Rizzetta & Company

Seven Oaks
Community Development District

Board of Supervisors
Regular Meeting
November 4, 2026

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

www.sevenoakscdd.com

Professionals in Community Management

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

November 3, 2026

Board of Supervisors
Seven Oaks Community
Development District

REVISED AGENDA

Dear Board Members:

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

1. CALL TO ORDER/ROLL CALL
2. AUDIENCE COMMENTS
3. REPORTS & PRESENTATIONS
- A. District Engineer
  - i. Consideration of Stantec Change Order Agreement..... Tab 1
  - ii. Review of Mystic Oaks Project Summary ..... Tab 2
  - iii. Review of Road Project Annual Report ..... Tab 3
  - iv. Discussion of Line-of-Sight Guidelines
  - v. Discussion on Drainage and As Builds
- B. District Counsel
- C. Field Operations Report ..... Tab 4
- D. Community Asset Management Report ..... Tab 5
- E. Clubhouse Manager Report ..... Tab 6
  - i. Discussion on Silverleaf Townhome Approval for Access Cards
- F. District Manager Report ..... Tab 7

4. BUSINESS ITEMS
- A. Consideration of Resolution 2027-02; Budget Amendment for FY 2025-2026…….. Tab 8
- B. Consideration of Frontier Request for Access to Florida Power Rd…….. Tab 9
- C. Consideration of Sidewalk Repair Phase 3 Proposal……. Tab 10
- D. Ratification of EGIS Insurance Proposal……...Tab 11
- E. Discussion on 2940 Sports Core Circle……Tab 12
- F. Discussion on Waste Management……Tab 13

5. CONSENT AGENDA/BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on October 7, 2026, and the September 2026 O&M Reports for the Enterprise and General Funds ..... Tab 14

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

PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order #	2026-2	Date	20 October 2026

"Stantec" Stantec Consulting Services Inc.

Stantec Project # 238202065

380 Park Place Blvd., Suite 300
Ph: (813) 754-1240
email: greg.woodcock@stantec.com

"Client" Seven Oaks Community Development District

Client Project #

5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Ph: (813) 933-5571
email: lcastoria@rizzetta.com

Project Name and Location: Agreement for Professional Engineering Services

In accordance with the original Professional Services Agreement dated 9 April 2014 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

[Click here and enter detail changes or note attachment of details]

Total fees this Change Order		$	35,644.50
Original agreement amount		$	65,000.00
Change Order Number	2026-1	$	30,000.00
Total Agreement		**$**	**130,644.50**

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.		**Seven Oaks Community Development District**	
Greg Woodcock, Project Manager			
Print Name and Title		Print Name and Title	
Signature		Signature	
Date Signed:		Date Signed:	

Tab 2

MEMORANDUM

TO: Lisa Castoria, Seven Oaks District Manager

FROM: Greg Woodcock, Stantec Consulting Services, Inc.

DATE: 9/24/2026

RE: Seven Oaks Mystic Oaks and Summergate Blvd. Schedule

Stantec is currently in the design phase of the Mystic Oaks and Summergate Blvd. milling and resurfacing project. Pavement Design memos have been prepared and submitted for board information. Below is an estimated schedule for design, permitting and construction.

- Geotechnical report received 9-18-2026
- Pavement design memo prepared and submitted 9-30-2026.
- Plans Preparation start date 10-5-2026
- Plans Preparation complete (60 days). Date December 4, 2026
- Pasco County Permit Review (45 days – Estimated). Date December 4, 2026, to January 18,2027.
- Project Bid Date December 7, 2026
- Pre-Bid Meeting December 15, 2026
- Bids Due January 15, 2027
- Project Start Date February 1, 2027
- Estimated Project End Date 60 days. Date April 2, 2027

MEMORANDUM

TO: Greg Woodcock, Stantec Consulting Services, Inc.

FROM: Jeremy Runkle, PE, Stantec Consulting Services, Inc.

DATE: 9/24/2026

RE: Pavement Design Recommendation Memo for Seven Oaks, Mystic Oaks Mill & Resurface

Recommendations for the Seven Oaks project are based upon field investigations of the existing pavement conditions noted in the Geotechnical Report of Roadway Observations prepared by UES, dated September 17, 2026.

The pavement conditions ranged from fair to poor depending on the core location(s) in which cracking, settlement, and general wear were observed. Pavement recommendations given are in accordance with the Geotechnical Report. A minimal structural number, SN, of 3.5 was used for Seven Oaks – Mystic Oaks roadway based on the collector road land use classification in accordance with the Pasco County Land Development Code, Section 901.6.D.4.

Pavement Design Recommendations:

One (1) pavement design is recommended for milling and resurfacing Seven Oaks Mystic Oaks as follows:

1. Mill 3” average depth along roadways and resurface with 3” of Type SP-12.5 Structural Course (Traffic C) (PG76-22).

Additional Notes:

1. Limerock or other existing base material may be encountered during milling operations.
2. It is preferable to mill out pavement cracks to avoid reflective cracking in overlays. If it is not practical to mill out most of the cracked pavement, a 1-inch crack relief layer and/or additional overlay thickness should be considered. An ARMI layer may also be used to delay reflective cracking.
3. Static compaction is recommended during construction.

FLEXIBLE PAVEMENT DESIGN SUMMARY SHEET

PROJECT NAME:	Seven Oaks - Mystic Oaks Pavement Mill and Resurface		
PREPARED BY:	Jeremy Runkle, PE	***DATE PREPARED:***	September 24,2026
COUNTY:	***PASCO***	***ROAD:***	***Mystic Oaks Blvd.***
TYPE OF WORK:	***Mill and Resurface***	***CLASSIFICATION:***	***Collector***
DESIGN SPEED:	30 mph	***FROM:***	Ancient Oaks Blvd.
SN_R (Local):	3.50	***TO:***	Bruce B Downs ROW

(per County Land Development Code, Section 901.6)

EXISTING PAVEMENT CORINGS (from Geotechnical Report of Roadway Observations)

CORING #	*ASPH. THICKNESS*	*BASE THICKNESS*	*STAB. THICKNESS*
3	2.75	9.25	12.00
4	2.50	7.75	12.00
5	3.00	7.00	12.00
6	3.00	6.50	12.00
7	3.00	8.00	12.00
8	2.25	8.50	12.00
AVERAGE	2.75	7.83	12.00

EXISTING FLEXIBLE PAVEMENT TABLE ***(assumed Poor Conditions)***

LAYER TYPE	*THICKNESS*	*COEFFICIENT*	*STRUCTURAL NUMBER*
ASPHALT	2.75	0.15	0.41
LIMEROCK BASE	7.83	0.18	1.41
STABILIZED SUBGRADE	12.00	0.08	0.96
TOTAL EXISTING STRUCTURAL NUMBER			2.78

PROPOSED FLEXIBLE PAVEMENT DESIGN TABLE

LAYER TYPE	*THICKNESS*	*COEFFICIENT*	*STRUCTURAL NUMBER*
TYPE SP (Traf. Level C)	3.00	0.44	1.32
POST-MILL DEPTH (ASPH.)	**2.75**	**0.15**	**0.41**
POST-MILL DEPTH (BASE)	0.25	0.18	0.05
EXISTING REMAINING			2.33
TOTAL STRUCTURAL NUMBER PROVIDED			3.65

Required SN = 3.50

MEMORANDUM

TO: Greg Woodcock, Stantec Consulting Services, Inc.

FROM: Jeremy Runkle, PE, Stantec Consulting Services, Inc.

DATE: 9/24/2026

RE: Pavement Design Recommendation Memo for Seven Oaks, Summergate Mill & Resurface

Recommendations for the Seven Oaks project are based upon field investigations of the existing pavement conditions noted in the Geotechnical Report of Roadway Observations prepared by UES, dated September 17, 2026.

The pavement conditions ranged from fair to poor depending on the core location(s) in which cracking, settlement, and general wear were observed. Pavement recommendations given are in accordance with the Geotechnical Report. A minimal structural number, SN, of 3.5 was used for Seven Oaks – Summergate roadway based on the collector road land use classification in accordance with the Pasco County Land Development Code, Section 901.6.D.4.

Pavement Design Recommendations:

One (1) pavement design is recommended for milling and resurfacing Summergate as follows:

1. Mill 3” average depth along roadways and resurface with 3” of Type SP-12.5 Structural Course (Traffic C) (PG76-22).

Additional Notes:

1. Limerock or other existing base material may be encountered during milling operations.
2. It is preferable to mill out pavement cracks to avoid reflective cracking in overlays. If it is not practical to mill out most of the cracked pavement, a 1-inch crack relief layer and/or additional overlay thickness should be considered. An ARMI layer may also be used to delay reflective cracking.
3. Static compaction is recommended during construction.

FLEXIBLE PAVEMENT DESIGN SUMMARY SHEET

PROJECT NAME:	Seven Oaks Pavement Restoration		
PREPARED BY:	Jeremy Runkle, PE	***DATE PREPARED:***	February 21, 2025
COUNTY:	***PASCO***	***ROAD:***	***Summergate Blvd.***
TYPE OF WORK:	***RESURFACING***	***CLASSIFICATION:***	***Collector***
DESIGN SPEED:	30 mph	***FROM:***	Ancient Oaks Blvd.
SN_R (Local):	3.50	***TO:***	Bruce B Downs Blvd

(per County Land Development Code, Section 901.6)

EXISTING PAVEMENT CORINGS (from Geotechnical Report of Roadway Observations)

CORING #	*ASPH. THICKNESS*	*BASE THICKNESS*	*STAB. THICKNESS*
1	2.25	9.25	12.00
2	3.25	6.50	12.00
AVERAGE	2.75	7.88	12.00

EXISTING FLEXIBLE PAVEMENT TABLE

LAYER TYPE	*THICKNESS*	*COEFFICIENT*	*STRUCTURAL NUMBER*
ASPHALT	2.75	0.15	0.41
LIMEROCK BASE	7.88	0.18	1.42
STABILIZED SUBGRADE	12.00	0.08	0.96
TOTAL EXISTING STRUCTURAL NUMBER			2.79

PROPOSED FLEXIBLE PAVEMENT DESIGN TABLE

LAYER TYPE	*THICKNESS*	*COEFFICIENT*	*STRUCTURAL NUMBER*
TYPE SP (Traf. Level C)	3.00	0.44	1.32
MILL DEPTH (ASPH.)	**2.75**	**0.15**	**0.41**
MILL DEPTH (BASE)	**0.25**	**0.18**	**0.05**
EXISTING REMAINING			2.33
TOTAL STRUCTURAL NUMBER PROVIDED			3.65

Required SN = 3.50

September 17, 2026

Mr. Frank Nolte
Seven Oaks CDD
C/O Stantec
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

RE: Report of Roadway Observations
SEVEN OAKS PAVEMENT CORING
Paso County, Florida
UES Project No.: A25150.02378

UES Professional Solutions, LLC (UES) performed the requested pavement observations at your request. The requested roadways for observation include Summergate Boulevard and Mystic Oak Boulevard with both roads between Ancient Oaks Boulevard and Bruce B. Downs Boulevard. The purpose of our study was to observe the existing asphalt pavement and provide recommendations for maintenance.

Observations

UES representatives visited the site on June 16 and August 31, 2026 and visually observed conditions of the collector roadway. Road conditions were visually observed to exhibit the following conditions:

- Cracking,
- Cracking with Settlement

Cracking was observed throughout the development. Please refer to Figure Nos. 1 to 8 for photographs of cracking and cracking with settlement conditions.

Typical Expectations

The drawings for Summergate Boulevard and Mystic Oak Boulevard were not provided and a required Asphalt Pavement Section is not available. Both roads are likely considered to be a Collector Road. From Pasco County's *Land Development Code,* Version Dec 11, 2024, Section 901.6*:*

> *Where a subdivision collector is required, a pavement design shall be submitted with the construction plans to determine the minimum pavement structure required. However, in no case, shall a structural number less than 3.5 with a minimum of three inches of Type SP asphaltic-concrete surface course be provided.*



Figure No. 1: Core 1, Summergate Boulevard, Cracking and Settlement.

A Structural Number (SN) is calculated per Florida Department of Transportation (FDOT) *Flexible Pavement Design Manual January 2025*, Section 5.3 as:

SN = (a1 x D1) + (a2 x D2) + (a3 x D3) + ...+ (aN x DN) where:

SN = The total calculated strength of the pavement layers and has units of inches.

a1 = Layer coefficient of the 1st layer.
D1 = Layer thickness in inches of the 1st layer.

Layer 1 is generally the friction course.
Layer 2 is generally the structural course.
Layer 3 is generally the base course.
Layer 4 is generally the stabilized subgrade

The structural coefficient particular to the layer is based on layer composition and is provided in Table 5.4 of the *Flexible Pavement Design Manual January 2025.* Please refer to Table 1 for a demonstration of this calculation. For a typical heavy-duty pavement, the structural coefficients would likely be 0.44 for asphalt, 0.18 for base, and 0.08 for stabilized subgrade. A typical heavy-duty pavement section of a total of 2.0 inches of asphalt, 8.0 inches of base, and 12.0 inches of stabilized subgrade would have a calculated SN of 3.28 (Please refer to Table 1).

The typical heavy-duty pavement section would not meet the current Pasco County requirement of a minimum SN of 3.50, but adjusting the pavement section to include 3.0 inches of asphalt will meet the criteria (Please refer to Table 2).

Table 1. Structural Number (SN) Calculation for a Typical Heavy-Duty Pavement Section.

Pavement Layer	Structural Coefficient	Layer Calculation	Calculated SN
2.0 inches of Asphalt	0.44	2.0 x 0.44	0.88
8.0 inches of Base	0.18	8.0 x 0.18	1.44
12.0 inches of Stabilized Subgrade	0.08	12.0 x 0.08	0.96
Total:			3.28

Table 2. Structural Number (SN) Calculation for an adjusted Typical Heavy-Duty Pavement Section, with 3.0 inches of Asphalt.

Pavement Layer	Structural Coefficient	Layer Calculation	Calculated SN
3.0 inches of Asphalt	0.44	3.0 x 0.44	1.32
8.0 inches of Base	0.18	8.0 x 0.18	1.44
12.0 inches of Stabilized Subgrade	0.08	12.0 x 0.08	0.96
Total:			3.72



Figure No. 2: Core 2, Summergate Boulevard, Cracking and Settlement.

Procedure

UES representatives mobilized a portable drill to cut four-inch diameter core samples of the asphalt pavement. The core samples were marked and thickness was recorded. The base was cored and removed to observe composition and measure approximate thickness of the base layer. A hand auger was utilized to sample approximately twelve inches below the bottom of the base. Representative samples of the subgrade were collected and visually classified. Laboratory classification was performed on representative samples.

Discussion

A total of eight core locations were chosen for representative sampling. Two locations were chosen on Summergate Boulevard and six locations chosen on Mystc Oak Boulevard. Please refer to the attached sketch of core locations and Report E1.



Figure No. 3: Core 3, Mystic Oak Boulevard, Cracking.



Figure No. 4: Core 4, Mystic Oak Boulevard, Cracking.

Subgrade: According to FDOT Standard Specifications for Road and Bridge Construction, FY 2023-24 (Standard Specifications), Section 160 for Stabilizing indicates stabilized subgrade should consist of material that classifies in accordance with American Association of State and Highway Transportation Officials (AASHTO) M145 for compliance with FDOT Standard Plans, Index 120-001. Stabilized materials must classify as S, or Select, or material that classifies as either A-1, A-3, or A-2-4 material per AASHTO M145. A-1, A-3, or A-2-4 materials contain 35 percent fines or less.

The samples of the subgrade obtained from the core locations below the base material consisted of Brown Fine Sand with Silt (SP-SM) to Brown Fine Sand with Clayey Sand (SP-SC). Groundwater was not encountered during our sampling. Laboratory testing of representative samples of the subgrade were performed and the measured percent fines indicated the materials were suitable, per Index No. 120-001. The composition of the subgrade materials sampled does not appear to be a cause of the conditions of cracking or settlement conditions.



Figure No. 5: Core 5, Mystic Oak Boulevard, Cracking and Settlement.

Base: Crushed concrete base was observed at seven of eight core locations. The thickness of the crushed concrete base layer varied between 6.5 to 9.3 inches thickness. Limerock was observed at one of eight core locations. The thickness of the limerock base layer is 8.5 inches thickness. Using 8.0 inches as a typical heavy-duty pavement base thickness, the base core samples at Core Nos. 2, 4, 5, and 6 (four of eight locations) measured below 8.0 inches of thickness. Base thickness at some locations may be a contributing factor to the cracking conditions.

Asphalt: The asphalt layer thickness varied between 2.3 and 3.3 inches among the eight core locations. Using the minimum of 3.0 inches of asphalt in the *Land Development Code*, the asphalt core samples at Core Nos. 1, 3, 4, and 8 (four of the eight core locations) measured below 3.0 inches. Asphalt thickness may be a contributing factor related to the cracking conditions noted.



Figure No. 6: Core 6, Mystic Oak Boulevard, Cracking and Settlement.

Please note, the estimated Structural Number (SN) of the core locations was presented in our Report No. E1. Using the minimum of 3.50 SN for a collector road in the *Land Development Code,* five of the eight locations exceed the minimum structural number. Please also note that all eight cores have an estimated structural number of 3.45 or better.



Figure No. 7: Core 7, Mystic Oak Boulevard, Cracking.



Figure No. 8: Core 8, Mystic Oak Boulevard, Cracking.

Recommendation

Based on our observations of the subgrade and base at the eight core locations, the cracking conditions noted of the asphalt layer do not appear to be related to an issue with the subgrade. The base thickness at some of the core locations may contribute to the cracking conditions noted. The asphalt thickness measurements at some of the eight core locations may contribute to the cracking conditions noted.

When considering the estimated structural number at the eight core locations had a structural number of 3.45 or better and the current *Land Development Code* indicates a minimum of 3.50, it is my opinion that remedial work to the asphalt layer only is necessary.

It is my opinion that the noted conditions can be remediated by removal and replacement of the asphalt layer, so that at least 3.0 inches of asphalt is placed.

If you have any questions, please call or send an e-mail.

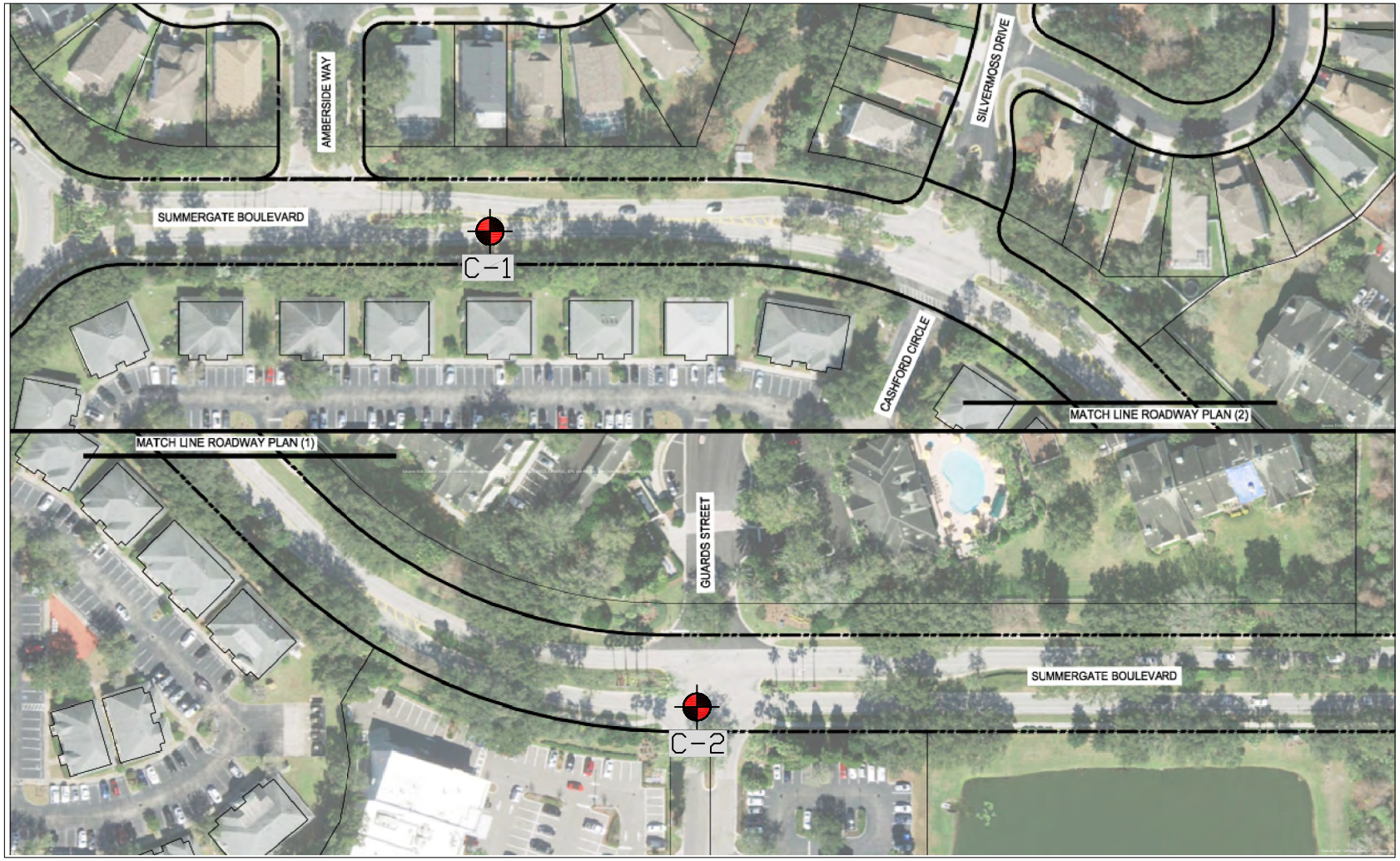
Respectfully,

UES Professional Solutions, LLC

John R. Gregos, P.E.
FL License No.58628

Attachments: Core Locations Figure Nos. 1 to 4
Summary of Roadway Observations

CORE LOCATION PLAN



LEGEND

CORE LOCATION

Notes:
Basemap provided by
Stantec Consulting Services, Inc.

FAULKNER ENGINEERING SERVICES, LLC.
A UES Company

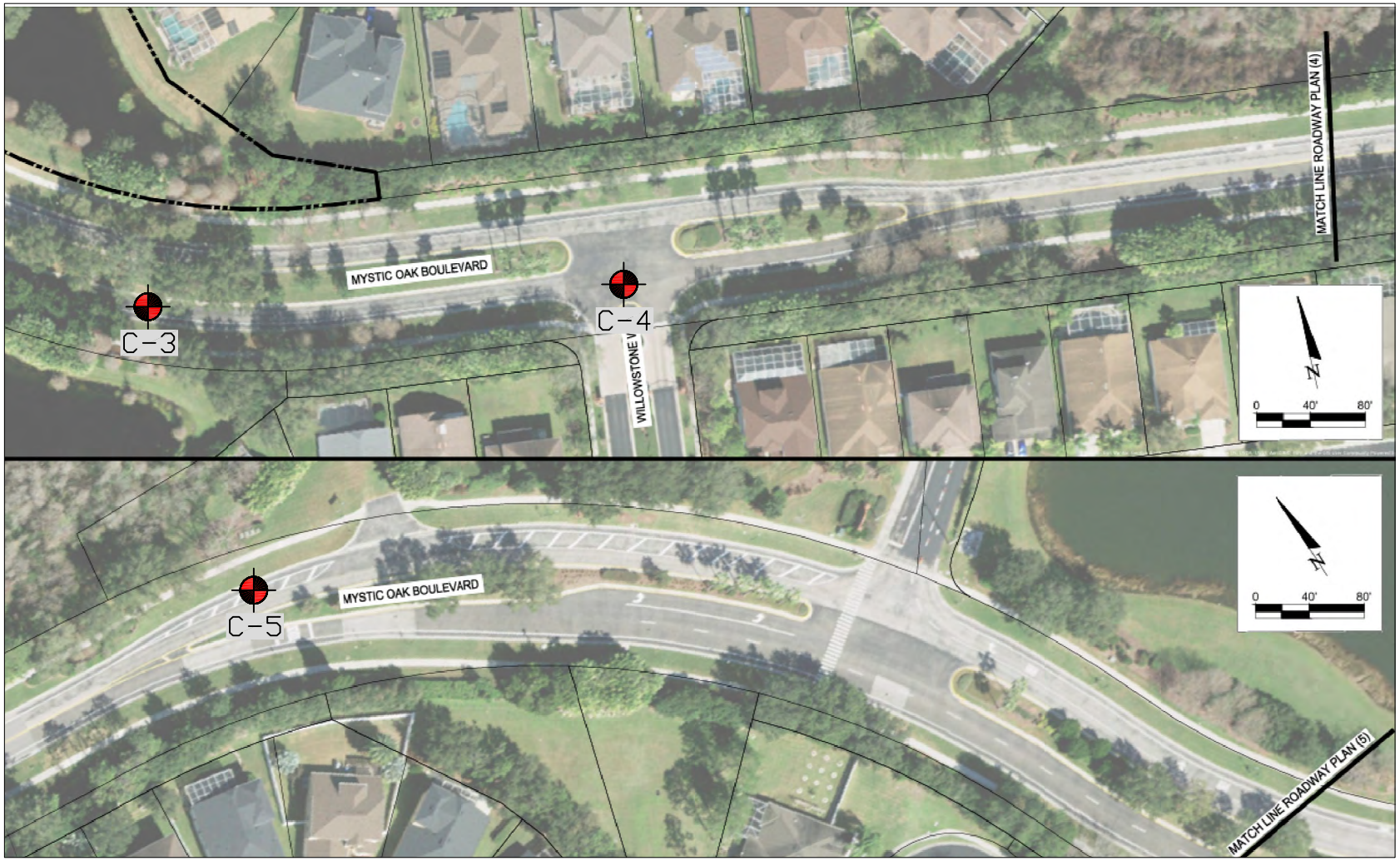
Geotechnical Engineers
Construction Material Testing

2734 Causeway Center Dr
Tampa, Florida 33619
PHONE: 813.621.8168
FAX: 813.621.8232
www.faulknereng.com

Seven Oaks Pavement Coring

N.T.S.	DATE 9.3.26	JOB NO. A25150.02378
DRAWN: AJ CHKD: JG	FIGURE 1	

CORE LOCATION PLAN



LEGEND

CORE LOCATION

Notes:
Basemap provided by
Stantec Consulting Services, Inc.

