Rizzetta & Company

Seven Oaks
Community Development District

Board of Supervisors
Regular Meeting
June 3, 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

May 27, 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, June 3, 2026 at 6:00 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544. The following is the agenda for this meeting.

1. CALL TO ORDER/ROLL CALL
2. AUDIENCE COMMENTS
3. REPORTS & PRESENTATIONS
- A. District Engineer
  - i. Consideration of Erosion Repair Proposals..... Tab 1
  - ii. Update on Pavement Review & Speed Cushions .. Tab 2
  - iii. Update on Milling & Resurfacing Projects ..... Tab 3
  - iv. Update on Sable Pointe South Permeant Road Closure
- B. District Counsel
- C. Field Operations Manager
- D. Clubhouse Manager
  - i. Consideration of Proposals for Splash Pad Painting ..... Tab 4
  - ii. Consideration of Slide and Tower Renovations Proposals ..... Tab 5
- E. District Manager
  - i. Review of District Manager's Report..... Tab 6
  - ii. Review of Financial Statements..... Tab 7

4. BUSINESS ITEMS
- A. Consideration of Resolution 2026-05; Approving FY 26-27 Proposed Budget and Setting Public Hearing ... Tab 8
- B. Consideration of Towing Signage and Placement..... Tab 9
- C. Discussion of SOPOA Workshop Meeting Date
- D. Shade Session to Discuss Security Updates
- E. Consideration of Security Camera Proposals ..... USC

5. CONSENT AGENDA/BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on May 6, 2026 ..... USC

B. Ratification of April 2026 O&M Reports for Enterprise and General Funds ..... USC

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

SERVICES AGREEMENT

PROPERTY NAME: Seven Oaks CDD
CUSTOMER NAME: **Seven Oaks CDD**
SERVICE DESCRIPTION: 2026 Erosion Repair for Five (5) Sites: Site 11 (26805 Stillbrook Drive), Site 37 (3514 Fiddlers Green Loop), Site 59 (27549 Baybrook Loop), Site 115 (27427 Misty Flower Drive) and Site 81 (4331 Wildstar Circle)
EFFECTIVE DATE: **April 28, 2026**
SUBMITTED TO: Lisa Castoria, District Manager
SUBMITTED BY: Kyle Wilson, Operations Manager; Andrea Jones, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.

4. PAYMENT. SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly

covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration

hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[*SIGNATURES FOLLOW ON THE NEXT PAGE*]

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

SEVEN OAKS CDD

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Customer to initial erosion repair site(s) of choice:

Options 1 through 5: _____

Option 1: *Site 11 (26805 Stillbrook Drive):* _____

Option 2: *Site 37 (3514 Fiddlers Green Loop):* _____

Option 3: *Site 59 (27549 Baybrook Loop):* _____

Option 4: *Site 115 (27427 Misty Flower Drive):* _____

Option 5: *Site 81 (4331 Wildstar Circle):* _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Customer's Address for Notice Purposes:

_____

SCHEDULE A – SCOPE OF SERVICES

PROJECT SUMMARY: SOLitude will repair erosion behind homes at five (5) sites, install drain boxes and run drainpipes to pond, install coco mat and Bahia sod over the repaired areas.

Specifications:

Option 1: Site 11 (26805 Stillbrook Drive)

1. Company will mobilize equipment and crews to site.
2. Company will use a mini excavator to pull the washed in sediment out of the pond and use this sediment to restore the bank behind the home.
3. Company will install 2 drain boxes, concrete around the boxes and run a drainpipe from each box to the pond.
4. Company will install coco mat and Bahia sod over the repaired area.

Option 2: Site 37 (3514 Fiddlers Green Loop)

1. Company will mobilize equipment and crews to site.
2. Company will use a mini excavator to pull the washed in sediment out of the pond and use this sediment to restore the bank behind the home.
3. Company will install 3 drain boxes, concrete around the boxes and run a drainpipe from each box to the pond.
4. Company will install coco mat and Bahia sod over the repaired area.
5. Company will add fill dirt and 57 rock around the entire MES.

Option 3: Site 59 (27549 Baybrook Loop)

1. Company will mobilize equipment and crews to site.
2. Company will install 3 yards of fill dirt in the washed-out area behind the house.
3. Company will install a drain box, concrete around it and install a drainpipe to the pond.
4. Company will install coco mat and Bahia sod over the repaired area.

Option 4: Site 115 (27427 Misty Flower Drive)

1. Company will mobilize equipment and crews to site.
2. Company will install 1 yard of fill dirt in the washed-out area behind the house.
3. Company will install a drain box, concrete around it and install a drainpipe to the pond.
4. Company will install coco mat and Bahia sod over the repaired area.

Option 5: Site 81 (4331 Wildstar Circle)

1. Company will mobilize equipment and crews to site.
2. Company will install 1 yard of fill dirt in the washed-out area behind the house.
3. Company will install a drain box, concrete around it and install a drainpipe to the pond.
4. Company will install coco mat & Bahia sod over the repaired area.

Assumptions:

1. Company will have free and unimpeded access to the work location.
2. Price is based on a reasonable plan / field design of the specified work.

3. Should any additional issues be identified during work activity, Company will notify Customer immediately to discuss modified scope, related additional costs, and confirm project path forward.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

SCHEDULE B – PRICING SCHEDULE

Price is valid for 60 days from the Effective Date

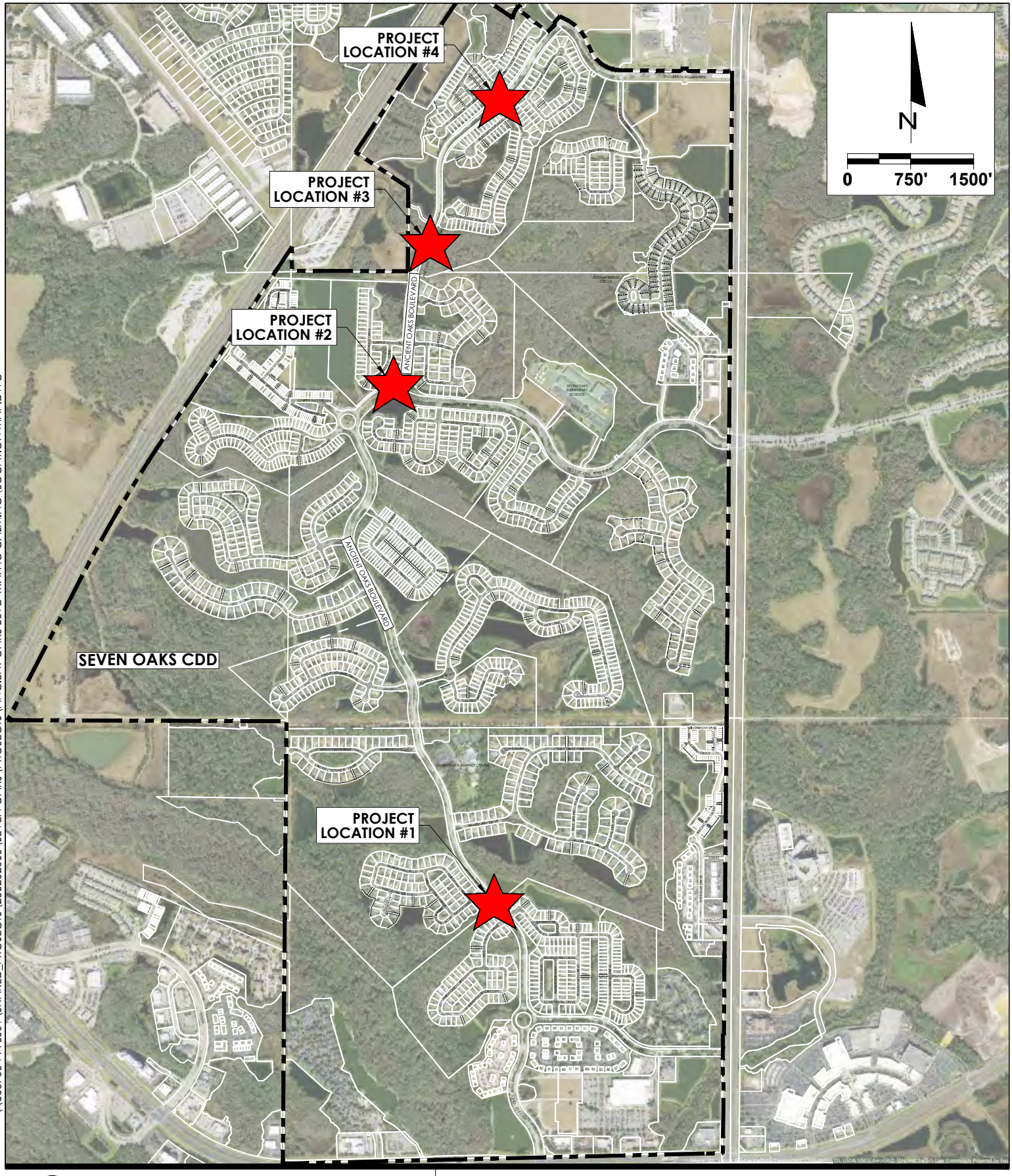
Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of each task: **remaining 50% of the Task Price**

Options 1 through 5:	Total Price: **$27,588.85**
Option 1: Site 11 (26805 Stillbrook Drive)	Total Price: **$12,502.50**
Option 2: Site 37 (3514 Fiddlers Green Loop)	Total Price: **$7,918.25**
Option 3: Site 59 (27549 Baybrook Loop)	Total Price: **$3,000.60**
Option 4: Site 115 (27427 Misty Flower Drive)	Total Price: **$2,083.75**
Option 5: Site 81 (4331 Wildstar Circle)	Total Price: **$2,083.75**

115

Tab 2



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Stantec

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www.stantec.com
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FL Lic. # LC-C000170

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VASILI G. KOSTAKIS, P.E.
LIC. NO.: 86613

Client/Project

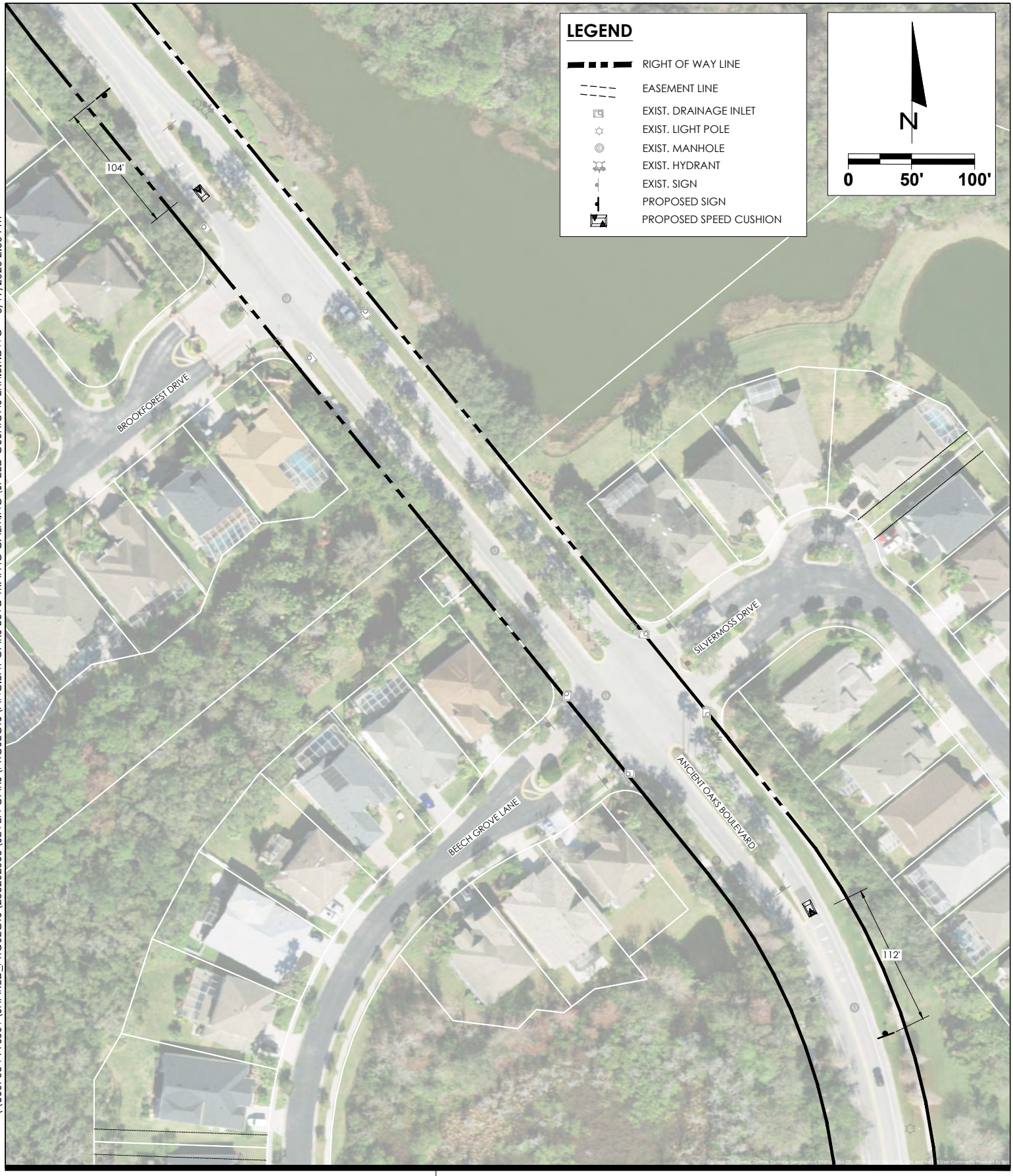
SEVEN OAKS CDD

ANCIENT OAKS BOULEVARD
TRAFFIC CALMING EXHIBIT

Figure No.

1.0

Title PROJECT LOCATION MAP



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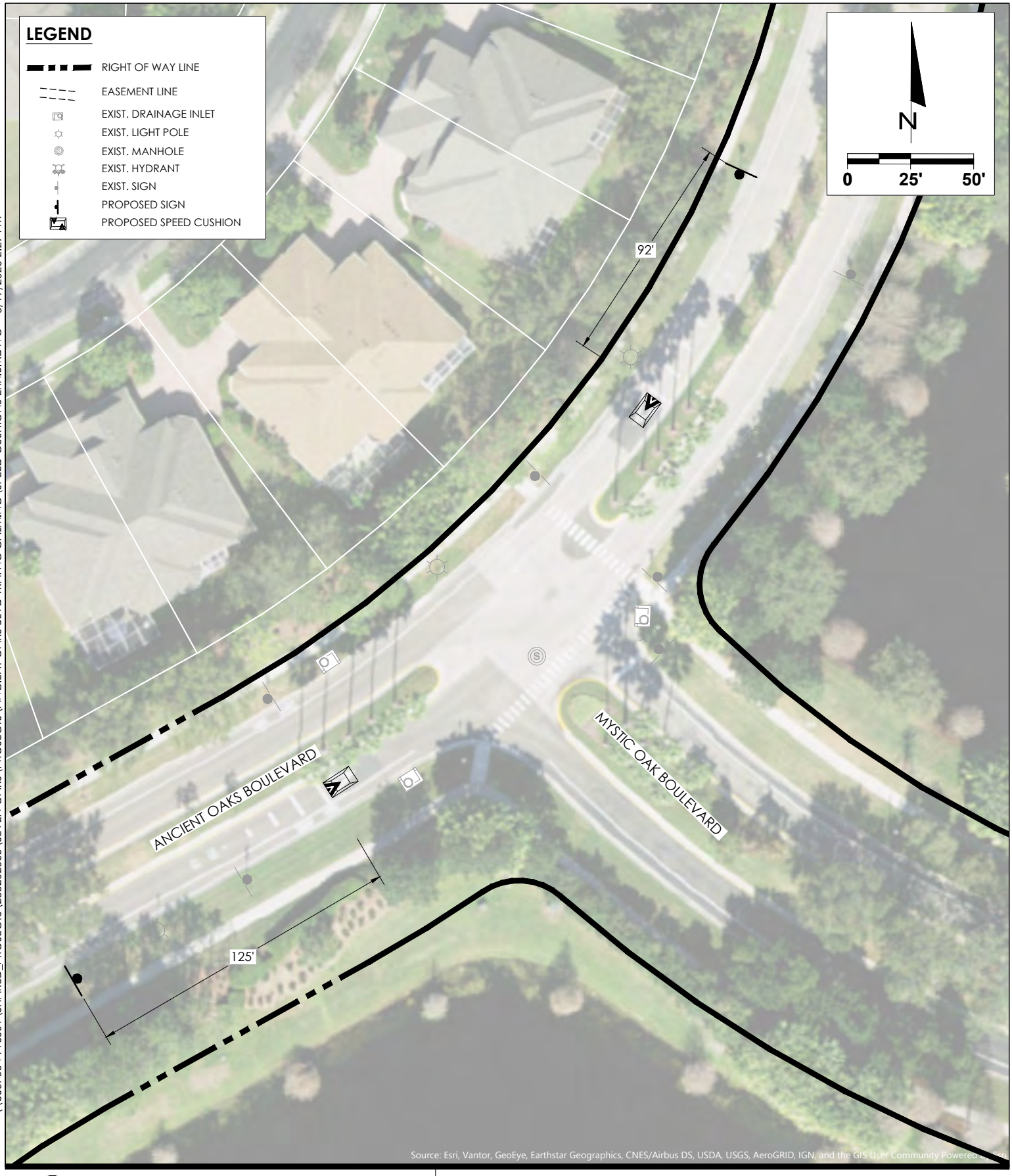
TRAFFIC CALMING EXHIBIT

Figure No.
2.0

Title SPEED CUSHION LAYOUT PLAN (1)



