Box 208728
Dallas, TX 75320-8728

APPROVED

John G. 01/08/26

Code: 4609

ORIGINAL



Invoice Number: 28864310

Created: Jan 16,2026

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: Jan 16,2026

Order Number: 20873922

Delivery Method: WILL CALL

PO Number:

Sales Location: Lutz #202

Job Name:

SKU	Product Name	Price	Qty	UOM	Subtotal
<u>61000210</u>	1X50 PVC BLACK FLEX HOSE	\$125.86 /per 100	50.00	EA	\$62.93
<u>04401130</u>	1 X 1 X 1/2 PVC TEE SSS	\$1.11	1.00	EA	\$1.11
<u>04429010</u>	1 PVC COUPLING SS NESTING	\$0.64	1.00	EA	\$0.64

Subtotal: \$64.68
Shipping & Handling: \$0.00
Tax: \$0.00

APPROVED

John G. 01/22/26
Code: 4609

Grand Total: \$64.68



Invoice Number: 28899691

Created: Jan 21,2026

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: Jan 21,2026 Order Number: 20889343 Delivery Method: WILL CALL
PO Number: Sales Location: Lutz #202 Job Name:

SKU	Product Name	Price	Qty	UOM	Subtotal
<u>04436005</u>	1/2 PVC MALE ADAPTOR TXS	\$0.36	12.00	EA	\$4.27
<u>01000010</u>	L/P MALE PLASTIC SHRUB ADAPTER	\$0.69	1.00	EA	\$0.69
<u>04429005</u>	1/2 PVC COUPLING SS	\$0.26	12.00	EA	\$3.17

Subtotal: \$8.13
Shipping & Handling: \$0.00
Tax: \$0.00

APPROVED
John G. 01/22/26
Code: 4609

Grand Total: \$8.13



7823 N Dale Mabry Hwy,
 STE 107
 Tampa, FL 33614
 Ofc: 813-870-2966
 Fax: 813-870-2896

Invoice

Date	Invoice #
1/19/2026	37434

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

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

P.O. No.	Terms	Rep
	Due on receipt	ZH

Item	Description	Qty	Rate	Amount
Service	<p>True Upright Bike Model UC900-19 serial # 18-UC9000435K left crank, crank nut, and crank shaft's thread are ground. All 3 parts need to be replaced.</p> <p>#. TRUE/Paramount adjustable benches model XFW7500 (S/N XFW751808028) back rest pads are frayed.</p> <p><i>These images</i></p> <p><i>57200-4914</i></p>		95.00	95.00

Subtotal	\$95.00
Sales Tax (0.0%)	\$0.00
Total	\$95.00
Payments/Credits	\$0.00
Balance Due	\$95.00

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.



Invoice FDS/TMP 21980

Remit To:
7048 Narcoossee Rd.
Orlando, FL 32822

Bill To
Theresa Flores 3434 COLWELL AVE. SUITE 200 TAMPA, FL 33614

Date	PO#
01/01/26	
Sales Rep	Terms
ELLEN USHIJIMA	Net 30

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

Item	Amount
#6658 - Seven Oaks - Guaranteed Maintenance 2026 January 2026	\$134.00

*Theresa
Amaglio*

57200-4647

*Plant
Maintenance*

For your convenience we accept the following payment options:
ACH: for Bank information email - accountsreceivable@foliagedesign.com
CC by Phone: VISA, MC, AMEX call 407-245-7776 to process payment
CC by Portal: <https://connect.ebizcharge.net/fdo>
Check: mail to Foliage Design Systems, 7048 Narcoossee Rd., Orlando, FL 32822

Thank you for your prompt payment - we appreciate it very much.

If you have any questions, please reach out to us at -
accountsreceivable@foliagedesign.com

Subtotal	\$134.00
Sales Tax	\$0.00
Total	\$134.00
Credits/Payments	(\$0.00)
Balance Due	\$134.00



SEVEN OAKS CDD Account Number:
813-994-3055-060923-5

Billing Date:
Jan 09, 2026
Billing Period:
Jan 09 - Feb 08, 2026

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 Jan 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
Feb 02



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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 01122026 NNNNNNNN 01 000426 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:
Jan 09, 2026
Billing Period:
Jan 09 - Feb 08, 2026



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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

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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

Billing Date:
Jan 09, 2026

Billing Period:
Jan 09 - Feb 08, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Internet

Monthly Charges

01.09-02.08	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



Please Remit Payment to:

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



Invoice 370275

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

Date	Due Date
12/01/25	12/31/2025
Account Owner	PO#
ANGEL QUINONES	

Item	Amount
#361444 - Seven Oaks - 2025/2026 Landscape Maintenance Renewal December 2025	\$85,066.92

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)
\$170,133.84	\$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. 12/01/25
Code: 4604

Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 372227

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

Date	Due Date
12/05/25	1/4/2026
Account Owner	PO#
ANGEL QUINONES	

Item	Qty/UOM	Rate	Ext. Price	Amount
#371532 - Landscape Renovation and Plant Installation at Pinecrest Entrance Island				\$3,675.00

Landscape Material - 12/03/2025

Prep Labor	8.00HR	\$60.00	\$480.00	
Japanese Blueberry, Full To Ground, 07-10' x 3-4', 1.5-2" cal, FTG - 30G	1.0030g	\$899.94	\$899.94	
Trinette Arboricola, 03 gallon - 03G	10.0003g	\$38.33	\$383.31	
Minima Jasmine, 01 gal	90.0001g	\$18.05	\$1,624.88	
Green Waste Dumping	1.00EA	\$150.00	\$150.00	
Pine Bark Mulch 3 cu. ft. Bag	6.00BG	\$37.20	\$223.18	

Grand Total \$3,675.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$89,471.92	\$85,066.92	\$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.

Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 374690

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

Date	Due Date
12/31/25	1/30/2026
Account Owner	PO#
ANGEL QUINONES	

Item	Amount
#367609 - Top Choice application - Seven Oaks	\$4,500.00
<i>Top Choice App - 12/17/2025</i>	

Top Choice for areas designated for play grounds, soccer field and club house described in scope and services.

Grand Total **\$4,500.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$95,138.92	\$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.

Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 374691

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

Date	Due Date
12/31/25	1/30/2026
Account Owner	PO#
ANGEL QUINONES	

Item	Qty/UOM	Rate	Ext. Price	Amount
#375786 - Center Island Landscape Enhancement – Ancient Oaks Blvd				\$1,897.00
<i>Landscape Material - 12/17/2025</i>				
Green Waste Dumping	1.00EA	\$853.28	\$853.28	
Trinette Arboricola, 03 gallon - 03G	30.0003g	\$33.60	\$1,007.93	
Pine Bark Mulch	14.00BG	\$13.29	\$186.12	
<i>Arbor Services - 12/17/2025</i>				
Stump Grinding	3.00CT	\$85.00	\$255.00	
			Grand Total	\$1,897.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$95,138.92	\$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.

Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 375579

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

Date	Due Date
01/01/26	1/31/2026
Account Owner	PO#
ANGEL QUINONES	

Item	Amount
#361444 - Seven Oaks - 2025/2026 Landscape Maintenance Renewal January 2026	\$85,066.92

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)
\$95,138.92	\$85,066.92	\$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.

Thank you for allowing us to serve you.



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

(813) 230-7987
 maintenance@sevenoakscdd.com

JOB	#251084
SERVICE DATE	Jan 15, 2026
INVOICE DATE	Jan 14, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Jan 15, 2026
AMOUNT DUE	\$1,347.00

SERVICE ADDRESS

2910 Sports Core Cir
 Wesley Chapel, FL 33544

CONTACT US

P.O. Box 270184
 Tampa, FL 33688

(813) 908-0035
 Luis@LeeElectricOnline.com

Service completed by: Alexander Hobby

INVOICE

Services	qty	unit price	amount
Custom Services - Custom Job Commercial Shoregrass entrance some lights are not working. Troubleshoot and repair. Found power is good by the signs and one light by the gate on the right side, middle has no power and left side was getting 76 volts on hot but now nothing. After tracing more of the circuit found a broken junction box with damaged wires. Replaced the box and ran new wires to the light and tested, everything works fine.	1.0	\$944.00	\$944.00
Custom Services - Custom Job Commercial Shoregrass entrance Replace broken box in the ground. Use a high traffic in ground box.	1.0	\$403.00	\$403.00

Subtotal	\$1,347.00
Job Total	\$1,347.00
Amount Due	\$1,347.00

APPROVED
 John G. 01/21/26
 Code: 4616

Thank you for the opportunity to service your electrical needs!



Let's Plan A Party

Let us take the stress out of your next event.

27152 Evergreen Chase Dr • Wesley Chapel • 33544 • info@letsplanaparty.com
 Tel: (813) 856-5727 • Fax: • <https://www.letsplanaparty.com>

Invoice for Services

Invoice Date: December 11, 2025

Invoice No.: 3902

Client:

Theresa DiMaggio
 Seven Oaks CDD 3434 Colwell Ave #200
 Tampa, FL, 33614
 Tel: (813) 907-7987 x4
 Email: clubhousemanager@sevenoakscdd.com

Event Info & Venue:

Apr 4, 2026 - Saturday, 10:15am to 1:15pm
 Seven oaks
 2910 Sports Core cir , FL, 33544

Services:

Item	Qty/Hours	Rate	Subtotal
Balloon Twister Balloon artist	3.00	\$150.00	\$450.00
Face Painting Face painting for any occasion and any age	3.00	\$150.00	\$450.00
Hair tensil	3.00	\$150.00	\$450.00

Amount Due:

<i>Theresa DiMaggio</i> <i>57400-4775</i>	Subtotal:	\$1,350.00
	10% Discount:	\$ -135.00
	Total:	\$1,215.00

Please mail payment to Vendor
By 1/31/26

Terms

TO Jan 31st 2026

- Balance is due by ~~Apr 4, 2026~~
- Please make all checks payable to "Chonya Alvarez".

If you have any questions or need any additional information, please contact us at (813) 856-5727 or info@letsplanaparty.com.

Thank you for letting us entertain you!

To: Business Office

Date: 12-9-2025

**SEVEN OAKS CDD
REQUEST FOR CHECK**

Amount \$45.00

Please Issue Check

Payable To: Merit Labib
Address: 3750 Kalanchoe Pl
Wesley Chapel FL, 33544

EXPLAIN AND ITEMIZE BELOW

INVOICE DATE: 12-9-2025
INVOICE NUMBER: _____
DESCRIPTION: Winter Wonderland event payment
refund.
TOTAL: \$45.00

PLEASE MAKE CHECK TO: Merit Labib
ADDRESS: 3750 Kalanchoe Pl
wesley chapel, FL, 33544

PLEASE MAKE NOTES HERE IF ANY SPECIAL INSTRUCTIONS, OR IF MAILING TO AN ADDRESS OTHER THAN THE ADDRESS ABOVE:
Please refund the resident as soon
as possible.

APPROVED BY CLUBHOUSE MANAGER, THERESA DiMaggio
: *Theresa*

Monica Zummo
23619 Rolling Meadow Lane
Land O Lakes, FL 34639
813-469-2038
moonshine34639@yahoo.com

Invoice 48

Seven Oaks Club House
2910 Sports Core Circle
Wesley Chapel, 33544

Date 4/4/26
Due date 4/4/26

Item	Qty	Price USD	Line Total USD
Pony deposit \$462.50	1	462.50	462.50
Petting animals	1	237.50	237.50

Please pay
By 1/31
Mail to
Vendor
57400-4775

Theresa Dimaggio

Sub Total 700.00
Sales Tax 0.00
Total 700.00



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 DADE CITY (352) 521-4285

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

1 0 1
 37-93238

SEVEN OAKS CCD

Service Address: **0 SUMMERGATE BOULEVARD**

Bill Number: 23656467
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010595	01228300
Please use the 15-digit number below when making a payment through your bank	
001059501228300	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	43765803	11/7/2025	79918	12/9/2025	80362	32	444

Usage History		
Month	Usage	Rate
December 2025	444	
November 2025	382	
October 2025	187	
September 2025	19	
August 2025	287	
July 2025	51	
June 2025	411	
May 2025	398	
April 2025	318	
March 2025	22	
February 2025	110	
January 2025	249	

Transactions		
Previous Bill		385.82
Payment 12/08/25		-385.82 CR
Balance Forward		0.00
Current Transactions		
Reclaimed	444 Thousand Gals X \$1.01	448.44
Total Current Transactions		448.44
TOTAL BALANCE DUE		\$448.44

Please return this portion with payment



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Account # 0010595
 Customer # 01228300
 Balance Forward 0.00
 Current Transactions 448.44

Total Balance Due	\$448.44
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CCD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

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SEVEN OAKS CCD

Service Address: **0 ANCIENT OAKS BOULEVARD**

Bill Number: 23656468
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010600	01228300
Please use the 15-digit number below when making a payment through your bank	
001060001228300	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	43765802	11/7/2025	62955	12/9/2025	63539	32	584

Usage History		
Month	Usage	Rate
December 2025	584	
November 2025	511	
October 2025	259	
September 2025	67	
August 2025	409	
July 2025	167	
June 2025	527	
May 2025	651	
April 2025	463	
March 2025	73	
February 2025	195	
January 2025	191	

Transactions		
Previous Bill		516.11
Payment 12/08/25		-516.11 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	584 Thousand Gals X \$1.01	589.84
Total Current Transactions		589.84
TOTAL BALANCE DUE		\$589.84



Please return this portion with payment

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

Account # 0010600
 Customer # 01228300
 Balance Forward 0.00
 Current Transactions 589.84

Total Balance Due	\$589.84
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CCD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

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SEVEN OAKS CCD

Service Address: **0 ANCIENT OAKS/SPORTS**
 Bill Number: 23656470
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010610	01228300
Please use the 15-digit number below when making a payment through your bank	
001061001228300	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404817	11/7/2025	23483	12/9/2025	23832	32	349

Usage History		
Month	Usage	Rate
December 2025	349	
November 2025	284	
October 2025	142	
September 2025	22	
August 2025	204	
July 2025	56	
June 2025	290	
May 2025	347	
April 2025	275	
March 2025	16	
February 2025	94	
January 2025	210	

Transactions		
Previous Bill		286.84
Payment 12/08/25		-286.84 CR
Balance Forward		0.00
Current Transactions Reclaimed		
Reclaimed	349 Thousand Gals X \$1.01	352.49
Total Current Transactions		352.49
TOTAL BALANCE DUE		\$352.49



Please return this portion with payment

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Account # 0010610
 Customer # 01228300
 Balance Forward 0.00
 Current Transactions 352.49

Total Balance Due	\$352.49
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CCD
 3434 COLWELL AVENUE STE 200
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SEVEN OAKS CDD

Service Address: **0 FORDHAM DR**

Bill Number: 23656471
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010635	01228304
Please use the 15-digit number below when making a payment through your bank	
001063501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075228	11/7/2025	1844	12/9/2025	1857	32	13

Usage History		
Water		
Month	Usage	Read
December 2025	13	
November 2025	10	
October 2025	11	
September 2025	13	
August 2025	11	
July 2025	9	
June 2025	12	
May 2025	10	
April 2025	10	
March 2025	0	
February 2025	17	
January 2025	16	

Transactions		
Previous Bill		10.10
Payment 12/08/25		-10.10 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	13 Thousand Gals X \$1.01	13.13
Total Current Transactions		13.13
TOTAL BALANCE DUE		\$13.13



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Account # 0010635
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 13.13

Total Balance Due	\$13.13
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CDD
 3434 COLWELL AVENUE STE 200
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SEVEN OAKS CDD

Service Address: **0 MILLHOPPER AVENUE**

Bill Number: 23656472
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010640	01228304
Please use the 15-digit number below when making a payment through your bank	
001064001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399014	11/7/2025	297	12/9/2025	305	32	8

Usage History		
Month	Usage	Rate
December 2025	8	
November 2025	5	
October 2025	1	
September 2025	0	
August 2025	6	
July 2025	8	
June 2025	8	
May 2025	5	
April 2025	3	
March 2025	1	
February 2025	3	
January 2025	3	

Transactions		
Previous Bill		5.05
Payment 12/08/25		-5.05 CR
Balance Forward		0.00
Current Transactions		
Reclaimed	8 Thousand Gals X \$1.01	8.08
Total Current Transactions		8.08
TOTAL BALANCE DUE		\$8.08



Please return this portion with payment

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

Account # 0010640
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 8.08

Total Balance Due	\$8.08
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CDD
 3434 COLWELL AVENUE STE 200
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SEVEN OAKS CDD

Service Address: **0 SILVERMOSS DR**

Bill Number: 23656473

Billing Date: 12/19/2025

Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010645	01228303
Please use the 15-digit number below when making a payment through your bank	
001064501228303	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010345	11/7/2025	20482	12/9/2025	20531	32	49

Usage History		
Water		
December 2025	49	
November 2025	44	
October 2025	34	
September 2025	28	
August 2025	18	
July 2025	29	
June 2025	32	
May 2025	22	
April 2025	24	
March 2025	33	
February 2025	43	
January 2025	34	

Transactions		
Previous Bill		44.44
Payment 12/08/25		-44.44 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	49 Thousand Gals X \$1.01	49.49
Total Current Transactions		49.49
TOTAL BALANCE DUE		\$49.49

Please return this portion with payment



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Account # 0010645
 Customer # 01228303
 Balance Forward 0.00
 Current Transactions 49.49

Total Balance Due	\$49.49
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CDD
 3434 COLWELL AVENUE STE 200
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SEVEN OAKS CDD