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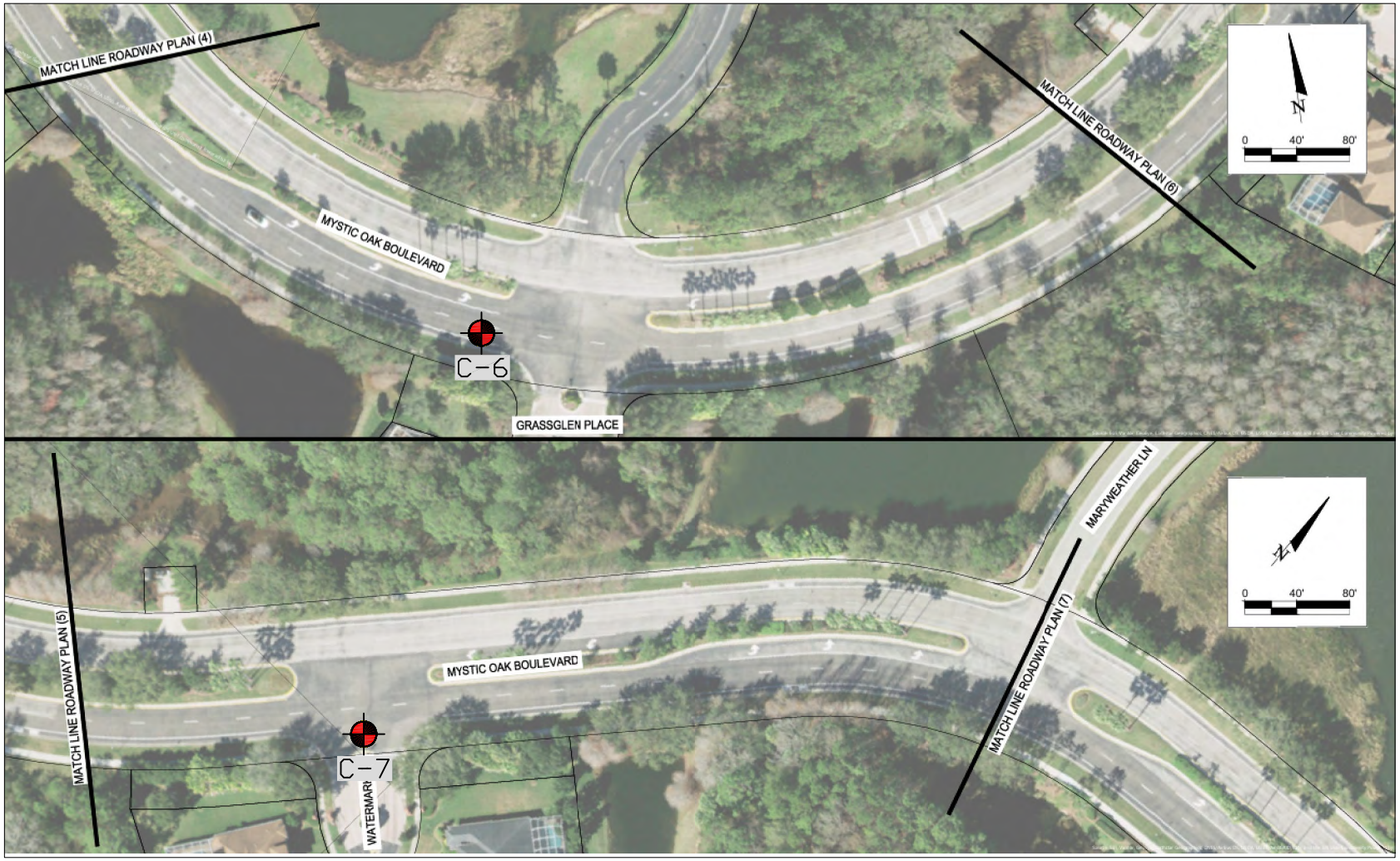
Seven Oaks Pavement Coring

N.T.S.	DATE 9.3.26	JOB NO. A25150.02378
DRAWN: AJ CHKD: JG	FIGURE 2	

CORE LOCATION PLAN



LEGEND

CORE LOCATION

Notes:
Basemap provided by
Stantec Consulting Services, Inc.

FAULKNER ENGINEERING SERVICES, LLC.
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N.T.S.	DATE 9.3.26	JOB NO. A25150.02378
DRAWN: AJ CHKD: JG	FIGURE 3	

CORE LOCATION PLAN



LEGEND

CORE LOCATION

Notes:
Basemap provided by
Stantec Consulting Services, Inc.

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A UES Company

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N.T.S.	DATE 9.3.26	JOB NO. A25150.02378
DRAWN: AJ CHKD: JG	FIGURE 4	

2734 Causeway Center Drive, Tampa, FL 33619
813-621-8168 Office
www.teamues.com

SEVEN OAKS PAVEMENT CORING

Pasco County, Florida

Client: Mr. Frank Nolte
Stantec
380 Park Place Boulevard, Suite 300
Clearwater, Florida 33759

Report Date: September 3, 2026

Project Number: A25150.02378.000

SUMMARY OF ROADWAY OBSERVATIONS

LOCATION		SUBGRADE	BASE		ASPHALT	
Thickness Check Number	Noted Condition	Composition (Percent Fines)	Composition	Measured Base Thickness (in)	Total Measured Asphalt Thickness (in)	Structural Number (SN) Estimate*
Core 1	Cracking with Settlement	Light Brown Fine Sand with Silt (SP-SM)	Crushed Concrete	9 1/4	2 1/4	**3.62**
Core 2	Cracking with Settlement	Light Brown Fine Sand with Clay (SP-SC)	Crushed Concrete	**6 1/2**	3 1/4	**3.56**
Core 3	Cracking	Brown Gray Fine Sand with Silt (SP-SM)	Crushed Concrete	9 1/4	2 3/4	**3.84**
Core 4	Cracking	Brown Fine Sand with Silt (SP-SM)	Crushed Concrete	**7 3/4**	2 1/2	**3.46**
Core 5	Cracking with Settlement	Light Brown Fine Sand with Silt (SP-SM)	Crushed Concrete	**7**	3	**3.54**
Core 6	Cracking with Settlement	Brown to Gray Fine Sand with Clay {-200 = 11.6% (SP-SC)}	Crushed Concrete	**6 1/2**	3	**3.45**

REPORTS MAY NOT BE REPRODUCED, EXCEPT IN FULL, WITHOUT PERMISSION FROM FES.

2734 Causeway Center Drive, Tampa, FL 33619
813-621-8168 Office
www.teamues.com

SEVEN OAKS PAVEMENT CORING

Pasco County, Florida

Client: Mr. Frank Nolte
Stantec
380 Park Place Boulevard, Suite 300
Clearwater, Florida 33759

Report Date: September 3, 2026

Project Number: A25150.02378.000

SUMMARY OF ROADWAY OBSERVATIONS

LOCATION		SUBGRADE	BASE		ASPHALT	
Thickness Check Number	Noted Condition	Composition (Percent Fines)	Composition	Measured Base Thickness (in)	Total Measured Asphalt Thickness (in)	Structural Number (SN) Estimate*
Core 7	Cracking	Light Brown Fine Sand with Silt (SP-SM)	Crushed Concrete	8	3	**3.72**
Core 8	Cracking	Light Brown Fine Sand with Silt (SP-SM)	Limerock	8 1/2	2 1/4	**3.48**

Groundwater was not encountered.

Highlighted measurement denotes a measurement lower than a typical, heavy-duty asphalt pavement of 2.0" of asphalt and 8.0" of base.

*Estimated SN = (12" Stabilized * 0.08) + (Base Thickness * 0.18) + (Asphalt Thickness * 0.44), Assuming all locations have stabilized subgrade and a structural coefficient of 0.18 for all base types used in this calculation (Note: some Crushed Concrete is 0.15, not 0.18 and 0.18 was used).

Highlighted SN value denotes a calculation lower than 3.50 per the Pasco County *Land Development Code*.

Recipient: Stantec (Frank Nolte E-mail)

Respectfully Submitted,
UES Professional Solutions, LLC

9/17/26

John R. Gregos, Jr., P.E.
Florida License No. 58628

REPORTS MAY NOT BE REPRODUCED, EXCEPT IN FULL, WITHOUT PERMISSION FROM FES.

Tab 3

Seven Oaks Milling and Resurfacing DE Charges Associated with Designa & Construction 10-27-2026	
Invoice Date:	Design/Construction Charges
October 21, 2026	4,921
May 22, 2026	10,812.75
April 17, 2026	18,100.30
March 27, 2026	23,497.40
February 20, 2026	12,605.60
January 27, 2026	2,604.00
December 4, 2026	207.55
November 7, 2025	2,761
Total FY 2026 Milling and Resurfacing Design and Construction	**75,510**

Stantec

INVOICE

Invoice Number	2481856
Invoice Date	November 7, 2025
Customer Number	122354
Project Number	238202065

Bill To
Seven Oaks Community
Development District
PO Box 32414
Charlotte, NC 28232
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To
Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$4,364.87
For Period Ending:	October 31, 2025

Due upon receipt or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number	2481856
Project Number	238202065

Top Task 2026 2026 FY

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 06				
Woodcock, Braydon	2025-10-09	3.50	156.00	546.00
Woodcock, Braydon	2025-10-14	3.50	156.00	546.00
		7.00		**1,092.00**
Level 10				
Nolte, Robert (Frank)	2025-10-14	6.00	190.00	1,140.00
		6.00		**1,140.00**
Level 13				
Woodcock, Gregory (Greg)	2025-10-09	0.75	217.00	162.75
Woodcock, Gregory (Greg)	2025-10-14	4.00	217.00	868.00
Woodcock, Gregory (Greg)	2025-10-21	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-10-27	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-10-28	1.25	217.00	271.25
Woodcock, Gregory (Greg)	2025-10-29	1.25	217.00	271.25
		9.25		**2,007.25**
Professional Services Subtotal		**22.25**		**4,239.25**

Disbursements

	Date	Cost	%	Current Amount
Direct - Printing				
ARC	2025-10-22	30.42	0.00	30.42
21015ARC102225B				
Direct - Vehicle (mileage)				
Woodcock, Braydon	2025-10-09			47.60
US9164847 68 MILES				
Woodcock, Gregory (Greg)	2025-10-01			47.60
US9146918 68 MILES				
Disbursements Subtotal				**125.62**

Top Task 2026 Total **4,364.87**

Total Fees & Disbursements $4,364.87

INVOICE

Invoice Number	2481856
Project Number	238202065

INVOICE TOTAL (USD)	**$4,364.87**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-10-14	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	6.00	190.00	1,140.00	PREPARING FOR AND ATTENDING MEETING WITH SITE CONTRACTOR FOR APPROVED MILLING AND RESURFACING PROJECT. DISCUSSING PROJECT SEQUENCING, SCHEDULE AND SCOPE.
2025-10-09	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	3.50	156.00	546.00	EROSION REVIEW
2025-10-14	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	3.50	156.00	546.00	SEVEN OAKS WATER ASH REVIEW REPORT
2025-10-09	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.75	217.00	162.75	COORDINATE WITH JOHN REGARDING POND EROSION AND SOX REPAIR. COORDINATE WITH APS REGARDING MEETING ONSITE TO REVIEW AOB PROJECT AND POSSIBLE SAVINGS.
2025-10-14	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	217.00	868.00	PREPARE FOR AND ATTEND MEETING WITH APS TO DISCUSS AOB PROJECT
2025-10-21	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	CALL WITH APS TO REVIEW ASPHALT SUBMITTAL.
2025-10-27	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW APS AGREEMENT AND SEND TO APS FOR REVIEW.
2025-10-28	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	217.00	271.25	REVIEW PAVING MATERIAL REQUEST FROM APS. SEND TO ROADWAY GROUP TO REVIEW AND VERIFY. CALL WITH JEREMY RUNCKLE TO DISCUSS PROJECT.
2025-10-29	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	217.00	271.25	REVIEW SWFWMD PERMIT CERTIFICATIONS DUE AND PREPARE AND SEND TO VASILI TO UPLOAD TO SWFWMD WEBSITE.
			Total Labor:		**22.25**		**$4,239.25**	
2025-10-22	238202065	2026	Direct - Printing	ARC	30.42	1.00	30.42	21015ARC102225B5
			Total Direct - Printing		**30.42**		**$30.42**	
2025-10-09	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	47.60	1.00	47.60	SEVEN OAKS ONSITE INSPECTION
2025-10-01	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	47.60	1.00	47.60	SEVEN OAKS CDD MEETING
			Total Direct - Vehicle (mileage)		**95.20**		**$95.20**	
			Total Project 238202065		**147.87**		**$4,364.87**	

Stantec

INVOICE

Invoice Number	2498804
Invoice Date	December 4, 2025
Customer Number	122354
Project Number	238202065

Bill To
Seven Oaks Community
Development District
PO Box 32414
Charlotte, NC 28232
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
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Email Remittance: eft@stantec.com

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Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$975.35
For Period Ending:	November 28, 2025

Due upon receipt or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number	2498804
Project Number	238202065

Top Task 2026 2026 FY

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 13				
Woodcock, Gregory (Greg)	2025-11-03	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-11-04	2.00	217.00	434.00
Woodcock, Gregory (Greg)	2025-11-05	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2025-11-19	0.75	217.00	162.75
		4.25		**922.25**
Professional Services Subtotal		**4.25**		**922.25**

Disbursements

	Date	Cost	%	Current Amount
Direct - Printing				
ARC 21015ARC111425B	2025-11-14	8.30	0.00	8.30
Direct - Vehicle (mileage)				
Woodcock, Gregory (Greg) US9337868 64 MILES	2025-10-14			44.80
Disbursements Subtotal				**53.10**

Top Task 2026 Total	**975.35**
Total Fees & Disbursements	$975.35
INVOICE TOTAL (USD)	**$975.35**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-11-03	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	PREPARE SUMMARY FOR UPCOMING CDD MEETING.
2025-11-04	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	217.00	434.00	ATTEND CDD MEETING VIA CONFERENCE CALL.
2025-11-05	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDINATE WITH APS REGARDING AGREEMENT AND CHANGE ORDER.
2025-11-19	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.75	217.00	162.75	CALL WITH APS REGARDING AGREEMENT EXECUTION AND SEND EXECUTED COPY FOR RECORDS.
			Total Labor:		**4.25**		**$922.25**	
2025-11-14	238202065	2026	Direct - Printing	ARC	8.30	1.00	8.30	21015ARC111425B6
			Total Direct - Printing		**8.30**		**$8.30**	
2025-10-14	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	44.80	1.00	44.80	MEETING AT SEVEN OAKS WITH ASPHALT PAVING SYSTEMS
			Total Direct - Vehicle (mileage)		**44.80**		**$44.80**	
			Total Project 238202065		**57.35**		**$975.35**	

Stantec

INVOICE

Invoice Number	2518154
Invoice Date	January 27, 2026
Purchase Order	238202065
Customer Number	122354
Project Number	238202065

Bill To
Seven Oaks Community
Development District
PO Box 32414
Charlotte, NC 28232
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No.: 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: Seven Oaks CDD Professional Engineering Services / District Engineer

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$2,699.25
Bill Through Date:	January 2, 2026

Due upon receipt or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number	2518154
Project Number	238202065

Top Task 2026 2026 FY

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Level 13				
Woodcock, Gregory (Greg)	2025-12-02	2.00	217.00	434.00
Woodcock, Gregory (Greg)	2025-12-03	5.00	217.00	1,085.00
Woodcock, Gregory (Greg)	2025-12-04	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-12-08	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2025-12-09	2.00	217.00	434.00
Woodcock, Gregory (Greg)	2025-12-17	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2025-12-23	1.00	217.00	217.00
		12.00		**2,604.00**
Professional Services Subtotal		**12.00**		**2,604.00**

Disbursements

	Date	Cost	%	Current Amount
Direct - Printing				
ARC	2025-12-10	2.85	0.00	2.85
21015ARC121025B				
Direct - Vehicle (mileage)				
Woodcock, Gregory (Greg)	2025-11-05			47.60
US9592025 68 MILES				
Woodcock, Gregory (Greg)	2025-12-03			44.80
US9592025 64 MILES				
Disbursements Subtotal				**95.25**

Top Task 2026 Total **2,699.25**

Total Fees & Disbursements	$2,699.25
INVOICE TOTAL (USD)	**$2,699.25**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-12-02	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	217.00	434.00	UPDATE COST MATRIX AND SCHEDULE FOR MILLING AND RESURFACING.
2025-12-03	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	5.00	217.00	1,085.00	UPDATE COST MATRIX AND SCHEDULE FOR MILLING AND RESURFACING. PREPARE FOR AND ATTEND CDD MEETING.
2025-12-04	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	COORDINATE WITH RESERVE STUDY CONSULTANT REGARDING INFLATION RATES AND UPDATING PAVING MATRIX.
2025-12-08	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDINATE AGREEMENT AND SCHEDULE WITH UES FOR MATERIAL TESTING.
2025-12-09	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	217.00	434.00	UPDATE MILLING AND RESURFACING SPREADSHEET AND SEND TO RESERVE STUDY CONSULTANT.
2025-12-17	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDINATE WITH DUSTIN WITH APS REGARDING SCHEDULE. CALL WITH STAFF TO SEND PLANS TO COUNTY STAFF FOR INFORMATION.
2025-12-23	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	CALL AND EMAIL WITH DUSTIN OF APS. SEND INFORMATION TO JOHN.
			Total Labor:		**12.00**		**$2,604.00**	
2025-12-10	238202065	2026	Direct - Printing	ARC	2.85	1.00	2.85	21015ARC121025B6
			Total Direct - Printing		**2.85**		**$2.85**	
2025-11-05	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	47.60	1.00	47.60	SEVEN OAKS CDD MEETING
2025-12-03	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	44.80	1.00	44.80	SEVEN OAKS CDD MEETING
			Total Direct - Vehicle (mileage)		**92.40**		**$92.40**	
			Total Project 238202065		**107.25**		**$2,699.25**	

Stantec

INVOICE

Invoice Number	2524907
Invoice Date	February 20, 2026
Customer Number	122354
Project Number	238202065

Bill To
Seven Oaks Community Development District
PO Box 32414
Charlotte, NC 28232
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No.: 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: Seven Oaks CDD Professional Engineering Services / District Engineer

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$14,571.48
Bill Through Date:	February 6, 2026

Due upon receipt or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number 2524907
Project Number 238202065

Top Task 2026 2026 FY

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Level 06				
Woodcock, Braydon	2026-01-20	8.00	162.00	1,296.00
Woodcock, Braydon	2026-01-21	2.00	162.00	324.00
Woodcock, Braydon	2026-01-22	3.00	162.00	486.00
Woodcock, Braydon	2026-01-23	3.50	162.00	567.00
Woodcock, Braydon	2026-02-06	5.00	162.00	810.00
		21.50		**3,483.00**
Level 09				
Duquette, Timothy J	2026-01-28	0.50	190.00	95.00
		0.50		**95.00**
Level 10				
Nolte, Robert (Frank)	2026-01-12	4.00	198.00	792.00
Nolte, Robert (Frank)	2026-01-14	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-01-15	6.00	198.00	1,188.00
Nolte, Robert (Frank)	2026-01-20	2.00	198.00	396.00
		13.00		**2,574.00**
Level 11				
Kostakis, Vasili	2026-01-07	1.00	214.00	214.00
		1.00		**214.00**
Level 13				
Woodcock, Gregory (Greg)	2026-01-05	0.25	217.00	54.25
Woodcock, Gregory (Greg)	2026-01-06	5.50	217.00	1,193.50
Woodcock, Gregory (Greg)	2026-01-07	3.00	217.00	651.00
Woodcock, Gregory (Greg)	2026-01-08	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2026-01-12	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-01-13	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-01-14	2.00	217.00	434.00
Woodcock, Gregory (Greg)	2026-01-15	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-01-19	4.00	217.00	868.00
Woodcock, Gregory (Greg)	2026-01-20	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2026-01-21	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2026-01-22	0.50	217.00	108.50

INVOICE

Invoice Number	2524907
Project Number	238202065

Woodcock, Gregory (Greg)	2026-01-26	1.50	217.00	325.50
Woodcock, Gregory (Greg)	2026-01-28	3.00	217.00	651.00
Woodcock, Gregory (Greg)	2026-01-29	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2026-01-30	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-02-03	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-02-04	3.00	217.00	651.00
Woodcock, Gregory (Greg)	2026-02-05	1.50	217.00	325.50
Woodcock, Gregory (Greg)	2026-02-06	5.00	217.00	1,085.00
		36.25		**7,866.25**
Professional Services Subtotal		**72.25**		**14,232.25**

Disbursements

	Date	Cost	%	Current Amount
Direct - Printing				
ARC	2026-01-15	15.88	0.00	15.88
21015ARC011526B				
Direct - Vehicle (mileage)				
Woodcock, Braydon	2026-01-20			49.30
US9782425 68 MILES				
Woodcock, Braydon	2026-01-21			49.30
US9782425 68 MILES				
Woodcock, Braydon	2026-01-22			30.45
US9782425 42 MILES				
Woodcock, Braydon	2026-01-23			49.30
US9909457 68 MILES				
Woodcock, Braydon	2026-02-06			49.30
US9909457 68 MILES				
Woodcock, Gregory (Greg)	2026-01-06			46.40
US9791174 64 MILES				
Woodcock, Gregory (Greg)	2026-01-19			49.30
US9881716 68 MILES				
Disbursements Subtotal				**339.23**

INVOICE

Invoice Number	2524907
Project Number	238202065

Top Task 2026 Total	**14,571.48**

Total Fees & Disbursements	$14,571.48
INVOICE TOTAL (USD)	**$14,571.48**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-01-28	238202065	2026	Direct - Regular	DUQUETTE, TIMOTHY J	0.50	190.00	95.00	REVIEW SP-12.5 PAVEMENT PLACED AT SEVEN OAKS, EVALUATION OF QUALITY AND POSSIBLE RECOMMENDATION FOR CORRECTION. REVIEWED W/ HAMID S.
2026-01-07	238202065	2026	Direct - Regular	KOSTAKIS, VASILI	1.00	214.00	214.00	SWFWMD O&M INSPECTION CERT
2026-01-12	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	198.00	792.00	COORDINATION WITH DISTRICT AND COUNTY FOR SPEED HUMP REMOVAL, REVIEWING PREVIOUS CORRESPONDENCE WHEN SPEED HUMPS WERE FIRST INSTALLED.
2026-01-14	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	REVIEWING SHOP DRAWINGS FROM CONTRACTOR
2026-01-15	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	6.00	198.00	1,188.00	REVISING ROADWAY AND PAVEMENT MARKING PLANS PER COUNTY COMMENT. UPDATING QUANTITIES FOR ADDENDUM #2.
2026-01-20	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	198.00	396.00	SHOP DRAWING REVIEW
2026-01-20	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	8.00	162.00	1,296.00	SURFACE AND RE-MILLING PROJECT
2026-01-21	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	2.00	162.00	324.00	SURFACE AND RE-MILLING PROJECT
2026-01-22	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	3.00	162.00	486.00	SURFACE AND RE-MILLING PROJECT
2026-01-23	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	3.50	162.00	567.00	SURFACE AND RE-MILLING PROJECT
2026-02-06	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	5.00	162.00	810.00	ROADWAY REVIEW
2026-01-05	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.25	217.00	54.25	EMAIL TO DUSTIN AT APS REGARDING SCHEDULE AND SEQUENCE OF CONSTRUCTION
2026-01-06	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	5.50	217.00	1,193.50	PREPARE FOR AND ATTEND ONSITE MEETING WITH APS TO REVIEW PAVER AREAS AND CONCRETE RIBBON CURB SEQUENCE OF CONSTRUCTION. DOWNLOAD PHOTOS AND MAKE PDF FOR EXHIBITS.
2026-01-07	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	217.00	651.00	ONSITE REVIEW OF BRICK PAVER AREAS AND COORDINATE WITH APS REGARDING WORK IN AREA.
2026-01-08	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	SEND EMAIL TO PASCO SCHOOLS REGARDING MILLING PROJECT. CALL WITH FRANK TO SEND EMAIL TO COUNTY TRAFFIC REGARDING MILLING AND RESURFACING PROJECT.
2026-01-12	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	PROJECT COORDINATION WITH APS AND CONCRETE CONTRACTOR.
2026-01-13	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	PROJECT COORDINATION WITH APS AND CONCRETE CONTRACTOR.
2026-01-14	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	217.00	434.00	COORDINATE WITH CONTRACTOR AND DISTRICT STAFF REGARDING SCHEDULE AND REQUESTED EXHIBIT. COORDINATE PLANS AND CONTRACTOR CONTACT WITH TESTING COMPANY. COORDINATE WITH JEREMY R AND SUNCOAST REGARDING PAVEMENT CONDITION AND EVALUATION.
2026-01-15	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	COORDINATE WITH APS REGARDING SUBMITTALS AND SEND REJECTION FOR CONCRETE MIX. REVIEW UPDATED PLANS WITH HUMPS REMOVED. COORDINATE WITH STAFF TO SEND TO COUNTY FOR REVIEW AND NOTIFICATION OF CONSTRUCTION.
2026-01-19	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	217.00	868.00	PRINT PLANS AND SPECS AND REVIEW. PREPARE FOR ONSITE MEETING.
2026-01-20	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDINATE WITH CONTRACTOR REGARDING CONCRETE SUBMITTAL. COORDINATE WITH STAFF IN FIELD.
2026-01-21	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDINATE WITH STAFF IN FIELD.
2026-01-22	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDINATE WITH STAFF IN FIELD.
2026-01-26	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	217.00	325.50	COORDINATE ISSUE WITH PREVIOUS PAVING CONTRACTOR TO REVIEW IN FIELD AND PROVIDE PLAN TO RECTIFY. COORDINATE WITH ROAD GROUP REGARDING PAVEMENT CONDITION. EMAIL SUNCOAST REGARDING ISSUE AND RESOLUTION.