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SEVEN OAKS CDD
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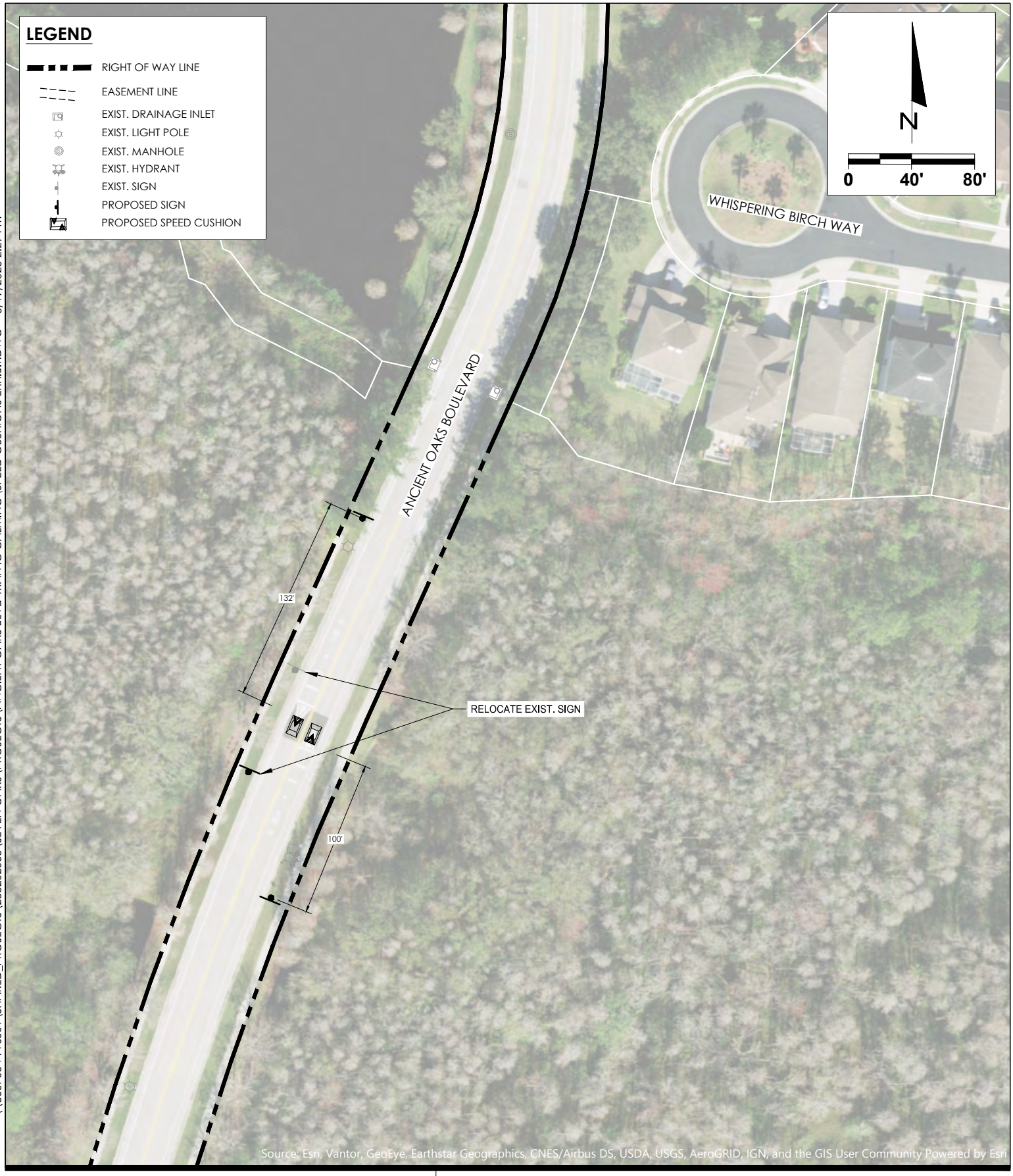
TRAFFIC CALMING EXHIBIT

Figure No.
3.0

Title SPEED CUSHION LAYOUT PLAN (2)



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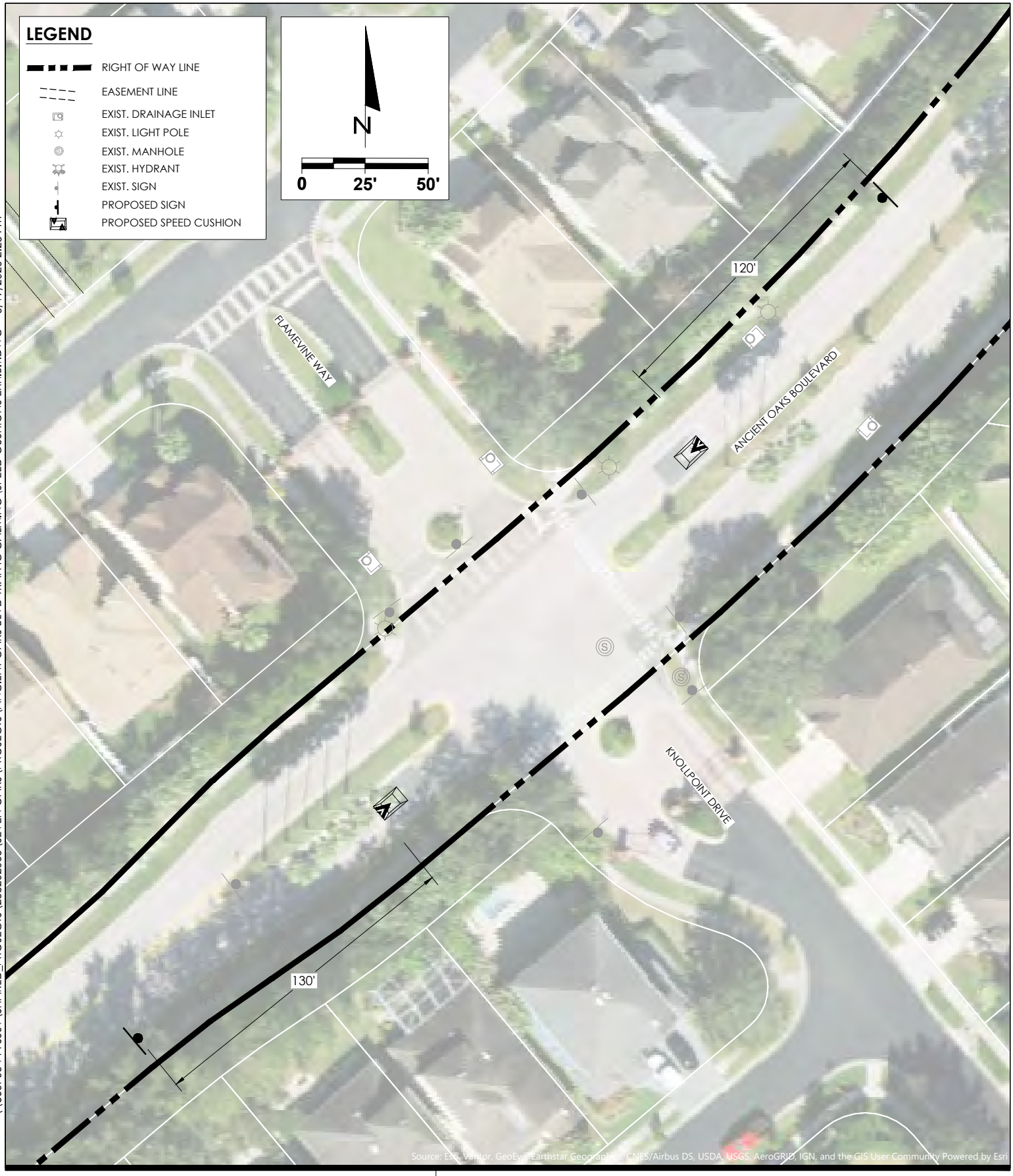
VASILI G. KOSTAKIS, P.E.
LIC. NO.: 86613

Client/Project
SEVEN OAKS CDD
ANCIENT OAKS BOULEVARD
TRAFFIC CALMING EXHIBIT

Figure No.
4.0

Title SPEED CUSHION LAYOUT PLAN (3)



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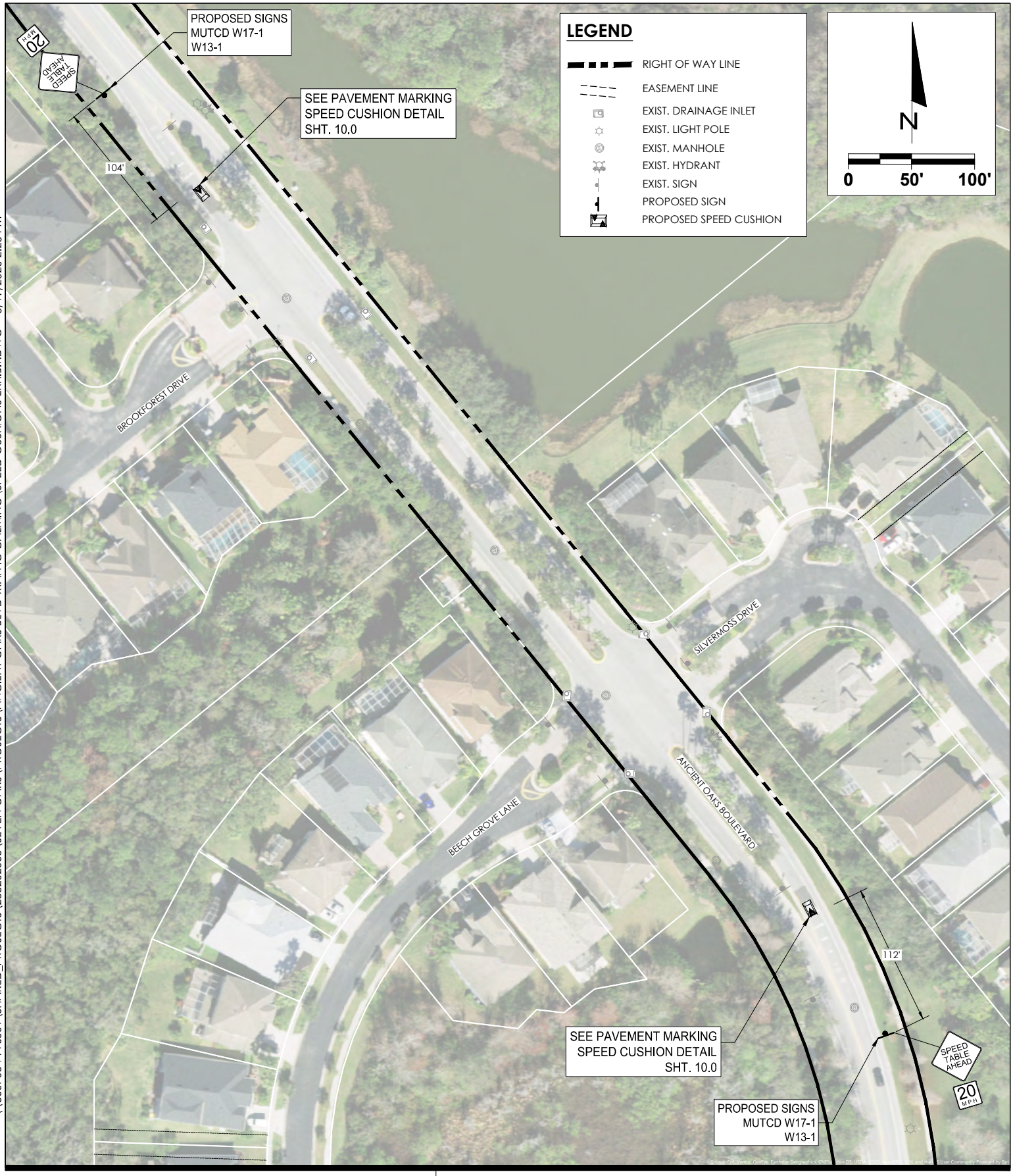
LIC. NO.: 86613

Client/Project
SEVEN OAKS CDD
ANCIENT OAKS BOULEVARD
TRAFFIC CALMING EXHIBIT

Figure No.
5.0

Title SPEED CUSHION LAYOUT PLAN (4)



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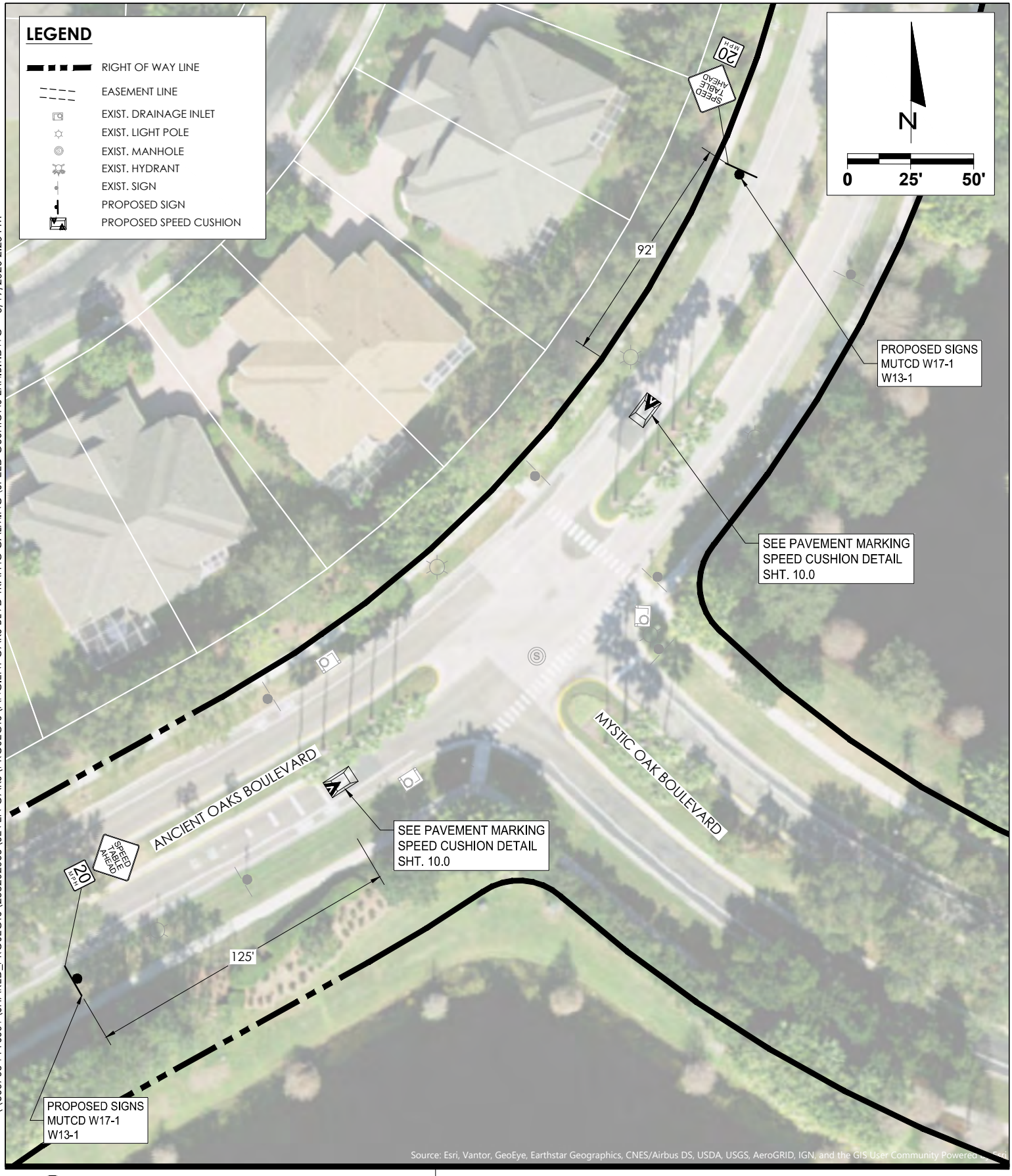
ANCIENT OAKS BOULEVARD
TRAFFIC CALMING EXHIBIT

Figure No.
6.0

Title SIGNING AND PAVEMENT MARKING PLAN (1)



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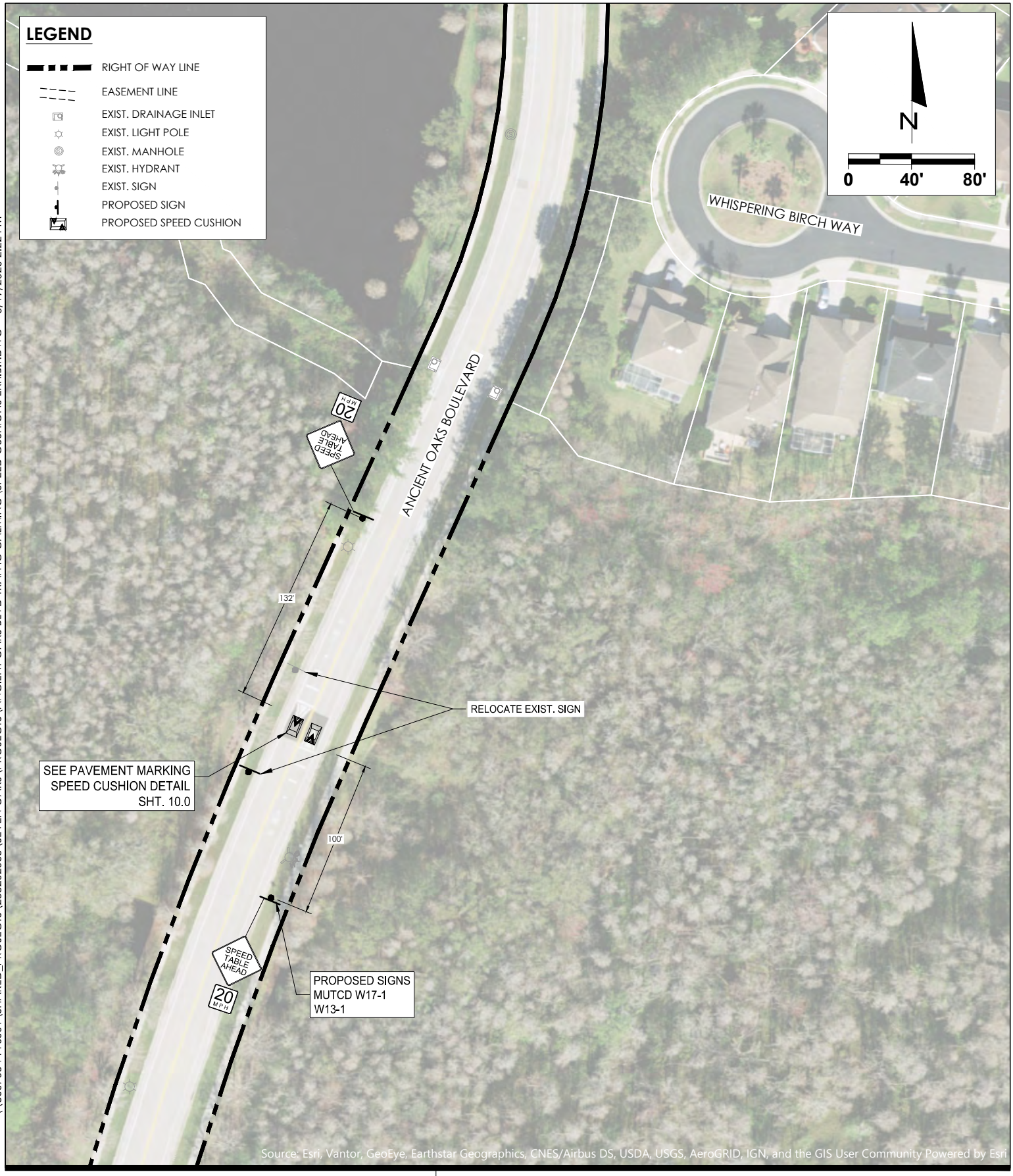
TRAFFIC CALMING EXHIBIT