Service Address: **0 KIRKWOOD CIRCLE**

Bill Number: 23656474

Billing Date: 12/19/2025

Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010650	01228302
Please use the 15-digit number below when making a payment through your bank	
001065001228302	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010346	11/7/2025	3238	12/9/2025	3255	32	17

Usage History		
Water		
December 2025	17	
November 2025	20	
October 2025	26	
September 2025	29	
August 2025	28	
July 2025	29	
June 2025	26	
May 2025	15	
April 2025	9	
March 2025	0	
February 2025	15	
January 2025	13	

Transactions		
Previous Bill		20.20
Payment 12/08/25		-20.20 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	17 Thousand Gals X \$1.01	17.17
Total Current Transactions		17.17
TOTAL BALANCE DUE		\$17.17



Please return this portion with payment

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Account # 0010650
 Customer # 01228302
 Balance Forward 0.00
 Current Transactions 17.17

Total Balance Due	\$17.17
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CDD
 3434 COLWELL AVENUE STE 200
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SEVEN OAKS CDD

Service Address: **0 BAYBROOK LOOP**

Bill Number: 23656476
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010660	01228304
Please use the 15-digit number below when making a payment through your bank	
001066001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399018	11/7/2025	1719	12/9/2025	1757	32	38

Usage History		
Water		
December 2025		38
November 2025		43
October 2025		39
September 2025		42
August 2025		43
July 2025		41
June 2025		40
May 2025		41
April 2025		31
March 2025		63
February 2025		29
January 2025		20

Transactions		
Previous Bill		43.43
Payment 12/08/25		-43.43 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	38 Thousand Gals X \$1.01	38.38
Total Current Transactions		38.38
TOTAL BALANCE DUE		\$38.38



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account # 0010660
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 38.38

Total Balance Due	\$38.38
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CDD
 3434 COLWELL AVENUE STE 200
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 37-93238

SEVEN OAKS CDD

Service Address: **0 WATER ASH DR**

Bill Number: 23656478
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010690	01228303
Please use the 15-digit number below when making a payment through your bank	
001069001228303	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399003	11/7/2025	2404	12/9/2025	2416	32	12

Usage History		
Month	Usage	Rate
December 2025	12	
November 2025	9	
October 2025	10	
September 2025	13	
August 2025	15	
July 2025	18	
June 2025	19	
May 2025	16	
April 2025	21	
March 2025	21	
February 2025	22	
January 2025	22	

Transactions		
Previous Bill		9.09
Payment 12/08/25		-9.09 CR
Balance Forward		0.00
Current Transactions		
Reclaimed	12 Thousand Gals X \$1.01	12.12
Total Current Transactions		12.12
TOTAL BALANCE DUE		\$12.12



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Account # 0010690
 Customer # 01228303
 Balance Forward 0.00
 Current Transactions 12.12

Total Balance Due	\$12.12
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CDD
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SEVEN OAKS CDD

Service Address: **0 ARROWGRASS DR**

Bill Number: 23656479
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010695	01228304
Please use the 15-digit number below when making a payment through your bank	
001069501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010344	11/7/2025	6945	12/9/2025	6997	32	52

Usage History		
Water		
December 2025	52	
November 2025	53	
October 2025	39	
September 2025	42	
August 2025	38	
July 2025	29	
June 2025	40	
May 2025	40	
April 2025	35	
March 2025	31	
February 2025	27	
January 2025	29	

Transactions		
Previous Bill		53.53
Payment 12/08/25		-53.53 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	52 Thousand Gals X \$1.01	52.52
Total Current Transactions		52.52
TOTAL BALANCE DUE		\$52.52

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Account # 0010695
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 52.52

Total Balance Due	\$52.52
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 FIREBUSH DR**

Bill Number: 23656483

Billing Date: 12/19/2025

Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010720	01228304
Please use the 15-digit number below when making a payment through your bank	
001072001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075226	11/7/2025	1550	12/9/2025	1573	32	23

Usage History		
Month	Usage	Read
December 2025	23	
November 2025	17	
October 2025	17	
September 2025	15	
August 2025	16	
July 2025	18	
June 2025	15	
May 2025	5	
April 2025	6	
March 2025	3	
February 2025	8	
January 2025	5	

Transactions		
Previous Bill		17.17
Payment 12/08/25		-17.17 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	23 Thousand Gals X \$1.01	23.23
Total Current Transactions		23.23
TOTAL BALANCE DUE		\$23.23



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Account # 0010720
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 23.23

Total Balance Due	\$23.23
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 SHOREGRASS DR**

Bill Number: 23656486
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010745	01228303
Please use the 15-digit number below when making a payment through your bank	
001074501228303	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404824	11/7/2025	1236	12/9/2025	1249	32	13

Usage History

Month	Usage
December 2025	13
November 2025	9
October 2025	10
September 2025	15
August 2025	11
July 2025	10
June 2025	12
May 2025	9
April 2025	12
March 2025	13
February 2025	15
January 2025	14

Transactions

Previous Bill	9.09
Payment 12/08/25	-9.09 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$1.01 13.13
Total Current Transactions	13.13
TOTAL BALANCE DUE	\$13.13

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Account # 0010745
 Customer # 01228303
 Balance Forward 0.00
 Current Transactions 13.13

Total Balance Due	\$13.13
Due Date	1/5/2026

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

**The Total Due will be electronically
 transferred on 01/05/2026.**

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SEVEN OAKS CDD

Service Address: **0 PINE POINT DR**

Bill Number: 23656489

Billing Date: 12/19/2025

Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010760	01228304
Please use the 15-digit number below when making a payment through your bank	
001076001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399021	11/7/2025	775	12/9/2025	794	32	19

Usage History		
Water		
December 2025	19	
November 2025	12	
October 2025	0	
September 2025	0	
August 2025	0	
July 2025	0	
June 2025	0	
May 2025	9	
April 2025	12	
March 2025	16	
February 2025	15	
January 2025	15	

Transactions		
Previous Bill		12.12
Payment 12/08/25		-12.12 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	19 Thousand Gals X \$1.01	19.19
Total Current Transactions		19.19
TOTAL BALANCE DUE		\$19.19



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Account # 0010760
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 19.19

Total Balance Due	\$19.19
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **3247 CHAPEL CREEK CIRCLE**

Bill Number: 23656496
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010800	01228303
Please use the 15-digit number below when making a payment through your bank	
001080001228303	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13915301	11/7/2025	8721	12/9/2025	8733	32	12

Usage History		
Month	Days	Read
December 2025	12	
November 2025	10	
October 2025	14	
September 2025	17	
August 2025	8	
July 2025	10	
June 2025	12	
May 2025	12	
April 2025	12	
March 2025	13	
February 2025	38	
January 2025	38	

Transactions		
Previous Bill		10.10
Payment 12/08/25		-10.10 CR
Balance Forward		0.00
Current Transactions		
Reclaimed	12 Thousand Gals X \$1.01	12.12
Total Current Transactions		12.12
TOTAL BALANCE DUE		\$12.12



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Account # 0010800
 Customer # 01228303
 Balance Forward 0.00
 Current Transactions 12.12

Total Balance Due	\$12.12
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 MYSTIC OAKS BOULEVARD**

Bill Number: 23656498
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010810	01228301
Please use the 15-digit number below when making a payment through your bank	
001081001228301	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13113816	11/7/2025	30605	12/9/2025	30795	32	190

Usage History		
Month	Usage	Rate
December 2025	190	
November 2025	184	
October 2025	67	
September 2025	2	
August 2025	106	
July 2025	20	
June 2025	128	
May 2025	206	
April 2025	162	
March 2025	2	
February 2025	43	
January 2025	110	

Transactions		
Previous Bill		185.84
Payment 12/08/25		-185.84 CR
Balance Forward		0.00
Current Transactions		
Reclaimed	190 Thousand Gals X \$1.01	191.90
Total Current Transactions		191.90
TOTAL BALANCE DUE		\$191.90



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Account # 0010810
 Customer # 01228301
 Balance Forward 0.00
 Current Transactions 191.90

Total Balance Due	\$191.90
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS COMM DEV DISTRICT II

Service Address: **27403 MISTFLOWER DR**
 Bill Number: 23656502
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010835	01060349
Please use the 15-digit number below when making a payment through your bank	
001083501060349	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994342	11/7/2025	2159	12/9/2025	2194	32	35

Usage History		
Month	Usage	Read
December 2025	35	
November 2025	30	
October 2025	16	
September 2025	0	
August 2025	0	
July 2025	0	
June 2025	0	
May 2025	16	
April 2025	20	
March 2025	22	
February 2025	25	
January 2025	22	

Transactions		
Previous Bill		30.30
Payment 12/08/25		-30.30 CR
Balance Forward		0.00
Current Transactions		
Reclaimed	35 Thousand Gals X \$1.01	35.35
Total Current Transactions		35.35
TOTAL BALANCE DUE		\$35.35



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Account # 0010835
 Customer # 01060349
 Balance Forward 0.00
 Current Transactions 35.35

Total Balance Due	\$35.35
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 FAWNMIST DR**

Bill Number: 23656504

Billing Date: 12/19/2025

Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010845	01228304
Please use the 15-digit number below when making a payment through your bank	
001084501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	06707280	11/7/2025	2810	12/9/2025	2818	32	8

Usage History		
Month	Usage	Rate
December 2025	8	
November 2025	5	
October 2025	35	
September 2025	10	
August 2025	3	
July 2025	0	
June 2025	0	
May 2025	0	
April 2025	0	
March 2025	4	
February 2025	7	
January 2025	7	

Transactions		
Previous Bill		5.05
Payment 12/08/25		-5.05 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	8 Thousand Gals X \$1.01	8.08
Total Current Transactions		8.08
TOTAL BALANCE DUE		\$8.08



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Account # 0010845
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 8.08

Total Balance Due	\$8.08
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 FIDDLERS GREEN LOOP**
 Bill Number: 23656507
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010880	01228303
Please use the 15-digit number below when making a payment through your bank	
001088001228303	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994345	11/7/2025	3783	12/9/2025	3788	32	5

Usage History

Month	Usage
December 2025	5
November 2025	0
October 2025	0
September 2025	0
August 2025	3
July 2025	0
June 2025	3
May 2025	5
April 2025	6
March 2025	3
February 2025	6
January 2025	6

Transactions

Transaction Type	Amount
Current Transactions Reclaimed	
Reclaimed	5 Thousand Gals X \$1.01 = 5.05
Total Current Transactions	5.05

TOTAL BALANCE DUE \$5.05



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Account # 0010880
 Customer # 01228303
 Balance Forward 0.00
 Current Transactions 5.05

Total Balance Due	\$5.05
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS BOULEVARD**

Bill Number: 23656508
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010885	01228304
Please use the 15-digit number below when making a payment through your bank	
001088501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404810	11/7/2025	21498	12/9/2025	21771	32	273

Usage History		
Month	Water	Usage
December 2025	Water	273
November 2025		222
October 2025		264
September 2025		69
August 2025		200
July 2025		92
June 2025		172
May 2025		243
April 2025		187
March 2025		13
February 2025		53
January 2025		102

Transactions		
Previous Bill		224.22
Payment 12/08/25		-224.22 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	273 Thousand Gals X \$1.01	275.73
Total Current Transactions		275.73
TOTAL BALANCE DUE		\$275.73



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Account # 0010885
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 275.73

Total Balance Due	\$275.73
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 EAGLESTON BOULEVARD**

Bill Number: 23656509
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010890	01228304
Please use the 15-digit number below when making a payment through your bank	
001089001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	0604845	11/7/2025	80040	12/9/2025	80330	32	290

Usage History		
Water		
December 2025		290
November 2025		247
October 2025		219
September 2025		86
August 2025		232
July 2025		128
June 2025		195
May 2025		249
April 2025		171
March 2025		18
February 2025		59
January 2025		89

Transactions		
Previous Bill		249.47
Payment 12/08/25		-249.47 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	290 Thousand Gals X \$1.01	292.90
Total Current Transactions		292.90
TOTAL BALANCE DUE		\$292.90



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Account # 0010890
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 292.90

Total Balance Due	\$292.90
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 GENTLEWINDS PLACE**

Bill Number: 23656510
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010900	01228304
Please use the 15-digit number below when making a payment through your bank	
001090001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994343	11/7/2025	4381	12/9/2025	4414	32	33

Usage History		
Water		
December 2025		33
November 2025		28
October 2025		32
September 2025		38
August 2025		39
July 2025		39
June 2025		33
May 2025		40
April 2025		14
March 2025		5
February 2025		25
January 2025		25

Transactions		
Previous Bill		28.28
Payment 12/08/25		-28.28 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	33 Thousand Gals X \$1.01	33.33
Total Current Transactions		33.33
TOTAL BALANCE DUE		\$33.33



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Account # 0010900
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 33.33

Total Balance Due	\$33.33
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 RUSTIC PINE PLACE**

Bill Number: 23656511
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010905	01228304
Please use the 15-digit number below when making a payment through your bank	
001090501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	0602074	11/7/2025	6885	12/9/2025	6892	32	7

Usage History		
Month	Usage	Rate
December 2025	7	
November 2025	5	
October 2025	6	
September 2025	8	
August 2025	6	
July 2025	5	
June 2025	7	
May 2025	5	
April 2025	6	
March 2025	6	
February 2025	8	
January 2025	6	

Transactions		
Previous Bill		5.05
Payment 12/08/25		-5.05 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	7 Thousand Gals X \$1.01	7.07
Total Current Transactions		7.07
TOTAL BALANCE DUE		\$7.07



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Account # 0010905
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 7.07

Total Balance Due	\$7.07
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAK CDD

Service Address: **10 ROSELING CT**

Bill Number: 23656512

Billing Date: 12/19/2025

Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010965	01228298
Please use the 15-digit number below when making a payment through your bank	
001096501228298	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14241566	11/7/2025	1944	12/9/2025	1948	32	4

Usage History

Month	Usage
December 2025	4
November 2025	4
October 2025	4
September 2025	6
August 2025	5
July 2025	3
June 2025	5
May 2025	4
April 2025	4
March 2025	6
February 2025	8
January 2025	7

Transactions

Previous Bill	4.04
Payment 12/08/25	-4.04 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	4 Thousand Gals X \$1.01
Total Current Transactions	4.04
TOTAL BALANCE DUE	\$4.04

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Account # 0010965
 Customer # 01228298
 Balance Forward 0.00
 Current Transactions 4.04

Total Balance Due	\$4.04
Due Date	1/5/2026

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

**The Total Due will be electronically
 transferred on 01/05/2026.**

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SEVEN OAK CDD

Service Address: **10 WILDSTAR CIR - PARK**
 Bill Number: 23656513
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010970	01228298
Please use the 15-digit number below when making a payment through your bank	
001097001228298	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580270	11/7/2025	1531	12/9/2025	1550	32	19

Usage History		
Month	Usage	Rate
December 2025	19	
November 2025	20	
October 2025	22	
September 2025	28	
August 2025	30	
July 2025	28	
June 2025	25	
May 2025	15	
April 2025	10	
March 2025	9	
February 2025	11	
January 2025	16	

Transactions		
Previous Bill		20.20
Payment 12/08/25		-20.20 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	19 Thousand Gals X \$1.01	19.19
Total Current Transactions		19.19
TOTAL BALANCE DUE		\$19.19



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Account # 0010970
 Customer # 01228298
 Balance Forward 0.00
 Current Transactions 19.19

Total Balance Due	\$19.19
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 RUSTIC PINE PLACE**
 Bill Number: 23656515
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0011000	01228304
Please use the 15-digit number below when making a payment through your bank	
001100001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15104610	11/7/2025	694	12/9/2025	702	32	8

Usage History		
Water		
December 2025	8	
November 2025	9	
October 2025	9	
September 2025	9	
August 2025	8	
July 2025	9	
June 2025	8	
May 2025	7	
April 2025	9	
March 2025	8	
February 2025	0	
January 2025	0	

Transactions		
Previous Bill		9.09
Payment 12/08/25		-9.09 CR
Balance Forward		0.00
Current Transactions		
Reclaimed	8 Thousand Gals X \$1.01	8.08
Total Current Transactions		8.08
TOTAL BALANCE DUE		\$8.08



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Account # 0011000
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 8.08

Total Balance Due	\$8.08
Due Date	1/5/2026

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

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SEVEN OAKS CDD

Service Address: **0 GRANITE GLEN LOOP**

Bill Number: 23656516
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0011010	01228304
Please use the 15-digit number below when making a payment through your bank	
001101001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12705483	11/7/2025	2778	12/9/2025	2794	32	16

Usage History		
Water		
December 2025	16	
November 2025	13	
October 2025	13	
September 2025	38	
August 2025	44	
July 2025	42	
June 2025	40	
May 2025	23	
April 2025	6	
March 2025	7	
February 2025	0	
January 2025	7	

Transactions		
Previous Bill		13.13
Payment 12/08/25		-13.13 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	16 Thousand Gals X \$1.01	16.16
Total Current Transactions		16.16
TOTAL BALANCE DUE		\$16.16



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Account # 0011010
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 16.16

Total Balance Due	\$16.16
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 STONECREEK WAY**

Bill Number: 23656517
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0011015	01228303
Please use the 15-digit number below when making a payment through your bank	
001101501228303	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15104614	11/7/2025	457	12/9/2025	465	32	8

Usage History		
Month	Usage	Rate
Water		
December 2025	8	
November 2025	7	
October 2025	0	
September 2025	0	
August 2025	0	
July 2025	0	
June 2025	0	
May 2025	0	
April 2025	0	
March 2025	2	
February 2025	5	
January 2025	6	