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-01-28	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	217.00	651.00	REVIEW STANTEC PAVING PLAN MATRIX AND COMPARE TO RESERVE STUDY. COORDINATE UPDATED SCHEDULE FROM CONTRACTOR.
2026-01-29	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDINATE OBTAINING UPDATED SCHEDULE AND EXISTING SIGNS TO BE MODIFIED TO CORRECT DATE.
2026-01-30	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	COMPARE RESERVE STUDY NUMBERS FOR PAVING WITH STANTEC REPORT.
2026-02-03	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW PAVING PLAN AND MARKUP REPORTED ISSUES WITH PAVEMENT AREAS.
2026-02-04	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	217.00	651.00	PREPARE FOR AND ATTEND CDD MEETING. CALL WITH APS REGARDING WORKING NEXT WEEK TO FINISH THE CONCRETE RIBBON CURB.
2026-02-05	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	217.00	325.50	PREPARE FOR AND PRINT FORMS AND CRITERIA FOR ROAD REVIEW TOMORROW.
2026-02-06	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	5.00	217.00	1,085.00	ROAD REVIEW
			Total Labor:		**72.25**		**$14,232.25**	
2026-01-15	238202065	2026	Direct - Printing	ARC	15.88	1.00	15.88	21015ARC011526B4
			Total Direct - Printing		**15.88**		**$15.88**	
2026-01-20	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	49.30	1.00	49.30	SEVEN OAKS ONSITE INSPECTION
2026-01-21	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	49.30	1.00	49.30	SEVEN OAKS ONSITE INSPECTION
2026-01-22	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	30.45	1.00	30.45	SEVEN OAKS ONSITE INSPECTION
2026-01-23	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	49.30	1.00	49.30	SEVEN OAKS ONSITE INSPECTION
2026-02-06	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	49.30	1.00	49.30	SEVEN OAKS ONSITE INSPECTION
2026-01-06	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	46.40	1.00	46.40	ONSITE MEETING WITH APS
2026-01-19	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	49.30	1.00	49.30	SEVEN OAKS CONCRETE RIBBON CURB CONSTRUCTION
			Total Direct - Vehicle (mileage)		**323.35**		**$323.35**	
			Total Project 238202065		**411.48**		**$14,571.48**	

Stantec

INVOICE

Invoice Number	2541966
Invoice Date	March 27, 2026
Purchase Order	238202065
Customer Number	122354
Project Number	238202065

Bill To
Seven Oaks Community Development District
PO Box 32414
Charlotte, NC 28232
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No.: 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: Seven Oaks CDD Professional Engineering Services / District Engineer

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$25,117.10
Bill Through Date:	March 6, 2026

Due upon receipt or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number	2541966
Project Number	238202065

Top Task 2026 2026 FY

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Level 06				
Woodcock, Braydon	2026-02-09	4.00	162.00	648.00
Woodcock, Braydon	2026-02-10	4.00	162.00	648.00
Woodcock, Braydon	2026-02-12	7.00	162.00	1,134.00
Woodcock, Braydon	2026-02-16	7.00	162.00	1,134.00
Woodcock, Braydon	2026-02-17	6.00	162.00	972.00
Woodcock, Braydon	2026-02-18	8.00	162.00	1,296.00
Woodcock, Braydon	2026-02-19	9.00	162.00	1,458.00
Woodcock, Braydon	2026-02-20	4.00	162.00	648.00
Woodcock, Braydon	2026-02-23	7.50	162.00	1,215.00
Woodcock, Braydon	2026-02-24	8.00	162.00	1,296.00
Woodcock, Braydon	2026-02-25	7.50	162.00	1,215.00
Woodcock, Braydon	2026-03-02	8.00	162.00	1,296.00
Woodcock, Braydon	2026-03-04	9.00	162.00	1,458.00
Woodcock, Braydon	2026-03-05	6.00	162.00	972.00
Woodcock, Braydon	2026-03-06	3.00	162.00	486.00
		98.00		**15,876.00**
Level 10				
Nolte, Robert (Frank)	2026-02-17	4.00	198.00	792.00
Nolte, Robert (Frank)	2026-02-18	3.00	198.00	594.00
Nolte, Robert (Frank)	2026-02-19	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-02-23	2.00	198.00	396.00
Nolte, Robert (Frank)	2026-02-24	5.00	198.00	990.00
Nolte, Robert (Frank)	2026-02-25	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-03-03	1.00	198.00	198.00
		17.00		**3,366.00**
Level 13				
Woodcock, Gregory (Greg)	2026-02-09	1.25	217.00	271.25
Woodcock, Gregory (Greg)	2026-02-10	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-02-11	2.00	217.00	434.00
Woodcock, Gregory (Greg)	2026-02-12	2.00	217.00	434.00
Woodcock, Gregory (Greg)	2026-02-13	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-02-16	4.00	217.00	868.00
Woodcock, Gregory (Greg)	2026-02-17	1.75	217.00	379.75

INVOICE

Invoice Number	2541966
Project Number	238202065

Woodcock, Gregory (Greg)	2026-02-19	2.25	217.00	488.25
Woodcock, Gregory (Greg)	2026-02-23	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-02-24	2.00	217.00	434.00
Woodcock, Gregory (Greg)	2026-02-25	1.50	217.00	325.50
Woodcock, Gregory (Greg)	2026-03-02	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-03-03	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-03-04	4.00	217.00	868.00
Woodcock, Gregory (Greg)	2026-03-05	1.00	217.00	217.00
		26.75		**5,804.75**
Professional Services Subtotal		**141.75**		**25,046.75**

Disbursements

	Date	Cost	%	Current Amount
Direct - Printing				
ARC	2026-02-20	16.70	0.00	16.70
21015ARC022026B				
Direct - Vehicle (mileage)				
Woodcock, Braydon	2026-02-09			53.65
US9909457 74MILES				
Disbursements Subtotal				**70.35**

Top Task 2026 Total	**25,117.10**
Total Fees & Disbursements	$25,117.10
INVOICE TOTAL (USD)	**$25,117.10**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-02-17	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	198.00	792.00	MILLING AND RESURFACING SCHEDULE EXHIBIT FOR COMMUNITY
2026-02-18	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	198.00	594.00	MILLING AND RESURFACING SCHEDULE REVISIONS FOR COMMUNITY
2026-02-19	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	COORDINATION WITH COUNTY FOR SPEED HUMP DENIAL REASONING.
2026-02-23	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	198.00	396.00	MOT SCHEDULE UPDATES
2026-02-24	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	5.00	198.00	990.00	COORDINATION WITH COUNTY, AND PREPARING TRAFFIC CALMING MEMO WITH OPTIONS FOR COMMUNITY FOR ANCIENT OAKS BOULEVARD.
2026-02-25	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	MOT SCHEDULE UPDATES
2026-03-03	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	COORDINATION WITH GREG FOR MEETING UPDATES
2026-02-09	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	4.00	162.00	648.00	SURFACE AND RE-MILLING PROJECT
2026-02-10	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	4.00	162.00	648.00	SURFACE AND RE-MILLING PROJECT
2026-02-12	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	7.00	162.00	1,134.00	SURFACE AND RE-MILLING PROJECT AND O AND M REVIEW
2026-02-16	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	7.00	162.00	1,134.00	SURFACE AND RE-MILLING
2026-02-17	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	6.00	162.00	972.00	SURFACE AND RE-MILLING
2026-02-18	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	8.00	162.00	1,296.00	SURFACE AND RE-MILLING
2026-02-19	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	9.00	162.00	1,458.00	SURFACE AND RE-MILLING
2026-02-20	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	4.00	162.00	648.00	SURFACE AND RE-MILLING
2026-02-23	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	7.50	162.00	1,215.00	SURFACE AND REMILLING
2026-02-24	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	8.00	162.00	1,296.00	SURFACE AND REMILLING
2026-02-25	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	7.50	162.00	1,215.00	SURFACE AND REMILLING
2026-03-02	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	8.00	162.00	1,296.00	SURFACE AND REMILLING REVIEW
2026-03-04	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	9.00	162.00	1,458.00	SURFACE AND REMILLING REVIEW
2026-03-05	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	6.00	162.00	972.00	SURFACE AND REMILLING REVIEW
2026-03-06	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	3.00	162.00	486.00	SURFACE AND REMILLING REVIEW
2026-02-09	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	217.00	271.25	DOWNLOAD PHOTOS TO FILE. REDUCE AND PREPARE FOR PAVEMENT EVALUATION REPORT
2026-02-10	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	COORDINATE WITH APS REGARDING ADDITIONAL CURB AND MILLING AND RESURFACE PROPOSAL. SEND EMAIL TO SCOTT B REGARDING CHANGE ORDER 1 FOR CURB REPLACEMENT.
2026-02-11	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	217.00	434.00	COORDINATE MILLING AND RESURFACING SCHEDULE FOR MONDAY AND START OF MILLING AND PAVING. PROPOSAL FROM UES FOR TESTING. COORDINATE TESTING FOR CONCRETE CURB
2026-02-12	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	217.00	434.00	PREPARE SUMMARIES WITH PHOTOS OF REVIEWED ROADWAYS.
2026-02-13	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	COORDINATE WITH UES FOR COMPACTION TESTING MONDAY. REVIEW PLANS FOR CONSTRUCTION START MONDAY.
2026-02-16	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	217.00	868.00	MILLING AND RESURFACING ONSITE REVIEW. START OF MILLING AND RESURFACING.
2026-02-17	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.75	217.00	379.75	COORDINATE WITH FIELD STAFF REVIEWING MILLING AND RESURFACING. CORRESPOND WITH JON REGARDING MILLING AND ROAD REVIEW. COORDINATE WITH FRANK TO PREPARE SCHEDULE MAP
2026-02-19	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.25	217.00	488.25	CALL WITH APS REGARDING SCHEDULE UPDATES AND MAP REVIEW.
2026-02-23	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	COORDINATE WITH DM REGARDING ISSUES WITH MOT AND RESIDENT ISSUES. PREPARE LETTER FOR WEBSITE OUTLINING PROJECT RESOLUTION.
2026-02-24	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	217.00	434.00	REVIEW ROAD OBSERVATION REPORTS AND PACKAGE AND SEND FOR AGENDA. COORDINATE WITH STAFF IN FIELD REGARDING LIMITS OF MILLING AND PAINTING.
2026-02-25	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	217.00	325.50	COORDINATE WITH UES AND ONSITE STAFF REGARDING CLAY BASE ASPHALT REPAIR. REVIEW TRAFFIC CALMING MEMO AND UPDATE AS NEEDED AND SEND FOR AGENDA.
2026-03-02	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	COORDINATE WITH STAFF IN FIELD REGARDING GATE CLOSURE ON VEHICLE.
2026-03-03	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW AGENDA AND PREPARE FOR MEETING TOMORROW.
2026-03-04	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	217.00	868.00	PREPARE FOR AND ATTEND CDD MEETING.
2026-03-05	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	COORDINATE APPROVED CHANGE ORDER OR APS WITH CONTRACTOR. COORDINATE WITH FIELD REP DURING CONSTRUCTION. COORDINATE APS OFF MONDAY. CALL WITH BUD TO DISCUSS ACCIDENTS.
				Total Labor:	**141.75**		**$25,046.75**	
2026-02-20	238202065	2026	Direct - Printing	ARC	16.70	1.00	16.70	21015ARC022026B5
				Total Direct - Printing	**16.70**		**$16.70**	
2026-02-09	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	53.65	1.00	53.65	SEVEN OAKS ONSITE INSPECTION
				Total Direct - Vehicle (mileage)	**53.65**		**$53.65**	
			Total Project 238202065		**212.10**		**$25,117.10**	

Stantec

DRAFT INVOICE

Draft Invoice Number	17
Draft Invoice Date	April 17, 2026
Customer Number	122354
Project Number	238202065

Bill To
Seven Oaks Community Development District
PO BOX 32414
Charlotte NC 28232
United States

Please Remit To
Stantec Consulting Services Inc. (SCSI)
Federal Tax ID
11-2167170

Project Description: Seven Oaks CDD Professional Engineering Services / District Engineer

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$20,229.47
For Period Ending:	April 3, 2026

Invoice email: rizzettacddinvoices@avidbill.com

Due upon receipt or in accordance with terms of the contract

Draft Invoice Number 17
Project Number 238202065

Top Task 2026 2026 FY

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 06				
Woodcock, Braydon	2026-03-09	5.00	162.00	810.00
Woodcock, Braydon	2026-03-17	8.00	162.00	1,296.00
Woodcock, Braydon	2026-03-18	8.00	162.00	1,296.00
Woodcock, Braydon	2026-03-19	6.00	162.00	972.00
Woodcock, Braydon	2026-03-25	7.00	162.00	1,134.00
		34.00		**5,508.00**
Level 10				
Nolte, Robert (Frank)	2026-03-09	3.00	198.00	594.00
Nolte, Robert (Frank)	2026-03-11	2.00	198.00	396.00
Nolte, Robert (Frank)	2026-03-16	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-03-17	8.00	198.00	1,584.00
Nolte, Robert (Frank)	2026-03-18	3.00	198.00	594.00
Nolte, Robert (Frank)	2026-03-30	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-03-31	3.00	198.00	594.00
Nolte, Robert (Frank)	2026-04-01	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-04-03	1.50	198.00	297.00
		23.50		**4,653.00**
Level 13				
Woodcock, Gregory (Greg)	2026-03-09	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-03-16	1.25	217.00	271.25
Woodcock, Gregory (Greg)	2026-03-17	8.00	217.00	1,736.00
Woodcock, Gregory (Greg)	2026-03-18	5.00	217.00	1,085.00
Woodcock, Gregory (Greg)	2026-03-19	3.00	217.00	651.00
Woodcock, Gregory (Greg)	2026-03-20	1.50	217.00	325.50
Woodcock, Gregory (Greg)	2026-03-23	1.25	217.00	271.25
Woodcock, Gregory (Greg)	2026-03-24	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-03-25	7.00	217.00	1,519.00
Woodcock, Gregory (Greg)	2026-03-26	3.00	217.00	651.00
Woodcock, Gregory (Greg)	2026-03-30	4.00	217.00	868.00
Woodcock, Gregory (Greg)	2026-03-31	2.00	217.00	434.00
Woodcock, Gregory (Greg)	2026-04-01	4.00	217.00	868.00
		42.00		**9,114.00**
Professional Services Subtotal		**99.50**		**19,275.00**

Disbursements

	Date	Cost	%	Current

Draft Invoice Number 17
Project Number 238202065

				Amount
Direct - Printing				
ARC 21015ARC031826B	2026-03-18	35.17	0.00	35.17
Direct - Vehicle (mileage)				
Woodcock, Braydon US9984077 64 MILES	2026-02-09			46.40
Woodcock, Braydon US9984077 64 MILES	2026-02-10			46.40
Woodcock, Braydon US9984077 64 MILES	2026-02-16			46.40
Woodcock, Braydon US9984077 64 MILES	2026-02-17			46.40
Woodcock, Braydon US9984077 64 MILES	2026-02-18			46.40
Woodcock, Braydon US9984077 64 MILES	2026-02-19			46.40
Woodcock, Braydon US9984077 64 MILES	2026-02-23			46.40
Woodcock, Braydon US9984077 64 MILES	2026-02-24			46.40
Woodcock, Braydon US9984077 64 MILES	2026-02-25			46.40
Woodcock, Braydon US9984077 64 MILES	2026-03-02			46.40
Woodcock, Braydon US9984077 64 MILES	2026-03-04			46.40
Woodcock, Braydon US9984077 64 MILES	2026-03-05			46.40
Woodcock, Braydon US9984077 60 MILES	2026-03-06			43.50
Woodcock, Braydon US9984077 64 MILES	2026-03-09			46.40
Woodcock, Braydon US9984077 64 MILES	2026-03-12			46.40
Woodcock, Braydon US9984077 64 MILES	2026-03-17			46.40
Woodcock, Braydon US9984077 64 MILES	2026-03-18			46.40
Woodcock, Braydon US9984077 64 MILES	2026-03-19			46.40
Woodcock, Braydon US10318687 56 MILES	2026-03-25			40.60
Woodcock, Gregory (Greg) US10420485 64 MILES	2026-04-01			46.40

Draft Invoice Number 17
Project Number 238202065

Disbursements Subtotal	**954.47**
Top Task 2026 Total	**20,229.47**
Total Fees & Disbursements	$20,229.47
INVOICE TOTAL (USD)	**$20,229.47**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-03-09	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	198.00	594.00	PREPARING PLANS FOR TRAFFIC CALMING ALONG ANCIENT OAKS BOULEVARD
2026-03-11	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	198.00	396.00	PREPARING PLANS FOR TRAFFIC CALMING ALONG ANCIENT OAKS BOULEVARD
2026-03-16	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	UTILITY ATLAS REQUEST FOR TRAFFIC CALMING PROJECT ALONG ANCIENT OAKS BOULEVARD
2026-03-17	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	8.00	198.00	1,584.00	ANCIENT OAKS TRAFFIC CALMING PLANS
2026-03-18	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	198.00	594.00	ANCIENT OAKS TRAFFIC CALMING PLANS
2026-03-30	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	MOT EXHIBIT PREPARATION FOR SPEED CUSHIONS ALONG ANCIENT OAKS BOULEVARD
2026-03-31	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	198.00	594.00	DUMPSTER LAYOUT REVISIONS TO PARKING LOT
2026-04-01	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	MOT EXHIBIT PREPARATION FOR SPEED CUSHIONS ALONG ANCIENT OAKS BOULEVARD
2026-04-03	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.50	198.00	297.00	MOT EXHIBIT PREPARATION FOR SPEED CUSHIONS ALONG ANCIENT OAKS BOULEVARD
2026-03-09	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	5.00	162.00	810.00	SURFACE AND REMILLING PROJECT
2026-03-17	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	8.00	162.00	1,296.00	SURFACE AND REMILLING
2026-03-18	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	8.00	162.00	1,296.00	SURFACE AND REMILLING
2026-03-19	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	6.00	162.00	972.00	SURFACE AND REMILLING
2026-03-25	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	7.00	162.00	1,134.00	ROADWAY FINAL WALKTHROUGH AND ROADWAY REVIEWS FOR UPCOMING SURFACE AND REMILLING
2026-03-09	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	COORDINATE WITH JOHN AND APS REGARDING MANHOLE ISSUE. SEND EMAIL REQUEST TO APS FOR CLAIM. COORDINATE BASE TESTING.
2026-03-16	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	217.00	271.25	PRINT MAPS AND PREPARE FOR ONSITE REVIEW TOMORROW. COORDINATE WITH FRANK AND CONTRACTOR REGARDING BIKE PATH STRIPING
2026-03-17	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	8.00	217.00	1,736.00	PREPARE FOR AND REVIEW ROADWAY CONDITIONS FOR PAVING PLAN.
2026-03-18	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	5.00	217.00	1,085.00	DOWNLOAD PHOTOS. PREPARE SUMMARY OF PAVEMENT REVIEW WITH PHOTOS.
2026-03-19	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	217.00	651.00	REVIEW PAVING SCHEDULE AND REPORTS. ARRANGE COST MATRIX SCHEDULED BASED ON FIELD OBSERVATIONS.
2026-03-20	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	217.00	325.50	REVIEW PAVING SCHEDULE WITH STAFF. CONFER REGARDING CONDITION ASSESSMENT. UPDATE AS NEEDED. SET ONSITE REVIEW OF FINAL SCHEDULE FOR FIELD CONFIRMATION.
2026-03-23	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	217.00	271.25	COORDINATE WITH APS REGARDING CLAIMS AND RESOLUTIONS TO DATE.
2026-03-24	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	PRINT PLANS AND REVIEW FOR MEETING TOMORROW.
2026-03-25	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	7.00	217.00	1,519.00	ONSITE REVIEW OF ROADWAY PROJECT.
2026-03-26	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	217.00	651.00	DOWNLOAD PHOTOS FROM REVIEW. FINALIZE FUTURE COST MATRIX.
2026-03-30	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	217.00	868.00	PREPARE PUNCH LIST REPORT WITH MAP AND PHOTOS. SEND TO APS FOR COMMENT.
2026-03-31	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	217.00	434.00	FINALIZE AND REVIEW OF AGENDA ITEMS AND SEND REPORTS TO RIZZETTA
2026-04-01	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	217.00	868.00	PREPARE FOR AND ATTEND CDD MEETING.
			Total Labor:		**99.50**		**$19,275.00**	
2026-03-18	238202065	2026	Direct - Printing	ARC	35.17	1.00	35.17	21015ARC031826B6
			Total Direct - Printing		**35.17**		**$35.17**	

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-02-09	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-02-10	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-02-16	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-02-17	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-02-18	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-02-19	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-02-23	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-02-24	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-02-25	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-03-02	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-03-04	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-03-05	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-03-06	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	43.50	1.00	43.50	SEVEN OAKS ONSITE INSPECTION
2026-03-09	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-03-12	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-03-17	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-03-18	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-03-19	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	SEVEN OAKS ONSITE INSPECTION
2026-03-25	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	40.60	1.00	40.60	SEVEN OAKS ONSITE INSPECTION
2026-04-01	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	46.40	1.00	46.40	SEVEN OAKS CDD MEETING
			Total Direct - Vehicle (mileage)		**919.30**		**$919.30**	
			Total Project 238202065		**1,053.97**		**$20,229.47**	

Stantec

DRAFT INVOICE

Draft Invoice Number	18
Draft Invoice Date	May 22, 2026
Purchase Order	238202065
Customer Number	122354
Project Number	238202065

Bill To

Seven Oaks Community Development District
PO BOX 32414
Charlotte NC 28232
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
Federal Tax ID 11-2167170

Project Description: Seven Oaks CDD Professional Engineering Services / District Engineer

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$13,262.77
Bill Through Date:	May 8, 2026

Invoice email: rizzettacddinvoices@avidbill.com

Due upon receipt or in accordance with terms of the contract

Draft Invoice Number 18
Project Number 238202065

Top Task 2026 2026 FY

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Level 06				
Woodcock, Braydon	2026-04-09	5.00	162.00	810.00
Woodcock, Braydon	2026-04-21	5.00	162.00	810.00
		10.00		**1,620.00**
Level 10				
Nolte, Robert (Frank)	2026-04-06	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-04-07	2.00	198.00	396.00
Nolte, Robert (Frank)	2026-04-08	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-04-10	2.00	198.00	396.00
Nolte, Robert (Frank)	2026-04-13	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-04-14	3.00	198.00	594.00
Nolte, Robert (Frank)	2026-04-17	4.00	198.00	792.00
Nolte, Robert (Frank)	2026-04-21	3.00	198.00	594.00
Nolte, Robert (Frank)	2026-04-22	2.00	198.00	396.00
Nolte, Robert (Frank)	2026-04-28	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-05-05	4.00	198.00	792.00
Nolte, Robert (Frank)	2026-05-07	6.00	198.00	1,188.00
Nolte, Robert (Frank)	2026-05-08	6.00	198.00	1,188.00
Rankin, Ashley Alexandra	2026-04-20	0.25	198.00	49.50
		36.25		**7,177.50**
Level 13				
Woodcock, Gregory (Greg)	2026-04-08	3.50	217.00	759.50
Woodcock, Gregory (Greg)	2026-04-09	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2026-04-15	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-04-21	4.75	217.00	1,030.75
Woodcock, Gregory (Greg)	2026-04-29	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-04-30	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-05-01	2.00	217.00	434.00
Woodcock, Gregory (Greg)	2026-05-04	1.25	217.00	271.25
Woodcock, Gregory (Greg)	2026-05-06	5.00	217.00	1,085.00
Woodcock, Gregory (Greg)	2026-05-07	0.50	217.00	108.50
		20.50		**4,448.50**