Figure No.
7.0

Title SIGNING AND PAVEMENT MARKING PLAN (2)



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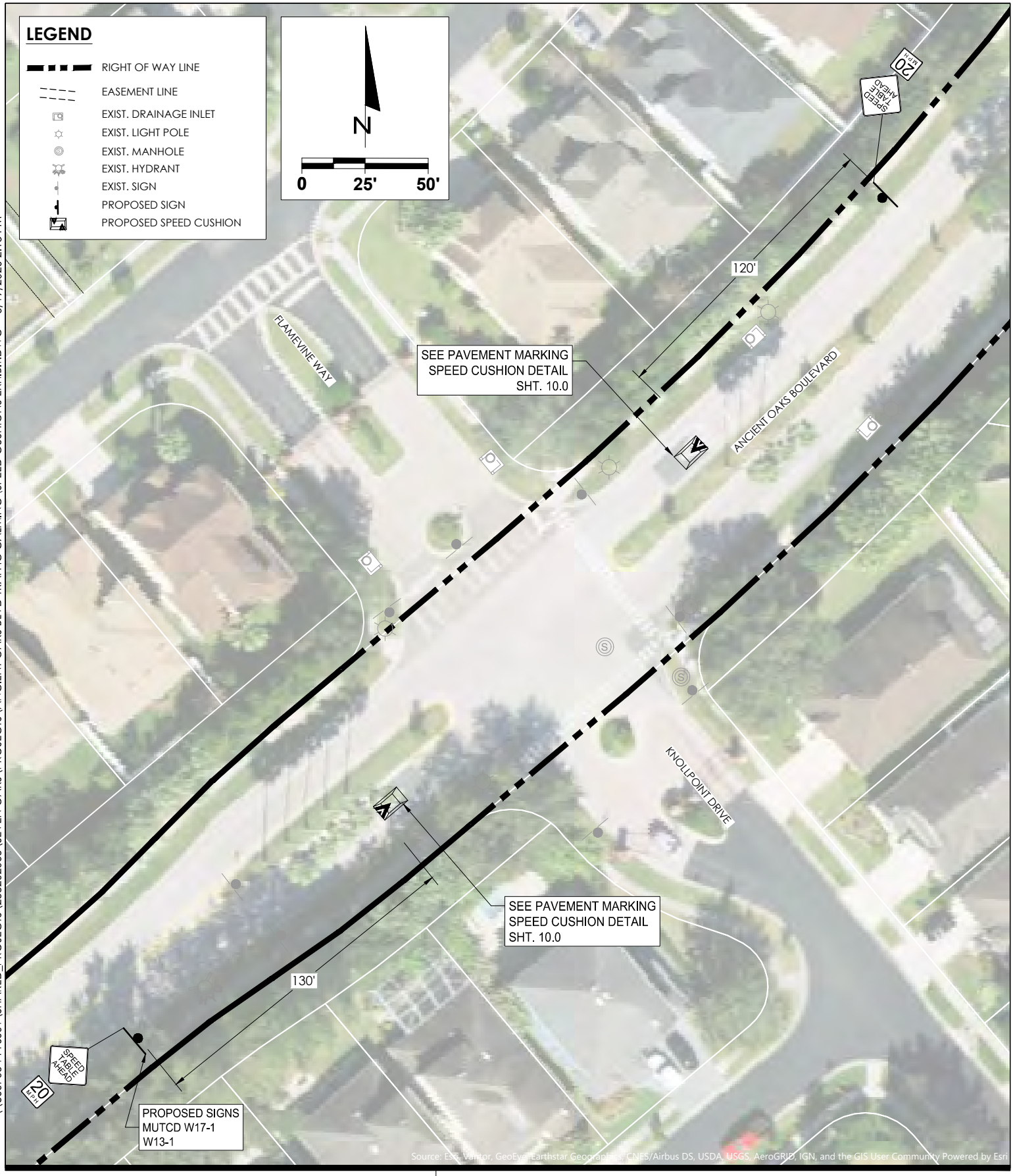
TRAFFIC CALMING EXHIBIT

Figure No.
8.0

Title SIGNING AND PAVEMENT MARKING PLAN (3)



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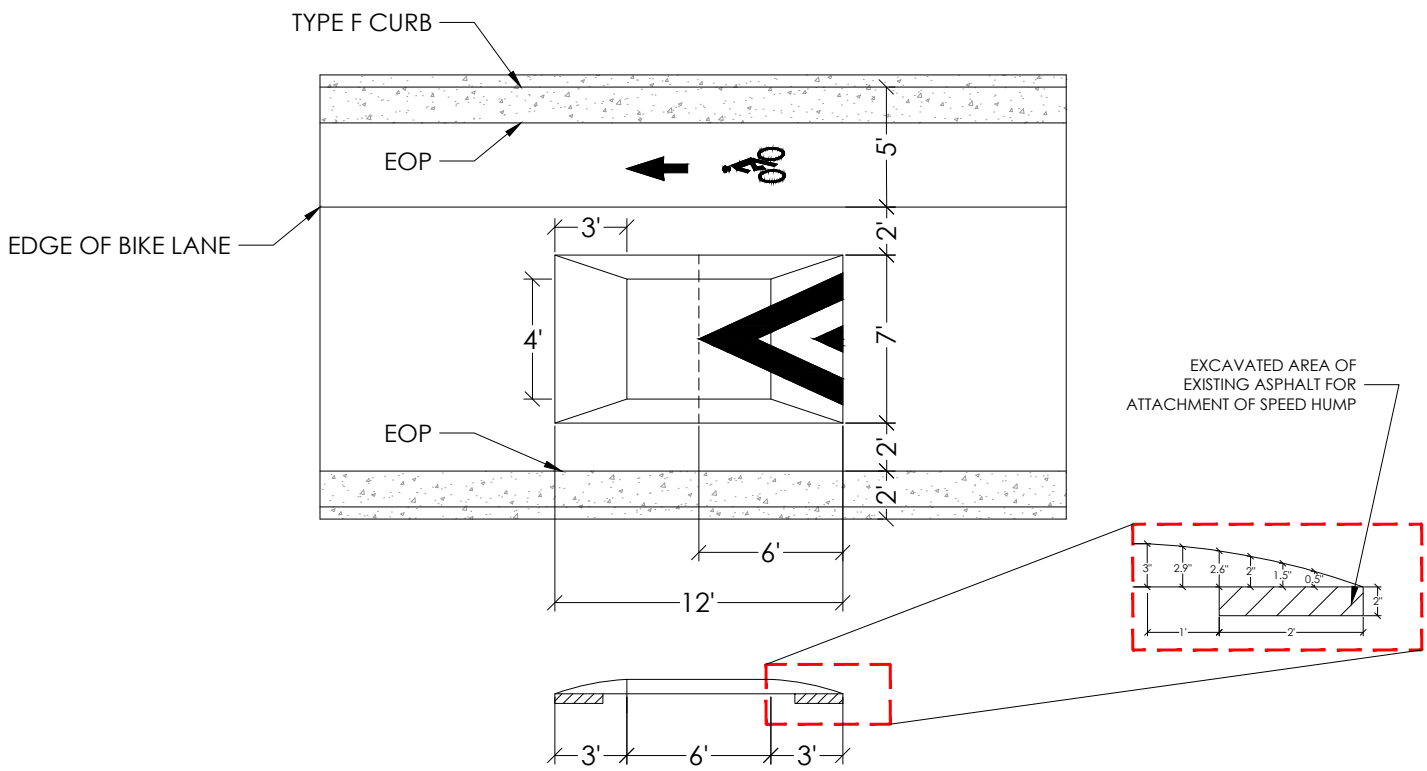
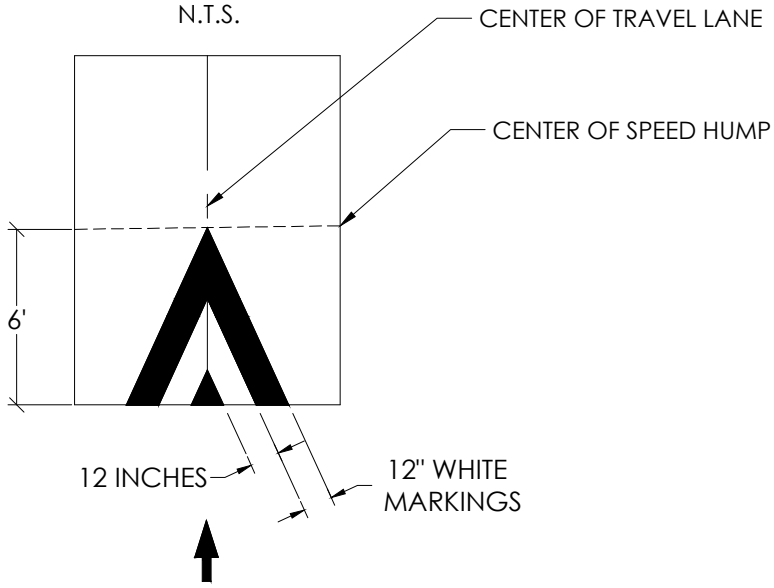
ANCIENT OAKS BOULEVARD
TRAFFIC CALMING EXHIBIT

Figure No.
9.0

Title SIGNING AND PAVEMENT MARKING PLAN (4)



ASPHALT SPEED CUSHION
INSTALLATION DETAIL
N.T.S.



ASPHALT SPEED CUSHION
PAVEMENT MARKING DETAIL
N.T.S.

SIGNING AND PAVEMENT MARKING NOTES (PRIVATE ROADWAYS)

1. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

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SEVEN OAKS CDD
ANCIENT OAKS BOULEVARD
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Figure No.
10.0

Title SPEED CUSHION & PAVEMENT MARKING DETAILS

\\US0705-PPFSS01\SHARED_PROJECTS\238202065\SEVEN OAKS\PROJECTS\ANCIENT OAKS BLVD TRAFFIC CALMING\SPEED CUSHIONS EXHIBIT.DWG 3/19/2026 2:07 PM

Tab 3

SEVEN OAKS CDD
ESTIMATED PAVEMENT PLANNING COSTS
Updated 3-26-2026

Stantec

ITEM NO.	STREET NAME	DATE OF LAST PAVEMENT CONSTRUCTION	RECOMMENDED MILL AND RESURFACE DATE	HA5 APPLICATION DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION (EA)	TOTAL PAVEMENT RESTORATION WORK
1.0	BIG CYPRESS WAY (Pinecrest)	2003	2026	2018	8,330.00	925.56	51.52	$ 4.00	$ 3,702.22	$ 145.00	$ 15,128.32	$ 333.20	$ 370.22	$ 19,533.97
2.0	BLUE SPRINGS PLACE (Pinecrest)	2003	2026	2018	14,081.00	1,564.56	87.09	$ 4.00	$ 6,258.22	$ 145.00	$ 25,572.86	$ 563.24	$ 625.82	$ 33,020.14
3.0	CEDAR PARK COURT (Pinecrest)	2003	2026	2018	9,252.00	1,028.00	57.23	$ 4.00	$ 4,112.00	$ 145.00	$ 16,802.79	$ 370.08	$ 411.20	$ 21,696.07
4.0	PINE POINT DRIVE (Pinecrest)	2003	2026	2018	49,772.00	5,530.22	307.85	$ 4.00	$ 22,120.89	$ 145.00	$ 90,392.17	$ 1,990.88	$ 2,212.09	$ 116,716.03
5.0	WATER ASH DRIVE (Pinecrest)	2003	2026	2018	61,876.00	6,875.11	382.71	$ 4.00	$ 27,500.44	$ 145.00	$ 112,374.55	$ 2,475.04	$ 2,750.04	$ 145,100.08
6.0	LAKE VALLEY PLACE (Pinecrest)	2003	2026	2018	10,712.00	1,190.22	66.26	$ 4.00	$ 4,760.89	$ 145.00	$ 19,454.33	$ 428.48	$ 476.09	$ 25,119.79
	2026 Mill and Resurface Total													**$ 361,186.07**
7.0	COTTON KEY LANE (Stillbrook)	2005	2027	2018	24,159.00	2,684.33	149.43	4.00	10,737.33	145.00	43,875.76	966.36	1,073.73	56,653.19
8.0	STILLBROOK DRIVE (Stillbrook)	2005	2027	2018	48,502.00	5,389.11	299.99	4.00	21,556.44	145.00	88,085.69	1,940.08	2,155.64	113,737.86
9.0	PIPERVINE PLACE (Stillbrook)	2005	2027	2018	7,569.00	841.00	46.82	4.00	3,364.00	145.00	13,746.25	302.76	336.40	17,749.41
10.0	HATCHBEND WAY (Stillbrook)	2005	2027	2018	4,011.00	445.67	24.81	4.00	1,782.67	145.00	7,284.48	160.44	178.27	9,405.85
11.0	WEKIVA LANE (Edenfield)	2003	2027	2018	12,358.00	1,373.11	76.44	$ 4.00	$ 5,492.44	$ 145.00	$ 22,443.67	$ 494.32	$ 549.24	$ 28,979.68
12.0	SUMMERGATE BLVD	2011	2027	N/A	85,987.10	9,554.12	531.85	$ 4.00	$ 38,216.49	$ 145.00	$ 156,163.32	$ 3,439.48	$ 3,821.65	$ 201,640.94
	2027 Mill and Resurface Total													**$ 428,166.94**
														$ 442,296.45
13.0	EDENFIELD DRIVE (Edenfield)	2003	2028	2018	53,506.00	5,945.11	330.94	4.00	23,780.44	145.00	97,173.58	2,140.24	2,378.04	125,472.31
14.0	MISTFLOWER DRIVE (Edenfield)	2003	2028	2018	23,993.00	2,665.89	148.40	4.00	10,663.56	145.00	43,574.29	959.72	1,066.36	56,263.92
15.0	PALMETTO BEND DRIVE € (Edenfield)	2003	2028	2018	21,566.00	2,396.22	133.39	4.00	9,584.89	145.00	39,166.55	862.64	958.49	50,572.57
16.0	SISAL LOOP (Edenfield)	2003	2028	2018	13,233.00	1,470.33	81.85	4.00	5,881.33	145.00	24,032.78	529.32	588.13	31,031.57
17.0	SUNWATCH DRIVE (Edenfield)	2003	2028	2018	47,188.00	5,243.11	291.87	4.00	20,972.44	145.00	85,699.31	1,887.52	2,097.24	110,656.52
	2028 Mill and Resurface Total													**373,996.89**
														399,087.96
18.0	EVENING BREEZE LOOP (Shoregrass)	2004	2029	2018	15,230.00	1,692.22	94.20	$ 4.00	$ 6,768.89	$ 145.00	$ 27,659.58	$ 609.20	$ 676.89	$ 35,714.56
19.0	LOGGERHEAD WAY (Shoregrass)	2004	2029	2018	21,990.00	2,443.33	136.01	$ 4.00	$ 9,773.33	$ 145.00	$ 39,936.59	$ 879.60	$ 977.33	$ 51,566.86
20.0	SHOREGRASS DRIVE (Shoregrass)	2004	2029	2018	100,186.00	11,131.78	619.67	$ 4.00	$ 44,527.11	$ 145.00	$ 181,950.30	$ 4,007.44	$ 4,452.71	$ 234,937.56
21.0	BRIARGLADE LOOP (Brookforest)	2001	2029	2018	8,300.00	922.22	51.34	$ 4.00	$ 3,688.89	$ 145.00	$ 15,073.84	$ 332.00	$ 368.89	$ 19,463.62
22.0	BROOKFOREST DRIVE (Brookforest)	2001	2029	2018	15,621.00	1,735.67	96.62	$ 4.00	$ 6,942.67	$ 145.00	$ 28,369.69	$ 624.84	$ 694.27	$ 36,631.46
23.0	FORDHAM DRIVE (Brookforest)	2001	2029	2018	47,614.00	5,290.44	294.50	$ 4.00	$ 21,161.78	$ 145.00	$ 86,472.98	$ 1,904.56	$ 2,116.18	$ 111,655.49
24.0	MILLHOPPER AVENUE (Brookforest)	2001	2029	2018	13,338.00	1,482.00	82.50	$ 4.00	$ 5,928.00	$ 145.00	$ 24,223.48	$ 533.52	$ 592.80	$ 31,277.80
25.0	SYLVAN RAMBLE COURT (Brookforest)	2001	2029	2018	7,971.00	885.67	49.30	$ 4.00	$ 3,542.67	$ 145.00	$ 14,476.33	$ 318.84	$ 354.27	$ 18,692.11
26.0	BEECH GROVE LANE (Springwood)	2001	2029	2018	16,359.00	1,817.67	101.18	$ 4.00	$ 7,270.67	$ 145.00	$ 29,709.99	$ 654.36	$ 727.07	$ 38,362.08
27.0	KIRKWOOD CIRCLE (Springwood)	2001	2029	2018	46,042.00	5,115.78	284.78	$ 4.00	$ 20,463.11	$ 145.00	$ 83,618.03	$ 1,841.68	$ 2,046.31	$ 107,969.13
	2029 Milling and Resurfacing Total													**$ 686,270.66**
														$ 756,478.16