Transactions		
Previous Bill		7.07
Payment 12/08/25		-7.07 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	8 Thousand Gals X \$1.01	8.08
Total Current Transactions		8.08
TOTAL BALANCE DUE		\$8.08



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Account # 0011015
 Customer # 01228303
 Balance Forward 0.00
 Current Transactions 8.08

Total Balance Due	\$8.08
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 WATERMARK DR**

Bill Number: 23656519
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0011025	01228303
Please use the 15-digit number below when making a payment through your bank	
001102501228303	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17656793	11/7/2025	9270	12/9/2025	9359	32	89

Usage History		
Water		
December 2025	89	
November 2025	84	
October 2025	73	
September 2025	63	
August 2025	63	
July 2025	61	
June 2025	54	
May 2025	76	
April 2025	33	
March 2025	11	
February 2025	14	
January 2025	10	

Transactions		
Previous Bill		84.84
Payment 12/08/25		-84.84 CR
Balance Forward		0.00
Current Transactions		
Reclaimed	89 Thousand Gals X \$1.01	89.89
Total Current Transactions		89.89
TOTAL BALANCE DUE		\$89.89



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Account # 0011025
 Customer # 01228303
 Balance Forward 0.00
 Current Transactions 89.89

Total Balance Due	\$89.89
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 WATERMARK DR**

Bill Number: 23656520
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0011030	01228304
Please use the 15-digit number below when making a payment through your bank	
001103001228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	09558342	11/7/2025	1682	12/9/2025	1683	32	1

Usage History

Water	
December 2025	1
November 2025	0
October 2025	1
September 2025	0
August 2025	0
July 2025	0
June 2025	1
May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0

Transactions

Current Transactions		
Reclaimed		
Reclaimed	1 Thousand Gals X \$1.01	1.01
Total Current Transactions		1.01

TOTAL BALANCE DUE \$1.01



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Account # 0011030
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 1.01

Total Balance Due	\$1.01
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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SEVEN OAKS CDD

Service Address: **0 INDIGO POND CT**

Bill Number: 23656521

Billing Date: 12/19/2025

Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0011035	01228304
Please use the 15-digit number below when making a payment through your bank	
001103501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201377801	11/7/2025	105	12/9/2025	106	32	1

Usage History

Month	Usage
December 2025	1
November 2025	2
October 2025	2
September 2025	2
August 2025	2
July 2025	1
June 2025	2
May 2025	2
April 2025	1
March 2025	2
February 2025	2
January 2025	2

Transactions

Previous Bill	2.02
Payment 12/08/25	-2.02 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1 Thousand Gals X \$1.01
Total Current Transactions	1.01
TOTAL BALANCE DUE	\$1.01

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Account # 0011035
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 1.01

Total Balance Due	\$1.01
Due Date	1/5/2026

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

**The Total Due will be electronically
 transferred on 01/05/2026.**

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SEVEN OAKS CDD

Service Address: **4261 WINDCREST DR**
 Bill Number: 23656523
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0011075	01228305
Please use the 15-digit number below when making a payment through your bank	
001107501228305	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404831	11/7/2025	2155	12/9/2025	2199	32	44

Usage History		
Month	Usage	Read
December 2025	44	
November 2025	28	
October 2025	2	
September 2025	2	
August 2025	42	
July 2025	40	
June 2025	36	
May 2025	22	
April 2025	12	
March 2025	35	
February 2025	32	
January 2025	33	

Transactions		
Previous Bill		28.28
Payment 12/08/25		-28.28 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	44 Thousand Gals X \$1.01	44.44
Total Current Transactions		44.44
TOTAL BALANCE DUE		\$44.44



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Account # 0011075
 Customer # 01228305
 Balance Forward 0.00
 Current Transactions 44.44

Total Balance Due	\$44.44
Due Date	1/5/2026

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

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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

1 0 1
 37-93238

SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS & SR 56**

Bill Number: 23658205
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0469715	01228302
Please use the 15-digit number below when making a payment through your bank	
046971501228302	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	08741652	11/7/2025	531	12/9/2025	536	32	5

Usage History	
Water	Irrigation
December 2025	5
November 2025	30
October 2025	12
September 2025	12
August 2025	7
July 2025	5
June 2025	8
May 2025	5
April 2025	5
March 2025	8
February 2025	2
January 2025	3

Transactions	
Previous Bill	220.80
Payment 12/08/25	-220.80 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	11.00
Water Tier 1	5.0 Thousand Gals X \$3.47 = 17.35
Total Current Transactions	28.35
TOTAL BALANCE DUE	\$28.35



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0469715
 Customer # 01228302
 Balance Forward 0.00
 Current Transactions 28.35

Total Balance Due	\$28.35
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CDD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

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

1 0 1
 37-93238

SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS & SR 56**

Bill Number: 23658207
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0469720	01228302
Please use the 15-digit number below when making a payment through your bank	
046972001228302	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	08741650	11/7/2025	3	12/9/2025	20	32	17

Usage History	
Water	Irrigation
December 2025	17
November 2025	3
October 2025	0
October 2025	2
September 2025	0
August 2025	2
July 2025	0
June 2025	3
May 2025	3
April 2025	3
March 2025	16
February 2025	13

Transactions	
Previous Bill	21.41
Payment 12/08/25	-21.41 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	11.00
Water Tier 1	10.0 Thousand Gals X \$3.47 = 34.70
Water Tier 2	5.0 Thousand Gals X \$6.94 = 34.70
Water Tier 3	2.0 Thousand Gals X \$9.36 = 18.72
Total Current Transactions	99.12
TOTAL BALANCE DUE	\$99.12



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0469720
 Customer # 01228302
 Balance Forward 0.00
 Current Transactions 99.12

Total Balance Due	\$99.12
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CDD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

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1 0 1
 37-93238

SEVEN OAKS CDD

Service Address: **2910 SPORTS CORE CIRCLE**

Bill Number: 23658209

Billing Date: 12/19/2025

Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0469735	01228303
Please use the 15-digit number below when making a payment through your bank	
046973501228303	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	12272488	11/7/2025	26033	12/9/2025	26167	32	134

Usage History

Month	Usage
December 2025	134
November 2025	151
October 2025	127
September 2025	137
August 2025	149
July 2025	132
June 2025	194
May 2025	212
April 2025	162
March 2025	117
February 2025	130
January 2025	106

Transactions

Previous Bill	2,258.05
Payment 12/08/25	-2,258.05 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1	25.0 Thousand Gals X \$2.18 = 54.50
Water Tier 2	25.0 Thousand Gals X \$3.47 = 86.75
Water Tier 3	25.0 Thousand Gals X \$6.94 = 173.50
Water Tier 4	59.0 Thousand Gals X \$9.36 = 552.24
Sewer	
Sewer Base Charge	103.45
Sewer Charges	134.0 Thousand Gals X \$7.20 = 964.80
Total Current Transactions	1,976.53
TOTAL BALANCE DUE	\$1,976.53

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0469735
 Customer # 01228303
 Balance Forward 0.00
 Current Transactions 1,976.53

Total Balance Due	\$1,976.53
Due Date	1/5/2026

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

**The Total Due will be electronically
 transferred on 01/05/2026.**

SEVEN OAKS CDD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

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 DADE CITY (352) 521-4285

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

1 0 1
 37-93239

SEVEN OAKS CDD

Service Address: **VERMILLION SKY NORTH RECLAIM DR**

Bill Number: 23659131
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0989675	01369272
Please use the 15-digit number below when making a payment through your bank	
098967501369272	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580272	11/7/2025	740	12/9/2025	746	32	6

Usage History		
Month	Usage	Rate
Water		
December 2025	6	
November 2025	2	
October 2025	0	
September 2025	0	
August 2025	0	
July 2025	0	
June 2025	2	
May 2025	3	
April 2025	4	
March 2025	4	
February 2025	6	
January 2025	5	

Transactions		
Previous Bill		2.02
Payment 12/08/25		-2.02 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	6 Thousand Gals X \$1.01	6.06
Total Current Transactions		6.06
TOTAL BALANCE DUE		\$6.06



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0989675
 Customer # 01369272
 Balance Forward 0.00
 Current Transactions 6.06

Total Balance Due	\$6.06
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CDD
 3434 COLWELL AVENUE SUITE 200
 Tampa FL 33614

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 DADE CITY (352) 521-4285

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

1 0 1
 37-93239

SEVEN OAKS CDD

Service Address: **VERMILLION SKY SOUTH RECLAIM DR**

Bill Number: 23659132
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0989680	01369272
Please use the 15-digit number below when making a payment through your bank	
098968001369272	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18044940	11/7/2025	1236	12/9/2025	1241	32	5

Usage History		
Month	Usage	Rate
December 2025	5	
November 2025	3	
October 2025	0	
September 2025	0	
August 2025	0	
July 2025	0	
June 2025	1	
May 2025	3	
April 2025	4	
March 2025	4	
February 2025	6	
January 2025	4	

Transactions		
Previous Bill		3.03
Payment 12/08/25		-3.03 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	5 Thousand Gals X \$1.01	5.05
Total Current Transactions		5.05
TOTAL BALANCE DUE		\$5.05



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0989680
 Customer # 01369272
 Balance Forward 0.00
 Current Transactions 5.05

Total Balance Due	\$5.05
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CDD
 3434 COLWELL AVENUE SUITE 200
 Tampa FL 33614

PASCO COUNTY UTILITIES
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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

1 0 1
 37-93237

SEVEN OAKS CDD

Service Address: **AUTUMN BREEZE RECLAIM CIRCLE**

Bill Number: 23659133
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0989690	01369272
Please use the 15-digit number below when making a payment through your bank	
098969001369272	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18044941	11/7/2025	1054	12/9/2025	1069	32	15

Usage History		
Water		
December 2025	15	
November 2025	16	
October 2025	19	
September 2025	20	
August 2025	19	
July 2025	19	
June 2025	18	
May 2025	10	
April 2025	3	
March 2025	8	
February 2025	7	
January 2025	7	

Transactions		
Previous Bill		16.16
Payment 12/08/25		-16.16 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	15 Thousand Gals X \$1.01	15.15
Total Current Transactions		15.15
TOTAL BALANCE DUE		\$15.15



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0989690
 Customer # 01369272
 Balance Forward 0.00
 Current Transactions 15.15

Total Balance Due	\$15.15
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CDD
 3434 COLWELL AVENUE SUITE 200
 Tampa FL 33614

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 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

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

1 0 1
 37-93238

SEVEN OAKS CDD

Service Address: **0 EDENFIELD DR**

Bill Number: 23688727

Billing Date: 12/19/2025

Billing Period: 11/7/2025 to 12/9/2025

Account #	Customer #
0010795	01228304
Please use the 15-digit number below when making a payment through your bank	
001079501228304	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200858989	11/7/2025	5	12/9/2025	21	32	16

Usage History	
Month	Usage
December 2025	Water 16

Transactions		Amount
Previous Bill		5.05
Payment 12/08/25		-5.05 CR
Balance Forward		0.00
Current Transactions Reclaimed		
Reclaimed	16 Thousand Gals X \$1.01	16.16
Total Current Transactions		16.16
TOTAL BALANCE DUE		\$16.16



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

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

Account # 0010795
 Customer # 01228304
 Balance Forward 0.00
 Current Transactions 16.16

Total Balance Due	\$16.16
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

SEVEN OAKS CDD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

PASCO COUNTY UTILITIES
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 NEW PORT RICHEY, FL 34656-2139



Pasco Sheriff's Office
ATTN: Extra Duty
7432 Little Road
New Port Richey, FL 34654

Invoice: I-20261-12384
Service Total: \$1440.00
Payments Total:
Amount Due: \$1440.00
Sent Date: 1/27/2026
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
1/2/2026	GRISMER, GARRETT - 7735	SECURITY/PATROL COMMUNITY	10:00 PM	4.00	\$60.00	\$240.00
1/10/2026	BONNEMANN, MARK - 6341	SECURITY @ EASEMENT	10:00 PM	4.00	\$60.00	\$240.00
1/14/2026	HARRISON, OMARION - 7609	SECURITY/PATROL COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
1/18/2026	ASSUNCAO, MARCO - 7824	SECURITY/PATROL COMMUNITY	3:00 PM	4.00	\$60.00	\$240.00
1/23/2026	HORENSTEIN, RANDY - 7296	SECURITY @ EASEMENT	11:00 PM	4.00	\$60.00	\$240.00
1/24/2026	GREIS-OSPINA, DAVID - 6514	SECURITY/PATROL COMMUNITY	8:00 PM	4.00	\$60.00	\$240.00
Total:						\$1440.00

Questions regarding Invoice Charges & Payments please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: ExtraDuty@pascosheriff.org

Theresa D. Maggio
52100-3401

Make Checks Payable To:

Pasco Sheriff's Office

Invoice #: I-20261-12384
Invoice Total: \$1440.00
Invoice For: SEVEN OAKS CDD

Mail Checks To:

Pasco Sheriff's Office
ATTN: Extra Duty Program

Payment Terms: Due upon receipt
Please include Invoice # in check comment

7432 Little Road New Port Richey, Florida 34654

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.



Pasco Sheriff's Office
 ATTN: Extra Duty
 7432 Little Road
 New Port Richey, FL 34654

Invoice: I-202512-12383
Service Total: \$720.00
Payments Total:
Amount Due: \$720.00
Sent Date: 1/5/2026
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
12/6/2025	HARRIS, VICTORIA - 4822	SECURITY @ EASEMENT	11:00 PM	4.00	\$60.00	\$240.00
12/7/2025	IVEY, BRIAN - 3426	SECURITY/PATROL COMMUNITY	2:00 PM	4.00	\$60.00	\$240.00
12/19/2025	HALL, JASON - 6823	SECURITY @ EASEMENT	10:00 PM	4.00	\$60.00	\$240.00
12/31/2025	Not Filled	SECURITY/PATROL COMMUNITY		0.00	\$0.00	\$0.00
					Total:	\$720.00

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-202512-12383

Invoice Total: \$720.00

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

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Late Payments

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Professional Green Cleaners
 2041 Brigadier Dr
 Spring Hill, FL 34608
 (813) 862-9595

Invoice
30220

Customer	DATE	PAGE
849	1/14/2026	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			1/14/2026	

ITEM	QUANTITY	UNIT	DESCRIPTION	TX	UNIT PRICE	AMOUNT
	1.00		Restrooms floor scrub done on January 14 2026		\$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 #
1/2/2026	INV0000106284

Bill To:

SEVEN OAKS CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
January	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
Bond Amortization Schedules	1.00	\$1,800.00	\$1,800.00
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
Excess Meeting Time (over contract limit) 12-19-2025 15 min.	0.25	\$175.00	\$43.75
		Subtotal	\$9,480.00
		Total	\$9,480.00



Invoice

Date	Invoice Number
12/12/2025	69555

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	1/11/2026	BK	12/12/2025	

Quantity	Item Code	Description	Price Each	Amount
2	Monk EPA Wipes	Monk EPA Certified Disinfecting Wipes 3200 ct. (4 rolls 800 sheets) 42lbs	114.95	229.90
1	Shipping No Charge	SHIPPING: NO CHARGE! FedEx Package 1 Tracking #: 396625805899 FedEx Package 2 Tracking #: 396625806656	0.00	0.00

57200-4619

Theresa DiMaggio

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: PSI220416
Invoice Date: 11/26/2025

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 11/26/2025
Due Date 12/26/2025
Terms Net 30

Customer ID S2303
P.O. Number
P.O. Date 11/26/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Erosion Repair One-Time Service SHORELINE RESTORATION Pond 18		1	1	23,400.00	23,400.00

APPROVED

John G. 12/01/25
Code: 4606

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 23,400.00

Subtotal: 23,400.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 11,700.00
Total: 11,700.00



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI233108
Invoice Date: 1/2/2026

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 1/2/2026
Due Date 2/1/2026
Terms Net 30

Customer ID S2303
P.O. Number
P.O. Date 1/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 1/31/2026 Pond 81 - Seven Oaks CDD Seven Oaks Cdd LAKE ALL Seven Oaks Pond 00		1	1	4,839.00	4,839.00

APPROVED
John G. 01/06/26
Code: 4601

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 4,839.00

Subtotal: 4,839.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 4,839.00



INVOICE

Invoice Number	2498804
Invoice Date	December 4, 2025
Customer Number	122354
Project Number	238202065

Bill To

Seven Oaks Community
Development District
PO Box 32414
Charlotte, NC 28232
United States

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$975.35

For Period Ending:

November 28, 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

2498804

Project Number

238202065

Top Task 2026

2026 FY

Professional Services

Billing Level

Level 13

	Date	Hours	Rate	Current Amount
Woodcock, Gregory (Greg)	2025-11-03	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-11-04	2.00	217.00	434.00
Woodcock, Gregory (Greg)	2025-11-05	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2025-11-19	0.75	217.00	162.75
		4.25		922.25
Professional Services Subtotal		4.25		922.25

Disbursements

Direct - Printing

	Date	Cost	%	Current Amount
ARC 21015ARC111425B	2025-11-14	8.30	0.00	8.30

Direct - Vehicle (mileage)

Woodcock, Gregory (Greg) US9337868 64 MILES	2025-10-14			44.80
--	------------	--	--	-------

Disbursements Subtotal **53.10**

Top Task 2026 Total

975.35

Total Fees & Disbursements

\$975.35

INVOICE TOTAL (USD)

\$975.35

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-11-03	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	PREPARE SUMMARY FOR UPCOMING CDD MEETING.
2025-11-04	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	217.00	434.00	ATTEND CDD MEETING VIA CONFERENCE CALL.
2025-11-05	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDINATE WITH APS REGARDING AGREEMENT AND CHANGE ORDER.
2025-11-19	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.75	217.00	162.75	CALL WITH APS REGARDING AGREEMENT EXECUTION AND SEND EXECUTED COPY FOR RECORDS.
Total Labor:					4.25		\$922.25	
2025-11-14	238202065	2026	Direct - Printing	ARC	8.30	1.00	8.30	21015ARC111425B6
Total Direct - Printing					8.30		\$8.30	
2025-10-14	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	44.80	1.00	44.80	MEETING AT SEVEN OAKS WITH ASPHALT PAVING SYSTEMS
Total Direct - Vehicle (mileage)					44.80		\$44.80	
Total Project 238202065					57.35		\$975.35	

INVOICE

MAKE CHECK PAYABLE TO:
Storage Center in Wesley Chapel
1891 Trout Creek Road
Wesley Chapel, FL 33544

Unit(s) 1112
Tenant 199081
Invoice 29641
Invoice Date January 8, 2026
Due Date February 7, 2026

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	2/7/2026	Rent 2/7-3/6	272.00	0.00	272.00
				Subtotal	\$ 272.00
				Taxes	\$ 0.00
				Balance Due	\$ 272.00

Please remit the total due amount of \$272.00 to the above address.