Draft Invoice Number 18
Project Number 238202065

Professional Services Subtotal	**66.75**	**13,246.00**

Disbursements

	Date	Cost	%	Current Amount
Direct - Printing				
ARC	2026-04-17	16.77	0.00	16.77
21015ARC041726B				
Disbursements Subtotal				**16.77**

Top Task 2026 Total	**13,262.77**

Total Fees & Disbursements	$13,262.77
INVOICE TOTAL (USD)	**$13,262.77**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-04-06	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	ANCIENT OAKS SPEED CUSHION MOT PLANS
2026-04-07	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	198.00	396.00	ANCIENT OAKS SPEED CUSHION MOT PLANS
2026-04-08	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	COORDINATION CALL FOR MILLING AND RESURFACING PLANNING COSTS AND UPCOMING SCHEDULE
2026-04-10	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	198.00	396.00	ANCIENT OAKS SPEED CUSHION MOT PLANS
2026-04-13	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	ANCIENT OAKS BOULEVARD SPEED CUSHION MOT PLANS
2026-04-14	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	198.00	594.00	ANCIENT OAKS BOULEVARD SPEED CUSHION MOT PLANS
2026-04-17	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	198.00	792.00	ANCIENT OAKS BOULEVARD SPEED CUSHION MOT PLANS
2026-04-21	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	198.00	594.00	MOT PLANS FOR SPEED CUSHIONS ALONG ANCIENT OAKS BOULEVARD
2026-04-22	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	198.00	396.00	MOT PLANS FOR SPEED CUSHIONS ALONG ANCIENT OAKS BOULEVARD
2026-04-28	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	MOT PLANS FOR SPEED CUSHIONS
2026-05-05	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	198.00	792.00	ANCIENT OAKS BOULEVARD - TRAFFIC CALMING PLANS, MOT AND PERMIT FILING.
2026-05-07	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	6.00	198.00	1,188.00	ANCIENT OAKS BOULEVARD - TRAFFIC CALMING PLANS, MOT AND PERMIT FILING.
2026-05-08	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	6.00	198.00	1,188.00	ANCIENT OAKS BOULEVARD - TRAFFIC CALMING PLANS, MOT AND PERMIT FILING.
2026-04-20	238202065	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	198.00	49.50	PM COORDINATION
2026-04-09	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	5.00	162.00	810.00	O AND M PERMIT REVIEW
2026-04-21	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	5.00	162.00	810.00	PUNCHLIST REVIEW
2026-04-08	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.50	217.00	759.50	REVIEW BUDGET DOCUMENTS AND RESERVE STUDY AND PREPARE FOR AND ATTEND BUDGET WORKSHOP VIA CONFERENCE CALL.
2026-04-09	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	O AND M PERMIT REVIEW.
2026-04-15	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW INVOICES AND BREAK OUT CONSTRUCTION CHARGES RELATED TO MILL AND RESURFACE.
2026-04-21	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.75	217.00	1,030.75	PUNCHLIST REVIEW
2026-04-29	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW QUESTIONS RELATED TO PAVING AND SEND RESPONSES.
2026-04-30	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW PAVING PROJECT PAY APPLICATION 2 AND SEND FOR PAYMENT.
2026-05-01	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	217.00	434.00	REVIEW EMAILS RELATED TO GATE STRIKE WITH CAR AND PREPARE FOR UPCOMING MEETING. REVIEW SWFWMD INSPECTIONS DUE AND SCHEDULE FIELD STAFF.
2026-05-04	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	217.00	271.25	CALL WITH DM REGARDING UPCOMING MEETING. REVIEW AGENDA AND PREPARE FOR UPCOMING MEETING.
2026-05-06	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	5.00	217.00	1,085.00	PREPARE FOR AND ATTEND CDD MEETING.
2026-05-07	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	REVIEW LINE OF SIGHT EXHIBIT WITH FRANK TO PREPARE.
			Total Labor:		**66.75**		**$13,246.00**	
2026-04-17	238202065	2026	Direct - Printing	ARC	16.77	1.00	16.77	21015ARC041726B5
			Total Direct - Printing		**16.77**		**$16.77**	
			Total Project 238202065		**83.52**		**$13,262.77**	

Stantec

INVOICE

Invoice Number	2635100
Invoice Date	October 21, 2026
Customer Number	122354
Project Number	238202065

Bill To
Seven Oaks Community
Development District
PO BOX 32414
Charlotte, NC 18132
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Seven Oaks CDD Professional Engineering Services / District Engineer

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$12,797.73
For Period Ending:	September 30, 2026

Due upon receipt or in accordance with terms of the contract.

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager.

Invoice Number 2635100
Project Number 238202065

Top Task 2026 2026 FY

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 06				
Woodcock, Braydon	2026-05-19	3.00	162.00	486.00
Woodcock, Braydon	2026-05-20	1.00	162.00	162.00
Woodcock, Braydon	2026-06-01	8.00	162.00	1,296.00
Woodcock, Braydon	2026-06-02	5.00	162.00	810.00
		17.00		**2,754.00**
Level 10				
Nolte, Robert (Frank)	2026-05-12	6.00	198.00	1,188.00
Nolte, Robert (Frank)	2026-05-13	4.00	198.00	792.00
Nolte, Robert (Frank)	2026-05-15	2.00	198.00	396.00
Nolte, Robert (Frank)	2026-05-18	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-05-19	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-05-21	3.00	198.00	594.00
Nolte, Robert (Frank)	2026-05-26	3.00	198.00	594.00
Nolte, Robert (Frank)	2026-05-27	2.00	198.00	396.00
Nolte, Robert (Frank)	2026-06-08	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-06-09	5.00	198.00	990.00
Nolte, Robert (Frank)	2026-06-11	3.00	198.00	594.00
		31.00		**6,138.00**
Level 11				
Kostakis, Vasili	2026-05-20	3.00	214.00	642.00
		3.00		**642.00**
Level 13				
Woodcock, Gregory (Greg)	2026-05-12	3.00	217.00	651.00
Woodcock, Gregory (Greg)	2026-05-13	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-05-14	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2026-05-19	1.50	217.00	325.50
Woodcock, Gregory (Greg)	2026-05-22	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2026-05-27	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-05-28	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2026-06-01	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-06-03	2.50	217.00	542.50
Woodcock, Gregory (Greg)	2026-06-05	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-06-08	1.00	217.00	217.00
		13.50		**2,929.50**
Professional Services Subtotal		**64.50**		**12,463.50**

Invoice Number 2635100
Project Number 238202065

Disbursements

	Date	Cost	%	Current Amount
Direct - Printing				
ARC 21015ARC052126B	2026-05-21	36.24	0.00	36.24
Direct - Vehicle (mileage)				
Nolte, Robert (Frank) US10708621 70 MILES	2026-05-12			50.75
Woodcock, Braydon US10801535 69 MILES	2026-05-19			50.03
Woodcock, Braydon US10888372 71 MILES	2026-06-01			51.48
Woodcock, Braydon US10888372 71 MILES	2026-06-02			51.48
Woodcock, Gregory (Greg) US10681519 68 MILES	2026-05-06			49.30
Woodcock, Gregory (Greg) US10961589 62 MILES	2026-06-03			44.95

Disbursements Subtotal **334.23**

Top Task 2026 Total **12,797.73**

Total Fees & Disbursements $12,797.73

INVOICE TOTAL (USD) **$12,797.73**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-05-20	238202065	2026	Direct - Regular	KOSTAKIS, VASILI	3.00	214.00	642.00	MILL & RESURFACE RESEARCH
2026-05-12	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	6.00	198.00	1,188.00	PREPARING FOR AND VISITING WILDSTAR CIRCLE FOR SIGHT VISIBILITY ANALYSIS. CREATING EXHIBIT OF FINDINGS
2026-05-13	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	198.00	792.00	TRAFFIC CALMING PLAN FOR ANCIENT OAKS
2026-05-15	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	198.00	396.00	PREPARING TRAFFIC CALMING APPLICATION AND CHECKLIST. COMPLETING DELIVERABLE
2026-05-18	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	FINALIZING CLEAR HEIGHT AND VISIBILITY EXHIBIT.
2026-05-19	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	FINALIZING CLEAR HEIGHT AND VISIBILITY EXHIBIT.
2026-05-21	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	198.00	594.00	UPLOADING ANCIENT OAKS TRAFFIC CALMING DELIVERABLE TO ACCELA WEBSITE. PREPARING SUMMERGATE AND MYSTIC OAKS EXHIBITS FOR GEOTECHNICAL WORK
2026-05-26	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	198.00	594.00	PREPARING ROADWAY PLANS FOR MYSTIC OAKS AND SUMMERGATE.
2026-05-27	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	198.00	396.00	PREPARING ROADWAY PLANS FOR MYSTIC OAKS AND SUMMERGATE.
2026-06-08	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	REQUESTING MAINTENANCE AGREEMENT FOR SPEED LIMIT FLASHERS ALONG MYSTIC OAK BOULEVARD IN FRONT OF SCHOOL
2026-06-09	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	5.00	198.00	990.00	FINALIZING SUMMERGATE AND MYSTIC OAK PLAN SHEET LAYOUT AND COORDINATION WITH GEOTECHNICAL ENGINEER FOR SITE VISIT TO LAY OUT CORINGS FOR ROAD RECOMMNEDATION
2026-06-11	238202065	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	198.00	594.00	EXHIBIT FOR CROSS WALK SIGNAGE AT ROUNDABOUT OF ANCIENT OAKS AND SUMMERGATE BLVD.
2026-05-19	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	3.00	162.00	486.00	ROADWAY PUNCH LIST REVIEW
2026-05-20	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	1.00	162.00	162.00	ROADWAY PUNCH LIST REPORT
2026-06-01	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	8.00	162.00	1,296.00	EROSION REVIEW AND REPORT SILVERMOSS
2026-06-02	238202065	2026	Direct - Regular	WOODCOCK, BRAYDON	5.00	162.00	810.00	EROSION REVIEW AND REPORT
2026-05-12	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	217.00	651.00	PREPARE FOR AND STAKE OUT SIGHT TRIANGLES AND DOCUMENT CONDITION WITHIN TRIANGLES. DOWNLOAD PHOTOS FOR REPORT.
2026-05-13	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	CALL WITH APS REGARDING PAY APPLICATION #2. COORDINATE WITH DM TO PROCESS INVOICE. CALL WITH KC TO DISCUSS SIGHT TRIANGLES.
2026-05-14	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDINATE WITH JOHN REGARDING TREE CANOPY MEASUREMENTS. COORDINATE WITH FRANK TO INCLUDE IN REPORT.
2026-05-19	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	217.00	325.50	PRINT SIGNAGE AND PAVEMENT MARKING PLANS. REVIEW WITH STAFF FOR FIELD REVIEW OF ANCIENT OAKS. COORDINATE WITH STAFF IN FIELD. FINAL REVIEW OF SIGHT TRIANGLE EXHIBITS AND MARKUP. SEND EXHIBIT TO KC.
2026-05-22	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDINATE WITH APS REGARDING GATE STRIKE ACCIDENT DURING CONSTRUCTION.
2026-05-27	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	COORDINATE WITH ADS REGARDING INVOICE AND WORK COMPLETED. REVIEW PLANS FOR NEXT PHASE AND CALL WITH STAFF TO REVIEW.
2026-05-28	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDIANTE WITH DM AND APS REGARDING CRASH INFORMATION FOR REIMBURSEMENT TO CDD.
2026-06-01	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW AND UPDATE EROSION REPORT AS NEEDED. COORDINATE WITH STAFF TO SEND FOR PROPOSALS AND SEND TO LISA FOR AGENDA.
2026-06-03	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.50	217.00	542.50	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.
2026-06-05	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW AND MARKUP CORING EXHIBIT FOR STAFF TO UPDATE.

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-06-08	238202065	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	EMAILL AND CALL WITH DUSTIN OF APS REGARDING REIMBURSEMENT FOR GATE STRIKE. REVIEW EMAILS AND FLASHING BEACON LOCATION
			Total Labor:		**64.50**		**$12,463.50**	
2026-05-21	238202065	2026	Direct - Printing	ARC	35.67	1.00	35.67	21015ARC052126B5
2026-05-21	238202065	2026	Direct - Printing	ARC	0.57	1.00	0.57	21015ARC052126B5
			Total Direct - Printing		**36.24**		**$36.24**	
2026-05-12	238202065	2026	Direct - Vehicle (mileage)	NOLTE, ROBERT (FRANK)	50.75	1.00	50.75	SITE VISIT TO SIGHT DISTANCE AND VISIBILITY AT MOONRISE WAY
2026-05-19	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	50.03	1.00	50.03	SEVEN OAKS ONSITE INSPECTION
2026-06-01	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	51.48	1.00	51.48	SEVEN OAKS CDD ONSITE REVIEW
2026-06-02	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	51.48	1.00	51.48	SEVEN OAKS CDD ONSITE REVIEW
2026-05-06	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	49.30	1.00	49.30	SEVEN OAKS CDD MEETING
2026-06-03	238202065	2026	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	44.95	1.00	44.95	SEVEN OAKS CDD MEETING
			Total Direct - Vehicle (mileage)		**297.99**		**$297.99**	
			Total Project 238202065		**398.73**		**$12,797.73**	

Tab 4

Seven Oaks Field Operations Update

CDD Meeting 11/04/26

Clubhouse:

- Holiday lighting scheduled to turn on Monday November 23rd
- SafeSlide is scheduled to begin November 14th
- Pressure washing of all pool deck seating will begin November 19th
- Softball backstop renovation has been approved, date TBD

Playgrounds:

- Bellafield playground demolition begins second week of November

Sidewalk Trip Hazards:

- Grinding of an additional 600 sidewalk trip hazards has been approved, start date will be in November. Once completed this will encompass 1,678 repairs since beginning with current vendor in 2025

White Pergolas:

- All 27 white pergolas in the community are currently being repainted

Tab 5

SEVEN OAKS

COMMUNITY ASSET MANAGEMENT REPORT



October 14, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

Summary, Ancient Oaks, SR 56

General Updates, Recent & Upcoming Maintenance Events

- **Bahia Turf – October Fertilization Guidelines:** Apply a complete fertilizer based on current soil test results. Include the 16-0-8 + PreM at a rate not exceeding .5 lb. N per 1,000 sq. ft. Total lbs. of product to be applied 680 lbs.
- **St Augustine Turf – October Fertilization Guidelines:** Apply a complete fertilizer based on current soil test results. Include the 24-0-11 Fe, Mn, Mg + PreM at a rate not exceeding .5 lb. N per 1,000 sq. ft. Total lbs. of product to be applied 2,100 lbs.
- **Ornamentals Fertilization – October Guidelines:** Apply 8-10-10 Micros + Bifen at a rate not exceeding 2 lbs., totaling lbs. applied 2,180 lbs.
- **Specialty Plant Materials – October Guidelines:** Apply 8-10-10 Fe, Mn, Mg, Zn, B at a rate not exceeding 1 lb. per 1,000 sq. ft. Total lbs. of product to be applied 100 lbs.
- **Paspalum Turf – November Fertilization Guidelines:** Apply 24-0-11 (Fe, Mn, Mg) + PreM at a rate not exceeding 0.5 lbs. per 1,000 sq. ft. Total products to be applied 455 lbs.
- **Palms – November Fertilization Guidelines:** Apply 8N-2P205-12K20+4Mg at a rate not exceeding 1.5 lbs. per 100 sq. ft. of palm canopy. Total lbs. of product to be applied 810 lbs.
- Water restrictions have extended until March 27th 2027.

The following are action items for Juniper Landscape and Integrated Irrigation Services to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. Orange indicates a task to be completed by Staff and **BOLD, underlined black** indicates a question or update for the BOS.

1. **Ancient Oaks Entrance (West Side, North of Monument):** Several Sago palms are exhibiting yellowing fronds, indicating potential micronutrient deficiencies. Apply a manganese and iron treatment to improve plant health and color. Seasonal mushrooms growing in the turf areas. Although typically harmless, usually an indicator of too much water, poor drainage, decomposing, etc.

2. **Ancient Oaks Entrance (West Side, North of Monument):** Spanish moss within several oak and cypress trees located behind the monument signage. Remove Spanish moss throughout the year, with additional focus during slower maintenance periods, to reduce canopy weight and improve tree appearance.

3. **Ancient Oaks Entrance Landscape Beds:** Near the west monument area, within the Ixora plantings, remove the St Augustine grass encroachment from the planting area. After edging, any remaining turf should be manually removed to prevent competition with ornamental plant material and maintain clean bed definitions.

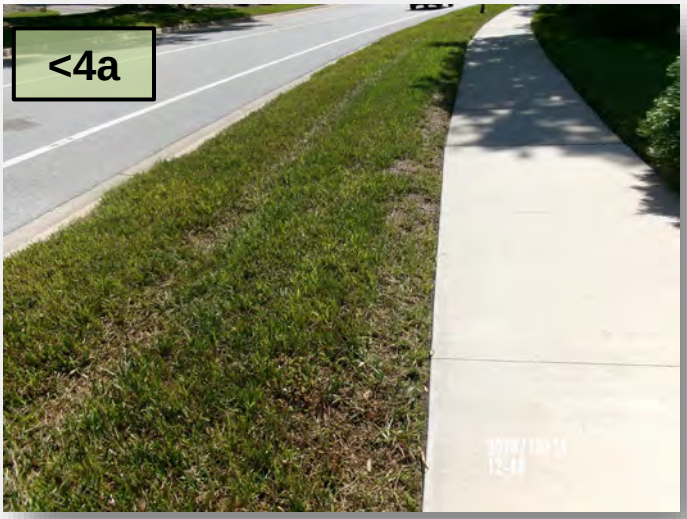
4. **Ancient Oaks ROW (North of SR 56):** Areas of turf decline adjacent to the concrete walkway and extending into portions of the ROW. Damage patterns are consistent with possible chinch bug activity or fungal disease. Further evaluation and corrective treatment are recommended. Changing up mowing patterns can also help fill in stressed turf areas. (Pic 4a>, 4b>)

Ancient Oaks, SR 56

5. **Ancient Oaks Median (North of SR 56):** Turf thinning and wear patterns are developing along median edges. Conditions appear to be related to prolonged shade stress and repetitive mowing patterns. Alternate mowing directions during service visits and implement an aggressive fertilization program to encourage turf recovery. (Pics 5>)



6. **Ancient Oaks & SR 56 - East and West Monument Area:** Several deficiencies throughout the two monument landscape beds. Remove and rake out the dead jasmine. Approximately 17 annuals are dead/dying on the east side, and 25 on the west bed. Replace before the changeout or provide a credit for next install.





7. **Same area as #6:** Treat the sago palms for scale, use an oil-based horticulture spray or petroleum based. I recommend treating all as these can spread very quickly if not treated. (Pic 7)



8. **Ancient Oaks - East Side of Road:** Treat the Fakahatchee grasses for spider mites and reduce foliage as necessary to encourage healthy regrowth. (Pic 8>)

Summergate Blvd, Coventry Trail

9. **<u>Summergate – Entrance: The rust in the water from the irrigation is staining the monuments. Before the next annual rotation, we may need to think about power washing. (Pic 9)</u>**

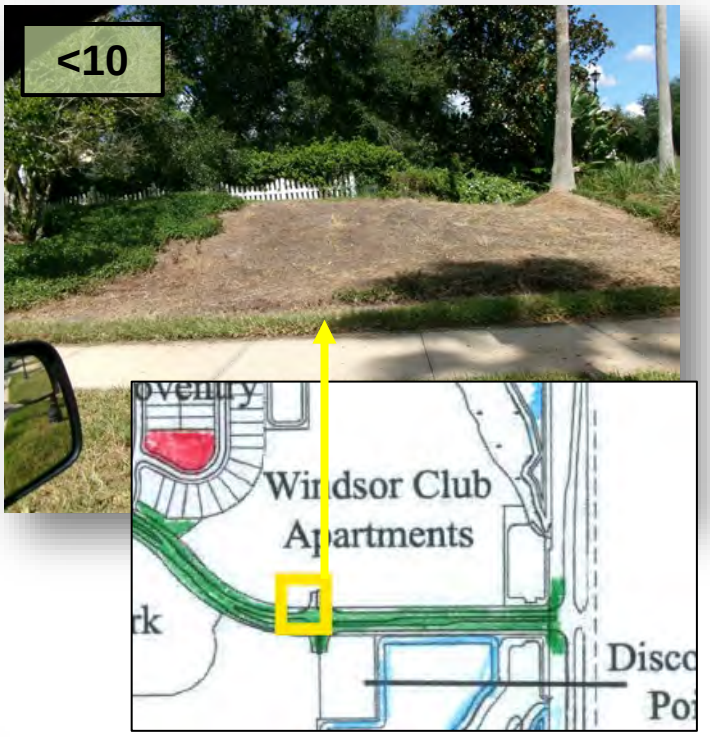


10. **Summergate Blvd - Near Windsor Club Apartments:** Rake and remove all dead jasmine material, clean and detail the bed, and provide a proposal for jasmine replacement. (Pic 10>)



11. **Summergate Blvd:** Detail these beds aggressively. I am noticing lots of browning fronds in some of the coontie palms, dead Schefflera shrubs, and areas where we're missing plants. If you see a dead plant, bring it to our attention. It's close to the holiday season, the best time to start planting and beautifying the property.

12. **Coventry Walking Trail:** Off Summergate Blvd, clean up the stink vines that are growing throughout the beds and remove any fallen palm boots from below.



13. **Same area as #12:** About midway in the walking trail, we have a fallen limb about 15 feet long that was laying on top of the jasmine hedge. I moved it to the back of the shrubs so it's not laying on top of them. Please remove it next visit. There is an additional branch that is broken and still sitting in the tree canopy. Juniper - you will need a ladder to remove it. See map on next page for general location. (Pic 13>)

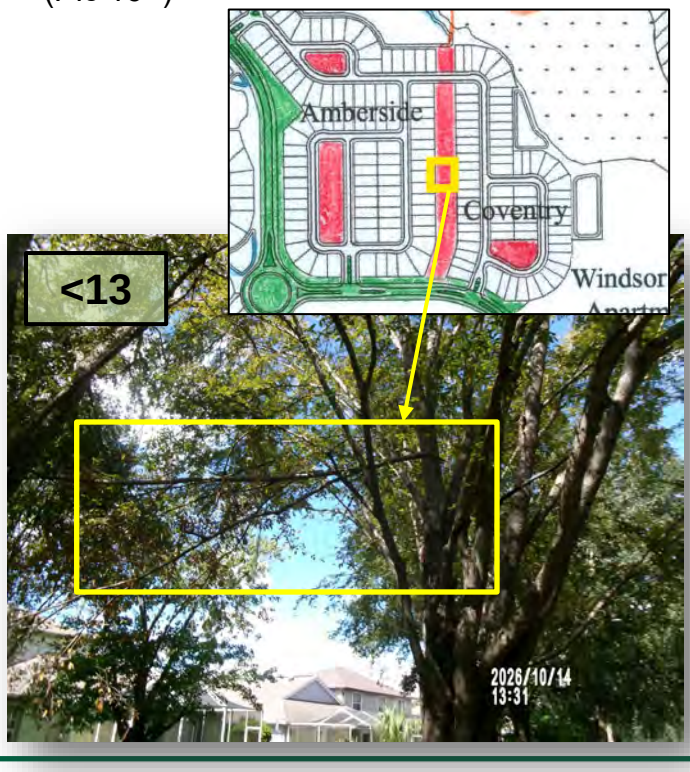
14. Great edging job along this walking trail! The crew made this path edge stand out.

Amber Sideway, Rose Haven, Pinecrest, Pine Point, Clubhouse

15. **Amber Sideway and Rose Haven:** Treat the Fakahatchee grasses for spider mites before they move to the adjacent healthy grasses. (Pic 15)



16. **Pinecrest:** At the entrance, on both sides of the monument bed, clean and detail the annual beds. This should also include the median bed that is attached to the gate. There are only two gold mounds remaining in the median area. This is a great opportunity for the crew to bring this to the account manager's attention for replacements. (Pic 16>)



17. **Pinecrest:** Median bed, as soon as you enter the gate area, remove the smartweed growing throughout the jasmines and start training the jasmine vines that are overhanging the concrete curbs onto the mulch area with landscape staples. This will help fill in the bed quicker.

18. **Pine Point Dr:** Begin removing Spanish moss from trees. This doesn't necessarily kill the tree, but it does defoliate and affect leaf habits next season. (Pic 18)





19. **Pine Point Dr:** One of the residents is leaving their Robellini palm fronds in the median. We have Sabal palms here. (Pic 19>)

20. **Clubhouse – Annuals:** At the front entrance of the building, we have about 23 dead annuals.

Clubhouse

21. **General Note:** Behind shrubs and planting beds needs to be treated as if it were seen every day. Weed out all mulched areas that are part of the maintenance exhibit.