SEVEN OAKS CDD
ESTIMATED PAVEMENT PLANNING COSTS
Updated 3-26-2026

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ITEM NO.	STREET NAME	DATE OF LAST PAVEMENT CONSTRUCTION	RECOMMENDED MILL AND RESURFACE DATE	HA5 APPLICATION DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION (EA)	TOTAL PAVEMENT RESTORATION WORK
28.0	MYSTIC OAK BOULEVARD (Ancient Oaks to 581)	2005	2030	2013	251,828.00	27,980.89	1,557.60	$ 4.00	$ 111,923.56	$ 145.00	$ 457,351.13	$ 10,073.12	$ 11,192.36	$ 590,540.16
29.0	BRUSH CREEK WAY (Laurels)	2001	2030	2018	14,151.00	1,572.33	87.53	4.00	6,289.33	145.00	25,699.98	566.04	628.93	33,184.29
30.0	LAUREL CHASE LANE (Laurels)	2001	2030	2018	38,902.00	4,322.44	240.62	4.00	17,289.78	145.00	70,650.89	1,556.08	1,728.98	91,225.73
31.0	ARCHSTONE STREET	2005	2030	N/A	5,947.00	660.78	36.78	4.00	2,643.11	145.00	10,800.50	237.88	264.31	13,945.80
	2030 Mill and Resurface Total													**728,895.98**
														829,978.49
32.0	FIREBUSH DRIVE (Palmetto Bend)	2003	2031	2018	34,263.00	3,807.00	211.92	$ 4.00	$ 15,228.00	$ 145.00	$ 62,225.89	$ 1,370.52	$ 1,522.80	$ 80,347.21
33.0	PALMETTO BEND DRIVE (W) (Palmetto Bend)	2003	2031	2018	42,113.00	4,679.22	260.48	$ 4.00	$ 18,716.89	$ 145.00	$ 76,482.47	$ 1,684.52	$ 1,871.69	$ 98,755.57
34.0	WINGED ELM DRIVE (Fairgate)	2003	2031	2018	66,427.00	7,380.78	410.86	$ 4.00	$ 29,523.11	$ 145.00	$ 120,639.74	$ 2,657.08	$ 2,952.31	$ 155,772.24
35.0	ARROWGRASS DRIVE (Entry to Townhomes)	2003	2031	N/A	18,468.00	2,052.00	114.23	$ 4.00	$ 8,208.00	$ 145.00	$ 33,540.20	$ 738.72	$ 820.80	$ 43,307.72
36.0	CHAPEL CREEK CIRCLE (Willow Creek)	2003	2031	2018	54,360.00	6,040.00	336.23	$ 4.00	$ 24,160.00	$ 145.00	$ 98,724.56	$ 2,174.40	$ 2,416.00	$ 127,474.96
	2031 Mill and Resurface Total													**$ 505,657.69**
														$ 594,782.56
37.0	SPORTS CORE CIRCLE (Clubhouse)	2003	2032	2018	68,357.00	7,595.22	422.80	$ 4.00	$ 30,380.89	$ 145.00	$ 124,144.86	$ 2,734.28	$ 3,038.09	$ 160,298.11
38.0	COPPER RIDGE DRIVE (Copperleaf)	2005	2032	2018	16,624.00	1,847.11	102.82	$ 4.00	$ 7,388.44	$ 145.00	$ 30,191.26	$ 664.96	$ 738.84	$ 38,983.51
39.0	KALANCHOE PLACE (Copperleaf)	2005	2032	2018	22,051.00	2,450.11	136.39	$ 4.00	$ 9,800.44	$ 145.00	$ 40,047.37	$ 882.04	$ 980.04	$ 51,709.90
40.0	SORREL VINE DRIVE (Copperleaf)	2005	2032	2018	27,110.00	3,012.22	167.68	$ 4.00	$ 12,048.89	$ 145.00	$ 49,235.15	$ 1,084.40	$ 1,204.89	$ 63,573.33
41.0	ROSELING COURT (Copperleaf)	2005	2032	2018	20,498.00	2,277.56	126.78	$ 4.00	$ 9,110.22	$ 145.00	$ 37,226.93	$ 819.92	$ 911.02	$ 48,068.09
	2032 Mill and Resurface Total													**$ 362,632.95**
														$ 440,625.06
42.0	FAWNMIST DRIVE (Deer Run)	2005	2033	2018	42,808.00	4,756.44	264.78	$ 4.00	$ 19,025.78	$ 145.00	$ 77,744.68	$ 1,712.32	$ 1,902.58	$ 100,385.35
43.0	GENTLEWINDS PLACE (Deer Run)	2005	2033	2018	13,423.00	1,491.44	83.02	$ 4.00	$ 5,965.78	$ 145.00	$ 24,377.85	$ 536.92	$ 596.58	$ 31,477.12
44.0	FERN GLADE COURT (Willowstone)	2005	2033	2018	18,492.00	2,054.67	114.38	$ 4.00	$ 8,218.67	$ 145.00	$ 33,583.78	$ 739.68	$ 821.87	$ 43,364.00
45.0	SILVER THATCH DRIVE (Willowstone)	2005	2033	2018	23,131.00	2,570.11	143.07	$ 4.00	$ 10,280.44	$ 145.00	$ 42,008.79	$ 925.24	$ 1,028.04	$ 54,242.52
46.0	FIDDLERS GREEN LOOP (Willowstone)	2005	2033	2018	25,516.00	2,835.11	157.82	$ 4.00	$ 11,340.44	$ 145.00	$ 46,340.25	$ 1,020.64	$ 1,134.04	$ 59,835.37
47.0	HICKORY HAMMOCK LOOP (Willowstone)	2005	2033	2018	25,599.00	2,844.33	158.33	$ 4.00	$ 11,377.33	$ 145.00	$ 46,490.98	$ 1,023.96	$ 1,137.73	$ 60,030.01
48.0	WILLOWSTONE WAY (Willowstone)	2005	2033	2018	7,820.00	868.89	48.37	$ 4.00	$ 3,475.56	$ 145.00	$ 14,202.10	$ 312.80	$ 347.56	$ 18,338.01
49.0	KNOLLPOINT DRIVE (Knollpoint)	2005	2033	2018	44,708.00	4,967.56	276.53	$ 4.00	$ 19,870.22	$ 145.00	$ 81,195.32	$ 1,788.32	$ 1,987.02	$ 104,840.88
50.0	WHISPERING BIRCH WAY (Knollpoint)	2005	2033	2018	17,841.00	1,982.33	110.35	$ 4.00	$ 7,929.33	$ 145.00	$ 32,401.49	$ 713.64	$ 792.93	$ 41,837.39
51.0	RUSTIC PINE PLACE (Knollpoint)	2005	2033	2018	22,206.00	2,467.33	137.35	$ 4.00	$ 9,869.33	$ 145.00	$ 40,328.87	$ 888.24	$ 986.93	$ 52,073.38
52.0	MOONRISE WAY (Crosswinds)	2005	2033	2018	6,945.00	771.67	42.96	$ 4.00	$ 3,086.67	$ 145.00	$ 12,612.99	$ 277.80	$ 308.67	$ 16,286.12
53.0	WILDSTAR CIRCLE (Crosswinds)	2005	2033	2018	46,664.00	5,184.89	288.63	$ 4.00	$ 20,739.56	$ 145.00	$ 84,747.66	$ 1,866.56	$ 2,073.96	$ 109,427.73
	2033 Mill and Resurface Total													**$ 692,137.88**
														$ 868,750.11

SEVEN OAKS CDD
ESTIMATED PAVEMENT PLANNING COSTS
Updated 3-26-2026

ITEM NO.	STREET NAME	DATE OF LAST PAVEMENT CONSTRUCTION	RECOMMENDED MILL AND RESURFACE DATE	HA5 APPLICATION DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION (EA)	TOTAL PAVEMENT RESTORATION WORK
54.0	**GRASSGLEN PLACE (Grassglen)**	2006	2034	2018	53,046.00	5,894.00	328.10	$ 4.00	$ 23,576.00	$ 145.00	$ 96,338.17	$ 2,121.84	$ 2,357.60	$ 124,393.61
55.0	**RED FERN WAY**	2006	2034	N/A	7,179.00	797.67	44.40	$ 4.00	$ 3,190.67	$ 145.00	$ 13,037.96	$ 287.16	$ 319.07	$ 16,834.85
56.0	**VANGUARD STREET**	2006	2034	N/A	8,367.00	929.67	51.75	$ 4.00	$ 3,718.67	$ 145.00	$ 15,195.52	$ 334.68	$ 371.87	$ 19,620.73
57.0	**WINDFAIR DRIVE**	2006	2034	N/A	36,607.00	4,067.44	226.42	$ 4.00	$ 16,269.78	$ 145.00	$ 66,482.89	$ 1,464.28	$ 1,626.98	$ 85,843.92
	2034 Mill and Resurface Total													**$ 246,693.12**
														$ 319,859.76
58.0	**WINDCREST DRIVE (S) (Stonecreek)**	2006	2035	N/A	39,541.00	4,393.44	244.57	$ 4.00	$ 17,573.78	$ 145.00	$ 71,811.40	$ 1,581.64	$ 1,757.38	$ 92,724.19
59.0	**WILD SIENNA LOOP (Stonecreek)**	2011	2035	2018	8,792.00	976.89	54.38	$ 4.00	$ 3,907.56	$ 145.00	$ 15,967.37	$ 351.68	$ 390.76	$ 20,617.36
60.0	**AUTUMN BREEZE CIRCLE (Stonecreek)**	2011	2035	2018	14,180.00	1,575.56	87.71	$ 4.00	$ 6,302.22	$ 145.00	$ 25,752.65	$ 567.20	$ 630.22	$ 33,252.30
61.0	**WINDCREST DRIVE (N) (Stonecreek)**	2011	2035	2018	96,760.00	10,751.11	598.48	$ 4.00	$ 43,004.44	$ 145.00	$ 175,728.26	$ 3,870.40	$ 4,300.44	$ 226,903.54
	2035 Mill and Resurface Total													**$ 373,497.40**
														$ 500,253.89
62.0	**GRANITE GLEN LOOP (Stonecreek)**	2007	2036	2018	23,278.00	2,586.44	143.98	$ 4.00	$ 10,345.78	$ 145.00	$ 42,275.76	$ 931.12	$ 1,034.58	$ 54,587.23
63.0	**STONECREEK WAY (Stonecreek)**	2007	2036	2018	31,677.00	3,519.67	195.93	$ 4.00	$ 14,078.67	$ 145.00	$ 57,529.39	$ 1,267.08	$ 1,407.87	$ 74,283.00
64.0	**MARYWEATHER LANE (Mystic to Truman Loop)**	2007	2036	N/A	12,895.00	1,432.78	79.76	$ 4.00	$ 5,731.11	$ 145.00	$ 23,418.93	$ 515.80	$ 573.11	$ 30,238.95
	2036 Mill and Resurface Total													**$ 159,109.19**
														$ 220,139.76
65.0	**AZURE SKY WAY (Watermark)**	2008	2037	2018	7,847.00	871.89	48.54	$ 4.00	$ 3,487.56	$ 145.00	$ 14,251.13	$ 313.88	$ 348.76	$ 18,401.32
66.0	**BOREAL LOOP (Watermark)**	2008	2037	2018	13,469.00	1,496.56	83.31	$ 4.00	$ 5,986.22	$ 145.00	$ 24,461.39	$ 538.76	$ 598.62	$ 31,584.99
67.0	**COBALT LANE (Watermark)**	2008	2037	2018	8,646.00	960.67	53.48	$ 4.00	$ 3,842.67	$ 145.00	$ 15,702.22	$ 345.84	$ 384.27	$ 20,274.99
68.0	**INDIGO POND COURT (Watermark)**	2008	2037	2018	15,584.00	1,731.56	96.39	$ 4.00	$ 6,926.22	$ 145.00	$ 28,302.49	$ 623.36	$ 692.62	$ 36,544.70
69.0	**WATERMARK DRIVE (Watermark)**	2008	2037	2018	71,432.00	7,936.89	441.82	$ 4.00	$ 31,747.56	$ 145.00	$ 129,729.44	$ 2,857.28	$ 3,174.76	$ 167,509.03
	Total 2037 Mill and Resurface													**$ 274,315.03**
														$ 392,060.55

SEVEN OAKS CDD
ESTIMATED PAVEMENT PLANNING COSTS
Updated 3-26-2026

Stantec

ITEM NO.	STREET NAME	DATE OF LAST PAVEMENT CONSTRUCTION	RECOMMENDED MILL AND RESURFACE DATE	HA5 APPLICATION DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION (EA)	TOTAL PAVEMENT RESTORATION WORK
70.0	**ANCIENT OAKS BLVD (S)**	2011	2038	N/A	249,480.00	27,720.00	1,543.08	$ 4.00	$ 110,880.00	$ 145.00	$ 453,086.87	$ 9,979.20	$ 11,088.00	$ 585,034.07
	2038 Total Mill and Resurface													**$ 585,034.07**
														$ 863,743.94
71.0	**BELLAFIELD WAY (Bellafield)**	2013	2039	2018	8,070.00	896.67	49.91	$ 4.00	$ 3,586.67	$ 145.00	$ 14,656.13	$ 322.80	$ 358.67	$ 18,924.26
72.0	**CAYENNE LN (Bellafield)**	2013	2039	2018	5,998.00	666.44	37.10	$ 4.00	$ 2,665.78	$ 145.00	$ 10,893.12	$ 239.92	$ 266.58	$ 14,065.39
73.0	**SCARLET LOOP (Bellafield)**	2013	2039	2018	25,280.00	2,808.89	156.36	$ 4.00	$ 11,235.56	$ 145.00	$ 45,911.64	$ 1,011.20	$ 1,123.56	$ 59,281.95
74.0	**VERMILLION SKY DRIVE (Bellafield)**	2013	2039	2018	54,136.00	6,015.11	334.84	$ 4.00	$ 24,060.44	$ 145.00	$ 98,317.74	$ 2,165.44	$ 2,406.04	$ 126,949.67
	2039 Mill and Resurface Total													**$ 219,221.28**
														$ 334,338.88
	Cost by Year Summary													
	Year	Cost	Cost with Inflation	Reserve Funds Available										
	2026	$ 361,186.07	$ 361,186.07	$ 362,250.00										
	2027	$ 428,166.94	$ 442,296.45	$ 499,156.00										
	2028	$ 373,996.89	$ 399,087.96	$ 427,785.00										
	2029	$ 686,270.66	$ 756,478.16	$ 730,794.00										
	2030	$ 728,895.98	$ 829,978.49	$ 786,742.00										
	2031	$ 505,657.69	$ 594,782.56	$ 661,503.00										
	2032	$ 362,632.95	$ 440,625.06	$ 392,446.00										
	2033	$ 692,137.88	$ 868,750.11	$ 737,512.00										
	2034	$ 246,693.12	$ 319,859.76	$ 379,324.00										
	2035	$ 373,497.40	$ 500,253.89	$ 212,077.00										
	2036	$ 159,109.19	$ 220,139.76	$ 377,716.00										
	2037	$ 274,315.03	$ 392,060.55	$ 2,929,717.00										
	2038	$ 585,034.07	$ 863,743.94	$ 571,448.00										
	2039	$ 219,221.28	$ 334,338.88	$ -										
	TOTAL	$ 5,996,815.14	$ 7,323,581.64	$ 9,068,470.00										
	Notes:													

Tab 4

PAINT SPLASH PARK STEEL PLAY FEATURES

Work Description
Paint 11 features to include (2 mushrooms, 1 Shower Tower, 4 Mist Rings, 2 Double Post Shower Bar
1 Shower Snake and 1 Overhead Shower Bar

Hot water wash structure
Hand Tool rusted areas, per AMPP SSPC-SP2
Power Tool rusted areas, per AMPP SSPC-SP3
Prime-coat with 2-part
Apply finishing coat with poly-siloxane paint
Inspect all accessible nuts, bolts, screws, brackets, and structual connections for
proper tightness, corrosion, wear, and overall intergrity
Paint RAL color-TBD

PROJECT AMOUNT

Additional cost to replace all hardware

SCOPE OF WORK INTERIOR FLUME BODY SLIDE

Work Description
Gel Coat Interior
Repair all common fiberglass repairs in ride path (common repairs do not require lamination)
All repairs will be done with vinyl-ester filler
Prepare interior ride path for Gel Coat (Grey prime coat last 2 panels, blistered and submerged areas)
Add textured surface to start tub if needed
Refinish interior ride path of slide with Gel Coat
Gel Coat will be applied to a thickness of 20-24 mils
Premium Gel Coat will be used
Check the seamless flume for gaps/seperatation and repair if needed
include lift
INTERIOR PROJECT AMOUNT

SCOPE OF WORK TO PAINT EXTERIOR OF FLUME

Wash exterior of slide with internally formulated cleaner
Prime-coat bare areas as needed
Paint exterior with one coat of Poly-Siloxane Paint
Paint RAL color TBD
Inlclude lift

EXTERIOR PROJECT AMOUNT

SCOPE OF WORK STEEL SLIDE STRUCTURE
SANDBLAST AND PAINT-FULL STRUCTURE

Hot water wash structure
Spot blast rusted areas that have failing coating per AMPP SSPC-SP6
Light brush-off blast where coating remains intact per AMPP SSPC-SP16
Hand tool rusted areas where blasting is not possible, per AMPP SSPC-SP2
Power tool rusted areas where blasting is not possible per AMPP SSPC-SP3
Reasonable measures will be taken to capture/contain the majority of debris associated with abrasive blasting (i.e. blast tarps, ground tarps)
Prime Coat with 2-part
Apply finish coat with poly-siloxane paint-color TBD
Stripe coat stair faces and kick plates(applies to steel stairways only)
Inspect all accessible nuts, bolts, screws, brackets, and structual connections on the slide and tower for proper tightness, corrosion, wear, and overall intergrity
Lift included

EXTERIOR PROJECT AMOUNT

REPLACE ALL HARDWARE ON THE FLUME, TOWER AND STEPS (OPTIONAL)

EXTERIOR PROJECT AMOUNT

Dale Cooper LLC DBA Safe Slide Restoration
P.O. Box 102, Farmington, MO 63640
O: 855-639-7543 / C: 317-437-2217
www.safeslides.com

May 6, 2026

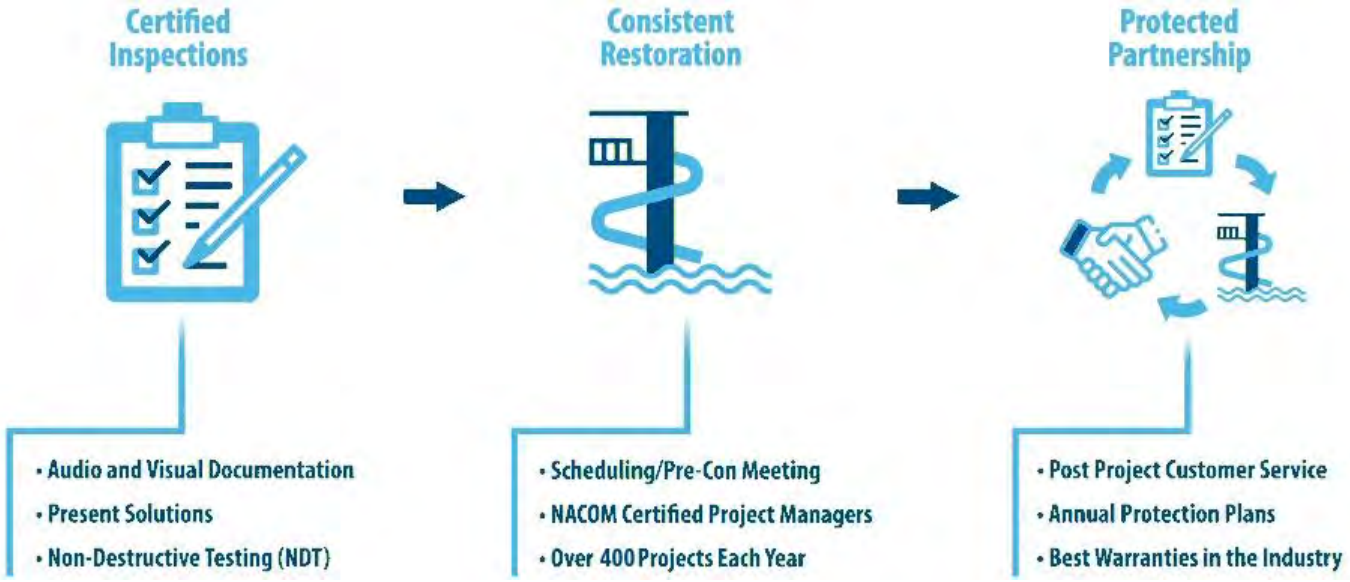
Seven Oaks Clubhouse / Attn: Theresa DiMaggio
2910 Sports Core Cir, Wesley Chapel, FL 33544
813-907-7987 Ext 104 / clubhousemanager@sevenoakscdd.com

Hello Theresa,
The following is a proposal for the restoration of your water slide. This proposal is based on the inspection done by Safe Slide Restoration on 08/22/2024. Our company holds the following certifications/qualifications:

- American Composite Manufacturer's Association (ACMA)
- OSHA
- AMPP (Association for Materials Protection and Performance)
- Over **30 years** of experience working with fiberglass and gel coat.
- Over **14 years** of experience working with steel structures.