PAY ONLINE AT www.storagecenterinwesleychapel.com

**REFER A FRIEND AND RECEIVE \$25 OFF
YOUR NEXT MONTH'S RENT**

IMPORTANT NOTICE

Future correspondence including lien notices may be sent via electronic mail. By providing your email address you are consenting to these terms and conditions.

In compliance to changes in the Florida Self Storage Act we will be modifying our late fees as follows:

Late Fee 1 10% of Unit Rent Amount if rent is not paid within 5 days after rent is due

Late Fee 2 An Additional 10% of Unit Rent Amount if rent is not paid within 15 days after rent is due

Pre-Lien Notice \$20.00 Additional Fee if rent is not paid within 25 days after rent is due

Theresa DiMaggio

5700-4753

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Seven Oaks CDD
P.O. Box 32414
Charlotte, NC 28232

December 23, 2025
Client: 001315
Matter: 000001
Invoice #: 27694

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
11/3/2025	LC	REVIEW CORRESPONDENCE FROM S. GILLIS RE NOVEMBER 2026 GENERAL ELECTION; REVIEW SEATS UP FOR GENERAL ELECTION; PREPARE RESOLUTION SETTING SEATS FOR NOVEMBER 2026 GENERAL ELECTION.	0.5	\$87.50
11/5/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	3.5	\$1,067.50
11/7/2025	KCH	REVIEW AND REVISE RESOLUTION FOR GENERAL ELECTION 2026.	0.4	\$122.00
11/13/2025	KCH	PREPARE PLAYGROUND INSTALLATION AGREEMENTS (3) FOR CROSSWINDS, KNOLLPOINT, AND SABAL POINTE WITH FLORIDA RECREATIONAL PRODUCTS, LLC.	2.4	\$732.00
11/19/2025	KCH	PREPARE SERVICES AGREEMENT WITH UES FOR GEOTECHNICAL TESTING.	1.3	\$396.50
11/21/2025	KCH	REVIEW COMMENTS AND PROPOSED CHANGES TO COMMERCIAL CONTRACT AND ADDENDUM REGARDING CROWN OFFICE BUILDING LAND PURCHASE.	1.0	\$305.00
11/24/2025	KCH	REVIEW UPDATED COMMERCIAL CONTRACT FOR PURCHASE OF PROPERTY.	0.6	\$183.00
11/25/2025	KCH	REVIEW AND REVISE AGREEMENT WITH CATRINA WALTERS FOR FALL FESTIVAL; REVIEW AND REVISE AGREEMENT WITH AIR FUN GAMES; REVIEW FINAL FORMS OF COMMERCIAL CONTRACT AND ADDENDUM TO COMMERCIAL CONTRACT FOR PURCHASE OF 2940 SPORTS CORE CIRCLE.	1.8	\$549.00

SERVICES

Date	Person	Description of Services	Hours	Amount
11/26/2025	KCH	REVIEW TITLE COMMITMENT FOR 2940 SPORTS CORE CENTER; REVIEW AGENDA PACKAGE.	0.9	\$274.50
		Total Professional Services	12.4	\$3,717.00
		Total Services		\$3,717.00
		Total Disbursements		\$0.00
		Total Current Charges		\$3,717.00
		Previous Balance		\$4,454.48
		Less Payments		(\$4,454.48)
		PAY THIS AMOUNT		\$3,717.00

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
P.O. Box 32414
Charlotte, NC 28232

January 14, 2026

Client: 001315

Matter: 000001

Invoice #: 27768

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
12/1/2025	KCH	REVIEW DEED EMAILED FROM T. DEMAGGIO REGARDING RESIDENT AT 2403 SPRING HOLLOW LOOP; REVIEW EMAILS REGARDING METER READING FOR RECLAIMED WATER AND INVESTIGATION NEEDED INTO AMOUNT OF SAME.	0.5	\$152.50
12/3/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	2.5	\$762.50
12/3/2025	KCH	PREPARE PARKING EASEMENT AGREEMENT FOR LAKESIDE AT SEVEN OAKS HOMEOWNERS ASSOCIATION.	1.5	\$457.50
12/4/2025	KCH	REVISE PARKING EASEMENT AGREEMENT; DISCUSS SAME WITH J. TOMSU; REVIEW EMAILS AND PHOTOS REGARDING MR. TREE PARKING EQUIPMENT AND TRUCKS ON CDD PROPERTY; PHONE CALL WITH OWNER OF MR. TREE REGARDING VIOLATIONS; PHONE CALL WITH A. MENDENHALL AND S. BRIZENDINE TO DISCUSS SAME; TEAMS CALL WITH TEAM REGARDING HIKVISION CAMERAS; RESEARCH HIKVISION CASE LAW AND FCC-BAN.	1.9	\$579.50
12/12/2025	KCH	PREPARE SERVICES AGREEMENT WITH SOLITUDE.	1.0	\$305.00
12/19/2025	WAS	COMMUNICATIONS WITH S. BRIZENDINE REGARDING SPECIAL MEETING TO CONSIDER CHANGES TO REAL ESTATE CONTACT; REVIEW REAL ESTATE CONTRACT; PREPARE FOR AND ATTEND SPECIAL MEETING VIA TEAMS.	0.9	\$274.50
12/22/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$91.50

SERVICES

Date	Person	Description of Services	Hours	Amount
12/23/2025	KCH	REVIEW AND REVISE NOTICE OF PARKING AND TOWING POLICIES; EMAILS WITH T. DEMAGGIO REGARDING SAME.	0.5	\$152.50
Total Professional Services			9.1	\$2,775.50
Total Services			\$2,775.50	
Total Disbursements			\$0.00	
Total Current Charges				\$2,775.50
Previous Balance				\$3,717.00
<i>Less Payments</i>				<i>(\$3,717.00)</i>
PAY THIS AMOUNT				\$2,775.50

Please Include Invoice Number on all Correspondence



SEVEN OAKS CDD I
 2910 SPORTS CORE CIR
 WESLEY CHAPEL, FL 33544-8764

Statement Date: December 19, 2025

Amount Due:	\$43.07
Due Date:	January 09, 2026
Account #:	211003718858

Account Summary

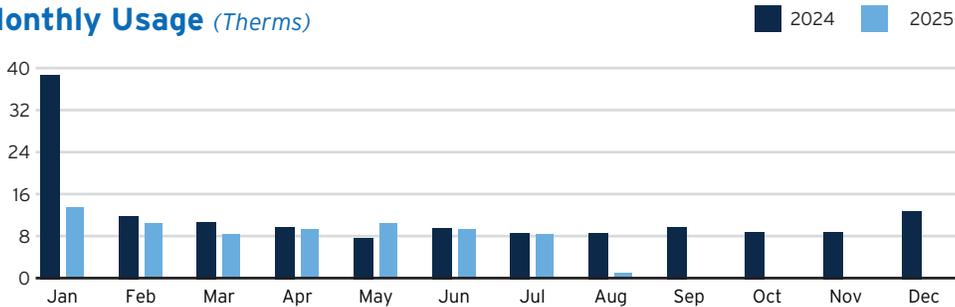
Current Service Period: November 19, 2025 - December 17, 2025	
Previous Amount Due	\$43.07
Payment(s) Received Since Last Statement	-\$43.07
Current Month's Charges	\$43.07
Amount Due by January 09, 2026 \$43.07	

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

It's the most wonderful time of the year for **GIVING & RECEIVING.**

Make a donation or find help for your utility bill payment at PeoplesGas.com/Share



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211003718858
Due Date: January 09, 2026



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:	\$ _____

621754945894

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.

6217549458942110037188580000000043073



Service For:
 2910 SPORTS CORE CIR
 WESLEY CHAPEL, FL 33544-8764

Account #: 211003718858
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Service Period: Nov 19, 2025 - Dec 17, 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	12/17/2025	2,277	2,277	0 CCF	1.040	1.0000	0.0 Therms	29 Days

Charge Details

	Natural Gas Charges	
	Customer Charge	\$43.07
	Natural Gas Service Cost	\$43.07

Avg THMS Used Per Day



Total Current Month's Charges \$43.07

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.
- 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**
- All Other Correspondences:**
 Peoples Gas
 P.O. Box 111
 Tampa, FL 33601-0111

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.

To: Business Office

Date: 12/21/25

SEVEN OAKS CDD REQUEST FOR CHECK

Amount \$ 260.00

Please Issue Check

Payable To: Tyeshia Joy Swain
Address: 4850 ALLEN Rd # 52
Zephyrhills, FL 33541

EXPLAIN AND ITEMIZE BELOW

INVOICE DATE: _____

INVOICE NUMBER: _____

DESCRIPTION: ReFund From Gathering Room Rented
on 10/12/25

TOTAL: \$ 260.00

PLEASE MAKE CHECK TO: Same as ABOVE

ADDRESS: _____

PLEASE MAKE NOTES HERE IF ANY SPECIAL INSTRUCTIONS, OR IF MAILING TO AN ADDRESS OTHER THAN THE ADDRESS ABOVE:

Mail to the Seven Oaks Clubhouse
2910 SPORTS CORE Circle
Westley chapel, FL 33544

Approved By: Clubhouse Manager Theresa Diring

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

Seven Oaks CDD

3434 Colwell Ave, Suite 200
Tampa, FL 33614
(813) 933-5571

Void

102075

Date: 12/11/2025

Pay To
The Order of Tye Jenkins

Two Hundred Sixty Dollars

***260.00**

Tye Jenkins
7602 Mt. Laurel Dr.
Zephyrhills, FL 33540
United States

[Signature]
[Signature]

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈ 102075⑈ ⑆063112786⑆ 0063661342⑈

Form 609 BG

Job No. 993020 R



0 0

ACCOUNT SUMMARY

Credit Limit \$26,000.00
 Credit Available \$9,764.00
 Statement Closing Date December 31, 2025
 Days in Billing Cycle 31
 Previous Balance \$5,773.53
 Payments & Credits \$5,810.59
 Purchases & Other Charges \$7,039.68
 Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
 New Balance \$7,002.62
 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 \$7,002.62
Minimum Payment Due \$7,002.62
Payment Due Date January 26, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL \$5,773.53-	
12/25	12/25	F151500B700CHGDDA	AUTOMATIC PAYMENT - THANK YOU	5,773.53-
		MICHELLE WHITE	TOTAL \$0.00	
		JOHN GENTILELLA	TOTAL \$2,123.64	
12/01	12/01	5531020AG9RZ7JZVJ	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	1.40
12/02	12/02	8530961AHLDR5F7H5	10-S TENNIS SUPPLY POMPANO BEACH FL MCC: 5941 MERCHANT ZIP: 33069	110.37
12/03	12/03	8211755AJEHM65TJ0	TACTACAM CALEDONIA MN MCC: 5732 MERCHANT ZIP:	175.00
12/04	12/04	5531020AK9SN6EEME	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	9.96
12/04	12/04	8211755AJEHN2GPXD	TACTACAM CALEDONIA MN MCC: 5732 MERCHANT ZIP:	54.92
12/04	12/04	8211755AJEHN3LDD0	TACTACAM CALEDONIA MN MCC: 5732 MERCHANT ZIP:	119.81

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

Payment Due Date January 26, 2026
New Balance \$7,002.62
Minimum Payment Due \$7,002.62
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
12/05	12/05	5548382AL0GFDAX16	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	81.81
12/10	12/10	5531020AT9XZKDFGS	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	0.20
12/10	12/10	8230509ATEHMDR4A1	AMAZON MARK* BW87N1PA0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	32.65
12/11	12/11	5270715AS09FP1ZA3	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	92.68
12/13	12/13	8230509AWEHMB5J8Y	AMAZON MARK* PD3PR4GL3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	42.78
12/16	12/16	1230202AY00061AKS	ADOBE SAN JOSE CA MCC: 5734 MERCHANT ZIP: zz	287.88
12/16	12/16	5270715AZ09FP2F3X	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	26.61
12/18	12/18	8271116B1EHM6YKE8	SP FRESHWATERSYSTEMS GREENVILLE SC MCC: 2842 MERCHANT ZIP:	43.46
12/19	12/19	8230509B1EHPDD8H9	AMAZON MARK* BR7W64RZ3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	255.20
12/22	12/22	5543286B462B882SG	AMAZON MKTPL*9C0OP26Y3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	223.30
12/22	12/22	5548382B50H3DVE17	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	72.27
12/24	12/24	5550037B7H8W4DQWN	WAWA 5226 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	24.77
12/24	12/24	1230202B6018F06ZF	ADOBE SAN JOSE CA MCC: 5734 MERCHANT ZIP: zz	281.57
12/24	12/24	5270715B709FDXXBL	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	36.59
12/29	12/29	5543286BB5V7L87HW	STRAIGHTTALK*SERVICES MIAMI FL MCC: 4814 MERCHANT ZIP:	47.60
12/29	12/29	8230509BBEHNHDA45	AMAZON MARK* CZ5521TN3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	102.81
		FATINA TANNOUKHI	TOTAL \$77.19	
12/16	12/16	5543286AY60QY8Q0P	SQ *SUDS AND BUBBLES WESLEY CHAPEL FL MCC: 7216 MERCHANT ZIP: 33544	57.00
12/20	12/20	1527021B2002S77MM	NETFLIX.COM LOS GATOS CA MCC: 4899 MERCHANT ZIP:	20.19
		THERESA DIMAGGIO	TOTAL \$4,801.79	
12/01	12/01	0230537AGHEY89E8E	PUBLIX #1142 LAND O LAKES FL MCC: 5411 MERCHANT ZIP: 34638	100.88
12/02	12/02	5543286AG5VD348GP	SQ *PASTA DI GUY WESLE WESLEY CHAPEL FL MCC: 5814 MERCHANT ZIP: 33544	506.00
12/03	12/03	0543684AH8PHVDDHR	SAMS CLUB.COM BENTONVILLE AR MCC: 5300 MERCHANT ZIP:	103.42
12/03	12/03	5548382AJ0GDN059Q	SAMSCLUB.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	309.72
12/03	12/03	5548382AJ0GD641GT	SAMSCLUB #4852 WESLEY CHAPEL FL CREDIT MCC: 5300 MERCHANT ZIP: 33544	29.68-
12/07	12/07	5543286AM5X7JGJ36	SQ *PASTA DI GUY WESLE WESLEY CHAPEL FL MCC: 5814 MERCHANT ZIP: 33544	164.00
12/07	12/07	0543684AM8PJ9BJYX	SAMS CLUB.COM BENTONVILLE AR MCC: 5300 MERCHANT ZIP:	32.94
12/07	12/07	0543684AN00AGYZS3	WALGREENS #11246 LAND O LAKES FL	253.76