22. At the entrance of the clubhouse in the median bed annuals, we have about 27 that are dead, and 13 dead on the west side of the entrance. Please consider a discounted price when presenting the next rotation of annuals due to the excessive number of dead/dying annuals.

23. At the entrance of the clubhouse, along the south side of the walkway, I reported a possible irrigation break. What is the status?

24. **Clubhouse:** Near the basketball courts and pool area, limb away the branches from the light structure.

25. **Large field south of the clubhouse:** The baseball backstop still has not been cleaned up. There should not be any plant material growing on any structure.

26. **General Note:** Make sure that we are limbing up anything overly leaning into the CDD areas. Several areas noted that some of the aggressive grape vines are starting to climb over and weigh down some of the native plant material onto the common areas. In this….



(#26 Cont.)….event, the invasive species should be limbed back, allowing the native species to grow upright again.

27. **Clubhouse:** At the front entrance, begin aggressive fertilizing. The turf is starting to become bare in random spots, mostly underneath the large canopy trees.

28. **Clubhouse:** The grasses that were mentioned in the last reports that sit between the pool and the tennis courts are now leaning over due to the amount of decline and browning leaves. These need to be treated for spider mites and then mounded to be prepped for the holiday season. (Pics 28a, 28b)





29. **Clubhouse – Bike rack:** Just north of the clubhouse, there's a bike rack that….(Nxt pg)

(#29 Cont.)….for the most part is cleared out, but there are some overgrown weeds coming through the saw palmettos that need to be limbed out and removed by hand. Additionally, around the bend, the corn plants that were previously mentioned in the last report still remain. Now they are leaning over onto the common area. These need to be removed. They can be aggressive and will be difficult to remove thoroughly if not removed immediately. (Pics 29a, 29b)





30. Remove any vegetation that is touching any electrical box units. The city needs to have full access to the box.

31. **Ancient Oaks – Clubhouse ROW:** Just outside of the clubhouse area, the turf along the ROW is loaded with a variety of weeds, including Bermuda, St. Augustine, and….

(#31 Cont.)….crabgrass. You will start to see browning patches in the turf because some of these species are seasonal. We need to look into possibly aerating and overseeding during the winter if we want this area to be full throughout the year. Or, worst case, we would need a proposal to replace the St. Augustine. Until then, continue to fertilize aggressively to restore this area back to its original condition.

32. **General Note:** Several areas throughout my inspection, I've noticed irrigation boxes covered by either turf, grasses, or mulch. These are to be visible at all times. This will make the irrigation tech's job easier when locating and repairing issues as necessary.

33. **General Note:** Any area with jasmine vines used as ground cover, remind the crews to train the vines from growing up plant material.

34. **Wekiva Ln:** Several shrubs are becoming aged out and look "leggy," especially the Burford hollies. Let's begin developing design ideas to install and fill in the beds before the planting window closes. (Pic 34)



35. Blow off the turf clippings from the basketball courts.

36. **In the same park:** Treat the turf weeds throughout the turf areas. Overall, Bermuda is beginning to take over weak/thinning..(Nxt pg)

(#36 Cont.)….spots of St. Augustine. However, some of the weeds are starting to grow more abundantly due to the recent storms.

37. Continue removing the vines and smartweed from the saw palmettos and limb up anything that's starting to overreach and take over the common areas. (Pics 37a, 37b)

37a



37b



38. **Wekiva Ln:** The walking area adjacent to the park, continue detailing the bed; remove the stink vines, the seasonal broomsedge grasses growing within the Fakahatchee grasses, and anything low-growing that's starting to take over the mulch areas. (Pics 38a>, 38b>)

39. **Pond 34:** There were at least two trees marked off with ribbon. Assume these will be cut down. If so, what is the anticipated date?

40. **Ancient Oaks – Median:** Overall, the turf is browning in some spots, possibly due to irrigation issues. Is irrigation working properly in the median just south of the Fairgate entrance?

41. **Pond 55:** We have a confirmed dead cypress tree and another one nearby that is looking sparse. As of now, I recommend removing the cypress tree and monitoring the sweetgum. There is an additional cypress tree along the SE side of the pond that I recommend removing in the near future. It is not causing any harm in its current location. (Pic 41>)

42. **Ancient Oaks – Large Roundabout:** As you're driving north to the roundabout, there is a dead tree in the center median. Please remove for now, until confirmed replacement.

<38a



<38b



Willowstone, Fern Glade, Fiddlers Green Loop

43. **General Note:** It's that time of year when the pine trees begin to self-limb. During each visit, keep in mind that these are hovering over delicate plant material. Remove anything that has fallen.

44. **Willowstone Entrance:** As you're facing the gate, on the right-hand side there are some volunteer trees as well as volunteer foxtail grasses. Please detail the bed next visit and remove any plant material that is not intended to be in this planting bed. (Pic 44>)



45. **Willowstone – Fern Glade:** Hairy indigo weeds are growing throughout the Fakahatchee grass bed. They are known to be very aggressive. They are in the legume family, meaning they develop and drop seeds frequently. (Pic 45)





46. **Willowstone – Fiddlers Green Loop:** When detailing this area next visit, be sure the crew is removing the white-flowering beggar's tick before trimming the firebush shrubs. (Pic 46)



47. **Same area as above:** Along the walkway, one of the oak tree limbs is hanging down about 5½ feet from the ground. Please limb this up to at least 10 feet above the walkway. Also, near the NE end of the park, remove the dead shrubs. As part of the contract, dead/dying plants are to be brought to the attention of the board for further guidance on removal/replacement.

Grassglen, Watermark, Boreal Loop

48. Also, in the same area, be sure the crew knows they need to remove any weedy palm saplings growing within the beds. I am noticing quite a few growing taller than the intended plant material.

49. **Grassglen:** The roundabout at the dead end looks great. Just remove any weedy tree saplings being blown into the bed. Also, during the drive-through with Angel, we discussed the small roundabout and removing some of the mulch that is overflowing the edges due to cars running it over, and trenching it to help keep the mulch from flowing out of the concrete curb. (Pic 49)



50. **Grassglen – Entrance:** Consider proposing the replacement of some of the liriope (turf lily) that have died out.

51. **Proposal Opportunities:** As I was driving through the neighborhoods and entrance-ways, I noticed we are lacking plant material and full beds. I would like to see a proposal to fill in these areas but keep it simple by proposing it as individual gated communities with a combined overall price. For example, if Grassglen has 2 missing liriopes and Willowstone has 3 missing liriopes, propose 5 liriopes to be replaced in the two different HOA communities instead of writing 2 separate proposals. In the notes describe which community will receive replacements.

52. **Watermark – Boreal Loop:** Firebush shrubs near the walkway are becoming leggy due to the stink vines taking over the canopies. I was able to remove a section (as you can see in the photo). The hedge has almost been defoliated so much that I had to walk up to identify what shrub it was. Remove the vines by hand before shearing the shrubs, and once completed, trim these firebush shrubs about halfway down. This will help rejuvenate the new growth. This also goes for the star jasmine that wraps around the west end of the park near the walkway. Also, limb up the ligustrum from the sidewalk. (Pic 52a, 52b)





53. **Watermark – Boreal Loop:** Continue treating and removing the low-growing weed growth along the mulch beds.

Watermark, Boreal Loop, Mystic Oaks, SR 581

54. **Watermark – Boreal Loop:** Unfortunately, we have a dead crape myrtle that needs to be removed at the NW corner of the park.

55. **Same area:** It's that time of year when the oak trees begin to drop their acorns. Please remind the crews that it is easier if they rake these up and remove them entirely rather than blowing them into the beds because in the next couple of seasons they will be fighting off volunteer oak trees.

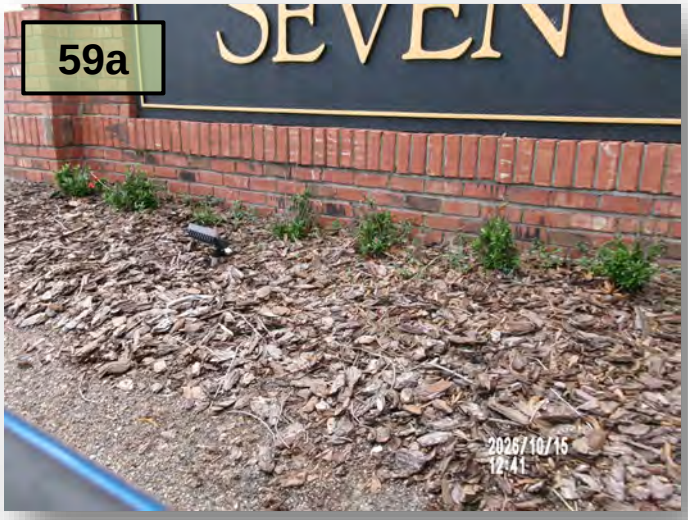
56. **Same area:** Simpson's stoppers and Buford holly's are completely covered with vines on top of the shrubs. Remove them before they defoliate these as well. (Pic 56)



57. **General Note:** When the crews are limbing up the firebush shrubs, be sure that they are limbing them back at least another 4 inches from the sidewalks. Remain proactive. This gives them a few inches to grow before the next detailing event.

58. **Watermark – Annuals:** I do not see a single healthy annual in this entire bed on both sides of the monument. You are contractually obligated to replace any dying, diseased, or damaged annuals. In the event this does not happen, I will request a credit and will count how many we have lost.

59. **Seven Oaks Entrance – Mystic Oak, and SR 581:** These ixoras near the monuments do not look healthy. They like acidity. Perform a soil test to properly treat and fertilize. (Pics 59a, 59b)





60. **Mystic Oak Blvd:** In the median bed just across from the car wash area, we have a broken irrigation head. It appears to have been hit by a vehicle (possibly multiple judging by the looks of this area). This will need to be repaired ASAP. Also, what is the plan with this little jasmine area? Half of the jasmines are alive and the other half are dead. With the amount of traffic in this area, I would recommend either removing them entirely and installing sod or fill in the bare spots with more jasmine. This area is a high traffic area and needs to look better. (Pic 60>)

Mystic Oak, Copperleaf, Sorrel Vine, Kalanchoe, Roseling

61. **Mystic Oak Blvd:** There's another section in the bullnose median area where the jasmine is half dead. This is just west of the previous line item. We may need to consider either replacing it with low-growing, full-sun, hardy plant material or replacing it with turf.

62. **Mystic Oak Blvd:** I am starting to see a lot of mature, aging trees. We may need to consider replacements in the near future, but in the meantime, continue to maintain them to the best of your ability and think about replacements.

63. **Copperleaf - Sorrel Vine and Kalanchoe Ln:** Saplings are growing in the muhly grasses. Remove the trumpet creeper next visit. This is aggressive and will take over if allowed. Overall, the bed just needs to be weeded out and detailed. The edging looks great, and so does the surrounding turf.

64. **Copperleaf - Sorrel Vine and Roseling Ct:** Limb up this ligustrum tree and begin tipping the firebush shrubs underneath. Create elevation. (Pic 64>)

65. **Copperleaf - Roseling Ct:** At the roundabout, remove the broomsedge, Brazilian pepper tree, and Virginia creeper growing up the Sabal palm. (Pic 65>)

66. **Same area as #65:** Remove all the stink vines growing on top of the azalea canopies and crape myrtle trunks. Also, lightly tip the nearby jasmines, remove the skunk vine from the tops, and clean up the mulched areas of low-growing vines. Lastly, remove the dead browning fronds from the mulched floor and palms. (Pics 66a>, 66b>)

67. Please propose removing the two dead crape myrtles on the backside of Roseling Ct.

68. **Same area as #66**: Keep the walkways and arbors free of vegetation growing over them, and lightly tip the star jasmines.

69. **Knollpoint - Whispering Birch Way and Knollpoint Dr:** After the cutback of the firebushes, some of these shrubs….(Nxt pg)

<64



<60



<65







(#69 Cont.)….did not recover after the hard frost. I recommend replacing the firebushes with beautyberry's instead. This native shrubs does great in high heats, full sun, and bloom purple bulbous blooms. (Pic 69)



70. **Crosswind – Wildstar Circle:** Remove the broken limb in the ligustrum and remove the bittermelon vine growing throughout the mulch area below. (Pic 70)



71. **Crosswind - Wildstar Cir:** The little island planting bed along the north end of Wildstar, the jasmine is starting to age out and become sparse. Continue treating the low-growing sprouts and clean up the dead vines of the jasmine. Another area that may need a refresher.

72. **Eagleston Blvd:** Across from Windchest Dr, in the center median with the Somerset jasmine, these beds look so much better compared to the last visit. Be sure the crews know to train the vines from growing up the palm trees.

73. **Stonecreek - Stonecreek Way:** At the cul-de-sac, this entire bed needs attention. The Fakahatchee grasses need to be treated for spider mites, and the broomsedge needs to be removed. Although this is seasonal, it can be aggressive. Additionally, in the center, treat anything under 3 inches and remove anything above 3 inches by hand.
(Pics 73a>, 73b>, 73c>)

74. **Sabal Point - Entrance:** The weed removal overall looks better. Just inside the gate, clean up the Fakahatchee grasses.

75. **Eagleston Blvd:** The Somerset jasmine vines have been thoroughly weeded out; however, we are in need of replacements. Several patches of soil and gravel are exposed. Irrigation may need to perform a….







(#75 Cont.)…. wet check to ensure it is working properly over here. The bed looked a little dry during the inspection.

76. **Eagleston - Median:** The turf near the Bruce B. Downs entrance is becoming patchy because of seasonal weed growth dying off. Continue to fertilize to regain the health of the St. Augustine grass.

77. **General Note:** I am noticing a lot of the magnolias dropping their seed pods. Be sure the crews are removing them, as well as the Spanish moss that is falling.

78. **Bellafield - Entrance:** Continue limbing up the vines growing over the brick wall area along the north side of the gate. Continue removing the nutsedge growing in the jasmines. Additionally, we should look into a proposal to either add sod or more jasmine near the keypad kiosk area. (Pic 78)



79. **Bellafield - Vermilion Sky Drive:** At the dead end, we have two trees on their way out, one bald cypress and one red maple. As of now, I recommend monitoring them until further decline. (Pic 79>)

80. **Bellafield - Vermilion Sky Dr:** At the opposite end of the road in the cul-de-sac near the park, detail the beds surrounding the walkway and remove the bitter….(Nxt pg)

(#80 Cont.)….melon vine from the firebush shrubs and the torpedo grass in the jasmines. Lightly tip the star jasmines.

81. **Bellafield - Exit:** Detail the median bed and remove the skunk vine growing up the ligustrum tree, and line-trim all the crack weeds nearby. (Pic 81)



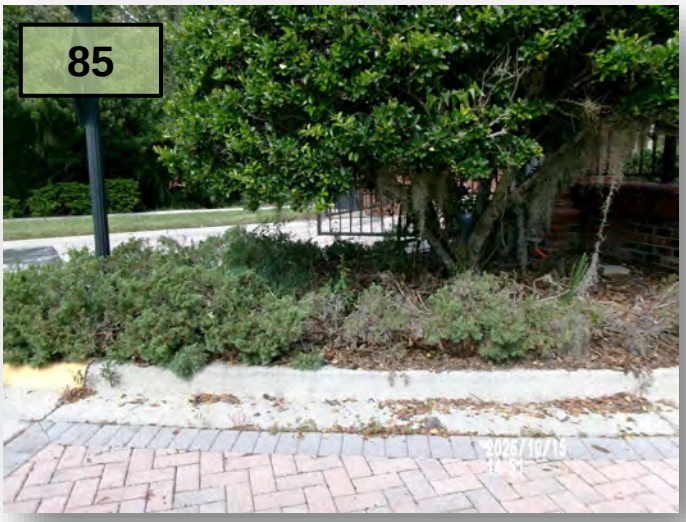
82. **Deer Run - Entrance:** Propose a pygmy bottlebrush shrub to fill in the gap in the median at the entrance. (Pic 82>)

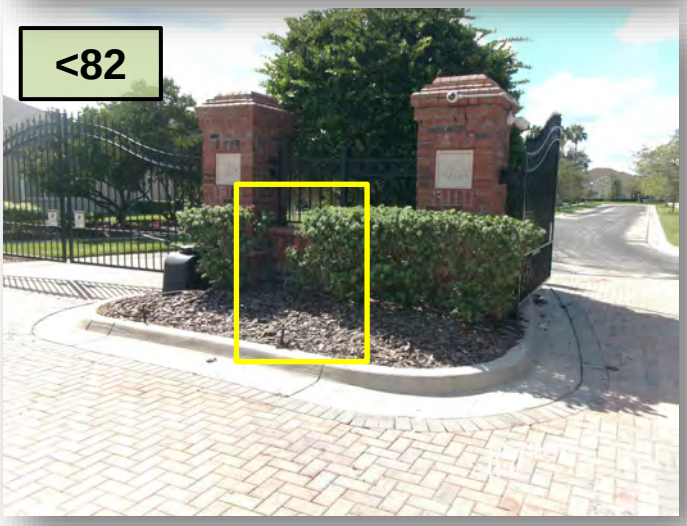
83. **Deer Run - Fawnmist Dr and Gentlewinds:** We have a single palm struggling near the park benches. November is palm fertilization season. Ensure that irrigation is working properly over here, as it was dry in the area. Also, throughout the pavers, treat all the crack weeds.



84. **Same area as above:** Remove limbs from the mulch beds and begin removing Spanish moss. Limb up tree limbs along the walkway that do not reach 10 feet from the ground. Overall, there is very little weed growth in the beds, only small pockets of weeds. Detail the variegated jasmine and weed out the bed.

85. **Deer Run - Exit:** Center median bed needs to be detailed. (Pic 85)





86. **Lakeside – Center Median:** At the entrance, 8 Podocarpus shrubs are browning and dying. These will need to be removed and replaced with either the same plant material or something else hardy that grows well in this area, such as Indian Hawthorne or star jasmine.

87. **Stillbrook - Park:** At the tip of the park, we have seven dead firebush shrubs that did not recover after the frost. I recommend removing these, cleaning up the bed, and installing another plant variety.

88. **Stillbrook - Stillbrook Dr:** At the dead end, several Brazilian pepper trees need to be removed. Remove the skunk vine from the Schillings and distinguish the different plant material by elevating the ligustrum, bringing down the Schillings, and removing some of the Fakahatchee grasses that are growing into the ligustrum. (Pics 88a, 88b)





89. **Shoregrass - Entrance:** Inside the gates, the median bed does have quite a few dead firebush shrubs. This may have already been brought to your attention. Is there a plan or proposal to replace them? Additionally,….

(#89 Cont.)….continue removing Spanish moss from the bottlebrush tree. This will help fill back in with new leaf growth next season. (Pics 89a, 89b)





90. **The Laurels - Park:** Overall, the park looks really good. Keep up with the detailing and removing volunteer trees that are growing within other plant material. Also, begin limbing up the browning fronds in the saw palmettos.

Proposals

1. **Summergate Blvd - Near Windsor Club Apartments:** Rake and remove all dead jasmine material, clean and detail the bed, and provide a proposal for jasmine replacement. The proposal should contain landscape staples to hold the vines down to help further spread the growth, pines fines to cover any bare spots, and jasmine minima's to fill in the area. (Pic 1)





2. **Knollpoint - Whispering Birch Way and Knollpoint Dr:** Propose to replace the firebushes with beautyberry's instead. This native shrubs does great in high heats, full sun, and bloom purple bulbous blooms. The proposal should contain 9-10 Beautyberry's, shrub removal, and mulch refresh. If this area is not irrigated, these will need supplemental irrigation on a as-needed-basis (weather depending). Easy to take care of, once the purple blooms brown they can be limbed off and cutback 1/3 of the way down, and then the process starts over again. (Pic 2>)



Tab 6

2026 November Report

Upcoming Events and Past Events

Oktoberfest (cancelled) Fall Festival, Halloween Bingo, Thanksgiving Bingo, Pancakes and Pajamas with Santa, Storytime, Karaoke and Gingerbread decorating, Holiday Crafts, Christmas in New York, Mediterranean Bingo, Jazz Night, Casino Night, Easter, End of Year School Party

Discussion on Silverleaf Townhomes (Agenda Item)

2940 Sports Core (Agenda Item)

Tab 7

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** December 2, 2026 @6:00PM

District Manager's Report

November 4, 2026

FINANCIAL SUMMARY		9/30/2026
General Fund Cash & Investment Balance:		$811,826
Reserve Fund Cash & Investment Balance:		$2,025,106
Debt Service Fund Cash & Investment Balance:		$825,644
Enterprise Fund Cash Balance:		$44,316
Total Cash and Investment Balances:		**$3,706,892**
General Fund Expense Variance:	**$27,119**	**Over Budget**
Enterprise Fund Expense Variance:	**$7,444**	**Under Budget**

Tab 8

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of Seven Oaks Community Development District (the "**District**") previously adopted its budget for fiscal year 2025-2026;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by Section 189.016, Florida Statutes, to amend the budget at any time during a fiscal year based on actual revenues and expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals**. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. **Amending the Budget for Fiscal Year 2025-2026**. The Budget for Fiscal Year 2025-2026 is hereby amended as shown in **Exhibit A** attached hereto. The District Manager shall post the amended budget on the District's official website within five (5) days of adoption and will ensure it remains on the website for at least two (2) years.

3. **Effective Date**. This Resolution shall become effective immediately upon its adoption.

Passed and adopted on November 4, 2026.

Attest:

_____
Name: _____
Title: Secretary/Assistant Secretary

Seven Oaks
Community Development District

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

Exhibit A: 2025/2026 Amended Budget

Exhibit A

Amended Budget
Seven Oaks Community Development District
General Fund

Fiscal Year 2025/2026

Chart of Accounts Classification	Budget for 2025/2026
ASSESSMENT REVENUES	
Special Assessments	
Tax Roll	$ 3,062,998
Assessment Revenue Subtotal	**$ 3,062,998**
OTHER REVENUES	
Interest Earnings	
Interest Earnings	$ 75,000
Miscellaneous Revenues	
Balance Forward From Prior Years	$ 700,000
Event Rental	$ 100,000
Miscellaneous Revenue	$ 25,000
Other Revenue Subtotal	**$ 900,000**
TOTAL REVENUES	**$ 3,962,998**
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	$ 15,000
Financial & Administrative	
Accounting Services	$ 28,500
Administrative Services	$ 9,700
Arbitrage Rebate Calculation	$ 1,000
Assessment Roll	$ 5,250
Auditing Services	$ 5,600
Disclosure Report	$ 2,000
District Engineer	$ 65,000
District Management	$ 44,025
Dues, Licenses & Fees	$ 2,300
Financial & Revenue Collections	$ 5,250
Legal Advertising	$ 2,000
Public Officials Liability Insurance	$ 4,919
Tax Collector /Property Appraiser Fees	$ 150
Trustees Fees	$ 11,500
Website Hosting, Maintenance, Backup (and Email)	$ 5,965
Legal Counsel	
District Counsel	$ 50,000
Special Litigation Services/Legal Mediation	$ 10,000

Amended Budget
Seven Oaks Community Development District
General Fund
Fiscal Year 2025/2026

Chart of Accounts Classification	Budget for 2025/2026
Administrative Subtotal	**$ 268,159**
EXPENDITURES - FIELD OPERATIONS	
Law Enforcement	
Off Duty Deputy	$ 12,000
Security Operations	
Security Monitoring Services	$ 4,000
Electric Utility Services	
Utility - Irrigation & Landscape Lighting	$ 47,000
Utility - Recreation Facilities	$ 85,000
Utility - Street Lights	$ 250,000
Gas Utility Services	
Utility Services	$ 700
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	$ 17,000
Solid Waste Assessment	$ 10,440
Water-Sewer Combination Services	
Utility - Fountains	$ 1,000
Utility - Reclaimed	$ 25,000
Utility Services	$ 30,000
Stormwater Control	
Aquatic Maintenance	$ 59,193
Lake/Pond Bank Maintenance & Repair	$ 20,000
Stormwater Assessment	$ 6,157
Stormwater System Maintenance	$ 10,000
Other Physical Environment	
Clock Tower Maintenance	$ 2,000
Community Park Equipment	$ 25,000
Employee - Payroll Taxes	$ 19,934
Employee - Salaries (clubhouse)	$ 261,000
Employee - Workers Comp	$ 11,048
Entry & Walls Maintenance & Repair	$ 4,000
General Liability/Property Insurance	$ 54,148
Holiday Decorations	$ 40,000
Hurricane Related Expenses	$ 50,000
Irrigation Maintenance & Repairs	$ 50,000
Landscape - Annuals/Flowers/Mulch	$ 250,000
Landscape Maintenance	$ 1,031,803
Landscape Replacement Plants, Shrubs, Trees	$ 150,000
Miscellaneous Expense	$ 10,000
Ornamental Lighting & Maintenance	$ 4,000
Pressure Washing	$ 57,000
Tree Trimming & Tree Removal	$ 240,000
Road & Street Facilities	

Amended Budget
Seven Oaks Community Development District
General Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026
Roadway Repair & Maintenance	$	20,000
Sidewalk Repair & Maintenance	$	50,000
Street Sign Repair & Replacement	$	7,500
Parks & Recreation		
Access Control Maintenance, Repair, Supplies	$	6,000
Athletic/Court/Field/Payground Maintenance & Repairs	$	15,000
Clubhouse Janitorial Service	$	45,000
Employee - Payroll Taxes	$	25,993
Employee - Salaries (clubhouse)	$	337,330
Facility Supplies	$	8,000
Fitness Equipment Maintenance & Repairs	$	10,000
Fountain Service Repair & Maintenance	$	10,000
Furniture Repair & Replacement	$	7,500
Maintenance & Repairs	$	50,000
Miscellaneous Expense	$	20,000
Office Supplies	$	4,500
Pest Control	$	500
Pool Repair & Maintenance	$	17,000
Pool Service Contract	$	89,829
Storage Shed	$	3,264
Telephone, Internet, Cable	$	7,500
Tennis Court Maintenance & Supplies	$	30,000
Vehicle Maintenance- Golf Carts/Truck	$	7,500
Special Events		
Special Events	$	85,000
Field Operations Subtotal	**$**	**3,694,839**
TOTAL EXPENDITURES	**$**	**3,962,998**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**

Amended Budget
Seven Oaks Community Development District
Reserve Fund
Fiscal Year 2025/2026

Chart of Accounts Classification	Budget for 2025/2026
ASSESSMENT REVENUES	
Special Assessments	
Tax Roll	$ 1,097,600
Assessment Revenue Subtotal	**$ 1,097,600**
OTHER REVENUES	
Interest Earnings	
Interest Earnings	$ 150,000
Miscellaneous Revenues	
Balance Forward from Prior Years	$ 2,785,000
Other Revenue Subtotal	**$ 2,935,000**
TOTAL REVENUES	**$ 4,032,600**
EXPENDITURES	
Contingency	
Capital Reserves	$ 4,032,600
TOTAL EXPENDITURES	**$ 4,032,600**
EXCESS OF REVENUES OVER EXPENDITURES	**$ -**

Tab 9

2185 Range Rd
Clearwater, FL 33765
(941) 266-9218
stephen.waidley@verizon.com

Oct 12, 2026

Attn: Kathryn Hopkinson
Straley Robin Vericker
On behalf of Seven Oaks Community Development District
1510 W Cleveland St
Tampa, FL 33606
(813) 223-9400
khopkinson@srvlegal.com

RE: Frontier Florida LLC's access to Florida Power Rd right-of-way to place facilities to serve Cell Tower

Dear Kathryn and the Seven Oaks CDD Boardmembers,

Frontier received an order from T-Mobile for a 10Gbs service at their cell tower located at 26509 Florida Power Rd. It will require the placing of a 2'x3' handhole (vault) over existing 4" conduit within the Utility Easement along the east side of Ancient Oaks Blvd, boring westward under Ancient Oaks Blvd, placing another 2'x3' handhole (vault) at the base of the power pole within the Utility Easement along the west side of Ancient Oaks Blvd, and then attach to the existing aerial strand all the way to the cell site.