We Have The Industry's Best Warranties

- There is a **1 – year warranty** on paint for adhesion – Steel
- There is a **5 - year warranty** on structural fiberglass repair not to delaminate.
- There is a **5 – year warranty** on gel coat and paint (available with yearly protection plan)



Guarantees

- **All Project Managers are ACMA Certified**
- **Gel Coat Thickness Meets OEM Standards**
- **Meeting Deadlines**
- **Responsive**

Steel Structure Description:

Steel Play Features

Work Description:

Paint – 11 – Steel Play Features (2 Mushrooms, 1 Shower Tower, 4 Mist Rings, 2 Double Post Shower Bar, 1 Shower Snake, 1 Overhead Shower Bar):

- Hot water wash structure
- Hand Tool rusted areas, per AMPP SSPC-SP2
- Power Tool rusted areas, per AMPP SSPC-SP3
- Prime-coat with 2-part
- Apply finishing coat with poly-siloxane paint
- Paint RAL color: _____ INIT: _____

Play Features Project Amount: ……. $ 13,797.00

We at Safe Slide Restoration are committed to quality and customer satisfaction. We are an international company that provides services to the largest water parks and cruise lines in the world. We look forward to putting our expertise to work for you. Please visit our online store to purchase any products you may need for maintenance, and feel free to call my cell at 317-437-2217 or our office at 855-639-7543 if you have any questions or comments.

Thank you for your consideration, we appreciate your time!

Sincerely,
Joe Atherton
Regional Account Manager
joseph.atherton@safeslides.com

Note: This proposal expires in 30 days from the date on the first page of this document.

***Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or scrape with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge).**

If there are any previous coatings; Safe Slide Restoration does not warranty any substrates previously coated after the manufacture's original coating, or any previous repairs. We do not cover any defects made by the manufacturer(s), as determined by our staff. If a warranty is necessary, Safe Slide Restoration covers cost of materials, labor & accommodations. The cost of a lift, scaffolding, or any equipment rentals for warranty work is the responsibility of the customer. There will be an additional charge for failed coatings. Recaulking seams does not apply if the seams are fiberglassed over. If we are repairing leaking seams the customer is responsible for identifying the leaking seams. The cost of a lift is not included in the above pricing. If a lift is needed, we are not responsible for any broken concrete. Sometimes slides require a second coat of paint to achieve the desired finish. If a second coat of paint is required there will be an additional charge of 50 % of the original paint price. The pricing does not include the cost of state taxes or licenses, if required.

Safe Slide Restoration reserves the right to have adequate access to the project area to complete the project as efficiently as Safe Slide Restoration deems possible. This may require, but not limited to: working 12 hours a day / seven days a week. The park is responsible to provide an adequate water source and electric power for the duration of the job.

50% - due before project starts
50% - due upon completion

Note: These payment terms may be negotiable, please connect with your Customer Representative if you need alternative options for your budget/needs.
After 30 days, an additional 5% will be added to the unpaid amount, and every 30 days thereafter that the payment is late. The park is responsible for any legal fees necessary to collect payment.

I choose Option: _____ **INIT: _____**

Signatures:

Seven Oaks Clubhouse: _____ Date: _____

Print: _____

Safe Slide Restoration: _____ Date: _____

Print:_____

Information Request:

Business Name: _____

Billing Address: _____

Physical/Shipping Address: _____

Billing Contact: _____ Title: _____

Email: _____ Phone: _____

Main Contact: _____ Title: _____

Email: _____ Phone: _____

Secondary Contact: _____ Title: _____

Email: _____ Phone: _____

THE NACOM PROMISE

Safe Slide

NACOM

Specialty Coatings and Maintenance Services

NACOM is a unique Safe Slide training program that combines multiple certifications into one score to identify the overall expertise of an individual or team.

ACMA American Composites Manufacturers Association

CSLB

AIMS International

Certified Composites Technician CCT

ASTM International

AMPP

SPRAT Society of Professional Rope Access Technicians

ASNT

OSHA 30 Hour Safety Certified

Terms & Conditions

***Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or gouge with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge). This does not include any major repairs that require fiberglass cloth and resin lamination.**
****Because of the restrictions of our caulk being able to adhere to joints without the proper amount of surface area, we require that the seams are 3/16" wide to caulk them (If seams are too tight, the caulk will not adhere properly).**

Customer Expectations

Safe Slide Restoration (also referred to as Safe Slide) reserves the right to have adequate access to the project area to complete the project as efficiently as Safe Slide deems necessary. This may require, but is not limited to: working 12 hours per day and 7 days per week. Customer is responsible for providing access to an adequate water source (5 GPM), electrical power (multiple circuits will be needed), waste removal access i.e. dumpsters, and restroom facilities for the duration of the job. In the event that the project involves any chip repairs or gel coat application, Safe Slide inspectors are capable of using color charts on-site to provide a close match to the existing Gel Coat. (This is not to be confused with the manufacturer's exact color matching). Our customers have the right to request a draw down no less than 45 days before the start of project. Recaulking seams does not apply if the seam has been previously permanently fiberglassed. We strive towards the best finish that can be achieved; however, some pinholes may be present. Signature of this agreement is approval for use of photos and videos taken onsite to be used for marketing and documentation purposes. This agreement shall be construed and governed by the laws of the State of Missouri. The parties agree that in the event any action is brought to enforce any terms of this Agreement or for damages for breach of the Agreement, the venue for such cause of action shall be Madison County, Missouri Circuit Court.

Customer Responsibilities

Safe Slide will provide draw down color options if requested 45 days prior to project start date. In the event that leaking seams are being addressed by Safe Slide, the customer is responsible for identifying and labeling seams on the interior and exterior of the slide (we recommend using a permanent marker in the ride path to label seams). The customer is responsible for identifying areas where a lift is unable to operate. If a lift is required, Safe Slide is not responsible for any broken concrete, landscaping, etc. Safe Slide may require the removal of fencing to allow lift access to the water slide area if there isn't access through a gate opening. The customer is responsible for providing waste removal. A walkthrough of finished work and subsequent sign-off is required before Safe Slide's crew leaves the job site. In the event that the customer does not attend the scheduled walk-through, their absence will be interpreted as tacit approval of all work completed. Safe Slide is not responsible for unscheduled return work if the customer misses scheduled post project walkthrough and sign-off. If the customer requests to postpone the walkthrough, any delays are subject to additional charge (determined by how long Safe Slide must stay on site to complete the required walk-through and sign-off.) We recommend 20 test rides on your slide(s), with different body sizes and builds, if possible, before the season begins. We highly recommend daily documented dry inspections and test rides before operation with recorded indications/findings.

Possible Additional Charges (Fiberglass)

If there are any previous interior or exterior coatings not specified in the above work scope, there will be an additional charge for interior or exterior failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Slides may require a second coat of exterior paint (especially when using yellow and orange colors) to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. Yellow slides will require a prime coating on the interior before gel coat can be applied. A 2-3-point Tie-off system on top portion of closed flume slide may be needed if a lift is inaccessible. A cost of $90 per panel will be assessed and tie offs will stay in place for customer use. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

Possible Additional Charges (Steel)

If there are any previous coatings not specified in the above work scope, there will be an additional charge for failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Crevice corrosion in areas that are not reachable or visibly seen may not be sandblasted or recoated. Structures may require a second coat of

paint to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

Lien Information (Regarding CA, FL, IL, MO, OH, TX)

Warranty Information

2 – year fiberglass paint Workmanship warranty:

Our 2 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

1 – year steel paint workmanship warranty:

Our 1 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

5 – year structural repair workmanship warranty:

Our 5-year workmanship warranty covers delamination of fiberglass from original substrate. This warranty **does not** cover claims from extreme acts of nature, vandalism, or repair that overlaps a repair completed by a previous contractor.

5 – year gel coat and paint workmanship warranty:

Our 5 - year workmanship warranty is only valid if the facility chooses to participate in a yearly protection program with Safe Slide Restoration. If not, a standard 2 – year workmanship warranty will apply. Safe Slide Restoration warrants that the coating system applied will be free from adhesion failure caused solely by defective surface preparation or defective application. This warranty **does not** cover damage from osmotic blistering, damage or deterioration of cosmetic surface finishes, including corrosion, cracking, chipping, crazing, discoloration, fading, oxidation of gel coat, or wet coring/substrates (including in-ground slides and indoor locations where slides experience drastic temperature swings, leading to moisture accumulation from condensation. Any such conditions must be addressed prior to work commencement). This warranty does not cover substrates previously coated after the manufacturer's original coating, unless post-manufacturer coating is completely removed by Safe Slide prior to the application of the new coating. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate. This warranty also does not cover any repairs that have been completed by a previous contractor. Any warranty inspection found to be unrelated to Safe Slide's original scope of work will incur a diagnostic/trip fee unless otherwise agreed.

Minor, isolated coating defects that do not indicate widespread adhesion failure are not considered a warranty claim. **Minor defects include localized coating loss, chips, or blemishes affecting a cumulative area of less than sixteen (16) square inches within any one affected section.** If a valid warranty claim is confirmed, Safe Slide Restoration's sole obligation and the customer's exclusive remedy shall be, at Safe Slide Restoration's

discretion, to repair or recoat the defective area. This warranty does not include reimbursement for labor performed by others, downtime, removal of surrounding materials, or any consequential or incidental damages.

Warranty claims must be submitted in writing within five (5) business days of discovery and Safe Slide Restoration must be provided reasonable access to inspect the affected area prior to repairs being performed.

Safe Slide Restoration does not offer any warranty for caulking of seams.

Confidentiality Agreement

The information in this document is confidential to the person to whom it is addressed and should not be disclosed to any other person. It may not be reproduced in whole, or in part, nor may any of the information contained therein be disclosed without the prior written consent of the directors of Safe Slide Restoration.

Safe Slide Restoration®

Dale Cooper LLC DBA Safe Slide Restoration
P.O. Box 102, Farmington, MO 63640
O: 855-639-7543 / C: 317-437-2217
www.safeslides.com

May 5, 2026

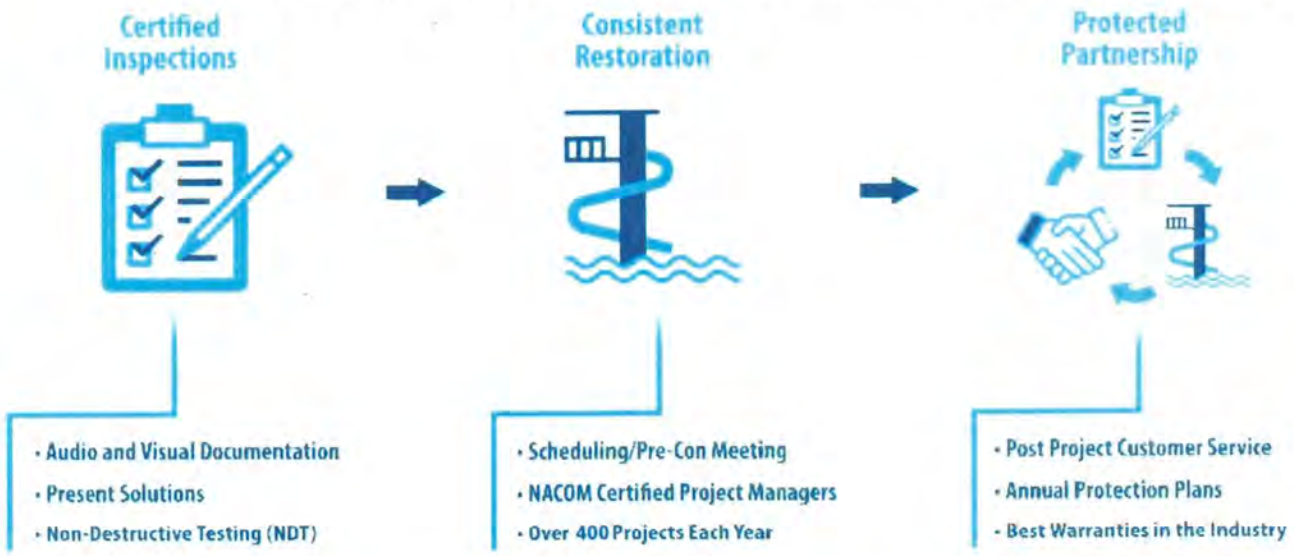
Seven Oaks Clubhouse / Attn: Theresa DiMaggio
2910 Sports Core Cir, Wesley Chapel, FL 33544
813-907-7987 Ext 104 / clubhousemanager@sevenoakscdd.com

Hello Theresa,
The following is a proposal for the restoration of your water slide. This proposal is based on the inspection done by Safe Slide Restoration on 08/22/2024. Our company holds the following certifications/qualifications:

- American Composite Manufacturer's Association (ACMA)
- OSHA
- AMPP (Association for Materials Protection and Performance)
- Over **30 years** of experience working with fiberglass and gel coat.
- Over **14 years** of experience working with steel structures.

We Have The Industry's Best Warranties

- There is a **1 – year warranty** on paint for adhesion – Steel
- There is a **5 - year warranty** on structural fiberglass repair not to delaminate.
- There is a **5 – year warranty** on gel coat and paint (available with yearly protection plan)



Guarantees

- **All Project Managers are ACMA Certified**
- **Gel Coat Thickness Meets OEM Standards**
- **Meeting Deadlines**
- **Responsive**

Slide Description:

Open Flume Body Slide – Blue

Work Description:

Gel Coat - Interior:

- Repair all common fiberglass repairs in ride path* (common repairs do not require lamination)
- All repairs will be done with vinyl-ester filler
- Prepare interior ride path for Gel Coat (Grey prime coat last 2 panels, blistered and submerged areas)
- Add textured surface to start tub if needed
- Refinish interior ride path of slide with Gel Coat
- Gel Coat will be applied to a thickness of 20 - 24 mils.
- Premium Gel Coat will be used
- Recaulk all seams (recaulking is not a guarantee to stop leaking seams) **
- Seams will be sealed with premium caulk

Interior Project Amount: ..... $ 26,407.00

Paint - Exterior:

- Wash exterior of slide with internally formulated cleaner
- Prime-coat bare areas as needed
- Paint exterior with one coat of Poly - Siloxane Paint
- Paint RAL color: _____ INIT: _____
- Note: Lift costs are not included in this cost, they can be added upon request

Exterior Project Amount: ..... $ 14,457.00

Steel Structure Description:
Steel Slide Structure - Brown

Work Description:
Sand Blast and Paint –Full Structure

- Hot water wash structure
- Spot blast rusted areas that have failing coating per AMPP SSPC-SP6
- Light brush-off blast where coating remains intact per AMPP SSPC-SP16
- Hand Tool rusted areas where blasting is not possible, per AMPP SSPC-SP2
- Power Tool rusted areas where blasting is not possible, per AMPP SSPC-SP3
- Reasonable measures will be taken to capture/contain the majority of debris associated with abrasive blasting (i.e. blast tarps, ground tarps)
- Prime Coat with 2-part
- Apply finish coat with poly-siloxane paint
- Stripe coat stair faces and kick plates (applies to steel stairways only)
- NOTE: Lift costs are not included in this cost, they can be added upon request

Steel Project Amount: ..... $ 82,411.00

We at Safe Slide Restoration are committed to quality and customer satisfaction. We are an international company that provides services to the largest water parks and cruise lines in the world. We look forward to putting our expertise to work for you. Please visit our online store to purchase any products you may need for maintenance, and feel free to call my cell at 317-437-2217 or our office at 855-639-7543 if you have any questions or comments.

Thank you for your consideration, we appreciate your time!

Sincerely,
Joe Atherton
Regional Account Manager
joseph.atherton@safeslides.com

Note: This proposal expires in 30 days from the date on the first page of this document.

***Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or scrape with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge).**

If there are any previous coatings; Safe Slide Restoration does not warranty any substrates previously coated after the manufacture's original coating, or any previous repairs. We do not cover any defects made by the manufacturer(s), as determined by our staff. If a warranty is necessary, Safe Slide Restoration covers cost of materials, labor & accommodations. The cost of a lift, scaffolding, or any equipment rentals for warranty work is the responsibility of the customer. There will be an additional charge for failed coatings. Recaulking seams does not apply if the seams are fiberglassed over. If we are repairing leaking seams the customer is responsible for identifying the leaking seams. The cost of a lift is not included in the above pricing. If a lift is needed, we are not responsible for any broken concrete. Sometimes slides require a second coat of paint to achieve the desired finish. If a second coat of paint is required there will be an additional charge of 50 % of the original paint price. The pricing does not include the cost of state taxes or licenses, if required.

Safe Slide Restoration reserves the right to have adequate access to the project area to complete the project as efficiently as Safe Slide Restoration deems possible. This may require, but not limited to: working 12 hours a day / seven days a week. The park is responsible to provide an adequate water source and electric power for the duration of the job.

50% - due before project starts
50% - due upon completion

Note: These payment terms may be negotiable, please connect with your Customer Representative if you need alternative options for your budget/needs.
After 30 days, an additional 5% will be added to the unpaid amount, and every 30 days thereafter that the payment is late. The park is responsible for any legal fees necessary to collect payment.

I choose Option: _____ **INIT:** _____

Signatures:

Seven Oaks Clubhouse: _____ Date: _____

Print: _____

Safe Slide Restoration: _____ Date: _____

Print: _____

Information Request:

Business Name: _____

Billing Address: _____

Physical/Shipping Address: _____

Billing Contact: _____ Title: _____

Email: _____ Phone: _____

Main Contact: _____ Title: _____

Email: _____ Phone: _____

Secondary Contact: _____ Title: _____

Email: _____ Phone: _____

THE NACOM PROMISE

Safe Slide

NACOM

Specialty Coatings and Maintenance Services

NACOM is a unique Safe Slide training program that combines multiple certifications into one score to identify the overall expertise of an individual or team.