Transactions continued on next page

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
12/07	12/07	5270487AN9WDJWG47	MCC: 5912 MERCHANT ZIP: 34638 PIZZA HUT 004686 WESLEY CHAPEL FL	184.39
12/08	12/08	0543684AP00BNHQ2M	MCC: 5812 MERCHANT ZIP: DOLLAR TREE LAND O LAKES FL	111.50
12/08	12/08	0230537APEHY81A6W	MCC: 5331 MERCHANT ZIP: 34639 FIVE BELOW 6163 LAND O LAKES FL	60.00
12/10	12/10	0558745AR00000SM5	MCC: 5331 MERCHANT ZIP: 34639 RBT PIZZA HUT 004686 EASYSAVINGS CREDIT	7.38-
12/11	12/11	5543286AT5YLS1V23	MCC: 6532 MERCHANT ZIP: SQ *SUDS AND BUBBLES WESLEY CHAPEL FL	25.00
12/11	12/11	7541823AT74HX8XHQ	MCC: 7216 MERCHANT ZIP: 33544 CCI*CONSTANT-CONTACT WALTHAM MA	131.00
12/12	12/12	5543286AS5Z0SQHYB	MCC: 5968 MERCHANT ZIP: SQ *MOORE BOUNCE AND P WESLEY CHAPEL FL	80.25
12/13	12/13	0543684AW00QL1R91	MCC: 7929 MERCHANT ZIP: 33543 WALGREENS #11246 LAND O LAKES FL	150.00
12/13	12/13	5548382AW0GT5HAL2	MCC: 5912 MERCHANT ZIP: 34638 SAMSCLUB.COM 888-746-7726 AR	149.80
12/16	12/16	0543684AY5SAP5TN3	MCC: 5300 MERCHANT ZIP: 72712 SAMS CLUB.COM BENTONVILLE AR	16.48
12/17	12/17	0543684AZ5SARH1S8	MCC: 5300 MERCHANT ZIP: SAMS CLUB.COM BENTONVILLE AR	119.14
12/19	12/19	0543684B18PJL3Y41	MCC: 5300 MERCHANT ZIP: SAMS CLUB.COM BENTONVILLE AR	72.46
12/19	12/19	0230537B200LSPAA2	MCC: 5300 MERCHANT ZIP: PUBLIX #1142 LAND O LAKES FL	88.72
12/21	12/21	5543286B3627F15N8	MCC: 5411 MERCHANT ZIP: 34638 SQ *SESAC NASHVILLE TN	641.00
12/21	12/21	5550036B4H5JMRZ6A	MCC: 8999 MERCHANT ZIP: 37203 NIC*-DBPR DEPT OF BUS TALLAHASSEE FL	262.00
12/21	12/21	1527021B3002ZNV6	MCC: 9399 MERCHANT ZIP: 32399 MICROSOFT-G130817898 MSBILL.INFO WA	8.66
12/22	12/22	0543684B500EVBQ6	MCC: 5045 MERCHANT ZIP: DOLLAR TREE LAND O LAKES FL	65.00
12/22	12/22	7541823B475BTHGMP	MCC: 5331 MERCHANT ZIP: 34639 CRACKER BARREL LEBANON TN	656.95
12/24	12/24	1527632B7009F9G67	MCC: 5812 MERCHANT ZIP: SUPERSAAS * C AMSTERDAM DR	28.00
12/24	12/24	1527021B6012H2FMD	MCC: 5045 MERCHANT ZIP: GOOGLE YOUTUBE TV MOUNTAIN VIEW CA	94.17
12/29	12/29	5543286BB5VQWPLYE	MCC: 4899 MERCHANT ZIP: SQ *SUDS AND BUBBLES WESLEY CHAPEL FL	35.00
12/29	12/29	0543684BB5SA48SE9	MCC: 7216 MERCHANT ZIP: 33544 SAMS CLUB.COM BENTONVILLE AR	257.60
12/29	12/29	5548382BQ0HBLJ5EF	MCC: 5300 MERCHANT ZIP: SAMSCLUB.COM 888-746-7726 AR	53.66
12/30	12/30	0543684BQ5SAD2YVW	MCC: 5300 MERCHANT ZIP: 72712 SAMS CLUB.COM BENTONVILLE AR	77.35
			MCC: 5300 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$7,002.62 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 01/26/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$85.43	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$17.51	\$0-\$500,000 = 0.25%
New Cashback Balance	\$102.94	\$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	31	\$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
12/31/25 Statement**

	General Fund	Enterprise Fund
Theresa Card	\$ 3,854.01	\$ 947.78
John Card	\$ 2,123.64	
Fatina Card	\$ 77.19	
Total	\$ 6,054.84	\$ 947.78
Grand Total	\$ 7,002.62	
Statement Total	\$ 7,002.62	
001-57400-4775	2,457.51	386.66 400-57200-4664
001-57200-4619	230.29	213.06 400-57200-4724
001-57200-4704	60.44	86.06 400-57200-3222
001-57200-4103	114.36	262.00 400-57200-4613
001-51300-5102	159.00	
001-57200-5101	578.11	
001-57200-4785	900.94	
001-57200-4647	6.66	
001-57200-4660	221.63	
001-53900-4670	553.20	
001-53900-4785	618.87	
001-53900-4616	-	
001-53900-4609	-	
001-57200-4763	153.83	

**Seven Oaks CDD Credit Card
Theresa Dimaggio
12/31/25 Statement**

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
12/1/2025	Publix	Event Supplies	001-57400-4775	\$ 100.88	Y	Y
12/2/2025	Pasta Di Guy	Event Supplies	001-57400-4775	\$ 506.00	Y	Y
12/3/2025	Sam's	Café supplies	400-57200-4664	\$ 83.86	Y	Y
12/3/2025	Sam's	Event Supplies	001-57400-4775	\$ 19.56	Y	Y
12/3/2025	Sam's	Event Supplies	400-57200-4664	\$ 79.64	Y	Y
12/3/2025	Sam's	Café supplies	400-57200-4724	\$ 80.22	Y	Y
12/3/2025	Sam's	Café supplies	400-57200-3222	\$ 39.92	Y	Y
12/3/2025	Sam's	Food for staff	001-57200-4785	\$ 109.94	Y	Y
12/3/2025	Sam's	Refund-café supplies	400-57200-3222	\$ (29.68)	Y	Y
12/7/2025	Pasta Di Guy	Event Supplies	001-57400-4775	\$ 164.00	Y	Y
12/7/2025	Sam's	Event Supplies	001-57400-4775	\$ 32.94	Y	Y
12/7/2025	Walgreens	Event Supplies	001-57400-4775	\$ 253.76	Y	Y
12/7/2025	Pizza Hut	Event Supplies	001-57400-4775	\$ 184.39	Y	Y
12/8/2025	Dollar Tree	Event Supplies	001-57400-4775	\$ 111.50	Y	Y
12/8/2025	Five Below	Event Supplies	001-57400-4775	\$ 60.00	Y	Y
12/10/2025	Pizza Hut	Refund-even supplies	001-57400-4775	\$ (7.38)	Y	Y
12/11/2025	Suds and Bubbles	Laundry	001-57400-4775	\$ 25.00	Y	Y
12/11/2025	Constant Contact	Subscription	001-51300-5102	\$ 131.00	Y	Y
12/12/2025	Moore Bounce House	Event Supplies	001-57400-4775	\$ 80.25	Y	Y
12/13/2025	Walgreens	Food/gift cards for staff	001-57200-4785	\$ 150.00	Y	Y
12/13/2025	Sam's	Facility Supplies	001-57200-4619	\$ 149.80	Y	Y
12/16/2025	Sam's	Event Supplies	001-57400-4775	\$ 16.48	Y	Y
12/16/2025	Sam's	Café supplies	400-57200-4664	\$ 25.92	Y	Y
12/16/2025	Sam's	Café supplies	400-57200-3222	\$ 26.88	Y	Y
12/16/2025	Sam's	Facility Supplies	001-57200-4704	\$ 39.51	Y	Y
12/17/2025	Sam's	Facility Supplies	001-57200-4619	\$ 26.83	Y	Y
12/19/2025	Sam's	Event Supplies	001-57400-4775	\$ 72.46	Y	Y
12/19/2025	Publix	Event Supplies	001-57400-4775	\$ 88.72	Y	Y
12/21/2025	SESAC	Music License	001-57200-4785	\$ 641.00	Y	Y
12/21/2025	FL DBPR	Café License	400-57200-4613	\$ 262.00	Y	Y
12/21/2025	Microsoft	Subscription	001-57200-5101	\$ 8.66	Y	Y
12/22/2025	Dollar Tree	Café supplies	400-57200-4664	\$ 65.00	Y	Y
12/22/2025	Cracker Barrel	Event Supplies	001-57400-4775	\$ 656.95	Y	Y
12/24/2025	Supersaas	Subscription	001-51300-5102	\$ 28.00	Y	Y
12/24/2025	Youtube TV	Subscription	001-57200-4103	\$ 94.17	Y	Y
12/29/2025	Suds and Bubbles	Laundry	001-57400-4775	\$ 35.00	Y	Y
12/29/2025	Sam's	Café supplies	400-57200-4664	\$ 113.76	Y	Y
12/29/2025	Sam's	Café supplies	400-57200-4724	\$ 112.88	Y	Y
12/29/2025	Sam's	Café supplies	400-57200-3222	\$ 30.96	Y	Y
12/29/2025	Sam's	Facility Supplies	001-57200-4619	\$ 53.66	Y	Y
12/30/2025	Sam's	Café supplies	400-57200-4664	\$ 18.48	Y	Y
12/30/2026	Sam's	Café supplies	400-57200-4724	\$ 19.96	Y	Y
12/30/2026	Sam's	Café supplies	400-57200-3222	\$ 17.98	Y	Y
12/30/2026	Sam's	Facility Supplies	001-57200-4704	\$ 20.93	Y	Y

12/31/25 Statement

001-10103

Total activity	4,801.79
Replenish card	-
Credit/Refund	-
Total charges	<u>4,801.79</u>

\$ 4,801.79

0

Expense Summary

001-57400-4775	(2,400.51)	GF	EF
001-57200-4619	(230.29)	3,854.01	947.78
001-57200-4704	(60.44)		
001-57200-4103	(94.17)		
001-51300-5102	(159.00)		
001-57200-5101	(8.66)		
001-57200-4785	(900.94)		
400-57200-4664	(386.66)		
400-57200-4724	(213.06)		
400-57200-3222	(86.06)		
400-57200-4613	(262.00)		
001-57200-4701	-		
001-57200-4705	-		
001-57200-4707	-		
	<u>(4,801.79)</u>		

TRUE

Publix

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



1142 C1Q 036 946

EL FUDGE CHOC VAN	4.27	F
ELF DOUBLE STUFF	4.27	F
L/D BROWNIES		
4 @ 2 FOR 6.00	12.00	F
PEPPERMINT CRUNCH		
2 @ 5.49	10.98	F
1.25LB COOKIE PLTR	17.99	F
1.25LB COOKIE PLTR	11.99	F
SOLO CUP CLEAR		
2 @ 5.49	10.98	T
BC COOKIE ICNG WHT	6.59	F
PUB LEM/LIME SODA	1.44	T F
BC DECORS GRN CRST	3.49	F
HAW PUNCH RED	4.31	T F
LIBBYS PINEAP JUIC	5.39	F
BC COOKIE ICNG WHT		
2 @ 6.59	13.18	F

TAX EXEMPT

Order Total	100.88	
Grand Total	100.88	
Credit	Payment	100.88

TAX FORGIVEN 1.17

Change 0.00

Receipt ID: 1142 C1Q 036 946

PRESTO!
Trace #: 037790
Reference #: 1432584498
Acct #: XXXXXXXXXXXX7026
Purchase Mastercard
Amount: \$100.88
Auth #: 001631

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Kristian

12/01/2025 10:08 S1142 R103 6946 C0233

Theresa Clubhouse Manager

From: Pasta di Guy Wesley Chapel <messenger@messaging.squareup.com>
Sent: Tuesday, December 2, 2025 3:39 PM
To: Theresa Clubhouse Manager
Subject: You paid an invoice! (#001284)



Pasta di Guy Wesley Chapel

Invoice Paid

\$506.00

Paid with Mastercard 7026 on December 2, 2025 at
3:38 PM

Earn 1 Point for every \$1 spent.

[Learn more](#)

Catering for Dec 19th FRIDAY deliver at 6PM

Invoice #001284

December 2, 2025

Customer

Theresa Dimaggio

clubhousemanager@sevenoakscdd.com

(813) 907-7987

Date of service

December 19, 2025

[Download Invoice PDF](#)



Dec 2, 2025

Order 800000004349756



Curbside pickup items(9)

Wesley Chapel Sam's Club

Date

27727 STATE ROAD 56

Wesley Chapel, FL 33544

Member's Mark Canola Oil, 192 fl. oz.	Qty 6	\$71.88
Dole Fruit Bowls Cherry Mixed Fruit in 100% Juice 4 oz., 20 pk.	Qty 1	\$11.98
Swiss Miss Milk Chocolate Hot Cocoa Mix, 50 ct.	Qty 2	\$19.56

Subtotal \$103.42

Pickup FREE

Tax -

Total **\$103.42**

 Ending in 7026

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

Total number of 14 items



Dec 2, 2025 1:17 PM CST

Order 10374760638 \$309.72 Online

Shipping

📍 Theresa Flores - 2910 Sports Core Cir, Wesley Chapel, FL 33544 (813) 907-7987

F
Coke
Spirits
B
B
Staff

Item	Qty	Price (Incl Savings)
Shearer's Foods Round Tortilla Chips, 2 pk., 48 oz. Item ID: 990001144	1	\$12.48 \$12.48 each
Dixie Heavyweight Dry Wax Deli Paper 12" X 10.75", 500 ct. Item ID: 990435909	4	\$39.92 \$9.98 each
Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk. Item ID: 990384716	1	\$18.48 \$18.48 each
S.Pellegrino Sparkling Natural Mineral Water 16.9 fl. oz., 24 pk. Item ID: 624672	1	\$22.98 \$22.98 each
Tim Hortons Premium Medium Roast K-Cup Coffee Pods, Original Blend, 100 ct. Item ID: 980170776	2	\$90.96 \$45.48 each

Pickup Dec 3, 2025 12:00 AM CST

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

F

Item	Qty	Price (Incl Savings)
AirHeads Variety Pack, 0.55 oz., 90 pk. Item ID: 709743	1	\$14.68 \$14.68 each

Item	Qty	Price (Incl Savings)
B Coca-Cola Soft Drink 12 fl. oz., 35 pk. Item ID: 622121	1	\$19.38 \$19.38 each
B Diet Coke Soda Soft Drink, 12 fl. oz., 35 pk. Item ID: 624182	1	\$19.38 \$19.38 each
F M&M'S Peanut Milk Chocolate Candy, Singles Size, 1.74 oz., 48 pk. Item ID: 2531	1	\$52.48 \$52.48 each
Staff Nescafé Clasico Dark Roast Instant Coffee, 21 oz. Item ID: 793059	1	\$18.98 \$22.48 \$18.98 each Save \$3.50

Summary

Subtotal	\$313.22
Total Savings	\$3.50
Pickup Fees	\$0.00
Shipping Fees	\$0.00
Product Fees	\$0.00
Gift Options	\$0.00
Sales Tax	\$0.00

Payment

Total Charged to Card	\$309.72
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Method

Card ending in *7026	\$309.72
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Food - - 79.64
 Beverage - - 80.22
 Staff coffee - 109.94
 Copy supplies - 39.92

~~000~~-57200-3314



ADD TO CATERING for December 19 deliver at 6PM

Customer

Theresa Dimaggio
clubhousemanager@sevenoakscdd.com
(813) 907-7987

Invoice Details

PDF created December 7, 2025
\$164.00
Service date December 19, 2025

Payment

Due December 7, 2025
\$164.00

Items	Quantity	Price	Amount
Pasta Meatballs - Large tray (18-20 serving) Pasta of your choice (Penne/Chef's) with our homemade Marinara sauce and beef meatballs + Penne	1	\$140.00	\$140.00
30 breadsticks	1	\$24.00	\$24.00
Subtotal			\$164.00

Total Paid **\$164.00**

Payments

Dec 7, 2025 (Mastercard 7026) \$164.00



View online

To view your invoice go to <https://squareup.com/u/LUQ0Y4P7>
Or open the camera on your mobile device and place the QR code in the camera's view.



Dec 6, 2025

Order 800000004500285



Curbside pickup items(3)

Wesley Chapel Sam's Club

Date

27727 STATE ROAD 56

Wesley Chapel, FL 33544

Member's Mark Christmas Cutout Cookies, 15 ct.	Qty 3	\$32.94
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Subtotal		\$32.94
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Pickup		FREE
--------	--	------

Tax		-
------------	--	---

Total		\$32.94
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 Ending in 7026

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

(C) CHARACTER TUMBLER W STRAW AST
 19560231415 6.99
 RETURN VALUE 5.24
 (C) GINGERBREAD HOUSE MUG
 19560231121 6.99
 RETURN VALUE 6.99
 (C) GOLD HOME MUG
 19560230973 6.99
 RETURN VALUE 6.99
 (C) GINGERBREAD MUG
 19560231385 6.99
 RETURN VALUE 6.99
 (C) DISNEY C STTCH SANTA DOGTOY
 84003835277 6.99
 RETURN VALUE 5.24
 (C) LIGHT UP HOLIDAY HEADBAND AST
 19560231263 6.99
 RETURN VALUE 5.24
 (C) LIGHT UP HOLIDAY HEADBAND AST
 19560231264 6.99
 RETURN VALUE 6.99
 (C) NICE! GNGRBRD MG COCOA ST 10Z
 19560231850 20.00
 2 @ 10.00
 RETURN VALUE 10.00 ea
 IAM MULTI EARRING 6004409932
 06004409932 9.99
 RETURN VALUE 9.99
 IAM RED BRACELET 1008018001
 06004400444 9.99
 RETURN VALUE 9.99
 (C) PENGUIN SOCKS 3S
 19770101397 4.99
 RETURN VALUE 4.99
 (C) SNOWMAN SOCKS 3S
 19770101398 4.99
 RETURN VALUE 4.99
 DOLE PINEAPPLE JUICE 6OZ 6S
 03890000947 FOOD 4.99
 RETURN VALUE 4.99
 HAWAIIAN PUNCH GL
 01480064608 FOOD 3.99
 RETURN VALUE 3.99

TOTAL 253.76
 MASTERCARD ACCT 7026 253.76
 AUTH CODE 007184
 CHANGE .00

MYWALGREENS SAVINGS 10.50
 STORE ADVERTISED SAVINGS 13.14

THANK YOU FOR SHOPPING AT WALGREENS
 REDEEM \$3 WALGREENS CASH REWARDS ON YOUR
 NEXT PURCHASE! WALGREENS CASH REWARDS
 CANNOT BE REDEEMED ON SOME ITEMS. FOR
 FULL DETAILS SEE MYWALGREENS.COM