Frontier Florida LLC would like to formally request access, from the Seven Oaks CDD, to place facilities, as described above and on the subsequent pages, along Florida Power Rd to serve the cell tower site located at 26509 Florida Power Rd.

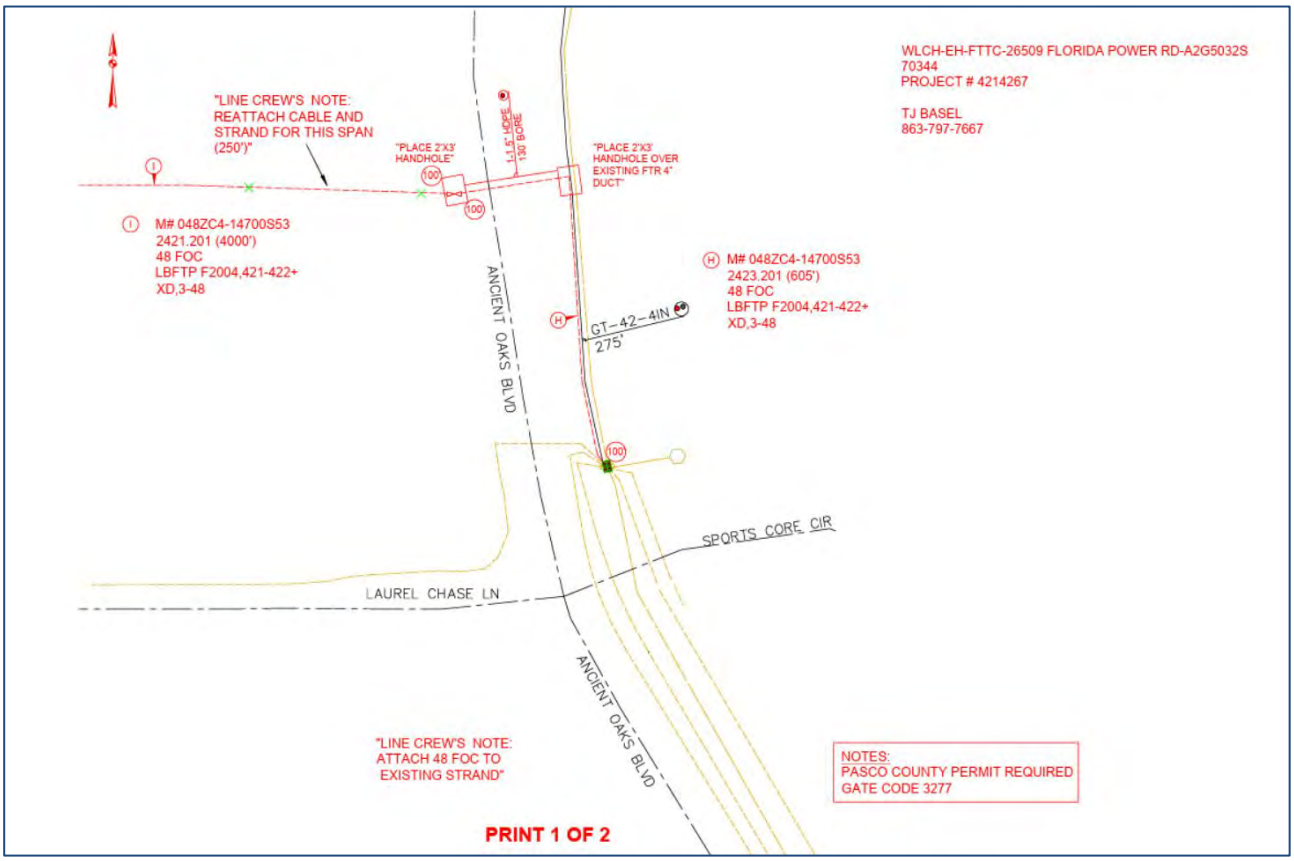
The following pages include snippets from our Work Prints and attached is part of our permit application showing the proposed work.

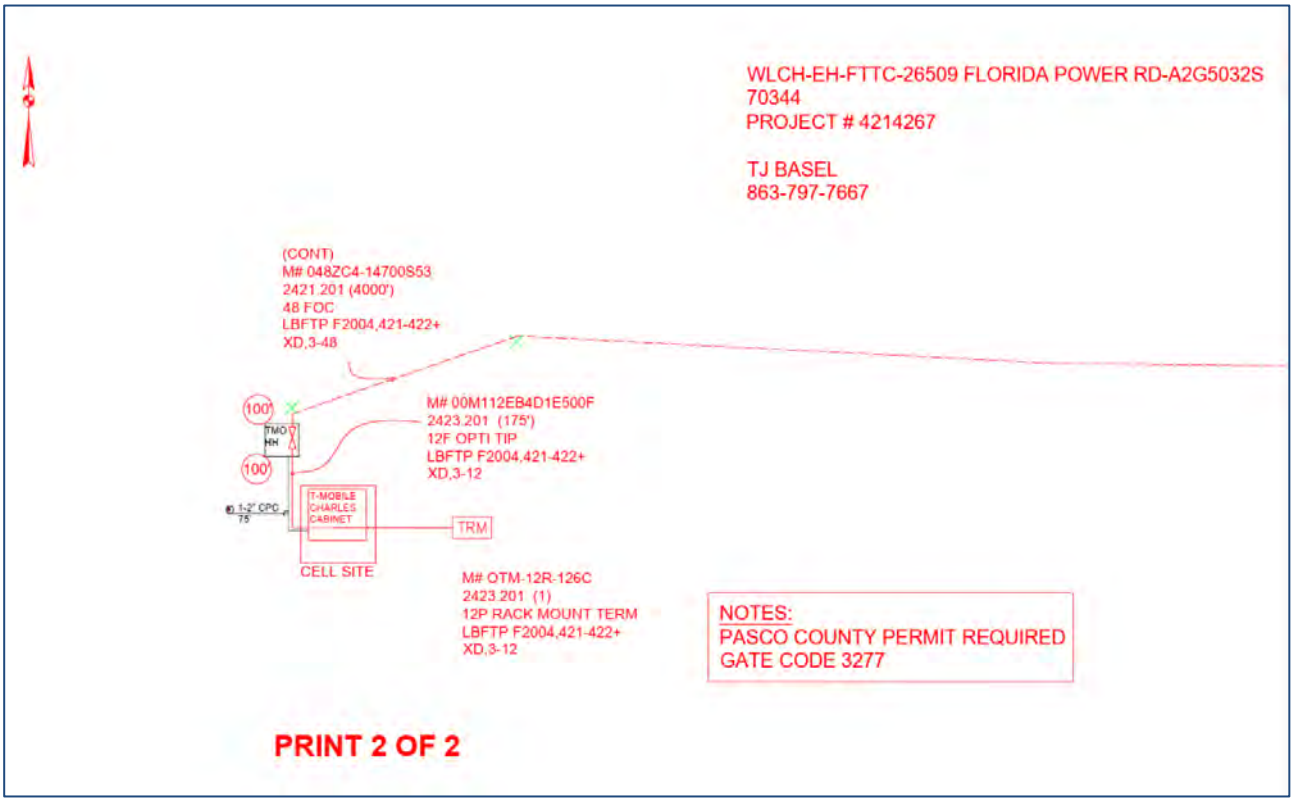
Sincerely,

Stephen Waidley

Stephen Waidley
Frontier Communications
Regional Rights of Way & Municipal Affairs Manager

Work Prints:


WLCH-EH-FTTC-26509 FLORIDA POWER RD-A2G5032S
70344
PROJECT # 4214267
TJ BASEL
863-797-7667
"LINE CREW'S NOTE:
REATTACH CABLE AND
STRAND FOR THIS SPAN
(250')"
"PLACE 2'X3'
HANDHOLE"
1-1.5" HDPE
130' BORE
"PLACE 2'X3'
HANDHOLE OVER
EXISTING FTR 4"
DUCT"
M# 048ZC4-14700S53
2421.201 (4000')
48 FOC
LBFTP F2004,421-422+
XD,3-48
M# 048ZC4-14700S53
2423.201 (605')
48 FOC
LBFTP F2004,421-422+
XD,3-48
GT-42-4IN
275'
ANCIENT OAKS BLVD
SPORTS CORE CIR
LAUREL CHASE LN
ANCIENT OAKS BLVD
"LINE CREW'S NOTE:
ATTACH 48 FOC TO
EXISTING STRAND"
NOTES:
PASCO COUNTY PERMIT REQUIRED
GATE CODE 3277
PRINT 1 OF 2


WLCH-EH-FTTC-26509 FLORIDA POWER RD-A2G5032S
70344
PROJECT # 4214267
TJ BASEL
863-797-7667
(CONT)
M# 048ZC4-14700S53
2421.201 (4000')
48 FOC
LBFTP F2004,421-422+
XD,3-48
M# 00M112EB4D1E500F
2423.201 (175')
12F OPTI TIP
LBFTP F2004,421-422+
XD,3-12
TMO
HH
T-MOBILE
CHARLES
CABINET
1-2" CPC
75
TRM
CELL SITE
M# OTM-12R-126C
2423.201 (1)
12P RACK MOUNT TERM
LBFTP F2004,421-422+
XD,3-12
NOTES:
PASCO COUNTY PERMIT REQUIRED
GATE CODE 3277
PRINT 2 OF 2

DATE: 12/16/25 CUSTOMER: T-MOBILE WIRLESS

FRONTIER ENGINEER: TJ BASEL 863-797-7667 ADDRESS: 26509 FLORIDA POWER RD, WESLEY CHAPEL FL 33544

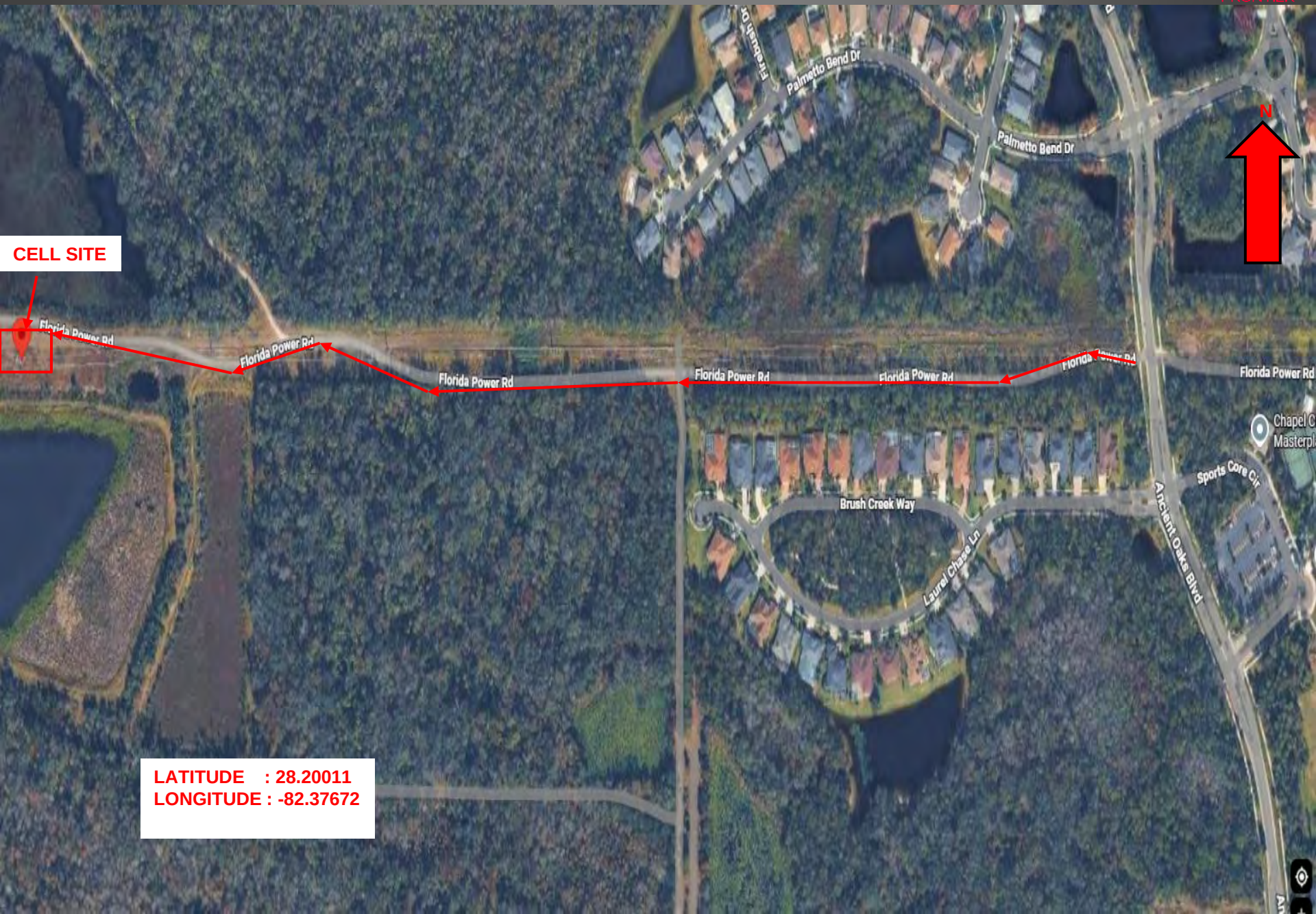
CONTACT: ANGELA LEWIS @ 813-763-5431

- MDU TERMINAL OR FIBER PANEL: FIBER PANEL
- EXISTING?: NO
- ROOM LOCATION: T-MOBILE CHARLES CABINET
- WALL OR RACK MOUNT?: RACK MOUNTING POSITION:
- CLEAR CURVE NEEDED?: NO LENGTH:
- TRANSITION BOX REQUIRED? NO MOUNTING LOCATION: T-MOBILE CHARLES CABINET RELAY RACK

- NID: RAD2i100
- WALL OR RACK MOUNT?: RACK MOUNTING POSITION:
- ROOM LOCATION: T-MOBILE CHARLES CABINET
- JUMPER LENGTH: 1 METER JUMPER TYPE: SC-APC TO LC-UPC

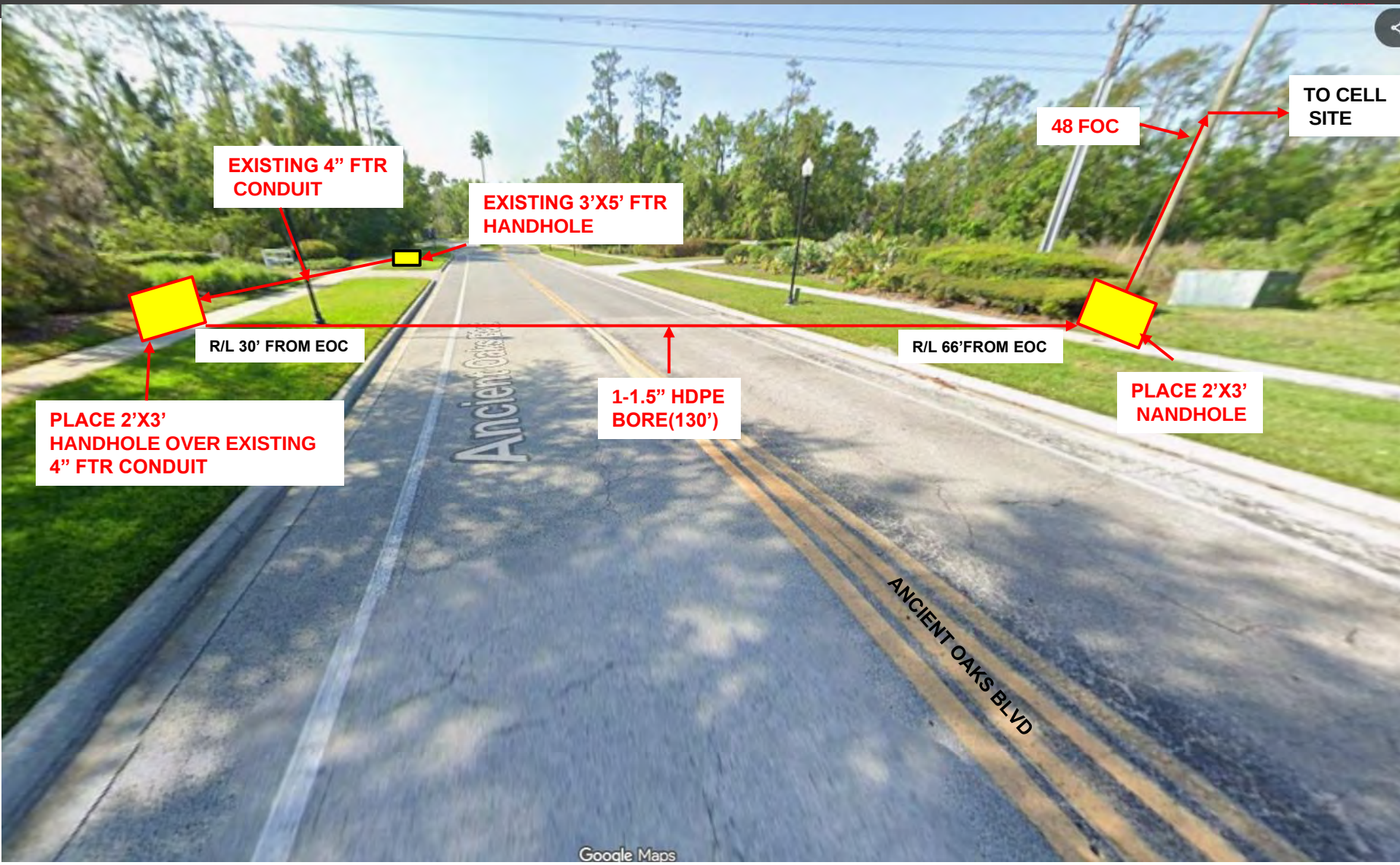
- PERMIT REQUIRED: YES
- MUNICIPALITY: PASCO COUNTY
- SCOPE OF PERMIT: BORE 130’ HDPE, PLACE (2) 2’X3’ HANDHOLES AND PLACE 230’ OF 48 FOC

Highly Confidential and Commercially Sensitive Information. Do Not Duplicate or Distribute Without Permission of the Sender.


CELL SITE
Florida Power Rd
Florida Power Rd
Florida Power Rd
Florida Power Rd
Florida Power Rd
Florida Power Rd
Palmetto Bend Dr
Palmetto Bend Dr
Brush Creek Way
Laurel Chase Ln
Ancient Oaks Blvd
Sports Core Cir
N
LATITUDE : 28.20011
LONGITUDE : -82.37672



Highly Confidential and Commercially Sensitive Information. Do Not Duplicate or Distribute Without Permission of the Sender.



Highly Confidential and Commercially Sensitive Information. Do Not Duplicate or Distribute Without Permission of the Sender.


REATTACH FALLEN STRAND/COPPER CABLE. ATTACH 48 FOC
TO CELL SITE
48 FOC
PLACE 2'X3' HANDHOLE
1-1.5" HDPE BORE (130')


REATTACH STRAND (250') WITH ATTACHED COPPER CABLE FROM THIS POLE TO POLE #4056 - 3821
5701
8082
FALLEN STRAND WITH COPPER CABLE ATTACED
TO CELL SITE
TO ANCIENT OAKS BLVD


Duke Energy Property
Managed by PeakNet:
A Duke Energy Company
Do not climb or perform civil, lines or antenna work without approval from PeakNet.
Call 866.447.3655
NO TRESPASSING
GATE CODE : 3277


T-MOBILE TO PLACE 1-2” CPC (75’)
FROM T-MOBILE CHARLES CABINET
LOCATED IN THE CELL SITE TO T-MOBILE HANDHOLE
LOCATED AT THE BASE OF JOINT USE POLE
OUTSIDE THE CELL SITE.
48 FOC
T-MOBILE
HANDHOLE

T-MOBILE CHARLES CABINET





T&P TO PULL 12F AND MOUNT RACK MOUNT TERM ON T-MOBILE CHARLES CABINET RELAY RACK LOCATED IN CELL SITE.

TURN UP TECH TO PLACE RAD NID AND PLACE JUMPERS

POWER:-48VDC

Tab 10

Sidewalk Repair Services Agreement

This Sidewalk Repair Services Agreement (this "**Agreement**") is entered into as of October 15, 2026, between the **Seven Oaks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**"), and **Precision Sidewalk Safety Corp.**, a Florida Profit Corporation (the "**Contractor**").

Background Information:

The District owns certain sidewalks within its boundaries. The District desires to retain an independent contractor to provide services to address hazard issues with the sidewalks. The Contractor is familiar with the District's property. The Contractor is duly licensed in the state of Florida and qualified to perform the job duties and has any and all approvals and licenses as required by law to provide these services. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. **Description of Work.** The Contractor shall furnish all services, labor, materials, and equipment necessary for the complete performance of the work described in the Price Proposal, relevant portions of which are attached hereto as **Exhibit A**.

3. **Responsibilities of the Contractor**.
   - **a.** All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
   - **b.** The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
   - **c.** The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

4. **Care of the Property.** Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement. At the conclusion of the work, the

Contractor has a duty to dispose of any waste material at an off-site waste disposal facility.

5. **Labor, Materials and Equipment Claims.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within 3 business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

6. **District Representatives**. The District Field Operations Manager, John Gentilella, is authorized to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret, and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

7. **Time of Commencement and Completion Date.** District staff shall notify the Contractor when the work may begin, and Contractor shall confirm with the District that the site conditions are suitable for the work to be conducted. The work shall take no more than 30 calendar days to complete from the date Contractor begins the work. Contractor is aware that time is of the essence.

8. **Compensation.**
   - **a.** Contractor shall perform the work described above for the aggregate amount of NOT TO EXCEED Fifty-Five Thousand Nine Hundred Forty-Five Dollars and Zero Cents (**$55,945.00**).
   - **b.** Upon the District Representative's approval, the Contractor shall submit an invoice for the work performed and the District shall pay the Contractor within 30 days of receipt of the invoice.
   - **c.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness.

9. **Compliance with Governmental Regulations.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement

of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

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

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

12. **Warranty.**
    - **a.** Contractor guarantees that at the time of project completion, all trip hazards meeting the District's specifications will be removed according to the scope of the approved work. All repairs will be made at the 1:12 ADA-compliant slope, and repairs will be made fully with zero point of differentiation along the joints.
    - **b.** No warranty is provided since after the project is completed, new trip hazards will occur due to tree roots, water, ground settlement, and other natural and man-made causes outside of Contractor's control.