Terms & Conditions

***Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or gouge with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge). This does not include any major repairs that require fiberglass cloth and resin lamination.**
****Because of the restrictions of our caulk being able to adhere to joints without the proper amount of surface area, we require that the seams are 3/16" wide to caulk them (If seams are too tight, the caulk will not adhere properly).**

Customer Expectations

Safe Slide Restoration (also referred to as Safe Slide) reserves the right to have adequate access to the project area to complete the project as efficiently as Safe Slide deems necessary. This may require, but is not limited to: working 12 hours per day and 7 days per week. Customer is responsible for providing access to an adequate water source (5 GPM), electrical power (multiple circuits will be needed), waste removal access i.e. dumpsters, and restroom facilities for the duration of the job. In the event that the project involves any chip repairs or gel coat application, Safe Slide inspectors are capable of using color charts on-site to provide a close match to the existing Gel Coat. (This is not to be confused with the manufacturer's exact color matching). Our customers have the right to request a draw down no less than 45 days before the start of project. Recaulking seams does not apply if the seam has been previously permanently fiberglassed. We strive towards the best finish that can be achieved; however, some pinholes may be present. Signature of this agreement is approval for use of photos and videos taken onsite to be used for marketing and documentation purposes. This agreement shall be construed and governed by the laws of the State of Missouri. The parties agree that in the event any action is brought to enforce any terms of this Agreement or for damages for breach of the Agreement, the venue for such cause of action shall be Madison County, Missouri Circuit Court.

Customer Responsibilities

Safe Slide will provide draw down color options if requested 45 days prior to project start date. In the event that leaking seams are being addressed by Safe Slide, the customer is responsible for identifying and labeling seams on the interior and exterior of the slide (we recommend using a permanent marker in the ride path to label seams). The customer is responsible for identifying areas where a lift is unable to operate. If a lift is required, Safe Slide is not responsible for any broken concrete, landscaping, etc. Safe Slide may require the removal of fencing to allow lift access to the water slide area if there isn't access through a gate opening. The customer is responsible for providing waste removal. A walkthrough of finished work and subsequent sign-off is required before Safe Slide's crew leaves the job site. In the event that the customer does not attend the scheduled walk-through, their absence will be interpreted as tacit approval of all work completed. Safe Slide is not responsible for unscheduled return work if the customer misses scheduled post project walkthrough and sign-off. If the customer requests to postpone the walkthrough, any delays are subject to additional charge (determined by how long Safe Slide must stay on site to complete the required walk-through and sign-off.) We recommend 20 test rides on your slide(s), with different body sizes and builds, if possible, before the season begins. We highly recommend daily documented dry inspections and test rides before operation with recorded indications/findings.

Possible Additional Charges (Fiberglass)

If there are any previous interior or exterior coatings not specified in the above work scope, there will be an additional charge for interior or exterior failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Slides may require a second coat of exterior paint (especially when using yellow and orange colors) to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. Yellow slides will require a prime coating on the interior before gel coat can be applied. A 2-3-point Tie-off system on top portion of closed flume slide may be needed if a lift is inaccessible. A cost of $90 per panel will be assessed and tie offs will stay in place for customer use. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

Possible Additional Charges (Steel)

If there are any previous coatings not specified in the above work scope, there will be an additional charge for failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Crevice corrosion in areas that are not reachable or visibly seen may not be sandblasted or recoated. Structures may require a second coat of

paint to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

Lien Information (Regarding CA, FL, IL, MO, OH, TX)

Warranty Information

2 – year fiberglass paint Workmanship warranty:

Our 2 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

1 – year steel paint workmanship warranty:

Our 1 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

5 – year structural repair workmanship warranty:

Our 5-year workmanship warranty covers delamination of fiberglass from original substrate. This warranty **does not** cover claims from extreme acts of nature, vandalism, or repair that overlaps a repair completed by a previous contractor.

5 – year gel coat and paint workmanship warranty:

Our 5 - year workmanship warranty is only valid if the facility chooses to participate in a yearly protection program with Safe Slide Restoration. If not, a standard 2 – year workmanship warranty will apply. Safe Slide Restoration warrants that the coating system applied will be free from adhesion failure caused solely by defective surface preparation or defective application. This warranty **does not** cover damage from osmotic blistering, damage or deterioration of cosmetic surface finishes, including corrosion, cracking, chipping, crazing, discoloration, fading, oxidation of gel coat, or wet coring/substrates (including in-ground slides and indoor locations where slides experience drastic temperature swings, leading to moisture accumulation from condensation. Any such conditions must be addressed prior to work commencement). This warranty does not cover substrates previously coated after the manufacturer's original coating, unless post-manufacturer coating is completely removed by Safe Slide prior to the application of the new coating. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate. This warranty also does not cover any repairs that have been completed by a previous contractor. Any warranty inspection found to be unrelated to Safe Slide's original scope of work will incur a diagnostic/trip fee unless otherwise agreed.

Minor, isolated coating defects that do not indicate widespread adhesion failure are not considered a warranty claim. **Minor defects include localized coating loss, chips, or blemishes affecting a cumulative area of less than sixteen (16) square inches within any one affected section.** If a valid warranty claim is confirmed, Safe Slide Restoration's sole obligation and the customer's exclusive remedy shall be, at Safe Slide Restoration's

discretion, to repair or recoat the defective area. This warranty does not include reimbursement for labor performed by others, downtime, removal of surrounding materials, or any consequential or incidental damages.

Warranty claims must be submitted in writing within five (5) business days of discovery and Safe Slide Restoration must be provided reasonable access to inspect the affected area prior to repairs being performed.

Safe Slide Restoration does not offer any warranty for caulking of seams.

Confidentiality Agreement

The information in this document is confidential to the person to whom it is addressed and should not be disclosed to any other person. It may not be reproduced in whole, or in part, nor may any of the information contained therein be disclosed without the prior written consent of the directors of Safe Slide Restoration.

Cooper Pools
844-766-5256

Cooper Pools Inc
4740B Allen Rd PMB
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 977

Order No.
Valid for 30 days

Seven Oaks Clubhouse

2910 Sports Core Circle
Wesley Chapel, FL,33544

Site: 2910 Sports Core Circle
Wesley Chapel

Site Contact:

Salesperson: Michael Goodrich

Date: 05/27/2026

14586 - Commercial Remodeling / Resurfacing Income

Item	Quantity	Unit Price	Total
Repaint Splash Pad 2 mushrooms,1 shower tower,4 mist rings ,2 double post shower bar, 1 shower snake , 1 overhead shower bar (hot power wash structure ,tools rusted areas ,prime coat then apply finish with poly siloxane paint) Also inspect all nuts, bolts screws, brackets, and structural connections for proper tightness	1.00	$2,920.00	$2,920.00
Resurface interior of Flume Slide -Repair all fiberglass in ride path -Repairs done with ester filler -Prime interior and prep for new gel coat -check and repair and seems -Refinish interior with premium gel coat 20-24mils	1.00	$48,000.00	$48,000.00
Repaint Exterior of Flume Slide -Power wash exterior -Prep and paint prime coat -Repaint exterior with poly-siloxane paint	1.00	$29,800.00	$29,800.00
Repaint Slide Stairs Structure -Hot power wash -spot blast or brush rust areas -Prep and paint prime coat -Remove and rust from stairs and kick plates -Apply finish coat with poly-siloxane -remove all lose debris - inspect nuts , bolts , screws and brackets for proper tightness -Replace hardware if needed	1.00	$16,800.00	$16,800.00

Sub-Total ex Tax	$97,520.00
Tax	$0.00
Total inc Tax	$97,520.00

Tab 5

State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Seven Oaks CDD

Lap pool resurface

By Jack Pink

The Pool Works of Florida
April 14, 2026

30th Anniversary

Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

State of Florida Pool Contractor, License # CPC1457968

Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.

Construction | Renovation | Repairs & Service | Pool Furniture

The following resources are available to verify licensing and business practices.

Better Business Bureau

www.bbbwestflorida.org
727-535-5522

Pinellas County Construction Licensing Board

www.pcclb.com
727-536-4720

The Pool Works of Florida, Inc.
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State of Florida Pool Contractor, License # CPC1457968

PUBLIC SWIMMING POOL
RESURFACING CODE REQUIRMENT EXPLANATION

The following survey details the changes that are required for the pool to meet current code. These changes are required when the pool is renovated. This survey is a tool to inform the property owners of the requirements. The Health Dept. will perform an inspection after the work is completed to assure the property owner that current code requirements have been met.

This is very important to ensure the proposal is accurate and prevent expensive change orders later. It is unlawful for a company to begin construction or modification to any public pool without first having received written approval from the Health Dept.

The existing step tile must be replaced with a permanent, continuous, dark color tile to highlight the step area. The tiles must also be NON-SKID.

The existing gutter tile does not meet code. They must be replaced with NON-SKID tile.

The existing depth marker tiles will be replaced to meet code.

International “No Diving” tiles are required by code.

The existing gutter grates will be replaced with new fittings, frames and grates. They also need to be made flush with the gutters.

Upon inspection the gutter of the pool does not meet code. Gutter slope from lip of gutter to gutter drain must be increased downward, not to exceed 2 inches. The lip of the gutter must be level, within ¼” overall.

New VGB compliant main drain frames and grates will be installed.

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State of Florida Pool Contractor, License # CPC1457968

POOL RESURFACING PROPOSAL

Submitted To: Seven Oaks CDD Lap Pool **Date:** April 14, 2026

Work to be performed at: 2910 Sports Core Circle Wesley Chapel 33544

Point of Contact: Theresa DiMaggio; clubhousemanager@sevenoakscdd.com; 813-907-7987

Pool Size:	**Length** 76'	**Perimeter** 300'	**Total Square Footage**
	Width 61'	**Depth** 4' to 6'	6,536'

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Perform 24 hour Static Water Test to verify Water Loss		INCLUDED
Refinish pool interior with HYDRAZZO		$57,556.00
Refinish gutters with HYDRAZZO		$11,206.00
Install gutter fittings, frame & grates	Qty. 30 Grates	$ 840.00
Install upper tile	300 Lin. Ft.	$10,500.00
Install lower tile	294 Lin. Ft.	$10,290.00
Install NON SKID step tile as per code	160 Lin. Ft.	$ 5,600.00
Install lap lane, T's & targets	640 Lin. Ft.	$16,000.00
Install VGB Compliant main drain frames and grates	Qty.7	$ 1,750.00
Install Depth Markers as per code	Qty. 72 tiles	$ 1,800.00
Install International "No Diving" tiles	Qty. 14 tiles	$ 420.00
Chemical Start-Up & water balance		$ 3,268.00
Permit Fees		$ 600.00

JOB TOTAL POOL RESURFACING $119,830.00

Note: After the pool is drained it will be inspected for cracks and if cracks are found, management will be notified. The cost for crack repair is at a cost of $115.00 per linear foot.

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State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT

TERMS AND CONDITIONS

Submitted To: Seven Oaks CDD Lap Pool **Date:** April 14, 2026

1. Payment schedule as follows:

30% will be invoiced 60 days prior to work commencing.	$35,949.00
50% due upon tile delivery to site.	$59,915.00
20% due within 7 days of completion	$23,966.00

2. Balance to be paid in full upon satisfactory completion of work.
3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

   Failure to make timely progress payments could result in delays of the project.
4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.
5. The Pool Works includes removing loose plaster and patching as part of its contract however, in the event of severe loose plaster The Pool works will accept the cost of removing and replacing up to 1% of the total square footage of the pool. Any more than 1% of the square footage will be removed and replaced at a rate of up to $4.00 per square foot and will be added to the price of the contract. Other structural problems such as cracks in the pool shell or unstable substrate may also require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem as soon as the pool is drained and inspected.
6. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.
7. Projects won't begin without a deposit received 60 days prior to the start date.
8. ***Material Selections will need to be made in our Largo Showroom as quickly as possible after the proposal has been signed.***

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____Date_____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.

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State of Florida Pool Contractor, License # CPC1457968

Construction Specifications for Commercial Pool Resurfacing

JOBSITE

- Will remain as clean as possible during construction
- Will remain locked and secured at all times with no access to area while under construction
- Caution tape and signs will be posted at gates or points of entry
- Safety of workers and people close to the work area will remain the highest concern
- Inspections of any work should be done with the job supervisor present

MATERIALS

- Materials may be stored on jobsite in a neat and orderly manner
- All materials will be used in strict accordance with manufacturer specifications

PREPARATION

- All pool equipment, pool lights will be turned off
- Pool will site for 24 hour Static Water Test
- Pool will be drained with submersible pumps to storm drains or other specified area
- The hydrostatic plug will be removed and precautions taken to control ground water
- Temporary pumps may be installed to control ground water
- Pool surface will be checked for stability and sounded for any loose or delaminated pool finish.
- Fill in all hollow areas to make swimming pool surface smooth.
- The Pool Works includes removing loose plaster and patching as part of its contract, however in the event of severe loose plaster The Pool works will accept the cost of removing and replacing up to 1% of the total square footage of the pool. Any more than 1% of the square footage will be removed and replaced at a rate of up to $4.00 per square foot and will be added to the price of the contract. This is an unforeseen problem. The Pool Works will make the customer aware of the problem as soon as the pool is drained and inspected.
- All returns will be cut back or replaced if necessary to allow for new pool finish and to ensure a new seal around them
- Install new floor inlets with diffusers and cover plates to diffuse return water into water column. Minimizes staining on pool surface
- If no new tile is being set, existing tile will be undercut for proper seal of the pool finish
- Pool light fixtures will be removed and niches internally inspected for proper sealing
- Light niches will be cut back for proper seal
- Main drain "Pot" will also be inspected for proper sealing around pipe (s)
- Ladders and grab rails will be removed if possible and anchors inspected
- Step tiles will be replaced
- Skimmers will be cut back for proper seal, if applicable
- Gutter grates and frames will be removed and replaced with new frames
- Pipes in gutter fittings will be raised if necessary and sealed
- Entire pool finish will be acid etched with hydrochloric acid
- The acid will also etch marcite to open pores and remove impurities.

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(Continued) Construction Specifications

- Pool surface may be bleach washed and degreased with tri-sodium phosphate if necessary
- Pool surface will be pressure washed at 3500 psi

INSTALLATION

- Pool surface will be bond coated with an SGM Bondkoat
- New pool surface will be applied at a minimum of 3/8" to 1/2" thickness
- Minimal accelerants will be used
- Pool surface will be mixed according to manufacturer directions
- Pool surface will be troweled into any voids created by cutback and packed to make seal
- Pool surface will be worked to a smooth finish
- Pool surface to be pneumatically applied
- A new VGB compliant main drain frame and grate will be installed
- Pool finish in gutters will be level and flush with grates
- Hydrazzo will be exposed and polished with a diamond pad.
- After installation is complete pool fill will start

TILE

- Existing tile will be removed if necessary or tile will be deglazed and cleaned for acceptance of new tile
- Tile on lip of gutter will be set to relevel pool according to the Florida Building Code requirements
- Tile will be set with polymer-modified thinset approved for underwater applications
- Tile will be grouted with polymer-modified grout approved for pool tile
- All pool tiles will be pool grade
- Code required depth markers would be set in tile line
- Tile at gutters will be set for a 2" drop from front to back of gutters

PEFORM POOL SURFACE START-UP (Per Manufacturer Start-up procedure)

- Pool equipment will be restarted
- The addition of a metal sequestrant will be added to pool
- Pool water chemistry will be completely balanced including Chlorine, PH, Total Alkalinity, Calcium Hardness and Cyanuric Acid

STRUCTURAL PROBLEMS AFTER DRAIN

Structural problems such as cracks in the pool shell or unstable substrate may require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem and additional costs as soon as the pool has been drained and inspected.

State of Florida Pool Contractor, License # CPC1457968

Recent Pool Resurface References

Ashton Oaks 4140 Ashton Oak Blvd Wesley Chapel 33543
Melissa Wood/239-595-2384/melissa.wood@inframark.com

Beachwalk Condominiums 4349 Bayside Village Dr. Tampa 33615
Misty Gordon / 813-884-7755 / Misty.Gordon@inframark.com

Casablanca Condominium 2099 Lakewood Club Dr. St. Pete 33712
Corey Palmer / 727-215-8449 / Cpalmer@ameritechmail.com

Casa Del Mar 2 6177 Sun Blvd. St. Pete 33715
Berry Wiegan / 614-246-1265 / macbaw@aol.com

Casa Del Mar 4 6265 Sun Blvd. St. Pete 33715
Howard Bennett / 317-710-6120 / casag6265@gmail.com

Dg Farms CDD 16568 Emerald Blossom Blvd. Wimauma 33598
Greg Woodcock / gregwoodcock@stantec.com

East Lake Woodlands Cluster 5 70 Aster Place Oldsmar 34677
Peggy Semsey / 813-433-2008 / psemsey@mgmt-assoc.com

Fish Hawk Ranch West 6001 Village Center Dr. Lithia 33547
Patti Picciano / 813-515-5933 / patti@fhrw.org

Green Dolphin Park Villas 1250 South Pinellas Ave. Tarpon Springs 34689
Carol Swab / 508-353-6196 / carol.schwab@hotmail.com

Greyhawk Landing West 12350 Mulberry Ave. Bradenton 34202
Andrew Davis / 941-746-6670 / FieldMgr@GreyhawkCDD.org

Gulf Mariner 17580 Gulf Blvd | Redington Shores 33708
Tim Hendrix / 727-452-3052 / timothyhendrix@outlook.com

State of Florida Pool Contractor, License # CPC1457968

Recent Pool Resurface References (Continued)

Gulf Side Villas 700 Gulf Blvd Indian Rocks Beach 33785
Dominic Cotrano / 708-935-4280 / Dcotrano@ParkwayBank.com

Highland Lakes 127 Lakeside Dr. Palm Harbor 34684
Dan Kay / 727-279-0201 / DanKay@highlandlakeshoa.net

Meadow Pointe IV 3902 Meadow Pointe Blvd Wesley Chapel 33544
Lori Stanger/813-973-3003/mpivclub@live.com

Sea View 14700 Gulf Blvd. Madeira Beach 33708

South Fork East CDD 11341 Ambleside Drive Riverview 33579
Stanislaus Pullen / 813-672-4181 / sfeseat2@gmail.com

The Groves CDD 7924 Melogold Circle Land O Lakes 34637
Amy Wall / 727-657-2234 / awall@Rizzetta.com

Viewpoint on the Bay 55 Rogers Street Clearwater 33756
Vicki Jackisch / 217-306-2953 / vshipley29@gmail.com

Water Club at Snell Isle 1325 Snell Isle Blvd. NE St Pete 33704
Kody Larson / Kody.larson@fsresidential.com / 813-507-1434

Waterchase HOA 14404 Waterchase Blvd. Tampa 33626
Nikki Carol 813-926-3979

Waters Edge 11485 Oakhurst Rd. Largo 33774
Sammy Wendling / 727-581-2662 / swendling@resourcepropertymgmt.com

State of Florida Pool Contractor, License # CPC1457968

AQUAVATIONS

HYDRAZZO

Approved Applicator

This certificate certifies that

The Pool Works of Florida

has completed the Hydrazzo® Polished Marble Approved Applicator Training Program and is authorized to offer a 10-year limited warranty

Signature _____ *Date: 9/26/14*

Tim Wills, National Sales Cooridinator

Aquavations

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

April 12, 2021

AQUAVATIONS

Dear Mr. Ball,

The Pool Works of Florida
9191 130th Avenue N.
Largo, FL 33773

As one of our original and largest certified Hydrazzo applicators, you have achieved the Aquavations 25-year award. With your professional craftsmanship, attention to detail and loyal dedication, you may now offer the highest designation of the Hydrazzo extended warranty. This is awarded to a very select group and is a testament to your superior knowledge of the Hydrazzo product, and the application therein.