RFN# 1124-6211-9382-2512-0703


Walgreens

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

203 1938 0021 12/07/2025 9:08 AM

<< BUY 1 GET 1 EQUAL/LESS FOR 50% OFF >>
 (C) DISNEY C STTCH SANTA DOGTOY
 84003835277 3.49
 REGULAR PRICE 6.99
 MYWALGREENS SAVINGS 3.50
 RETURN VALUE 5.24

 << BUY 1 GET 1 EQUAL/LESS FOR 50% OFF >>
 (C) CHARACTER TUMBLER W STRAW AST
 19560231416 3.49
 REGULAR PRICE 6.99
 MYWALGREENS SAVINGS 3.50
 RETURN VALUE 5.24
 (C) LIGHT UP HOLIDAY HEADBAND AST
 19560231262 3.49
 REGULAR PRICE 6.99
 MYWALGREENS SAVINGS 3.50
 RETURN VALUE 5.24

 SPRITE 2L BTL
 04900005015 3.59 SALE
 RETURN VALUE 3.59
 (C) WHITE CHRISTMAS TREE MUG
 19560231066 4.89 SALE
 REGULAR PRICE 6.99
 SAVINGS 2.10
 RETURN VALUE 4.89
 (C) NICE! RNRD COCO CONE 20Z
 19560231916 8.76 SALE
 4 @ 2.19
 REGULAR PRICE 3.00
 SAVINGS 3.24
 RETURN VALUE 2.19 ea

(C) OMBRE STUDDED TUMBLER AST
 19560231655 9.09 SALE
 REGULAR PRICE 12.99
 SAVINGS 3.90
 RETURN VALUE 9.09
 (C) OMBRE STUDDED TUMBLER AST
 19560231654 9.09 SALE
 REGULAR PRICE 12.99
 SAVINGS 3.90
 RETURN VALUE 9.09

AMAZON 24 CGT ND 10-500
 6058120071663998993 10.00
 AMAZON 24 CGT ND 10-500
 6058120070442045340 10.00
 AMAZON 24 CGT ND 10-500
 6058120069715019693 10.00
 AMAZON 24 CGT ND 10-500
 6058120072023724681 10.00
 AMAZON 24 CGT ND 10-500
 6058120076706449136 10.00
 AMAZON 24 CGT ND 10-500
 6058120075770672003 10.00
 AMAZON 24 CGT ND 10-500
 6058120071519247223 10.00
 AMAZON 24 CGT ND 10-500
 6058120069125505919 10.00
 AMAZON 24 CGT ND 10-500

***** REPRINT *****

PIZZA HUT
DELIVERY

** DUE NOW **
** DUE: 12/07/2025 at 01:00 PM **

Ticket #00001

Item Count: 10

ENTERED BY
CH
038716 12/07/2025 12:19 PM

theresa dimaggio
2910 SPORTS CORE CIR
WESLEY CHAPEL FL 33544

813-907-7987
Other

xy: A-12

AT CLUB HOUSE RING BELL IN FRONT OF CAFE
01 5 Large 87.45

Hand toss
Cheese

02 5 Large 76.95
Hand toss
Cheese

Subtotal 164.40
Delivery Charge 4.99
Balance Due 169.39

Amt Tendered
Credit Card 169.39

Driver gratuity
not included

Flip over for more!

Tip
Printed
on
next
page
Totalling \$184.39

DOLLAR TREE

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

(656) 205-2990

DESCRIPTION	QTY	PRICE	TOTAL
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
WHITE COOKIE ICING 2.5 OZ	1	1.25	1.25N
SNOWMAN BN 24CT 2P	1	1.50	1.50N
SNOWMAN BN 24CT 2P	1	1.50	1.50N
SNOWMAN BN 24CT 2P	1	1.50	1.50N
SNOWMAN BN 24CT 2P	1	1.50	1.50N
TBLCUR GREEN PLASTIC 54X108	1	1.25	1.25N
TBLCUR GREEN PLASTIC 54X108	1	1.25	1.25N
TBLCUR GREEN PLASTIC 54X108	1	1.25	1.25N
TABLECOVER PLASTIC RED 54X108	1	1.25	1.25N
TABLECOVER PLASTIC RED 54X108	1	1.25	1.25N
TABLECOVER PLASTIC RED 54X108	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
QUEST NAPKIN SOLID 18CT	1	1.25	1.25N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN PLATE 8.625IN 15CT	1	1.50	1.50N
SNOWMAN BN 24CT 2P	1	1.50	1.50N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N
CHAS TINSEL 3D GINGERBREAD	1	7.00	7.00N

Sub Total \$111.50
 GENERAL EXEMPT MERC \$0.00
 SALES TAX \$0.00
 Total \$111.50
 Mastercard \$111.50
 *****7026 Approved
 Purchase Chip
 Auth/Trace Number: 008875/044410
 Chip Card AID: A000000041010

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

 NOW SHOP ON-LINE AT DOLLARTREE.COM
 Please provide your feedback at
 www.dollartreefeedback.com

6203 03921 04 004 27757745 12/08/25 10:41
 Sales Associate: Doug

fiVE BELoW

06163 LAND O LAKES, FL
21627 Village lakes Shopping C
Land O Lakes, FL 34639
813-590-2159
SALE

629014018278 GINGERBREAD HOUSE KI \$60.00E
12 @ \$5.00 = \$60.00

Subtotal \$60.00

Tax Exempt No.858012691725c8
DEFAULT TAX RULE 0.000% \$0.00

Total \$60.00

MasterCard \$60.00

Card No. XXXXXXXXXXXX7026
Expiration Date XX/XX
Auth. No. 008321
ENTRY METHOD: Chip Read
CHIP IND: CONTACT
AID: A0000000041010
APPL: Mastercard
ARC: 00

Store: 06163 Reg: 02 Tran: 117244
Date: 12/8/2025 10:54:51 AM Assoc: 111111

At Five Below, we gladly accept
exchanges or returns for unopened or
defective merchandise with
the original receipt!

Items can be returned within 90 days
of purchase to any Five Below location
for a full refund to the original
payment method with the original
receipt or online order confirmation!
You can exchange unopened or defective
products for the same item (or another
item of equal value) at any time with the
original receipt or online order
confirmation.

Thank You For Shopping!
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0 6 1 6 3 0 2 1 1 7 2 4 4 1 2 0 8 2 5

Theresa Clubhouse Manager

From: Suds and Bubbles <messenger@messaging.squareup.com>
Sent: Thursday, December 11, 2025 4:26 PM
To: Theresa Clubhouse Manager
Subject: You paid an invoice! (#000489)



Invoice Paid

\$25.00

Paid with Mastercard 7026 on December 11, 2025 at
4:25 PM

Invoice #000489
December 11, 2025

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

[Download Invoice PDF](#)

Invoice summary

Custom Amount **\$25.00**

Subtotal **\$25.00**

Theresa Clubhouse Manager

From: Constant Contact Billing <notification@constantcontact.com>
Sent: Thursday, December 11, 2025 2:05 AM
To: Theresa Clubhouse Manager
Subject: Constant Contact Payment Receipt for Theresa DiMaggio



Payment Receipt for December 11, 2025

Thank you for your recent payment. Your payment receipt is found below.

Attention: Theresa DiMaggio
Seven Oaks CDD
3434 Colwell Ave
suite 200
Tampa, FL 33614
US
813-907-7987

User Name: clubhousemanager@sevenoakscdd.com

Today's Date: December 11, 2025

Payment Date: December 11, 2025

Payment Method: MC (last 4 digits: 7026)

Amount: \$131.00

Theresa DiMaggio

Visits

1

Last visit

Dec 12

First visit

Dec 12

Phone

-

Email

catrinawalters1@gmail.com

Address

33614

Groups

Email Subscribers New Customers

Payment on file

Add Add credit or debit card Add gift card



09/27

Notes and files

Add Add note Add file

Transactions

\$80.25 Purchase

Dec 12



Walgreens

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

203 3952 0022 12/13/2025 9:41 AM

AMAZON 24 CGT ND 10-500 6058120075681760996	50.00
AMAZON 24 CGT ND 10-500 6058120071606603866	50.00
AMAZON 24 CGT ND 10-500 6058120069131799092	50.00
TOTAL	150.00
MASTERCARD ACCT 7026	150.00
AUTH CODE	013100
CHANGE	.00

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1% WALGREENS CASH REWARDS STOREWIDE AND
ONLINE? SEE OUR WEEKLY AD FOR MORE
INFORMATION. ITEMS CHANGE WEEKLY.
RESTRICTIONS APPLY. FOR TERMS AND
CONDITIONS, VISIT MYWALGREENS.COM

RFN# 1124-6223-9526-2512-1303



myW

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COVID-19 OTC TEST KITS, ASK THE PHARMACY
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WWW.WALGREENSLISTENS.COM



within 3 days for a chance to win a
**\$500 Walgreens
Gift Card!**
or call 1-655-855-5905

SURVEY #
1124-6223-952



Dec 13, 2025
Order 10378851670



Shipping items(10)

THERESA FLORES
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544

Member's Mark Antibacterial Foaming Hand Soap, 67.6 fl. oz., 2 refills	Qty 10	\$149.80
--	--------	----------

Subtotal		\$149.80
-----------------	--	----------

Shipping		Free
----------	--	------

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

Total		\$149.80
--------------	--	-----------------

 *7026		\$149.80
--	--	----------

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



Dec 16, 2025

Order 800000007930958



Curbside pickup items(6)

Wesley Chapel Sam's Club

27727 STATE ROAD 56

Wesley Chapel, FL 33544

Date

Swiffer Duster Kit, Handle + Refills, 24 ct.	Qty 1	\$18.58
Member's Mark Beef Franks, 4 oz., 12 ct.	Qty 2	\$25.92
WinCup Foam Drink Cups 18 Series, White, Multi ct.	Qty 1	\$26.88
Member's Mark Select & Tear 2-Ply Paper Towel 15 rolls, 150 sheets/roll	Qty 1	\$20.93
POM 2-Ply Toilet Paper 45 rolls, 473 sheets/roll	Qty 1	\$26.83

Subtotal		\$119.14
Pickup		FREE
Tax		-
Total		\$119.14

 Ending in 7026

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

Dec 19, 2025 7:39 AM CST

Order 80000006388721 \$107.59 Online**Pickup Dec 19, 2025 11:00 AM CST** Wesley chapel Sam's Club - 27727 State Road 56, Wesley chapel, FL 33544, +1 (813) 929-7010

Item	Qty	Price (Incl Savings)	
Diet Coke Soda Soft Drink, 12 fl. oz., 35 pk. Item ID: 624182	1		\$19.38 \$19.38 each
Coca-Cola Soft Drink 12 fl. oz., 35 pk. Item ID: 622121	1		\$19.38 \$19.38 each
Zephyrhills 100% Natural Spring Water, 20 fl. oz., 28 pk. Item ID: 122104	2		\$15.96 \$7.98 each
Member's Mark Christmas Cutout Cookies, 15 ct. Item ID: 980144359	3		\$32.94 \$10.98 each
Member's Mark Assorted Cookie Tray, 84 ct. Item ID: 33408	1		\$19.93 \$19.93 each

Canceled

Item	Qty	Price (Incl Savings)	
Member's Mark Christmas Cutout Cookies, 15 ct. Item ID: 980144359	3		\$0.0
Member's Mark Assorted Cookie Tray, 84 ct. Item ID: 33408	1		\$0.0

 Summary

Subtotal	\$160.46
Total Savings	\$0.00
Pickup Fees	\$0.00
Shipping Fees	\$0.00
Product Fees	\$0.00
Gift Options	\$0.00
Sales Tax	\$0.00

 Payment

Total Charged to Card	\$72.46
Sam's Cash	\$35.13

 Method

Card ending in *7026	\$72.46
-------------------------	---------

Publix

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



1142 CJO 063 456

MINI MARSHAMLLWS			
2 @	2.19	4.38	F
Promotion		-2.19	F
PUB MARSHMALLOW			
6 @	1.59	9.54	F
PUBLIX SPICE DROPS			
6 @ 3 FOR	8.00	16.00	T F
You Saved	7.98		
BC COOKIE ICNG WHT			
6 @	6.59	39.54	F
PUBLIX MILK CHOCOL			
5 @	4.29	21.45	F

TAX EXEMPT

Order Total	88.72	
Grand Total	88.72	
Credit	Payment	88.72

TAX FORGIVEN 1.12

Change 0.00

Savings Summary

Special Price Savings 10.17

* Your Savings at Publix *
* 10.17 *

Receipt ID: 1142 CJO 063 456

PRESTO!

Trace #: 069082

Reference #: 1138720307

Acct #: XXXXXXXXXXXX7026

Purchase Mastercard

Amount: \$88.72

Auth #: 019769

CREDIT CARD

A000000041010

Entry Method:

Mode:

PURCHASE

Mastercard

Cntctless

Issuer

Your cashier was Jeannie

Theresa Clubhouse Manager

From: SESAC Do Not Reply <donotreply@sesac.com>
Sent: Sunday, December 21, 2025 3:11 PM
To: Theresa Clubhouse Manager
Subject: Receipt for payment to SESAC - RunS

Dear Seven Oaks CDD,

---Transaction Information---

Merchant: SESAC
Amount: \$641.00 USD
Transaction Date: Dec 21 2025, 02:11 PM CST
Receipt Number: RunS
Status: Submitted For Settlement

---Payment Information---

Card Type: MASTERCARD
Credit Card Ends With: 7026

---Customer Information---

Name: Seven Oaks CDD
Account Number: 80096
Bill-To Number: 747488
Email: clubhousemanager@sevenoakscdd.com
Billing Address: 3434 Colwell Ave Ste 200 Tampa FL 33614

SESAC

Online Payment Summary

Amount Paid: \$262.00
Payment Method: MasterCard
Validation Number: 258430800
Batch Trace Number: 7785269

Application Number / Misc Charge	License Type Description	Board / Applicant Name License Number	Fee	Trace Number
2010-1803268	Permanent Food Service Renew	SEVEN OAKS CDD License #SEA6112850	\$262.00	35307570



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	G130817898
Invoice Date In UTC	12/21/2025

Total Amount	USD 8.66
Due on 12/21/2025	

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

Invoice for activity on 12/20/2025

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/G130817898>

Billing Summary

Charges	8.66
Subtotal	8.66
Sales Tax (0.00%)	0.00
Total	USD 8.66

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.



RECEIPT

Order #: 40417149145939970
 Date: 12/22/2025, 11:03 AM

Booking Customer:
 Seven Oaks Clubhouse
 PO#:
 Theresa DiMaggio
 clubhousemanager@sevenoakscdd.com
 8139077987

Receiving Customer:
 Theresa DiMaggio
 clubhousemanager@sevenoakscdd.com
 8139077987

Deliver To
 2910 Sports Core Circle
 Wesley Chapel, FL, 33544
 Instructions:

STORE:
 WESLEY CHAPEL - HOLIDAY
 5636 Oakley Blvd.
 I-75 & SR 54

ORDER FOR:
 Delivery
 1/17/2026 6:00 PM

SALESPERSON	PHONE	EMAIL	PAYMENT TERMS
Emilee Copeland		emilee.copeland@crackerbarrel.com	Prepaid

QTY	Item	Description	Special Instructions	Item Price	Net
50.00	Plates		All paper goods for 50	\$0.00	\$0.00
3.00	Chicken Fried Chicken Meal - Buffet Style	Serves 10 Boneless chicken breasts, hand-dipped in our special buttermilk batter, breaded and deep fried to a crispy golden brown then topped with our own Sawmill Gravy. Served with choice of 2 or 3 sides and choice of bread.		\$0.00	\$0.00
3.00	Two Sides			\$119.99	\$359.97
3.00	First Side (Required)			\$0.00	\$0.00
3.00	Mashed Potatoes with Brown Gravy			\$0.00	\$0.00
3.00	Second Side (Required)			\$0.00	\$0.00
3.00	Green Beans			\$0.00	\$0.00
3.00	Mix of Biscuits and Corn Muffins			\$0.00	\$0.00
2.00	Meatloaf - Buffet Style	Serves 10 A hearty portion of our special recipe Meatloaf made with beef, tomatoes, onions and green peppers. Served with choice of 2 or 3 sides and choice of bread.		\$0.00	\$0.00
2.00	Two Sides			\$105.99	\$211.98
2.00	First Side (Required)			\$0.00	\$0.00

30
Chx

20
Meatloaf

QTY	Item	Description	Special Instructions	Item Price	Net
2.00	Mashed Potatoes with Brown Gravy			\$0.00	\$0.00
2.00	Second Side (Required)			\$0.00	\$0.00
2.00	Green Beans			\$0.00	\$0.00
2.00	Mix of Biscuits and Corn Muffins			\$0.00	\$0.00
1.00	Custom Gratuity	Custom		\$50.00	\$50.00
1.00	Delivery Fee Over \$180 - No Tax			\$35.00	\$35.00
Subtotal:					\$656.95

Tax:	\$0.00
Total:	\$656.95
Amount Paid:	\$656.95

**Paid with card
ending in 7026**



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: 12/24/2025
Invoice number: 20251224-575085-587499
Customer reference: 575085 – Seven Oaks Clubhouse

Item	VAT	Amount
Package C – Cycle: 1 Month No value added tax will be charged (outside European Union)	\$ 0.00	\$ 28.00

Subtotal (excluding tax)	\$ 28.00
VAT	\$ 0.00
Total (including tax)	\$ 28.00

Paid in full via Credit Card



← Charges on Dec 24, 2025

Payment method

Mastercard **** 7026

Base Plan

\$82.99

Tax \$11.18

Total \$94.17



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

Invoice #000494

Issue date
Dec 29, 2025

Invoice #000494

Customer	Invoice Details	Payment
Teresa Clubhousemanager@sevenoakscdd.com (954) 592-3663	PDF created December 29, 2025 \$35.00	Due December 29, 2025 \$35.00

Items	Quantity	Price	Amount
Custom Amount	1	\$35.00	\$35.00
Subtotal			\$35.00

Total Paid **\$35.00**

Payments	Amount
Dec 29, 2025 (Mastercard 7026)	\$35.00



View online

To view your invoice go to <https://squareup.com/u/44RzIMD6>
Or open the camera on your mobile device and place the QR code in the camera's view.