13. **Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
    - **a.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
    - **b.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
    - **c.** Employer's Liability Coverage with limits of at least $1,000,000 per accident or disease.
    - **d.** Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

    The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the

District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

14. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, to the extent caused by the negligent acts, errors, or omissions of Contractor, except to the extent such liability is caused by the sole or gross negligence or willful misconduct of the District. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

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

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

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

18. **Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

19. **Termination.** Either party shall have the right to terminate this Agreement upon 10 days written notice. Upon receipt of a termination notice Contractor will cease performance of the work and make every reasonable effort to procure cancellation of all existing orders for materials. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost of materials purchased by Contractor and delivered to the job site and the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly, if the deposit exceeds these costs, Contractor will refund the appropriate amount to the District.

20. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

21. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

22. **Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

23. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

24. **No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.

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

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

transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

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

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

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

- **a.** Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- **b.** If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
    - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- **c.** If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

28. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (888) 208-5008, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33614.

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

30. **Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

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

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

To the District:	**To the Contractor:**
c/o Rizzetta	Precision Sidewalk Safety
3434 Colwell Ave., Ste. 200	1202 SW 17th St., Stes. 201-122
Tampa, FL 33614	Ocala, FL 34471
Attn: Lisa Castoria	Attn: Trent Kurkcu
lcastoria@rizzetta.com	

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

34. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit. The provisions in Exhibit A shall control over provisions in Exhibit B.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Precision Sidewalk Safety Corp.	**Seven Oaks Community Development District**
Name: Wendy MacMurray	Name: Andy Mendenhall
Title: CEO	Title: Chair of the Board of Supervisors

PRECISION SIDEWALK SAFETY
Trip Hazard Removal Specialists

SIDEWALK TRIP HAZARD REMOVAL

Price Proposal

Seven Oaks Community Development District



PRECISION SIDEWALK SAFETY CORP • September 23rd, 2026

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com

Trent Kurkcu • (877) 799-6783 x 531

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PREPARED FOR:

Seven Oaks Community Development District • Wesley Chapel, FL

- Mr. John Gentilella, Manager, Field Operations Manager
- Members of Seven Oaks CDD Board of Directors

Precision Sidewalk Safety Corp (PSSC) uses proprietary and patented cutting technology to repair trip hazards created by changes in level on sidewalk panels. Our horizontal saw cut equipment and technique allow us to reach both ends of the sidewalk without damaging the adjacent slabs, retaining walls, sprinkler heads, landscaping, or anything else surrounding the walkway, resulting in a very high-quality repair. This unique approach has afforded Florida and South Carolina communities the ability to minimize liability and improve safety and aesthetics in their neighborhoods at more reasonable rates than conventional alternatives.

Site Review Summary

PSSC completed 2 phases of repairs for Seven Oaks CDD in 2025, removing a total of 1,078 trip and fall hazards measuring 1/4" – 2" in height in specified areas of the District. **Seven Oaks saved an estimated $373,089 in comparison to demolishing and replacing the panels repairs were made on.** As requested, PSSC again visited Seven Oaks CDD to review sidewalks to identify hazards that create trip and fall liabilities that PSSC can repair. Prior to the review, PSSC exchanged emails with Mr. Gentilella to discuss what is important to the District and to understand specifications and boundaries for this project. Mr. Gentilella directed PSSC to identify, mark with a dot of paint, and price all changes in level measuring ¼" to 2" high that our company can repair on sidewalks in specified areas of the District, and identified the locations for the third phase of work:

- ***Arrowgrass Drive until the entrance of MAA Seven Oaks***
- ***Ancient Oaks Boulevard***
- ***Common Areas of Windchase Drive***
- ***Mystic Oak Boulevard***
- ***The Common Area of Maryweather Lane***
- ***The Villas of Edenfield***

A review of the specified sidewalks was subsequently completed to estimate the number of hazards present and their sizes (see map below for boundaries). There are numerous panels throughout the specified areas marked/lined with orange paint. These marks were not made by PSSC, and they **are not** identifying marks for locations that are included in or excluded from this proposal. As instructed, hazards on all other sidewalks throughout the District were not reviewed and are not included in this proposal. The Americans with Disabilities Act (ADA) excerpts relevant to changes in level on walkways are included in Exhibit A.

Changes in level measuring ¼" – 2" in height in the specified areas of Seven Oaks CDD were inventoried and a total of 600 hazards meeting the specifications were observed.

The reviewed hazards at Seven Oaks CDD include some locations previously repaired by PSSC which have a new change in level at least 1/4" high since the panels have been affected by aggressive tree root activity or ground settlement (see Figure 4). To meet slope requirements for each repair, PSSC must take into account both the past measurements of the concrete that has been removed and the new amount that must be removed to completely eliminate the hazard. For example, if the original hazard was 1/2" high (4/8") and is now

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raised another 3/8”, the new hazard would have to be repaired as a 7/8” high hazard, going further back on the panel. By using the PSSC method of repair, Seven Oaks CDD is diminishing the need for on-going demolition and replacement of these panels and sustaining the existing sidewalk infrastructure for many additional years.



PSSC observed some hazards where a grinder was previously used to attempt a repair at Seven Oaks CDD (see Figure 5). Several of those locations that have a change in level at least 1/4" high between the panels are included in this proposal since they will need to be repaired again by PSSC to remove remaining portions of the hazard and provide the proper slope. To meet slope requirements for each repair, PSSC must take into account both the past measurements of the concrete that has been removed and the new amount that must be removed to eliminate the hazard. Any previous grind locations that do not have a change in level at least 1/4" high at the joint between two panels – even if the grind was not done with an ADA-compliant 1:12 slope – are excluded from this proposal.

Hazards were observed on panels that have ADA detectable warning mats at crosswalks. The removal of the change in level on the concrete of these panels is **included** in this proposal (see Figure 6). Repairs will be made at the best slope possible if the 1:12 slope cannot be achieved due to the proximity of the warning mat. However, as discussed with Mr. Gentilella, hazards under the detectable warning mats themselves or where the proximity of the mat to the edge of the panel prevents a repair are **excluded** from this proposal.

During our review, PSSC observed hazards created by raised concrete surrounding storm drains directly intruding into the flow of pedestrian foot traffic on the sidewalks. Concrete forms around storm drains have a compressive strength significantly higher than sidewalk concrete and are constructed with reinforcing bar (rebar) to provide added strength. Therefore, PSSC does not repair hazards above 1/2” in height on concrete surrounding storm drains, and any such locations are **excluded** from this proposal. Mr. Gentilella requested that PSSC make repairs to hazards on concrete surrounding storm drains less than or equal to 1/2” in height if they meet the community’s requested height specification, so only these storm drain locations are **included** (see Figure 7).

Hazards were observed on panels that have a stamped ADA-detectable warning area at crosswalks (see Figure 8). If PSSC removes the change in level, the pattern in the repaired area will also be removed. As directed by Mr. Gentilella, hazards on panels with a stamped ADA-detectable warning area are **included** in this proposal.

Non-grouted brick pavers laid in sand often sink or move over time, which can create a trip hazard on adjacent concrete. At Seven Oaks CDD, this situation exists within the Villas of Edenfield where sidewalks meet driveways composed of non-grouted brick pavers (see Figure 9). As discussed with Ms. Megan Heins, PSSC recommends that the pavers be repositioned, which prevents a permanent repair being made to the concrete. In addition, even after the concrete repair is completed to remove the change in level, the pavers will likely continue to shift, sink, or move. Mr. Gentilella directed PSSC to **exclude** repairs to the concrete sidewalks adjacent to these driveways composed of brick pavers that are not grouted into place.

Hazards were observed in the flow of pedestrian foot traffic on oversized driveway aprons where they meet the adjacent sidewalk panels (see Figure 10). As discussed with Mr. Gentilella, removing hazards in these locations could create high or low areas for a homeowner walking up or down the driveway, perpendicular to the flow of pedestrian foot traffic. As directed by Mr. Gentilella, hazards on oversized driveway aprons where they meet the adjacent sidewalk panels are **excluded** from this proposal. Hazards on the sides of these aprons and in all other driveway areas are **excluded**.

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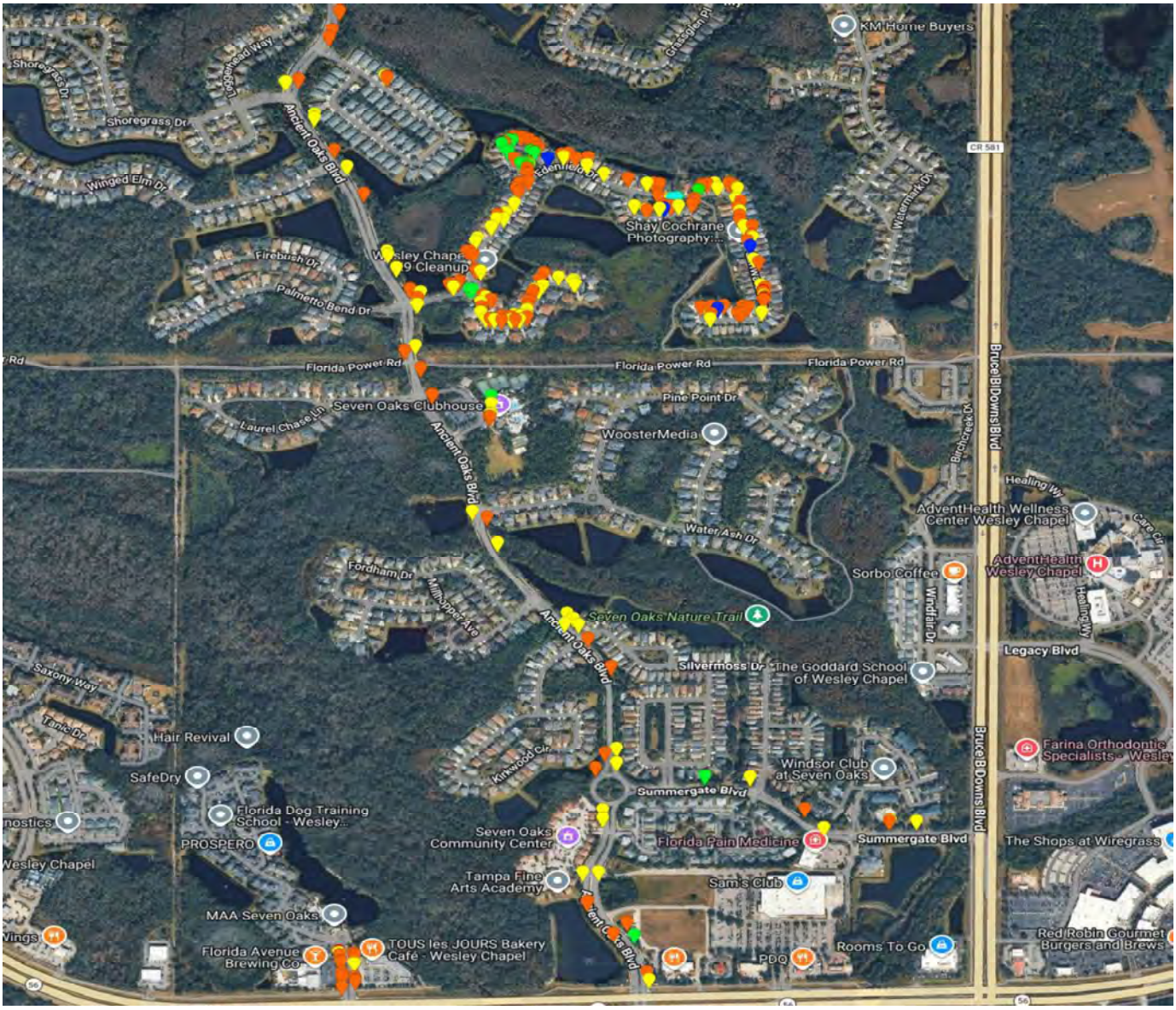
This location is an ideal application for our precision concrete cutting repair method. The service will allow Seven Oaks CDD to mitigate risk and liability before an accident occurs, and to do it at a minimal cost. Our service includes a detailed, auditable report of every hazard repaired, so efforts to maintain safe sidewalks are well documented (see Repair Specifications section). This can be submitted to the insurance company, which will often provide lower rates or “credits” for properties with proactive programs in place to reduce liabilities.

When repair work is initiated, our experienced trip hazard removal specialists will precisely identify and record the exact quantity, measurement and location of each hazard PSSC can repair. This more precise evaluation may result in quantities and measurements that vary slightly from this estimate, however the price provided is a “not to exceed” estimate

Hazards Identified in Specified Areas of Seven Oaks CDD



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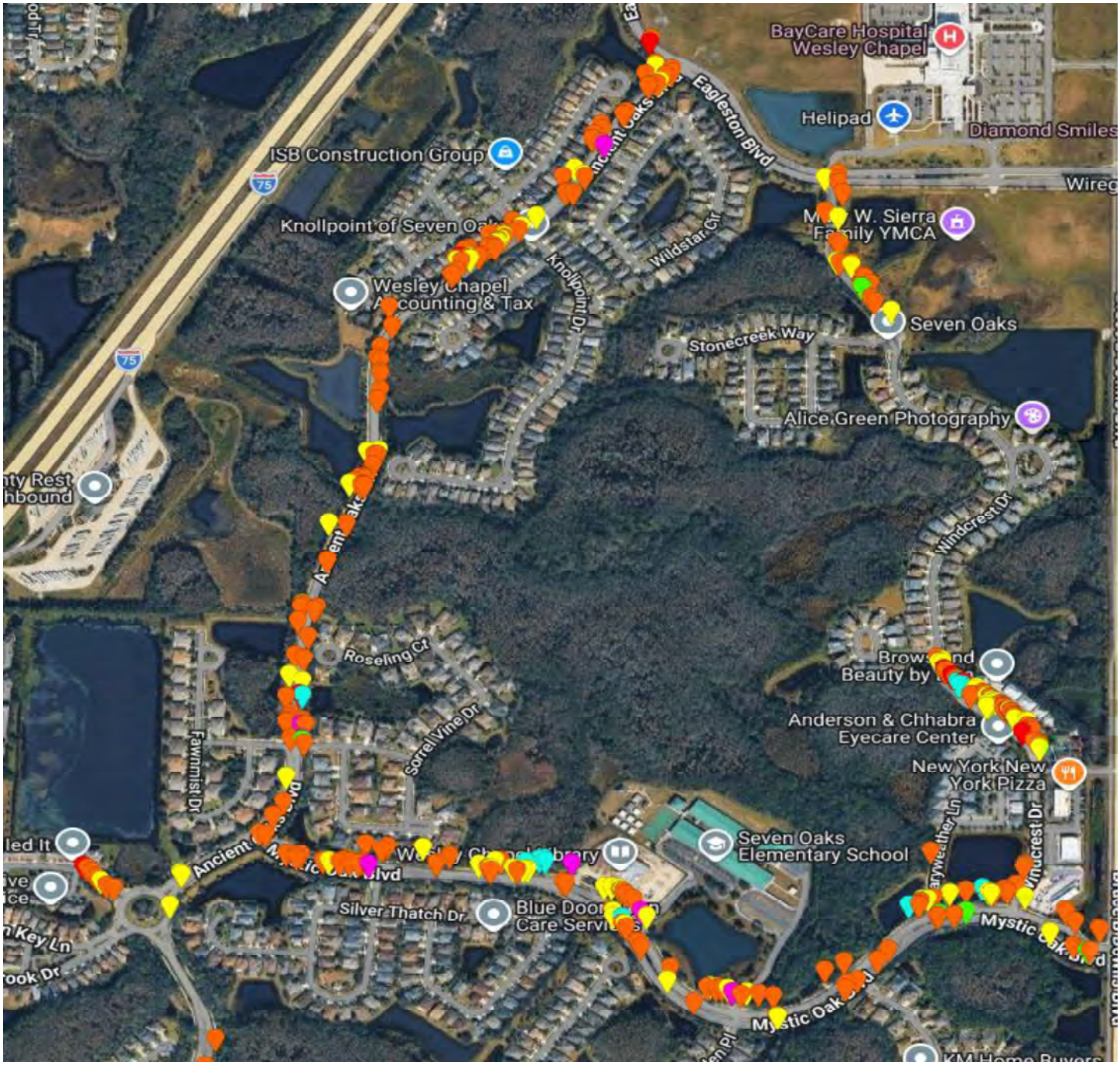

The maps in this proposal show the approximate locations of trip hazards included in the scope of this proposal. The accuracy of these maps is dependent on the technology available on smart phones and should be relied upon as approximations only. The Green Pin represents locations previously repaired by PSSC which must be repaired again due to aggressive tree root activity or ground settlement. The Teal Pin represents locations previously repaired by a grinder which must be repaired again by PSSC to remove remaining portions of the hazard and provide proper slope. The Pink Pin represents hazards located on panels where plastic/rubber ADA early detection mats are in place and hazards located on panels with stamped ADA detectable warning areas. The Blue Pin designates hazards up to 1⁄2" in height located on concrete surrounding storm drains directly in the sidewalk right of way.

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Methodology – Preparing This Estimate

1. PSSC conducted a census of hazards that we can repair on the property's specified sidewalks; the hazards were then grouped into 3 categories:

CATEGORY	SPECIFICATION
Least Severe	¼ inch
Severe	⅜ inch to ⅞ inch
Most Severe	1 inch to 2 inches

2. An estimate of the volume of concrete needing to be removed for each category was prepared based on our experience & process-specific data base.

3. A "not to exceed" bid was prepared based on the estimated volume of repairs.

Hazards above 2 inches in height are normally not included in PSSC estimates. Since most sidewalks are a total of 3.5 to 4 inches deep, municipal engineers recommend repairs to not exceed 2 inches in height because removing more concrete than the amount associated with these measurement criteria may potentially jeopardize the structural integrity of the sidewalks should a vehicle of heavy mass or large equipment drive over it. Sidewalks with hazards greater than 2 inches in height are recommended for alternative means of remediation by the property owner. Severely broken panels and sections of sidewalk with hollowed out earth beneath should also be considered reparative scopes of work outside the abilities and offerings of PSSC. **No locations like these were observed at the time of PSSC's review.**

Before work commences, our on-site trip hazard removal specialists will assess all panels identified in this proposal to ensure changes in level can be repaired using our technique. If it is determined that any locations should be remedied in an alternative way instead of repaired using our horizontal saw cut method, PSSC will exclude those repairs from our service.

Some sidewalk panels have holes, missing pieces, or hairline cracks which do not result in changes of level. These types of sidewalk imperfections cannot be repaired utilizing our precision concrete cutting method and are also **excluded** from this estimate. In some cases, where a crack exists on a stable panel, the concrete on one side will be raised higher, creating a trip hazard. PSSC will always repair this type of trip hazard unless directed otherwise, but the original crack in the panel will remain.

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Our initial review identified **600 PSSC-repairable hazards measuring ¼" – 2" in height** on the sidewalks throughout the specified areas at Seven Oaks CDD (shown in Table 1 below)

TABLE 1: SEVEN OAKS CDD SPECIFIED AREAS 600 TRIP HAZARDS MEASURING ¼" – 2" BY HEIGHT CATEGORIES

LOCATION	LEAST SEVERE	SEVERE	MOST SEVERE	TOTAL
Ancient Oaks Boulevard	50	116	3	**169**
Arrowgrass Drive	4	14	2	**20**
Chapel Creek Circle	1	2	0	**3**
Clubhouse	6	6	0	**12**
Eagleston Drive	0	1	1	**2**
Edenfield Drive	67	101	2	**170**
Juniper Bay Drive	1	5	1	**7**
Maryweather Lane	2	2	0	**4**
Mystic Oaks Boulevard	42	81	0	**123**
Summer Boulevard	3	3	0	**6**
Turman Loop	12	25	5	**42**
Windcrest Drive	13	28	1	**42**
	201	**384**	**15**	**600**
	TOTAL			

Photo Examples

Figure 1



Example of a 1/4 -inch high "Least Severe" hazard located on Ancient Oaks Boulevard. These are the hazards people often catch their toe on, as they do not notice them. This hazard is in the sample area marked for the community; it is marked 2 representing the height of the hazard in eighths of an inch.

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Figure 2



Example of a 1/2-inch high “Severe” hazard located on Ancient Oaks Boulevard. This hazard is in the sample area marked for the community; it is marked 4 representing the height of the hazard in eighths of an inch.

Figure 3



Example of a 1 5/8 -inch high “Most Severe” hazard located on Juniper Bay Dr.

Figure 4



Example of a ¼-inch high “Least Severe” hazard on Ancient Oaks Boulevard previously repaired by PSSC. Hazard must be repaired once again due to aggressive tree root activity or ground settlement.

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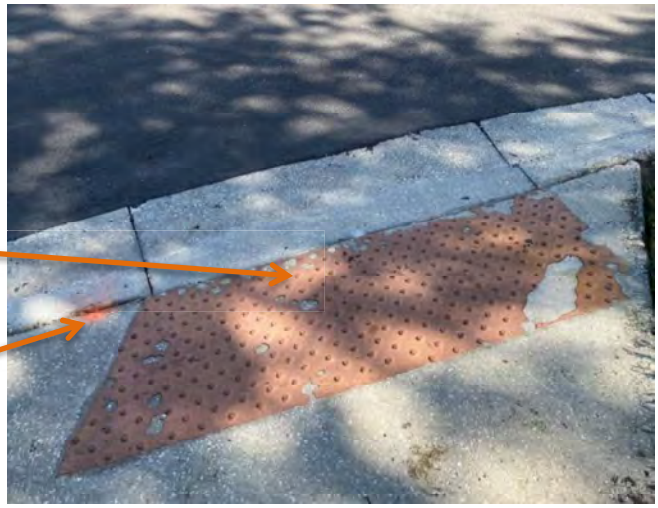
Figure 5



Example of a location on Ancient Oaks Boulevard where a repair attempt was made with a grinder, leaving a 3/4 -inch high Severe hazard on the panel. Hazards like this must be repaired properly by PSSC to remove the remaining portion and provide proper slope.

Figure 6



Example of a hazard located on Mystic Oaks Boulevard on a panel where an ADA detectable warning mat is preventing repairs to the concrete hazard from being made. This location and others like it are **excluded** from this proposal.

Portions of hazards not obstructed by the proximity of the mat are **included** in this proposal.

Figure 7



Example of a 1/2 -inch high Severe hazard located on Edenfield Dr created by the concrete surrounding a storm drain intruding into the sidewalk right of way. As directed by M. Gentilella, these types of hazards are **included** in this proposal. Repairs to these types of hazards will be made at the best possible slope if a 1:12 slope cannot be achieved.

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Figure 8



Example of a 3/8-inch 'Severe" hazard at the end of access ramps with a stamped ADA-detectable warning area. The removal of this hazard will remove the textured finish in the repaired area. However, as directed by Mr. Gentilella these types of hazards are **included** in this proposal.

Figure 9



Example of a hazard located adjacent to a driveway composed of non-grouted brick pavers. As directed by Mr. Gentilella, these types of hazards are **excluded** from this proposal.

Figure 10



Example of a hazard located on an oversized driveway apron. As directed by Mr. Gentilella, these types of hazards are **excluded** from this proposal.

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Pricing Summary

Table 2 below provides an estimated price range to repair the 600 hazards measuring ¼" – 2" high that PSSC can repair throughout the specified areas of the District, as identified in Table 1. Repairs will be made at the ADA-compliant, 1:12 slope. Our technicians take exact measurements of every hazard when we perform our work, so the final price will be determined by the actual volume of concrete removed to achieve the 1:12 slope, however **the high end of the range estimated is a "not to exceed" price.**

PSSC proposals are valid for 90 days, but if the signed authorization and any other required contract to repair all hazards is fully executed and returned to PSSC within 45 days of the proposal date, PSSC will extend a discounted rate. If the District chooses to do only a portion of the work, no discount will be applied. If the signed authorization is received after the 45 days but before the 90-day expiration, the standard price range will apply.

PSSC values our partnership with Seven Oaks CDD and thanks the District for implementing an annual plan to repair trip and fall hazards throughout the entire community. We are pleased to offer Seven Oaks CDD an exclusive loyalty rewards program that offers an additional 5% off the price ranges to repair all hazards in the specified areas.

TABLE 2: PRICING FOR 600 HAZARDS ¼" - 2" HIGH IN SPECIFIED AREAS AT SEVEN OAKS CDD

1:12 REPAIR SLOPE	STANDARD PRICE RANGE	PRICE RANGE w/ LOYALTY DISCOUNT
Price if signed authorization is returned to PSSC by **November 7, 2026**	**$55,945 - $58,889**	**$53,148 - $55,945**
Price if signed authorization is returned to PSSC by **December 22, 2026**	**$58,889 - $61,988**	**$55,945 - $58,889**

Precision Sidewalk Safety estimates that the work to repair all hazards identified can be completed in 6 - 8 days with the note that wet weather will delay our operations. We will re-route pedestrian traffic on small sections of sidewalk (10'-15') for periods that range from 3 minutes to 20 minutes while those sections are being repaired. We request that the District make arrangements for all vehicles to be moved away from the driveways and sidewalks in order for our crew to make the repairs. **We also require that a representative of the property review and accept the work (or request adjustments) prior to the crew's estimated departure.** While the sidewalk restoration project is underway, we will:

- keep the sidewalks in service
- require no heavy equipment or traffic control
- remove all debris and recycle the concrete waste materials
- leave the proposed areas clean and trip hazard-free

Figure 11: Precision Sidewalk Safety Work Example



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Savings Summary

Precision Sidewalk Safety provides a professional service to hundreds of municipalities, private communities and schools throughout Florida and South Carolina. Based on data shared by many of these customers, the comparative analysis in Table 3 shows the differences between available methods for sidewalk trip hazard repair.