This achievement comes with years of conscientious product application, unparalleled customer service, and pool owner training of Sound Technical Practices for start-up and maintenance. Our records reflect that Pool Works of Florida has never had a customer complaint or material claim in the past 25 years. This recognition is the highest compliment and designation offered by Aquavations Corp. It is with great pride that we provide this designation to Pool Works of Florida.

Regards,

Blaine Johnson
National Sales Manager
CL Industries/Aquavations

State of Florida Pool Contractor, License # CPC1457968

Pool/Spa Finish Warranty

Aquavations Corporation provides a 10 Year Limited Warranty for Hydrazzo pool/spa finishes.

Aquavations Corp. is a worldwide leader in advanced, pre-blended exposed aggregate coating systems for the modern swimming pool. Our mission is to develop dependable, pre-blended pool plaster systems using basic and advanced technology from years of experience and hands-on applications. We have developed new and improved products, superior to any other, utilizing the earth's finest raw materials. A combined 40 years of work in the industry has produced pool surface technology unrivaled in appearance and durability.

This is exclusive for The Pool Works and its customers!

Extended

The Pool Works of Florida, have achieved a 22 Year Award for Craftsmanship and Loyal Dedication from Aquavations Corp. allowing us to offer the highest designation of the Hydrazzo Extended Warranty.

We provide an additional 10 Year Extended Limited Warranty, which warrants the same coverage as the initial 10 Year Limited Warranty.

Combined, this gives our customers a 20 Year Limited Warranty.
If we are awarded the contract for your project, we will provide the extended warranty of 10 years to cover your Hydrazzo pool finish.

We at The Pool Works of Florida, Inc. will always provide the best craftsmanship and quality for every project we are awarded.

Donald Ball

Donald Ball, President

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

State of Florida Pool Contractor, License # CPC1457968

5 Year Workmanship Warranty

The Pool Works of Florida warrants its installation of all materials utilized in all of its construction/renovation projects. The intent of the warranty is to give assurance that all workmanship is completed in accordance with manufactures' specifications and installation guidelines. This warranty is for a period of (5) five years after completion of project.

This warranty excludes damage caused by structural failure, physical abuse and/or improper maintenance.

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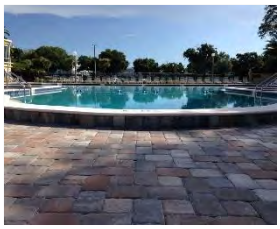


commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.

20 YEAR WARRANTY

Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.

repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- ***Variable Speed Pumps*** Save up to 90%
- ***LED Pool & Spa Lighting*** reduces energy consumption up to 89%.
- ***Heating*** - Air Source Heat Pumps can save you up to 75%.
- **Salt Systems** save you 75-80% over standard chlorine solutions.

ENERGY STAR

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

Cooper Pools
844-766-5256

Cooper Pools Inc
4740B Allen Rd PMB
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 870

Order No.
Valid for 30 days

Seven Oaks Clubhouse

2910 Sports Core Circle
Wesley Chapel, FL,33544

Site: 2910 Sports Core Circle Wesley Chapel

Site Contact:

Salesperson: Michael Goodrich

Date: 04/24/2026

14480 - Commercial Remodeling / Resurfacing Income

Item	Quantity	Unit Price	Total
Commercial Drain Pool	1.00	$995.00	$995.00
Demo Pool Surface and Tile (remove old surface and tile down to original concrete shell)	1.00	$68,300.00	$68,300.00
Commercial Pool Surface Prep	1.00	$4,480.00	$4,480.00
Bond Kote 2 part epoxy	12.00	$64.00	$768.00
Commercial Cap Tile	1.00	$11,800.00	$11,800.00
Commercial Labor / Install	1.00	$9,800.00	$9,800.00
Commercial New Pool Surface	1.00	$72,750.00	$72,750.00
Swim Lanes	8.00	$1,500.00	$12,000.00
Perimeter overflow receivers	32.00	$120.00	$3,840.00
Floor Returns	60.00	$40.00	$2,400.00
Commercial Chemical Start Up	28.00	$125.00	$3,500.00
Media Blast to remove paint and debris from exterior of waterslide	1.00	$18,000.00	$18,000.00
Media blast to remove paint and debris from stair and platform for waterslide	1.00	$16,800.00	$16,800.00
Repaint exterior of waterslide , stairs , platform all colors TBD by customer	1.00	$29,500.00	$29,500.00
Resurface interior of waterslide interior epoxy	1.00	$48,000.00	$48,000.00

Repaint Splash Pad water features	1.00	$1,920.00	$1,920.00
		Sub-Total ex Tax	$304,853.00
		Tax	$0.00
		Total inc Tax	$304,853.00

DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed $75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.

11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property) .

12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Please contact us if you have any queries regarding this quote.

Michael Goodrich

Tab 6

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Ethics Luncheon & Regular Meeting: July 1, 2026 1:00 P.M. & 3:00 P.M.**
- **Adopted Budget: August 5, 2026 6:00**

District Manager's Report

June 3,

2026

FINANCIAL SUMMARY		4/30/2026
General Fund Cash & Investment Balance:		$2,111,720
Reserve Fund Cash & Investment Balance:		$3,520,606
Debt Service Fund Cash & Investment Balance:		$2,152,255
Enterprise Fund Cash Balance:		$52,692
Total Cash and Investment Balances:		**$7,837,273**
General Fund Expense Variance:	**$46.100**	**Under Budget**
Enterprise Fund Expense Variance:	**$4.359**	**Under Budget**

Tab 7

Rizzetta & Company

Seven Oaks
Community Development District

Financial Statements
(Unaudited)

April 30, 2026

Prepared by: Rizzetta & Company, Inc.

sevenoakscdd.com

rizzetta.com

Professionals in Community Management

Seven Oaks Community Development District

Balance Sheet

As of 04/30/2026

(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	1,319,416	0	0	52,692	1,372,108	0	0
Investments	792,304	3,520,606	2,152,255	0	6,465,166	0	0
Accounts Receivable	58,743	0	20,816	0	79,559	0	0
Prepaid Expenses	10,510	0	0	0	10,510	0	0
Refundable Deposits	65,681	0	0	0	65,680	0	0
Fixed Assets	0	0	0	0	0	64,296,115	0
Amount Available in Debt Service	0	0	0	0	0	0	2,173,071
Amount To Be Provided Debt Service	0	0	0	0	0	0	9,087,929
Total Assets	2,246,654	3,520,606	2,173,071	52,692	7,993,023	64,296,115	11,261,000
Liabilities							
Accounts Payable	170,638	26,800	0	3,577	201,015	0	0
Accrued Expenses	16,665	0	0	0	16,664	0	0
Other Current Liabilities	0	0	0	1,567	1,568	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	11,261,000
Total Liabilities	187,303	26,800	0	5,144	219,247	0	11,261,000
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	(126,848)	(164,039)	1,219,044	11,313	939,470	0	0
Total Fund Equity & Other Credits	2,059,351	3,493,806	2,173,071	47,548	7,773,777	64,296,115	0
Total Liabilities & Fund Equity	2,246,654	3,520,606	2,173,071	52,692	7,993,023	64,296,115	11,261,000

See Notes to Unaudited Financial Statements

730 General Fund

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	75,000	75,000	22,971	(52,029)
Special Assessments				
Tax Roll	3,062,998	3,062,998	3,085,527	22,529
Other Misc. Revenues				
Event Rental	100,000	100,000	66,834	(33,166)
Miscellaneous Revenue	25,000	25,000	25,640	640
Total Revenues	3,262,998	3,262,998	3,200,972	(62,026)
Expenditures				
Legislative				
Supervisor Fees	15,000	8,750	8,600	150
Total Legislative	15,000	8,750	8,600	150
Financial & Administrative				
Accounting Services	28,500	16,625	16,625	0
Administrative Services	9,700	5,658	5,659	0
Arbitrage Rebate Calculation	1,000	584	1,000	(417)
Assessment Roll	5,250	5,250	5,250	0
Auditing Services	5,600	5,600	5,600	0
Disclosure Report	2,000	1,166	2,966	(1,800)
District Engineer	65,000	37,917	68,219	(30,302)
District Management	44,025	25,681	25,725	(44)
Dues, Licenses & Fees	2,300	1,342	2,723	(1,381)
Financial & Revenue Collections	5,250	3,062	3,062	0
Legal Advertising	2,000	1,167	241	926
Miscellaneous Mailings	0	0	3,136	(3,135)
Public Officials Liability Insurance	4,919	4,919	4,634	285
Tax Collector/Property Appraiser Fees	150	150	150	0
Trustees Fees	11,500	11,500	9,468	2,031
Website Hosting, Maintenance, Backup & E	5,965	3,480	2,391	1,089
Total Financial & Administrative	193,159	124,101	156,849	(32,748)
Legal Counsel				
District Counsel	50,000	29,166	25,906	3,260
Litigation / Mediation	10,000	5,834	0	5,834
Total Legal Counsel	60,000	35,000	25,906	9,094
Law Enforcement				
Off Duty Deputy	12,000	7,000	6,320	680
Total Law Enforcement	12,000	7,000	6,320	680
Security Operations				
Gate Cameras	0	0	16,950	(16,950)
Security Monitoring Services	4,000	2,333	1,756	577
Total Security Operations	4,000	2,333	18,706	(16,373)
Electric Utility Services				

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Irrigation & Landscape Lightin	47,000	27,417	27,630	(213)
Utility - Recreation Facilities	85,000	49,583	52,980	(3,397)
Utility - Street Lights	250,000	145,833	145,565	268
Total Electric Utility Services	382,000	222,833	226,175	(3,342)
Gas Utility Service				
Utility Services	700	409	413	(4)
Total Gas Utility Service	700	409	413	(4)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	17,000	9,916	7,595	2,321
Solid Waste Assessment	10,440	10,440	10,801	(360)
Total Garbage/Solid Waste Control Services	27,440	20,356	18,396	1,961
Water-Sewer Combination Services				
Utility - Fountains	1,000	584	982	(400)
Utility - Reclaimed	25,000	14,583	12,207	2,377
Utility Services	30,000	17,500	15,026	2,474
Total Water-Sewer Combination Services	56,000	32,667	28,215	4,451
Stormwater Control				
Aquatic Maintenance	59,193	34,529	33,873	656
Lake/Pond Bank Maintenance & Repair	20,000	11,667	23,400	(11,733)
Stormwater Assessments	6,157	6,157	5,864	293
Stormwater System Maintenance	10,000	5,833	37,440	(31,607)
Total Stormwater Control	95,350	58,186	100,577	(42,391)
Other Physical Environment				
Clock Tower Maintenance	2,000	1,167	398	769
Community Park Equipment	25,000	14,583	23,838	(9,255)
Employee - Payroll Taxes	19,934	11,628	12,284	(656)
Employee - Salaries	261,000	152,250	160,600	(8,350)
Employee - Workers Comp	11,048	11,048	10,794	255
Entry & Walls Maintenance & Repair	4,000	2,334	5,493	(3,160)
General Liability & Property Insurance	54,148	54,148	57,601	(3,453)
Holiday Decorations	40,000	40,000	38,559	1,441
Hurricane Related Expenses	50,000	29,166	0	29,167
Irrigation Maintenance & Repair	50,000	29,167	21,099	8,067
Landscape - Annuals/Flowers	250,000	145,833	209,935	(64,101)
Landscape Maintenance	1,031,803	601,885	614,773	(12,889)
Landscape Replacement Plants, Shrubs, Tr	150,000	87,500	6,344	81,156
Miscellaneous Expense	10,000	5,834	6,631	(798)
Ornamental Lighting & Maintenance	4,000	2,333	4,456	(2,122)
Pressure Washing	57,000	33,250	30,745	2,505
Tree Trimming Services	240,000	140,000	0	140,000
Total Other Physical Environment	2,259,933	1,362,126	1,203,550	158,576
Road & Street Facilities				
Roadway Repair & Maintenance	20,000	11,667	400	11,267
Sidewalk Maintenance & Repair	50,000	29,166	40,709	(11,543)
Street Sign Repair & Replacement	7,500	4,375	11,427	(7,052)

730 General Fund

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Road & Street Facilities	77,500	45,208	52,536	(7,328)
Parks & Recreation				
Access Control Maintenance & Repair	6,000	3,500	1,614	1,887
Athletic Court/Field/Playground Maintena	15,000	8,750	0	8,750
Clubhouse Janitorial Services	45,000	26,250	24,822	1,427
Employee - Payroll Taxes	25,993	15,163	14,117	1,046
Employee - Salaries	337,330	196,776	185,410	11,366
Facility Supplies	8,000	4,666	3,720	947
Fitness Equipment Maintenance & Repair	10,000	5,834	1,482	4,350
Fountain Service Repair & Maintenance	10,000	5,833	14,952	(9,118)
Furniture Repair & Replacement	7,500	4,375	12,840	(8,465)
Maintenance & Repairs	50,000	29,167	47,447	(18,281)
Miscellaneous Expense	20,000	11,666	16,124	(4,456)
Office Supplies	4,500	2,625	1,778	846
Pest Control	500	292	385	(93)
Pool Repair & Maintenance	17,000	9,917	9,315	602
Pool Service Contract	89,829	52,400	52,575	(175)
Storage Shed	3,264	1,904	1,904	0
Telephone, Internet, Cable	7,500	4,375	3,626	749
Tennis Court Maintenance & Supplies	30,000	17,500	8,493	9,007
Vehicle Maintenance	7,500	4,375	8,442	(4,067)
Total Parks & Recreation	694,916	405,368	409,046	(3,678)
Special Events				
Special Events	85,000	49,583	72,532	(22,948)
Total Special Events	85,000	49,583	72,532	(22,948)
Total Expenditures	3,962,998	2,373,920	2,327,821	46,100
Total Excess of Revenues Over(Under) Expenditures	(700,000)	889,078	873,151	(15,926)
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(1,000,000)	(1,000,000)
Carry Forward Fund Balance				
Carry Forward Fund Balance	700,000	700,000	0	(700,000)
Total Other Financing Sources(Uses)	700,000	700,000	(1,000,000)	(1,700,000)
Fund Balance, Beginning of Period	0	0	2,186,200	2,186,199
Total Fund Balance, End of Period	0	1,589,078	2,059,351	470,273

730 Reserve Fund

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	150,000	150,000	92,731	(57,269)
Special Assessments				
Tax Roll	1,097,600	1,097,600	1,097,600	0
Total Revenues	1,247,600	1,247,600	1,190,331	(57,269)
Expenditures				
Contingency				
Capital Reserve	1,247,600	1,247,600	2,373,895	(1,126,295)
Total Contingency	1,247,600	1,247,600	2,373,895	(1,126,295)
Total Expenditures	1,247,600	1,247,600	2,373,895	(1,126,295)
Total Excess of Revenues Over(Under) Expenditures	0	0	(1,183,564)	(1,183,564)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	1,020,699	1,020,699
Other Costs				
Unrealized Gain/Loss on Investments	0	0	(1,174)	(1,174)
Total Other Financing Sources(Uses)	0	0	1,019,525	1,019,525
Fund Balance, Beginning of Period	0	0	3,657,845	3,657,845
Total Fund Balance, End of Period	0	0	3,493,806	3,493,806

See Notes to Unaudited Financial Statements

730 Debt Service Fund S2011 & S2021

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,452	8,452
Special Assessments				
Prepayments	0	0	24,800	24,800
Tax Roll	564,087	564,087	567,110	3,024
Total Revenues	564,087	564,087	600,362	36,276
Expenditures				
Debt Service				
Interest	95,087	95,087	49,013	46,073
Principal	469,000	469,000	0	469,000
Total Debt Service	564,087	564,087	49,013	515,073
Total Expenditures	564,087	564,087	49,013	515,073
Total Excess of Revenues Over(Under) Expenditures	0	0	551,349	551,349
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(20,699)	(20,699)
Total Other Financing Sources(Uses)	0	0	(20,699)	(20,699)
Fund Balance, Beginning of Period	0	0	182,488	182,488
Total Fund Balance, End of Period	0	0	713,138	713,138

See Notes to Unaudited Financial Statements

730 Debt Service Fund S2016

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	22,439	22,439
Special Assessments				
Tax Roll	925,434	925,434	930,395	4,962
Total Revenues	925,434	925,434	952,834	27,401
Expenditures				
Debt Service				
Interest	270,434	270,434	129,441	140,993
Principal	655,000	655,000	135,000	520,000
Total Debt Service	925,434	925,434	264,441	660,993
Total Expenditures	925,434	925,434	264,441	660,993
Total Excess of Revenues Over(Under) Expenditures	0	0	688,394	688,394
Fund Balance, Beginning of Period	0	0	771,539	771,539
Total Fund Balance, End of Period	0	0	1,459,933	1,459,933

See Notes to Unaudited Financial Statements

730 Enterprise Fund

Seven Oaks Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	42,850	42,850	42,850	0
Club Revenues				
Cafe Revenue	70,000	70,000	29,934	(40,066)
Total Revenues	112,850	112,850	72,784	(40,066)
Expenditures				
Parks & Recreation				
Beverages	17,000	9,917	5,676	4,241
Cafe Miscellaneous Expense	2,500	1,458	426	1,032
Employee - Payroll Taxes	3,935	2,295	2,369	(73)
Employee - Salaries	51,415	29,993	30,972	(980)
Equipment	1,500	875	1,639	(764)
Food	30,000	17,500	13,231	4,269
Maintenance & Repairs	2,500	1,458	4,996	(3,538)
Supplies	4,000	2,333	2,161	172
Total Parks & Recreation	112,850	65,829	61,470	4,359
Total Expenditures	112,850	65,829	61,470	4,359
Total Excess of Revenues Over(Under) Expenditures	0	47,021	11,314	(35,707)
Fund Balance, Beginning of Period	0	0	36,234	36,235
Total Fund Balance, End of Period	0	47,021	47,548	528