Dec 28, 2025

Order 800000008519135



Curbside pickup items(18)

Wesley Chapel Sam's Club

Date

27727 STATE ROAD 56

Wesley Chapel, FL 33544

✓	Parade Cotton Candy, 2 oz., 12 pk.	Qty 1	\$13.10
✓	Ball Park Tailgaters Crustini Buns 32 oz., 12 ct.	Qty 2	\$8.84
B	Dr Pepper Soda 12 fl. oz. cans, 36 pk.	Qty 1	\$17.98
B	Apple & Eve 100% Juice Variety Pack, 6.75 fl. oz., 36 pk.	Qty 1	\$11.98
B	S.Pellegrino Sparkling Natural Mineral Water 16.9 fl. oz., 24 pk.	Qty 2	\$45.96
C.S	Ziploc Stay Open Design Gallon Freezer Bags, 152 ct.	Qty 2	\$30.96
B	Gatorade Zero Sugar Thirst Quencher Variety Pack, 20 fl. oz., 24 pk.	Qty 1	\$18.48
B	Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.	Qty 1	\$18.48
F	Sara Lee Restaurant Style White Hot Dog Buns, 16 ct.	Qty 2	\$7.16
F	Member's Mark Beef Hot Dogs, 2 oz., 24 ct.	Qty 2	\$25.92
F	Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 2	\$44.96
B	Yoo-hoo Chocolate Drink 11 fl. oz., 24 pk.	Qty 1	\$13.78

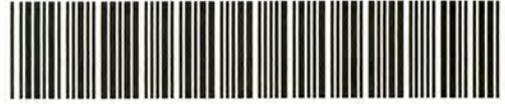
Subtotal \$257.60

Pickup FREE

Tax -



Dec 29, 2025
Order 10383392530



Shipping items(2)

THERESA FLORES
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544

POM 2-Ply Toilet Paper 45 rolls, 473 sheets/roll Qty 2 \$53.66

Subtotal \$53.66

Shipping Free

Sales tax \$0.00

Total **\$53.66**

 *7026 \$53.66

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



Dec 29, 2025

Order 800000008458117



Curbside pickup items(5)

Wesley Chapel Sam's Club

27727 STATE ROAD 56

Wesley Chapel, FL 33544

Date

Hefty Supreme Foam Hinged Lid Container, 1-Compartment, 125 ct.	Qty 1	\$17.98
HERSHEY'S Chocolate Syrup, 48 oz., 2 pk.	Qty 2	\$19.96
Member's Mark Select & Tear 2-Ply Paper Towel 15 rolls, 150 sheets/roll	Qty 1	\$20.93
SunChips Whole Grain Variety Pack Chips, 30 pk.	Qty 1	\$18.48

Subtotal \$77.35

Pickup FREE

Tax -

Total \$77.35

 Ending in 7026

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
Fatina Tannoukhi
12/31/25 Statement**

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
12/16/2025	Suds and Bubbles	Laundry	001-57400-4775	\$ 57.00	Y	Y
12/20/2025	Netflix	Subscription	001-57200-4103	\$ 20.19	Y	Y

12/31/25 Statement

001-10103	
Total activity	77.19
Replenish card	-
Credit/Refund	-
Total charges	<u>77.19</u>
	\$ 77.19

0	Expense Summary	GF	EF
	001-57400-4775	(57.00)	
	001-57200-4619	-	
	001-57200-4704	-	
	001-57200-5101	-	
	001-57200-4103	(20.19)	
	001-57200-4785	-	
	400-57200-4664	-	
	400-57200-4724	-	
	400-57200-3222	-	
	001-57200-4646		
	001-57200-4701		
	001-57200-4705		
	001-57200-4707	-	
		<u>(77.19)</u>	

TRUE



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

Invoice #000490

Issue date
Dec 15, 2025

Invoice #000490

Customer	Invoice Details	Payment
Teresa Clubhousemanager@sevenoakscdd.com (954) 592-3663	PDF created December 16, 2025 \$57.00	Due December 15, 2025 \$57.00

Items	Quantity	Price	Amount
Custom Amount	1	\$57.00	\$57.00
Subtotal			\$57.00

Total Paid **\$57.00**

Payments	Amount
Dec 16, 2025 (Mastercard 6402)	\$57.00



View online

To view your invoice go to <https://squareup.com/u/gURzTNCM>
Or open the camera on your mobile device and place the QR code in the camera's view.



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

clubhousemanager@sevenoakscdd.com

Invoice # 9E105-65113-BB5C7-7D392

Date	Description	Service Period	Amount	Tax	Total
12/20/25	Streaming Service	12/20/25—1/19/26	\$17.99	\$2.20	\$20.19
			SUBTOTAL		\$17.99
			TAX TOTAL		\$2.20
			TOTAL		\$20.19

Payment Method:  6402

**Seven Oaks CDD Credit Card
John Gentilella
12/31/25 Statement**

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
12/1/2025	Ace Hardware	Screws	53900-4785	\$ 1.40	Y	Y
12/2/2025	10-S Tennis Supply	Foot wash parts	57200-4763	\$ 110.37	Y	Y
12/3/2025	Tactacam	Camera Annual Plan	53900-4785	\$ 175.00	Y	Y
12/4/2025	Ace Hardware	Bolts	53900-4785	\$ 9.96	Y	Y
12/4/2025	Tactacam	Camera Annual Plan	53900-4785	\$ 54.92	Y	Y
12/4/2025	Tactacam	Camera Annual Plan	53900-4785	\$ 119.81	Y	Y
12/5/2025	Sam's	Gasoline	57200-4660	\$ 81.81	Y	Y
12/10/2025	Ace Hardware	Nut	53900-4785	\$ 0.20	Y	Y
12/10/2025	Amazon	Oil/Clamps	53900-4785	\$ 32.65	Y	Y
12/11/2025	Home Depot	Maintenance Supplies	53900-4785	\$ 11.32	Y	Y
12/11/2025	Home Depot	Maintenance Supplies	53900-4670	\$ 74.70	Y	Y
12/11/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 6.66	Y	Y
12/13/2025	Amazon	Cart Belts	57200-4660	\$ 42.78	Y	Y
12/16/2025	Adobe	Subscription-to be refunded per John	57200-5101	\$ 287.88	Y	Y
12/16/2025	Home Depot	Clamps/Meter	53900-4785	\$ 26.61	Y	Y
12/18/2025	Freshwater Systems	Parts	57200-4763	\$ 43.46	Y	Y
12/19/2025	Amazon	Signs	53900-4670	\$ 255.20	Y	Y
12/22/2025	Amazon	Signs	53900-4670	\$ 223.30	Y	Y
12/22/2025	Sam's	Gasoline	57200-4660	\$ 72.27	Y	Y
12/24/2025	Wawa	Gasoline	57200-4660	\$ 24.77	Y	Y
12/24/2025	Adobe	Subscription	57200-5101	\$ 281.57	Y	Y
12/24/2025	Home Depot	Maintenance Supplies	53900-4785	\$ 36.59	Y	Y
12/29/2025	Straight Talk	Cell phone	53900-4785	\$ 47.60	Y	Y
12/29/2025	Amazon	Blades/Nets	53900-4785	\$ 102.81	Y	Y

12/31/25 Statement

001-10103

Total activity	2,123.64
Replenish card	-
Credit/Refund	-
Total charges	<u>2,123.64</u>
\$	2,123.64

0

Expense Summary

57200-4647	(6.66)
57200-4660	(221.63)
53900-4670	(553.20)
57200-5101	(569.45)
53900-4609	-
57200-4763	(153.83)
53900-4785	<u>(618.87)</u>
	<u>(2,123.64)</u>

GF EF
2,123.64

TRUE



10-S Tennis Supply & Dinkshot Pickleball
 1400 NW 13th Avenue
 Pompano Beach, FL 33069
 Toll-Free: (800) 247-3907
 Local: (954) 969-5440
 www.10-S.com / www.dinkshot.com

Sales Order

#244335

12/2/2025

Bill To
 John Gentilella
 Seven Oaks CDD
 3434 Colwell Avenue
 Ste 200
 Tampa FL 33614
 United States

Ship To
 John Gentilella
 Seven Oaks CDD
 2910 Sports Core Circle
 Wesley Chapel FL 33544
 United States

TOTAL - (Not an Invoice)

\$114.99

Payment Method	Terms	PO #	Sales Rep	Ship Via	Customer Phone #
Master Card			Online Order	FedEx 2Day®	813-230-7987

Quantity	Item	Options	Customer Description	Rate	Amount
3	XL4040 Treadblaster - Valve Extension Spring			\$6.95	\$20.85
1	XL4037 Treadblaster - Valve Assembly with Cotter Pin & Washer			\$44.79	\$44.79
1	XL4025 Treadblaster - Side Nozzle			\$16.50	\$16.50

Subtotal	\$82.14
Discount ()	
Shipping Costs (FedEx 2Day®)	\$27.10
Tax (7%)	\$5.75
Total	\$114.99

This order may include products that may contain chemicals known to the State of California to cause cancer, birth defects, or other reproductive harm. For more information, visit www.P65Warnings.ca.gov.

Code: 4763



Receipt

TACTACAM

Invoice number OZF4A1NO-0001
Date paid December 3, 2025

TACTACAM
+1 844-482-2822
billing@revealcellcam.com

Bill to
John Gentilella
3434 Colwell Avenue
Ste 200
Tampa
Florida
33614
USA
+18132307987
maintenance@sevenoakscdd.com

\$175.00 paid on December 3, 2025

Description	Qty	Unit price	Amount
Defend Pro Live Dec 3, 2025 – Dec 3, 2026	1	\$55.00	\$55.00
Defend Yearly Plan Dec 3, 2025 – Dec 3, 2026	1	\$120.00	\$120.00
		Subtotal	\$175.00
		Total	\$175.00
		Amount paid	\$175.00

Payment history

Payment method	Date	Amount paid	Receipt number
Mastercard - 0283	December 3, 2025	\$175.00	2539-9724-8836

CODE:
4785

Receipt



Invoice number OZF4A1NO-0003
Date paid December 4, 2025

TACTACAM
+1 844-482-2822
billing@revealcellcam.com

Bill to
John Gentilella
3434 Colwell Avenue
Ste 200
Tampa
Florida
33614
USA
+18132307987
maintenance@sevenoakscdd.com

\$54.92 paid on December 4, 2025

Description	Qty	Unit price	Amount
Remaining time on 2 x Defend Pro Live after 04 Dec 2025 Dec 4, 2025 – Dec 3, 2026	2		\$109.83
Unused time on Defend Pro Live after 04 Dec 2025 Dec 4, 2025 – Dec 3, 2026	1		-\$54.91
		Subtotal	\$54.92
		Total	\$54.92
		Amount paid	\$54.92

Payment history

Payment method	Date	Amount paid	Receipt number
Mastercard - 0283	December 4, 2025	\$54.92	2406-4968-9843

CODE:
4785

Receipt



Invoice number OZF4A1NO-0002
Date paid December 4, 2025

TACTACAM
+1 844-482-2822
billing@revealcellcam.com

Bill to
John Gentilella
3434 Colwell Avenue
Ste 200
Tampa
Florida
33614
USA
+18132307987
maintenance@sevenoakscdd.com

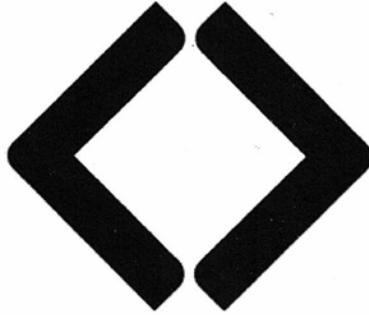
\$119.81 paid on December 4, 2025

Description	Qty	Unit price	Amount
Remaining time on 2 x Defend Yearly Plan after 04 Dec 2025 Dec 4, 2025 – Dec 3, 2026	2		\$239.62
Unused time on Defend Yearly Plan after 04 Dec 2025 Dec 4, 2025 – Dec 3, 2026	1		-\$119.81
		Subtotal	\$119.81
		Total	\$119.81
		Amount paid	\$119.81

Payment history

Payment method	Date	Amount paid	Receipt number
Mastercard - 0283	December 4, 2025	\$119.81	2755-4373-5632

CODE:
4785



sam's clubTM

CLUB MANAGER JASON
8139297010

WESLEY CHAPEL, FL
12/05/25 08:00 4700 4852 88

Pump# 9 UNLEAD	
Gallons	29.438
Price/Gal	\$2.779
Fuel Sale	\$81.81
MASTERCARD CREDIT TEND	\$81.81
Apprvl: 005864	

12/05/25 08:00

TC# 2434 0565 9437 1744 914

CODE:
4660

KEEP THIS RECEIPT TO ENTER

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

12/10/25 9:24AM VIRGINIAC 265 SALE

NUTS 1 EA .20 EA N
NUTS/BOLTS/FASTENERS \$1.20

SUB-TOTAL: \$.20 TAX: \$.00
TOTAL: \$.20
BC AMT: \$.20

BK CARD#: XXXXXXXXXXXX0283
MID:*****5880 TID:***4733
AUTH: 010784 AMT: \$.20
Host reference #:237539 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE: MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A040012200000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC : 001A
AC : 861EA613F98EF17D
TxnID/ValCode: 459630

CODE:
4785

Bank card USD\$.20

Total Items: 1



==>> JRNL# C37539
CUST NO: 170931

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

Order Summary

Order placed December 8, 2025 Order # 114-6475660-3216212

Ship to

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

Payment method

Mastercard ending in 0283

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$32.65
Shipping & Handling:	\$0.00
Total before tax:	\$32.65
Estimated tax to be collected:	\$0.00
Grand Total:	\$32.65

Arriving tomorrow



Echo 6450001 Power Blend 1 Gallon Oil Mix (50:1) 12 Pack

Sold by: SDR Supply

\$27.48

Arriving tomorrow



Sigma Engineered Solutions ProConnex 44919 One-Hole BX Strap 3/8-Inch Conduit

Fitting, 10-Pack

Sold by: Amazon.com

Supplied by: Other

\$5.17

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CODE:
4785



How doers
get more done.

CODES:

4785

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00001 12219 12/11/25 01:20 PM
SALE CASHIER SARAH

071611936194 PEN 10W30 QT <A>	6.97N
PENNZOIL 10W30 320Z	
092097213562 TEKS 2-1/2 <A>	14.57N
TEKS HWH DRL PT SCREW 14X2-1/2" 30PK	
092097212701 150PC WASHER <A>	11.47N
TEKS BONDED WASHER #9 OR #10 150PK	
742786912244 2CF VIG BRWN <A>	
2 CU FT VIGORO BROWN COLORED MULCH	6.66N
2@3.33	
764661111504 AK FASTSET <A>	
50LB SAKRETE FAST-SET CONCRETE	74.70N
10@7.47	

SUBTOTAL 114.37
SALES TAX 0.00

TAX EXEMPT

TOTAL \$114.37
XXXXXXXX3197 STORE CREDIT 21.69
CARD BALANCE 0.00

XXXXXXXXXXXX0233 MASTERCARD
USD\$ 92.68
AUTH CODE 011621/6010481 TA
Contactless TA
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

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

2025 PRO XTRA SPEND 12/10: \$1,628.97

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Credit Card. Apply and SAVE UP TO \$100.
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6311 12/11/25 01:20 PM



6311 01 12219 12/11/2025 3910

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	03/11/2026

Order Summary

Order placed December 8, 2025 Order # 114-9517353-5002607

Ship to

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

Payment method

Mastercard ending in 0283

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$42.78
Shipping & Handling:	\$0.00
Total before tax:	\$42.78
Estimated tax to be collected:	\$0.00
Grand Total:	\$42.78

Arriving Tuesday



ZJZZJZ EZGO Drive Belt & Starter Generator Belt Kits, OEM 72054G01 72024G01 72025G01 26414G01 630587, Fits 4 Cycle 1994-up EZGO TXT/Medalist Gas Golf Cart (Drive Belt & Starter Generator Belt Kits)

Sold by: WFR-Shop

2 Supplied by: Other

\$21.39

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CODE:
4660



CODE: 4785

How doers
get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00061 35925 12/16/25 09:34 AM
SALE CASHIER PORCHIA

051411961527 3/4" STRAP <A> 1.73N
E740 EMT 1-HOLE STRAP 3/4" PK4
045242291632 NCVTANDGFCIR <A> 24.88N
MKE NON-CONTACT VOLT AND GFCI RECEP

SUBTOTAL 26.61
SALES TAX 0.00
TAX EXEMPT

TOTAL \$26.61
XXXXXXXXXXXX0283 MASTERCARD USD\$ 26.61
TA

AUTH CODE 016663/1612554
Contactless
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7987 SUMMARY
THIS RECEIPT PO/JOB NAME: NONE

2025 PRO XTRA SPEND 12/15: \$1,743.34

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Credit Card. Apply and SAVE UP TO \$100.
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6311 12/16/25 09:34 AM



6311 61 35925 12/16/2025 0200

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 03/16/2026



Order WEBFWS100639589

Confirmed Dec 18

Buy again

📌 In the interest of reducing packaging waste and keeping costs low for our valued customers, your package may arrive in a box with branding from another company. Please check your shipping label and rest assured that we are committed to getting your order to you in a timely, eco-friendly, and safe manner.

Arrived Dec 24

UPS [1Z89YF110333484262](#)

📍 **Delivered**
Dec 24

Show details ▾

Track order with Shop

News and offers

You'll receive marketing emails. You can unsubscribe at any time.

Email me with news and offers

Contact information

maintenance@sevenoakscdd.com

Payment

shop

Shipping address

Mastercard •••• 0283
\$43.46 USD

	3	O-Ring for Rusco/Vu-Flow Filters - 1.5" Housing	\$6.57
		\$2.19/ea	
	1	Rusco/Vu-Flow Filter Cover for Spin Down/Sediment-1.5"	\$24.84
Subtotal			\$31.41
Shipping			\$9.21
Taxes			\$2.84
Total			USD \$43.46

CODE:
4763

Order Summary

Order placed December 11, 2025 Order # 113-3185876-4771426

Ship to

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

Payment method

Mastercard ending in 0283

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$478.50
Shipping & Handling:	\$0.00
Total before tax:	\$478.50
Estimated tax to be collected:	\$0.00
Grand Total:	\$478.50

Arriving tomorrow



2

Brimar - 10" x 14" - Caution Slippery When Wet Sign - .040" Rust-Free Aluminum - Bold Text And Symbol - Easy Installation

Sold by: Brimar Industries

\$15.95

Arriving tomorrow



12

Brimar - 10" x 14" - Caution Slippery When Wet Sign - .040" Rust-Free Aluminum - Bold Text And Symbol - Easy Installation

Sold by: Brimar Industries

\$15.95

Arriving tomorrow



16

Brimar - 10" x 14" - Caution Slippery When Wet Sign - .040" Rust-Free Aluminum - Bold Text And Symbol - Easy Installation

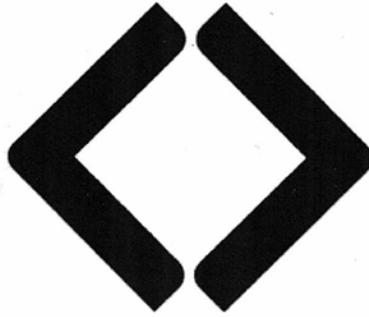
Sold by: Brimar Industries

\$15.95

CODE:
4670

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sam's club™

CLUB MANAGER JASON
8139297010

WESLEY CHAPEL, FL
12/22/25 07:37 8860 4852 88

Pump# 3 UNLEAD	
Gallons	28.918
Price/Gal	\$2.499
Fuel Sale	\$72.27
MASTERCARD CREDIT TEND	\$72.27
Apprvl: 022746	

12/22/25 07:37

TC# 8634 8745 4437 6734 934

CODE:
4660

CODE 4660

#5226
SR 56
ape1 FL 335

58:28:12 AM
XXXXXX1004
271
686
Unleaded
lons Price
95 \$2.849
e \$24.77

d
XXX0283
ss

7

d
uer
0000041010
008001

XXXXXXXXXXXX
XXXXXXX

CF492EC

5 08:26:40

o pay the
al Amount
to Card
reement.

Payment Method

MASTER_CARD ending in 0283

Due on 24-December-2025 PST

US\$281.57 including tax .

PRODUCT	QUANTITY	SUBTOTAL
 Acrobat Pro US\$281.57/yr per license	1 license	US\$281.57/yr

Subtotal: US\$281.57/yr

Tax/VAT: US\$0.00/yr

Total: US\$281.57/yr

Adobe

CODE:
4785

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CODE: 4785

How doers get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00007 41157 12/24/25 09:59 AM
SALE CASHIER MINANSHU

084305355591 LID <A>	1.98N
5GAL HOMER LEAKPROOF LID	
084305355546 HOMER BUCKET <A>	3.98N
5GAL HOMER BUCKET	
071549027551 ORTHO FAK TP <A>	19.97N
ORTHENE 12OZ FIRE ANT KILLER TWIN PA	
099167223315 1/2 2X2 BC <A>	10.66N
15/32 2X2 BCX PLYWOOD	

SUBTOTAL	36.59
SALES TAX	0.00

TAX EXEMPT	
TOTAL	\$36.59

XXXXXXXXXXXX0283 MASTERCARD	USD\$ 36.59
-----------------------------	-------------

AUTH CODE 024913/3073314	TA
Contactless	
AID A0000000041010	Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7987 SUMMARY
THIS RECEIPT PO/JOB NAME: 00

2025 PRO XTRA SPEND 12/23: \$1,769.95

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6311 12/24/25 09:59 AM



6311 07 41157 12/24/2025 6658

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	03/24/2026

Order History

Start Date

09/30/2025

End Date

12/29/2025

FILTER

10/29/2025

Order ID: BRM20251029269800718

Status: SUCCESSFUL PAYMENT

\$47.60

11/28/2025

Order ID: BRM20251128279773574

Status: SUCCESSFUL PAYMENT

\$47.60

12/28/2025

Order ID: BRM20251228290047205

Status: SUCCESSFUL PAYMENT

\$47.60

Payment



0283

CODE:
4785

Order Summary

SubTotal	\$45.00
Discounts	-\$1.00
Total Mandatory Tax Amount	\$0.60
Total Other Tax Amount	\$3.00
Total	\$47.60

[VIEW ORDER DETAILS](#)

Feedback

[PRINT](#)

1 Tax: The tax and service charge amounts are estimated based on the home area for your phone. If your billing address is in a different city and ZIP Code, the actual taxes and service charges will be based on your billing address information, so the amounts may vary from the original estimate.

2 A tax, fee, or surcharge to fund state and/or local E911 related programs, and in some states the 988 Suicide Hotline, imposed by law on prepaid wireless users or assessed by us to recover the cost of complying with E911 and 988 laws and regulations. In California only: taxes, fees or surcharges include: (1) the Prepaid 911/988 Surcharge, (2) Local Charges on prepaid mobile telephony services for utility user taxes and for access to communication services or to local "911" emergency telephone systems, (3) Public Utilities Commission (PUC) reimbursement (user) fees (PUC Fee) and (4) the Public Purpose Program (PPP) surcharge. To review the rates for the above PPP surcharges, please visit <http://www.cpuc.ca.gov>

3 USF Charge: This charge is to recover our contribution requirement to the Federal Universal Service Fund.

4 Regulatory Charge: Fee to help cover our costs related to complying with government regulations and programs.

Order Summary

Order placed December 23, 2025 Order # 112-2007177-7769856

Ship to

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

Payment method

Mastercard ending in 0283
Amazon gift card balance

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$109.98
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$2.00
Total before tax:	\$107.98
Estimated tax to be collected:	\$0.00
Gift Card Amount:	-\$5.17
Grand Total:	\$102.81

Arriving January 2

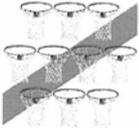


25 Pack 9 Inch 6/12 TPI Reciprocating Saw Blades, Stud and Nail Saw Blades, Bi-Metal 9" 6-12 TPI Saw Blade for Cutting Wood and Nail-Embedded Wood, Metals, PVC, Pallets etc, with Organizer Case

Sold by: EXMIATOV

Supplied by: Other

\$39.99



LAO XUE Basketball Net Outdoor, (7.16 oz) 12 Loops Professional Heavy Duty Basketball Net Replacement, All Weather Anti Whip, Suitable for Outdoor Standard 12 Loops Basketball Hoop

Sold by: LAO XUE

Supplied by: Other

\$69.99

CODE: 4785

INVOICE

Walt's Upholstery, Inc.
17402 N US Highway 41
Lutz, FL 33549

waltsupholstery@gmail.com
+1 (813) 949-4399
www.waltsupholsteryinc.com



Seven Oaks Clubhouse

Bill to

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

Ship to

Seven Oaks Clubhouse
(813) 907-7987, Ext 104 Theresa
2910 Sports Core Cir.
Wesley Chapel, FL 33544

Shipping info

Ship via: Truck

Invoice details

Invoice no.: 8257
Terms: Net 30
Invoice date: 11/12/2025
Due date: 12/12/2025

P.O. Number: BALANCE ONLY
Sales Rep: Ashlea/Online

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Booth	1 Corner Booth - No Changes	1	\$750.00	\$750.00
2.		Fabric	US 409 Bisque (H)	12	\$64.70	\$776.40
3.		Transportation		1	\$90.00	\$90.00
4.		Deposit	Invoiced Deposit 11/12/25	1	-\$404.10	-\$404.10

Total

\$1,212.30

Note to customer

Invoices can be paid by check, cash or card. We now offer online payments through Clover! Please request a Clover Invoice if you would like to pay online.

Please make checks payable to Walt's Upholstery, Inc.
We offer a One Year Limited Warranty on all work provided. Please contact our office for further information.

All items *MUST* be picked up or delivered within 10 days of completion. A mandatory \$50.00 per day storage fee will apply after 10 days.

57200-4533



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING EAST
 20719 US HIGHWAY 301
 DADE CITY, FL 33523-6665
 DISTRICT NO. 6426

ACCOUNT NO. 6426-016005
 INVOICE NO. 2102220W426
 STATEMENT DATE 01/20/26
 DUE DATE 01/25/26
 BILLING PERIOD //--

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	
01/20/26	FUEL SURCHARGE	1.00 SC70368079 \$ 176.18
01/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70368078 \$ 83.03
01/20/26	BASIC SERVICE CHARGE	1.00 8.00YD \$ 830.25
	2/1/2026-2/28/2026	
	Invoice Total	\$ 1,089.46
	Account Balance	\$ 1,089.46

****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. 2102220W426
 STATEMENT DATE 01/20/26
 DUE DATE 01/25/26
PAY THIS AMOUNT 1,089.46

WRITE AMOUNT PAID	\$
-------------------------	----

SEVEN OAKS COMM DEV DIST
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614

MAIL PAYMENT TO:
 WASTE CONNECTIONS OF FLORIDA
 PO BOX 535233
 PITTSBURGH, PA 15253-5233

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Customer Name
SEVEN OAKS CDD

**Customer
Number**
10203732

Bill Date
12/26/2025

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1338799		11/18	12/19	GS	141		54.90-	109.95	55.05
1338800		11/18	12/19	GS	180		60.07-	119.23	59.16
1338801		11/18	12/19	GS	125		52.86-	106.21	53.35
1338802		11/18	12/19	GS	6		40.70-	81.50	40.80
1338803		11/18	12/19	GS	127		55.98-	109.54	53.56
1338804		11/18	12/19	GS	41		46.61-	91.10	44.49
1338817		11/18	12/19	GS	11		41.24-	82.56	41.32
1338818				PL			14,803.98-	29,531.89	14,727.91
1338819		11/18	12/19	GS	9		41.14-	82.26	41.12
1338820		11/18	12/19	GS	0		40.16-	80.32	40.16
1338821		11/18	12/19	GS	9		41.14-	82.26	41.12
1338822		11/18	12/19	GS	311		57.37-	130.35	72.98
1338823		11/18	12/19	GS	130		57.06-	110.95	53.89
1338824		11/18	12/19	GS	120		54.90-	107.73	52.83
1338825		11/18	12/19	GS	247		48.02-	114.24	66.22
1338826		11/18	12/19	GS	145		54.58-	110.05	55.47
1338827		11/18	12/19	GS	132		56.63-	110.72	54.09
1338828		11/18	12/19	GS	4		40.16-	80.74	40.58
1338829		11/18	12/19	GS	4		40.48-	81.06	40.58
1338830		11/18	12/19	GS	4		40.59-	81.17	40.58
1338831		11/18	12/19	GS	5		40.70-	81.39	40.69
1338832		11/18	12/19	GS	4		40.70-	81.28	40.58
1338833		11/18	12/19	GS	5		40.70-	81.39	40.69
1338834		11/18	12/19	GS	5		40.59-	81.28	40.69
1338835		11/18	12/19	GS	0		40.16-	80.32	40.16
1338836		11/18	12/19	GS	14		41.56-	83.20	41.64
1338837		11/18	12/19	GS	4		40.59-	81.17	40.58
1338838		11/18	12/19	GS	142		58.89-	114.04	55.15
1338839		11/18	12/19	GS	5		40.59-	81.28	40.69
1338840		11/18	12/19	GS	188		61.78-	121.79	60.01

*** Continued on Next Page ***

District: OP17



9 - 9031

10203732
SEVEN OAKS CDD
PETE WILLIAMS
PO BOX 32414
CHARLOTTE NC 28232-2414

OP17

** Summary Bill **



WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Contact Information

CORPORATE OFFICE

ONE PASCO CENTER

30461 Commerce Dr.
San Antonio
(352) 588-5115

14651 21st Street
Dade City
(352) 567-5133

BAYONET POINT

12013 Hays Road
Shady Hills
(727) 868-9465

WEST HERNANDO

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

CRYSTAL RIVER

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

TELEPHONE ACCESS IF CALLING FROM:

Sumter County	(352) 793-7813
Dunnellon	(352) 489-6818
Tampa	(813) 979-9732
Polk County	(863) 687-4396
East Hernando County	(352) 596-3360
Central Pasco County Verizon	(813) 972-9233

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Street Light
Repair

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Customer Name
SEVEN OAKS CDD

**Customer
Number**
10203732

Bill Date
12/26/2025

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1338842		11/18	12/19	GS	142		57.48-	112.63	55.15
1338805	ANC-PUMP	11/18	12/19	GS	176		59.10-	117.84	58.74
1338813	ANCI-WELL	11/18	12/19	GS	0		40.16-	80.32	40.16
1338787	BAYBROOK	11/18	12/19	GS	0		40.16-	80.32	40.16
1338783	BEECHGROV	11/18	12/19	GS	99		50.39-	101.00	50.61
1338778	BRIARGLAD	11/18	12/19	GS	4		40.70-	81.28	40.58
1338785	BROOKFRST	11/18	12/19	GS	196		61.15-	122.00	60.85
1338812	CHAPELCRE	11/18	12/19	GS	131		53.39-	107.38	53.99
1338788	CLOCK	11/18	12/19	GS	614		73.95-	178.91	104.96
1338789	CLUBHOUSE	11/18	12/19	LP	20000	54	1,449.07-	3,399.06	1,949.99
1338816	COTTONKEY	11/18	12/19	GS	4		40.59-	81.17	40.58
1338786	ENTRANCE	11/18	12/19	GS	97		49.41-	99.81	50.40
1338790	ENTRANCE	11/18	12/19	GS	90		49.63-	99.29	49.66
1338794	ENTRANCE	11/18	12/19	GS	199		60.07-	121.24	61.17
1338806	FIRE-PUMP	11/18	12/19	GS	4		40.59-	81.17	40.58
1338775	FNTN/AOAK	11/18	12/19	LP	16133	33	1,540.15-	3,049.86	1,509.71
1338797	GATE-ARRO	11/18	12/19	GS	23		42.32-	84.91	42.59
1338792	IRRIGATN	11/18	12/19	GS	0		40.16-	80.32	40.16
1338782	KIRKWOOD	11/18	12/19	GS	5		40.59-	81.28	40.69
1338795	LANDSCAPE	11/18	12/19	GS	39		44.79-	89.08	44.29
1338777	LAUREL	11/18	12/19	GS	152		59.21-	115.41	56.20
1338772	LIGHTS			PL			6,029.91-	12,020.69	5,990.78
1338780	MILLHOPPR	11/18	12/19	GS	5		40.59-	81.28	40.69
1338809	MIST-GATE	11/18	12/19	GS	63		46.94-	93.76	46.82
1338791	POOL	11/18	12/19	LP	56280	138	5,901.72-	11,211.64	5,309.92
1338779	ROSEHAVEN	11/18	12/19	GS	5		40.70-	81.39	40.69
1338811	SHOREGRAS	11/18	12/19	GS	158		60.07-	116.91	56.84
1338815	SHOREGRAS	11/18	12/19	GS	4		40.48-	81.06	40.58
1338796	SIGN	11/18	12/19	GS	10		41.24-	82.46	41.22
1338781	SILVERMOS	11/18	12/19	GS	3		40.38-	80.86	40.48

*** Continued on Next Page ***

District: OP17

10203732
SEVEN OAKS CDD
PETE WILLIAMS
PO BOX 32414
CHARLOTTE NC 28232-2414

OP17

** Summary Bill **

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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Central Pasco County	Verizon (813) 972-9233

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Customer Name
SEVEN OAKS CDD

**Customer
Number**
10203732

Bill Date
12/26/2025

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		From	To						
1338784	SILVERMOS	11/18	12/19	GS	77		51.57-	99.86	48.29
1338808	SISAL-PUM	11/18	12/19	GS	0		40.16-	80.32	40.16
1338793	STORAGE	11/18	12/19	GS	28		43.50-	86.63	43.13
1338807	WEKIVA-PU	11/18	12/19	GS	2		40.48-	80.85	40.37
1338814	WELL-3017	11/18	12/19	GS	410		70.29-	153.73	83.44
1338773	WELL/AOAK	11/18	12/19	GS	10		41.24-	82.46	41.22
1338774	WELL/SUMM	11/18	12/19	GS	344		55.76-	132.23	76.47
1338810	WINGED EL	11/18	12/19	GS	139		55.98-	110.82	54.84
Subtotal:					97764	225	32,748.90-	65,332.20	32,583.30

District: OP17



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