See Notes to Unaudited Financial Statements

Seven Oaks CDD
Investment Summary
April 30, 2026

Account	Investment		Balance as of April 30, 2026
FLCLASS	Average Monthly Yield 3.7259%		$ 792,304
		Total General Fund Investments	**$ 792,304**
FLCLASS	Average Monthly Yield 3.7259%		$ 2,329,391
FLCLASS Enhanced Cash	Average Monthly Yield 3.8580%		1,191,215
		Total Reserve Fund Investments	**$ 3,520,606**
US Bank Series 2016A Revenue	First American Funds Inc SHS Government Obligation Fund 3763		$ 370,104
US Bank Series 2016A-1 Prepayment	First American Funds Inc SHS Government Obligation Fund 3763		43,021
US Bank Series 2016A-1 Reserve	First American Funds Inc SHS Government Obligation Fund 3763		165,295
US Bank Series 2016A-2 Reserve	First American Funds Inc SHS Government Obligation Fund 3763		10,062
US Bank Series 2016A-2 Prepayment	First American Funds Inc SHS Government Obligation Fund 3763		5,425
US Bank Series 2016B Revenue	First American Funds Inc SHS Government Obligation Fund 3763		569,408
US Bank Series 2016B-1 Prepayment	First American Funds Inc SHS Government Obligation Fund 3763		3,584
US Bank Series 2016B-1 Reserve	First American Funds Inc SHS Government Obligation Fund 3763		207,762
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		1,651
US Bank Series 2021 Revenue	First American Funds Inc SHS Government Obligation Fund 3763		567,015
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		25,628
		Total Debt Service Fund Investments	**$ 2,152,255**

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

Seven Oaks Community Development District
Summary A/R Ledger
From 04/01/2026 to 04/30/2026

	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	58,743.05
Sum for 730, 2677							**58,743.05**
730, 2679							
	730-200	730 Debt Service Fund S2011 & S2021	Pasco County Tax Collector	AR00002785	12110	10/01/2025	7,883.10
Sum for 730, 2679							**7,883.10**
730, 2680							
	730-202	730 Debt Service Fund S2016	Pasco County Tax Collector	AR00002785	12110	10/01/2025	7,893.96
	730-202	730 Debt Service Fund S2016	Pasco County Tax Collector	AR00002785	12110	10/01/2025	5,038.96
Sum for 730, 2680							**12,932.92**
Sum for 730							**79,559.07**
Sum Total							**79,559.07**

See Notes to Unaudited Financial Statements

Seven Oaks Community Development District
Summary A/P Ledger
From 04/01/2026 to 04/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
730, 2677						
	730 General Fund	04/30/2026	Cintas Corporation	4267781174	Janitorial Supplies 04/26	166.72
	730 General Fund	04/24/2026	Cintas Corporation	1906266870	Supplies 04/26	370.00
	730 General Fund	04/22/2026	Cooper Pools Inc.	706	Pool repair (orp sensor)	347.79
	730 General Fund	04/07/2026	Discovery Golf Cars	102436	Cart Maintenance 04/26	1,201.80
	730 General Fund	04/24/2026	Ewing Irrigation Products Inc.	29988296	Irrigation Repair 04/26	38.28
	730 General Fund	04/24/2026	Ewing Irrigation Products Inc.	29988396	Irrigation Repairs 04/26	697.91
	730 General Fund	04/30/2026	Extreme Concrete Cleaning, Inc.	7137	Pressure Washing 04/26	29,795.00
	730 General Fund	04/30/2026	Extreme Concrete Cleaning, Inc.	7138	Pressure Washing 04/26	950.00
	730 General Fund	04/23/2026	FitRev, Inc.	38498	fitness equipment 4/26	95.00
	730 General Fund	04/09/2026	Frontier Communications of FL	81399430550609235-040926	813-994-3055-060923-5 04/26	124.99
	730 General Fund	04/22/2026	Haskell Termite & Pest Control, Inc.	50551476	Pest control 04/26	85.00
	730 General Fund	03/01/2026	JME Talent, LLC	INV1081-1	Final 50% - Music Fourth of July	950.00
	730 General Fund	04/15/2026	Johnson Controls Security Solutions	42353350	Storage system inspection 04/26	42.00
	730 General Fund	04/01/2026	Juniper Landscaping of Florida, LLC	390346	Landscape Maintenance 04/26	85,066.92
	730 General Fund	04/20/2026	Lee Electric, Inc.	260194	Wallelectrical repairs 04/26	593.00
	730 General Fund	04/28/2026	Lee Electric, Inc.	260213	Electrical repair 04/26	838.00
	730 General Fund	04/28/2026	Lets Plan A Party	4076	Event Rental 07/26	1,650.00
	730 General Fund	04/22/2026	Pasco County Utilities	24367177	Reclaimed Water Charge 04/26	267.60
	730 General Fund	04/22/2026	Pasco County Utilities	24368102	Vermillion Sky South Reclaim 04/26	4.04
	730 General Fund	04/22/2026	Pasco County Utilities	24368101	Reclaimed Water Charge 04/26	9.09
	730 General Fund	04/22/2026	Pasco County Utilities	24365440	Reclaimed Water Charge 04/26	21.21
	730 General Fund	04/22/2026	Pasco County Utilities	24367180	Reclaimed Water Charge 04/26	2,539.57
	730 General Fund	04/22/2026	Pasco County Utilities	24365467	Reclaimed Water Charge 04/26	6.06
	730 General Fund	04/22/2026	Pasco County Utilities	24365489	Reclaimed Water Charge 03/26	94.94
	730 General Fund	04/22/2026	Pasco County Utilities	24365456	Reclaimed Water Charge 03/26	12.12
	730 General Fund	04/22/2026	Pasco County Utilities	24365449	Water Utility 03/26	31.31
	730 General Fund	04/22/2026	Pasco County Utilities	24365446	Reclaimed Water Charge 03/26	37.37
	730 General Fund	04/22/2026	Pasco County Utilities	24365448	Reclaimed Water Charge 03/26	17.17
	730 General Fund	04/22/2026	Pasco County Utilities	24365452	Reclaimed Water Charge 03/26	1.01
	730 General Fund	04/22/2026	Pasco County Utilities	24365478	0 Fiddlers Green Loop 03/26	13.13
	730 General Fund	04/22/2026	Pasco County Utilities	24365459	Reclaimed Water Charge 03/26	15.15
	730 General Fund	04/22/2026	Pasco County Utilities	24365447	Reclaimed Water Utility 03/26	22.22
	730 General Fund	04/22/2026	Pasco County Utilities	24365466	Reclaimed Water Charge 03/26	17.17
	730 General Fund	04/22/2026	Pasco County Utilities	24367179	Water Utility 03/26	75.80
	730 General Fund	04/22/2026	Pasco County Utilities	24365442	Reclaimed Water Charge 03/26	17.17
	730 General Fund	04/22/2026	Pasco County Utilities	24365481	Water Utility 03/26	6.06
	730 General Fund	04/22/2026	Pasco County Utilities	24365451	Reclaimed Water Charge 03/26	17.17

Seven Oaks Community Development District
Summary A/P Ledger
From 04/01/2026 to 04/30/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
730 General Fund	04/22/2026	Pasco County Utilities	24365479	Water Utility 03/26	116.15
730 General Fund	04/22/2026	Pasco County Utilities	24365453	Reclaimed Water Charge 03/26	16.16
730 General Fund	04/22/2026	Pasco County Utilities	24365492	Reclaimed Water Charge 03/26	11.11
730 General Fund	04/22/2026	Pasco County Utilities	24365454	Reclaimed Water Charge 03/26	37.37
730 General Fund	04/22/2026	Pasco County Utilities	24365487	Reclaimed Water Charge 03/26	7.07
730 General Fund	04/22/2026	Pasco County Utilities	24365477	Reclaimed Water Charge 04/26	95.95
730 General Fund	04/22/2026	Pasco County Utilities	24365493	Reclaimed Water Charge 04/26	44.44
730 General Fund	04/22/2026	Pasco County Utilities	24365474	Reclaimed Water Charge 04/26	8.08
730 General Fund	04/22/2026	Pasco County Utilities	24365484	Reclaimed Water Charge 04/26	4.04
730 General Fund	04/22/2026	Pasco County Utilities	24365455	Reclaimed Water Charge 04/26	81.81
730 General Fund	04/22/2026	Pasco County Utilities	24365437	Reclaimed Water Charge 04/26	87.87
730 General Fund	04/22/2026	Pasco County Utilities	24365483	Reclaimed Water Charge 04/26	20.20
730 General Fund	04/22/2026	Pasco County Utilities	24365438	Reclaimed Water Charge 04/26	165.64
730 General Fund	04/22/2026	Pasco County Utilities	24365441	Reclaimed Water Charge 04/26	63.63
730 General Fund	04/22/2026	Pasco County Utilities	24365468	Reclaimed Water Charge 03/26	36.36
730 General Fund	04/22/2026	Pasco County Utilities	243681003	Reclaimed Water Charge 04/26	15.15
730 General Fund	04/22/2026	Pasco County Utilities	24367176	Reclaimed Water Charge 04/26	66.52
730 General Fund	04/22/2026	Pasco County Utilities	24365472	Reclaimed Water Charge 04/26	34.34
730 General Fund	04/22/2026	Pasco County Utilities	24365482	Reclaimed Water Charge 04/26	4.04
730 General Fund	04/27/2026	Pasco Sheriffs Office	1-20264-12785	Deputy 04/26	720.00
730 General Fund	04/01/2026	Roger Harrison	7 Balance	Remaining Balance - Jazz Trio 06/26	700.00
730 General Fund	04/28/2026	Skyway Supply, Inc.	70870	Supplies 04/26	229.90
730 General Fund	04/22/2026	TECO	211003718858-042226	211003718858 04/26	87.12
730 General Fund	04/24/2026	The Observer Group, Inc.	26-00882P	legal advertising 4/26	67.81
730 General Fund	04/24/2026	U.S. Bank	8160307	Trustee Fees S2016B 04/01/26-03/31/27	1,777.88
730 General Fund	04/24/2026	U.S. Bank	8160307	Trustee Fees S2016B 04/01/26-03/31/27	1,777.87
730 General Fund	04/24/2026	U.S. Bank	8160323	Trustee Fees S2016 04/01/26-03/31/27	1,777.88
730 General Fund	04/24/2026	U.S. Bank	8160323	Trustee Fees S2016 04/01/26-03/31/27	1,777.87
730 General Fund	04/30/2026	Valley National Bank	CC043026-730	Credit Card Expenditures 04/26	652.00
730 General Fund	04/30/2026	Valley National Bank	CC043026-730	Credit Card Expenditures 04/26	8.66
730 General Fund	04/30/2026	Valley National Bank	CC043026-730	Credit Card Expenditures 04/26	13.16
730 General Fund	04/30/2026	Valley National Bank	CC043026-730	Credit Card Expenditures 04/26	709.75
730 General Fund	04/30/2026	Valley National Bank	CC043026-730	Credit Card Expenditures 04/26	215.03
730 General Fund	04/30/2026	Valley National Bank	CC043026-730	Credit Card Expenditures 04/26	204.20
730 General Fund	04/30/2026	Valley National Bank	CC043026-730	Credit Card Expenditures 04/26	544.54
730 General Fund	04/30/2026	Valley National Bank	CC043026-730	Credit Card Expenditures 04/26	159.00

Seven Oaks Community Development District
Summary A/P Ledger
From 04/01/2026 to 04/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
	730 General Fund	04/30/2026	Valley National Bank	CC043026-730	Credit Card Expenditures 04/26	114.36
	730 General Fund	04/30/2026	Valley National Bank	CC043026-730	Credit Card Expenditures 04/26	77.64
	730 General Fund	04/30/2026	Valley National Bank	CC043026-730	Credit Card Expenditures 04/26	53.96
	730 General Fund	04/30/2026	Valley National Bank	CC043026-730	Credit Card Expenditures 04/26	659.81
	730 General Fund	04/27/2026	Withlacoochee River Electric Cooperative, Inc.	10203732-042726	Electric Services 03/26	3,869.46
	730 General Fund	04/27/2026	Withlacoochee River Electric Cooperative, Inc.	2394553-042726	General Utility - Admin Bldg 04/26	149.48
	730 General Fund	04/27/2026	Withlacoochee River Electric Cooperative, Inc.	10203732-042726	Electric Services 03/26	6,317.18
	730 General Fund	04/27/2026	Withlacoochee River Electric Cooperative, Inc.	10203732-042726	Electric Services 03/26	20,820.10
Sum for 730, 2677						**170,638.36**
730, 2678						
	730 Reserve Fund	04/27/2026	Site Masters of Florida, LLC	042726-4	playground demo	26,800.00
Sum for 730, 2678						**26,800.00**
730, 2682						
	730 Enterprise Fund	04/20/2026	Coffee International, Inc	43197	Cafe Supplies 04/26	20.00
	730 Enterprise Fund	04/23/2026	Coffee International, Inc	43224	Cafe Supplies 04/26	31.87
	730 Enterprise Fund	04/20/2026	Coffee International, Inc	43197	Cafe Supplies 04/26	567.15
	730 Enterprise Fund	04/23/2026	PFG Florida	8343624	Cafe supplies 04/26	1,061.48
	730 Enterprise Fund	04/23/2026	PFG Florida	8343624	Cafe supplies 04/26	8.00
	730 Enterprise Fund	04/23/2026	PFG Florida	8343624	Cafe supplies 04/26	138.72
	730 Enterprise Fund	04/20/2026	Sweetheart Ice Cream, Inc.	15012611005	Cafe Supplies 04/26	439.28
	730 Enterprise Fund	04/30/2026	Valley National Bank	CC043026-730 400	Credit Card Expenditures 04/26	483.80
	730 Enterprise Fund	04/30/2026	Valley National Bank	CC043026-730 400	Credit Card Expenditures 04/26	598.80
	730 Enterprise Fund	04/30/2026	Valley National Bank	CC043026-730 400	Credit Card Expenditures 04/26	227.40
Sum for 730, 2682						**3,576.50**
Sum for 730						**201,014.86**
Sum Total						**201,014.86**

Seven Oaks Community Development District
Notes to Unaudited Financial Statements
April 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 04/30/26.
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 $9,039.48 was received in May 2026.
6. Debt Service Fund 200 – Payment for Invoice AR00002785 in the amount of $1,213.07 was received in May 2026.
7. Debt Service Fund 202 – Payment for Invoice AR00002785 in the amount of $1,990.14 was received in May 2026.

Tab 8

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (the **"Board"**) of the Seven Oaks Community Development District (the **"District"**) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (the **"Proposed Budget"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

1. **Proposed Budget Approved**. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **Setting a Public Hearing**. The public hearing on said Proposed Budget is hereby declared and set for Wednesday, August 5, 2026, at 6:00 p.m. at Seven Oaks Clubhouse, 2910 Sports Core Circle, Wesley Chapel, Florida 33544.

3. **Transmittal of Proposed Budget to Local General Purpose Government**. The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **Posting of Proposed Budget**. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **Publication of Notice**. Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **Effective Date**. This Resolution shall take effect immediately upon adoption.

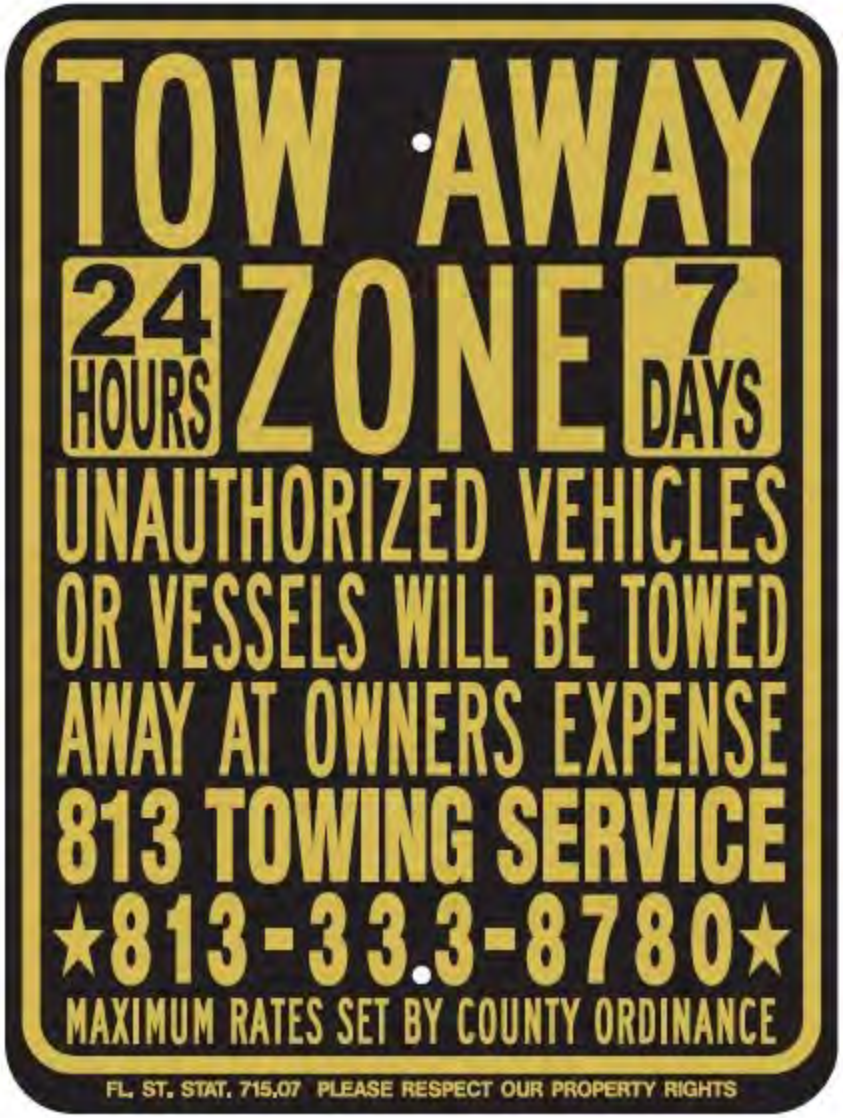
Passed and Adopted on June 3, 2026.

Attested By:	**Seven Oaks Community Development District**
_____	_____
Print Name:_____	Name: Andy Mendenhall
☐Secretary/☐Assistant Secretary	Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Tab 9

SEVEN OAKS CDD - 376059



30 REQUIRED

SIZE: 18" x 24"

GRADE: EGP REFLECTIVE

COLORS: BLACK/GOLD

HOLES: U-CHANNEL

CORNERS: STD 1.5"

SIDED: SINGLE

GAUGE: 0.063"