TABLE 3: REPAIR METHOD COMPARISON FOR SEVEN OAKS CDD

METHOD	ADA COMPLIANT	TIME REQUIREMENT	POSSIBLE INCIDENTAL DAMAGES
Precision	Yes	6 – 8 Days	None
Grinding	No	29 – 32 Days	Adjacent sidewalk panels, landscaping, and sprinkler heads
Replacement	Yes	97 – 103 Days	Broken sidewalk panels from weight of trucks, damage to landscaping, and possible tree damage if root pruning

Grinding

Although grinding is sometimes used for the removal of trip hazards at private properties, it is not an ideal method for sidewalk repair as the equipment is not specifically designed for this use. Grinding often leaves unpleasant pitting and grooves on the surface of the concrete. Because it is very inflexible equipment, these markings occur not only on the panels with hazards, but also on the sidewalk panels adjacent to those panels. In addition, a grinder often leaves a hazard in place where someone could still trip and fall, because operators are forced to choose from either damaging something adjacent to the affected panel (landscaping, sprinkler heads, etc.) or leaving the repair with upturned edges. This repair method literally scrapes and pulverizes the concrete surface to take off some of the height differential, but it cannot meet the specified ADA requirements for proper slope.

In addition, grinding causes considerable dust and mess. If the dust is managed with water, the property risks slurry and runoff into storm drains or local water. In most cases, grinding cannot be compared to the Precision method, since grinding cannot achieve like results. Still, in a comparison of the same number and size hazards, Precision Sidewalk Safety is comparable in cost. Figure 12 shows results from a typical grind.

Figure 12: Typical Results from a Grinder



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Demolition and Replacement

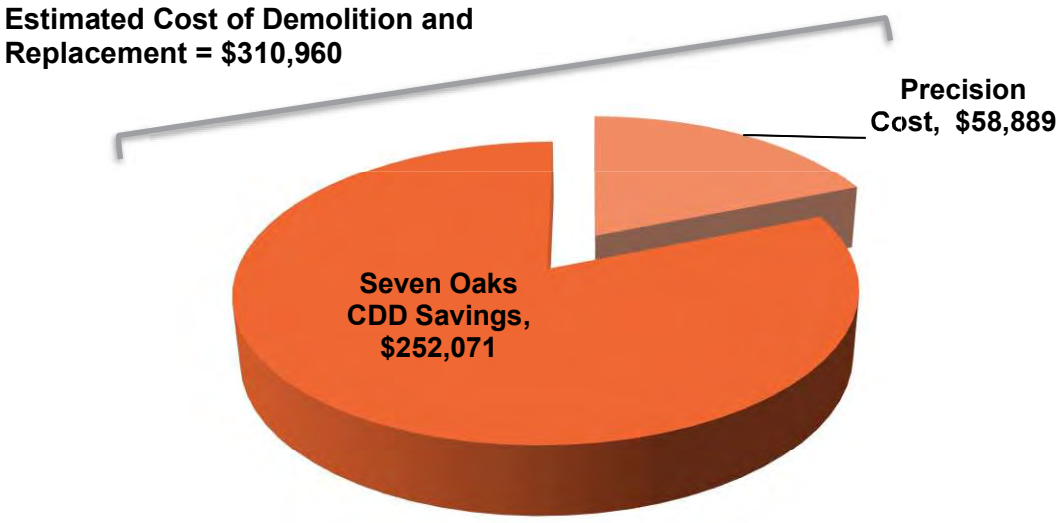
The conventional approach to fully eliminating trip hazard liability is to demolish and replace hazardous panels. Done correctly to ensure a zero point of differential between existing and new sections, this method meets ADA specifications and is the most comparable alternative to the PSSC method. However, the number of hazards that can be repaired on a fixed budget is very limited. Demolition and replacement can also be very obtrusive to a property. Sidewalks are often closed for days, and cars sometimes need to be moved. Incidental damages to landscaping can occur.

Based upon various panel sizes totaling approximately 15,548 square feet and an estimated replacement cost of roughly $20.00 per square foot, we estimate the cost to demolish and replace 600 panels is **$310,960.** This takes into account:

- Cost of concrete
- Labor to break up and remove existing concrete
- Labor to pour, form, level, finish, float & cut control joints
- Fuel for multiple site visits to repair or break-up, remove, pour, remove forms, and restore adjacent items
- Equipment such as a backhoe, vehicle to transport backhoe, utility vehicle, and dump truck to remove debris
- Miscellaneous materials to prepare concrete

Based upon the “not to exceed price to repair all PSSC-repairable hazards measuring ¼” – 2” in the specified areas of the District, the maximum cost for PSSC repairs is $58,889 which is an **estimated savings of $252,071 or 81%**. This comparison assumes that only one panel would be demolished and replaced, which is usually not the case since replacing slabs often requires a “run” of two to five slabs. The *actual* cost for demolition and replacement would likely be two to three times this amount.

COST SAVINGS COMPARED TO DEMOLITION AND REPLACEMENT



THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL
It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.

Environment Savings:

As a member of several "green" building associations, Precision Sidewalk Safety tracks savings from the use of our service, which is a green building practice. We utilize a dust containment system to minimize dust and portable equipment that consumes minimal energy. The small sections of concrete we remove are recycled. By using Precision Sidewalk Safety instead of demolition and replacement, Seven Oaks CDD would achieve the following environmental savings:

Natural Resources Saved:

- approximately **341 tons** of waste concrete from removal and placement in landfills (est. **5,168 cubic feet** of concrete at an average weight of 132 lbs. per cubic foot)
- approximately same amount of materials and resources to replace the concrete that was removed

Fossil fuels saved: estimated **587 gallons**

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of estimated **341 tons** of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

Prevented release of Carbon Dioxide gas: estimated **5.25 Metric Tons**

Repair Specifications

Precision Sidewalk Safety will submit a summary itemizing each trip hazard repaired. This report will include the following, which serves as a detailed, auditable invoice for each repair:

a. The physical location (address, light pole #, etc.) of each repair
b. The specific hazard height - high side and low side measurement – in 8ths of an inch
c. The total width of actual repair in inches
d. The square footage of repaired panel

Debris from repaired areas will be collected and removed and a dust abatement system will be used during all repair operations. All resulting repairs will be flat and uniform with a coefficient of friction exceeding OSHA requirements for public walkways.

This proposal is based upon a repair slope of 1:12, removing all hazards measuring ¼" – 2" in height that PSSC can repair on the sidewalks in specified areas of Seven Oaks CDD.

The following special conditions **are** included in this proposal for the hazards identified in Table 1:

- Only the hazards within the specified areas of the District
- Panels which are intact, stable, and not cracked, fractured, or settled
- Panels with hairline, spider, or multiple cracks(s) which are otherwise "stable" and "intact"
- Panels with surface imperfections or missing/sunken partial sections that are 90% useable
- Access ramps that transition sidewalk to crosswalk
- Hazards on panels where plastic ADA early detection mats are in place
- Hazards only up to 1/2" in height on concrete surrounding storm drains in sidewalk right-of-way
- Hazards located on panels with stamped ADA detectable warning areas

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The following special conditions **are not** currently included in this proposal:

- Hazards greater than 2” or on panels that are too broken for repair or are hollow underneath
- Hazards adjacent to walkways or driveways composed of brick pavers which are not grouted into place
- Hazards above 1/2” in height on concrete surrounding storm drains directly in sidewalk right-of-way
- Hazards in other areas of the community not specified for inclusion in this proposal
- Hazards on oversized driveway aprons

Safety:

Precision Sidewalk Safety Corp has a perfect safety record; we use OSHA approved equipment, certify all employees who work directly in trip hazard repair, and have outstanding safety practices for both employees and the public who may be using the walkways we are repairing. We have worked in dense urban, high pedestrian traffic areas, as well as residential neighborhoods and historic districts to complete projects without incident. Our clients often receive unsolicited compliments for the work we have performed.

Insurance and Incorporation:

Precision Sidewalk Safety Corp is a corporation registered in the state of Florida. Proof of liability, worker’s compensation, and auto insurance will be provided as requested.

Protection Under U.S. Patent and Trademark Laws:

The work provided by Precision Sidewalk Safety reveals equipment and processes, which are protected under United States patent laws. It is the use of these patents that enables us to provide the best available trip hazard removal service to our clients. Due to the nature of our business and in lieu of the ability to receive competitive bids for like services, our company provides documentation and reference to the patents that have been issued to our corporate office. Precision Concrete Cutting of Utah and its affiliates, along with The United States Patent and Trademark Office, takes an active and exacting role to protect and enforce intellectual property rights.

U.S. Pat. No. 6,896,604	**U.S. Pat. No. 6,827,074**
U.S. Pat. No. 7,143,760	**U.S. Pat. No. 7,402,095**
U.S. Pat. No. 7,000,606	**U.S. Pat. No. 7,201,644**

About Precision Sidewalk Safety Corporation:

Wendy and Alan MacMurray, the founders of Precision Sidewalk Safety Corp, have over 70 years combined experience in customer management, service delivery and project implementation and have been respected executives for global Fortune 500 companies as well as start-up companies. They introduced the Precision technology to Florida in late 2006 and South Carolina in 2007 and they now support hundreds of customers. The company has used its unique, patented technique to make over 700,000 repairs on sidewalks in the two states, saving communities an estimated $141 million on sidewalk repairs.

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EXHIBIT A: Excerpts from ADA Guidelines

Federal Register / Vol. 56. No. 144 / Friday, July 26, 1991 / Rules and Regulations

Federal Regulations on Trip Hazard Removal

Part III

Department of Justice

Office of the Attorney General

28 CFR Part 36
Nondiscrimination on the Basis of Disability Public Accomodations and in Commercial Facilities; Final rule

4.5 Ground and Floor Surfaces

Excerpts from Federal Register

4.5.2 Changes in Level. Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6mm and 13mm) shall be beveled with a slope no greater that 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm). Curb ramps and ramps to be constructed on existing sites or in existing building or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

3 – a – 1. A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.

3 – a – 1. A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.

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Price Proposal • Trent Kurkcu • (877) 799-6783 x 531
Proposal FLP-460 • Wesley Chapel, FL • September 23rd, 2026

AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>ESTIMATE IS VALID FOR 90 DAYS FROM DATE OF ISSUE<<

SCOPE OF PROJECT	Repair at a 1:12 slope trip hazards measuring ¼" - 2" that PSSC's method is able to repair in the specified areas of the District as identified in Proposal FLP-460. **Please circle the option selected and fill in the authorization date, then complete invoice information in the approved by / billing info table below.**		
CUSTOMER	**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT**		
COST	**PRICE IF AUTHORIZATION IS RECEIVED BY NOVEMBER 7th, 2026** **$53,148 - $55,945**	**PRICE IF AUTHORIZATION IS RECEIVED BY DECEMBER 22, 2026** **$55,945 - $58,889**	**DATE** 10/01/26

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of hazards we anticipate our technician(s) can repair and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards or other trip hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur or reoccur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed, or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or other defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners

Initial below in the space provided if you authorize PSSC to INCLUDE the following repair types:

JG ***Hazards up to ½" in height on concrete surrounding storm drains, utility covers, or similar sidewalk incursions when directly in sidewalk right-of-way***

JG ***Hazards at the end of access ramps with a stamped ADA-detectable warning area. The removal of the hazard will remove a portion of the stamped finish.***

APPROVED BY	NAME John Gentilella	
	SIGNATURE John Gentilella	
	TITLE Field Operations Manager	
	PHONE 813-230-7987	ALT. PHONE
BILLING INFO **(All invoices sent electronically)**	INVOICE TO NAME Seven Oaks CDD	
	ADDRESS 3434 Colwell Ave. Ste 200 Tampa, FL 33614	
	INVOICE TO EMAIL ADDRESS maintenance@sevenoakscdd.com	

Tab 11

Docusign Envelope ID: 3F7B0899-2735-833E-8190-E9B2048155B6

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Seven Oaks Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Docusign Envelope ID: 3F7B0899-2735-833E-8190-E9B2048155B6

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

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Quotation being provided for:

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126650

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$6,896,704
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	$172,204

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$43,261**

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Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$1,250,000 in any one occurrrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

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X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	$100,000	$1,000
Theft, Disappearance or Destruction	$100,000	$1,000
Computer Fraud including Funds Transfer Fraud	$100,000	$1,000
Employee Dishonesty, including faithful performance, per loss	$100,000	$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

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AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**1**	**$1,000,000**	**Included**
Personal Injury Protection	**5**	**Separately Stated In Each Personal Injury Protection Endorsement**	**Included**
Auto Medical Payments	**2**	**$2,500 Each Insured**	**Included**
Uninsured Motorists including Underinsured Motorists	**2**	**$100,000**	**Included**
Physical Damage Comprehensive Coverage	**7,8**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**7,8**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Included**
Physical Damage Towing And Labor	**7**	**$250 For Each Disablement Of A Private Passenger Auto**	**Included**

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GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

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FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126650

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$43,261
Crime	$500
Automobile Liability	$707
Hired Non-Owned Auto	Included
Auto Physical Damage	$89
General Liability	$7,282
Public Officials and Employment Practices Liability	$4,982
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$56,821**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

Docusign Envelope ID: 3F7B0899-2735-833E-8190-E9B2048155B6

FLORIDA INSURANCE ALLIANCE

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Seven Oaks Community Development District

(Name of Local Governmental Entity)

By: Signed by: Lisa Castoria C6D499141D83495... Signature

Lisa Castoria
Print Name

Witness By: Signed by: Stacey Gillis 07999322A9C0470... Signature

Stacey Gillis
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

Docusign Envelope ID: 3F7B0899-2735-833E-8190-E9B2048155B6

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$6,896,704	As per schedule attached
☑	Inland Marine	$172,204	As per schedule attached
☑	Auto Physical Damage	$13,000	As per schedule attached

Signature: Signed by: Lisa Castoria C6D499141D83495... Date: 9/29/2026

Name: Lisa Castoria

Title: District Manager

Docusign Envelope ID: 3F7B0899-2735-833E-8190-E9B2048155B6

FLORIDA INSURANCE ALLIANCE

PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100126650	Term: **October 1, 2026 to October 1, 2027**
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: **Seven Oaks Community Development District**	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

_____ I reject Uninsured Motorists Coverage entirely.

_____X____ I reject Combined Single Limit for Liability Coverage and I select a lower limit of $100,000.

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Docusign Envelope ID: 3F7B0899-2735-833E-8190-E9B2048155B6

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

Signed by:
Lisa Castoria
C6D499141D83495...

Applicant's/Named Insured's Signature

Lisa Castoria

Applicant's/Named Insured's Printed Name

9/29/2026

Date

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FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Seven Oaks Community Development District

Policy No.: 100126650
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	Clubhouse 2910 Sports Core Circle Wesley Chapel FL 33543	Gable		2003 Joisted masonry	10/01/2026 10/01/2027	$1,839,861 $365,007	Asphalt shingles			$2,204,868
2	5 Hydrogrid Clay Tenniscourts w/Shade Pavilions 2910 Sports Core Circle Wesley Chapel FL 33544			2003 Non combustible	10/01/2026 10/01/2027	$162,322 $16,232				$178,554
3	Playground 2910 Sports Core Circle Wesley Chapel FL 33544			2025 Non combustible	10/01/2026 10/01/2027	$206,497				$206,497
4	Basketball Facility 2910 Sports Core Circle Wesley Chapel FL 33544			2003 Non combustible	10/01/2026 10/01/2027	$54,108				$54,108
5	Family Pool 2910 Sports Core Circle Wesley Chapel FL 33544			2003 Below ground liquid storage tank / pool	10/01/2026 10/01/2027	$377,776				$377,776
6	Slide Tower 2910 Sports Core Circle Wesley Chapel FL 33544			2003 Non combustible	10/01/2026 10/01/2027	$171,519				$171,519
7	Lap Pool 2910 Sports Core Circle Wesley Chapel FL 33544			2003 Below ground liquid storage tank / pool	10/01/2026 10/01/2027	$601,888				$601,888

Sign: _____ Print Name: _____ Date: _____

Docusign Envelope ID: 3F7B0899-2735-833E-8190-E9B2048155B6

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Seven Oaks Community Development District

Policy No.: 100126650
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
8	Wade Pool w/ Fence 2910 Sports Core Circle Wesley Chapel FL 33544			2003 Below ground liquid storage tank / pool	10/01/2026 10/01/2027	$43,286				$43,286
9	Splash Pad w/ Equipment 2910 Sports Core Circle Wesley Chapel FL 33544			2003 Below ground liquid storage tank / pool	10/01/2026 10/01/2027	$162,322				$162,322
10	Pool Shade Pavilions (15) 2910 Sports Core Circle Wesley Chapel FL 33544			2003 Property in the Open	10/01/2026 10/01/2027	$48,697				$48,697
11	Pool Furniture in Open 2910 Sports Core Circle Wesley Chapel FL 33544			2003 Property in the Open	10/01/2026 10/01/2027	$32,465				$32,465
12	Water pump, Controller, Irrigation Various Wesley Chapel FL 33544			2003 Pump / lift station	10/01/2026 10/01/2027	$54,108				$54,108
13	Masonry Columns (8 at roundabout) Ancient Oaks Blvd Wesley Chapel FL 33544			Masonry non combustible	10/01/2026 10/01/2027	$21,643				$21,643
14	Clock Tower (at roundabout) Ancient Oaks Blvd Wesley Chapel FL 33544			Joisted masonry	10/01/2026 10/01/2027	$54,108				$54,108

Sign: _____ Print Name: _____ Date: _____

Docusign Envelope ID: 3F7B0899-2735-833E-8190-E9B2048155B6

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Seven Oaks Community Development District

Policy No.: 100126650
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
15	Summergate Wrought Iron Fencing with Brick Support Summergate Blvd & Bruce B Downs Blvd Wesley Chapel FL 33544			Masonry non combustible	10/01/2026 10/01/2027	$54,108				$54,108
16	Summergate Entry Monument Summergate Blvd & Bruce B Downs Blvd Wesley Chapel FL 33544			Masonry non combustible	10/01/2026 10/01/2027	$27,054				$27,054
17	Pergolas (4 at roundabout) Ancient Oaks Blvd Wesley Chapel FL 33544			Frame	10/01/2026 10/01/2027	$43,286				$43,286
18	Seven Oaks Main Entry Monument Mystic Oak Blvd & SR 581 Wesley Chapel FL 33544			Masonry non combustible	10/01/2026 10/01/2027	$27,054				$27,054
19	Mystic Oak Wrought Iron Fencing with Brick Support Stanchions Mystic Oak Blvd & SR 581 Wesley Chapel FL 33544			Masonry non combustible	10/01/2026 10/01/2027	$54,108				$54,108
20	Entry Monument Fountain Walls (2) SR 56 & Ancient Oaks Blvd Wesley Chapel FL 33544			Masonry non combustible	10/01/2026 10/01/2027	$81,161				$81,161
21	Eagleston & BB Downs Entry Monument Eagleston Blvd & SR 581 Wesley Chapel FL 33544			Masonry non combustible	10/01/2026 10/01/2027	$27,054				$27,054

Sign: _____ Print Name: _____ Date: _____

Docusign Envelope ID: 3F7B0899-2735-833E-8190-E9B2048155B6

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Seven Oaks Community Development District

Policy No.: 100126650
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
22	Arrowgrass & SR 56 Entry Monument 2910 Sports Core Circle Wesley Chapel FL 33544			Non combustible	10/01/2026 10/01/2027	$27,054				$27,054
23	Maintenance Shed 2910 Sports Core Circle Wesley Chapel FL 33543			2022 Non combustible	10/01/2026 10/01/2027	$54,108				$54,108
24	Lap Pool-Pool Heater System 2911 Sports Core Circle Wesley Chapel FL 33543			2022 Property in the Open	10/01/2026 10/01/2027	$121,452				$121,452
25	Family Pool/Splash Pad-Pool Heater System 2911 Sports Core Circle Wesley Chapel FL 33543			2022 Property in the Open	10/01/2026 10/01/2027	$113,257				$113,257
26	Bridge 1 3524 Grassglen Pl Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$21,370				$21,370
27	Bridge 2 Edenfield Dr & Wekiva Ln Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$407,805				$407,805
28	Bridge 3 3153 Sunwatch Dr Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$97,351				$97,351

Sign: _____ Print Name: _____ Date: _____

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FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Seven Oaks Community Development District

Policy No.: 100126650
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Total Insured Value / Roof Yr Blt
29	Bridge 4 2930 Big Cypress Way Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$18,995			$18,995
30	Bridge 5 2930 Big Cypress Way Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$18,995			$18,995
31	Bridge 6 2930 Big Cypress Way Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$18,995			$18,995
32	Bridge 7 2930 Big Cypress Way Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$18,995			$18,995
33	Bridge 8 2930 Big Cypress Way Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$18,995			$18,995
34	Bridge 9 27743 Water Ash Dr Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$18,995			$18,995
35	Bridge 10 2524 Silvermoss Dr Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$37,991			$37,991

Sign: _____ Print Name: _____ Date: _____

Docusign Envelope ID: 3F7B0899-2735-833E-8190-E9B2048155B6

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Seven Oaks Community Development District

Policy No.: 100126650
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
36	Bridge 11 2154 Ashley Oaks Cir Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$27,306				$27,306
37	Bridge 12 SR-56 W Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$451,138				$451,138
38	Bridge 13 Arrowgrass Dr & Alafaya Ln Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$18,995				$18,995
39	Bridge 14 2122 Arrowgrass Dr Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$18,995				$18,995
40	Bridge 15 2122 Arrowgrass Dr Wesley Chapel FL 33544			Bridges	10/01/2026 10/01/2027	$9,498				$9,498
41	Office Building 2940 Sports Core Circle Wesley Chapel FL 33544			2003 Joisted masonry	10/01/2026 10/01/2027	$850,750	Clay / concrete tiles			$850,750

Total:	Building Value	Contents Value	Insured Value
	$6,515,465	$381,239	$6,896,704

Sign: _____ Print Name: _____ Date: _____

Docusign Envelope ID: 3F7B0899-2735-833E-8190-E9B2048155B6

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Inland Marine Schedule

Seven Oaks Community Development District

Policy No.: 100126650
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department / Description	Serial Number	Classification Code	Eff. date / Term Date	Value	Deductible
1	Lights		Other inland marine	10/01/2026 / 10/01/2027	$12,333	$1,000
2	Tower Sign - Frame,Built 2003		Other inland marine	10/01/2026 / 10/01/2027	$2,520	$1,000
3	Informational Signs,Yr Built 2003		Other inland marine	10/01/2026 / 10/01/2027	$25,000	$1,000
4	Yr 2012 - Cushman Hauler 1200	2770824	Mobile equipment	10/01/2026 / 10/01/2027	$2,500	$1,000
5	Yr 2019 - Cushman Hauler 800X	3387715	Mobile equipment	10/01/2026 / 10/01/2027	$6,500	$1,000
6	Yr 2019 - Cushman Hauler 800X	3387718	Mobile equipment	10/01/2026 / 10/01/2027	$6,500	$1,000
7	Yr 2019 - Cushman Hauler 1200	3387751	Mobile equipment	10/01/2026 / 10/01/2027	$7,500	$1,000
8	Portable Pool Chair Lift		Other inland marine	10/01/2026 / 10/01/2027	$7,000	$1,000
9	Portable Pool Chair Lift		Other inland marine	10/01/2026 / 10/01/2027	$7,000	$1,000
10	Security Cameras & Equip - Clubhouse		Other inland marine	10/01/2026 / 10/01/2027	$20,000	$1,000
11	Pedestrian Crosswalk Signs		Other inland marine	10/01/2026 / 10/01/2027	$20,000	$1,000
12	Street Signs		Other inland marine	10/01/2026 / 10/01/2027	$10,000	$1,000
13	Pond Fountain		Other inland marine	10/01/2026 / 10/01/2027	$10,000	$1,000
14	Accent Lighting		Other inland marine	10/01/2026 / 10/01/2027	$23,000	$1,000
15	Polaris Golf Club	3NSMAA506NE552130	Mobile equipment	10/01/2026 / 10/01/2027	$12,351	$1,000
				Total	**$172,204**	

Sign: _____ Print Name: _____ Date: _____

Docusign Envelope ID: 3F7B0899-2735-833E-8190-E9B2048155B6

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Vehicle Schedule

Seven Oaks Community Development District

Policy No.: 100126650
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Ford	F-150		10/01/2026	$1,000	10/01/2026	10/01/2026	**$13,000**	
1	2006	1FTRF12226KB29896	Light Truck	10/01/2027	$1,000	10/01/2026	10/01/2027		$13,000

Total **$13,000**
APD Rptd **$13,000**

Sign: _____ Print Name: _____ Date: _____

Tab 12






KLOUD













Card Room, Aerobics Room/Dance Studio, Larger Fitness Center, Meeting Room, Game Room, Arcade Room, Sauna, Indoor Jacuzzi, Lounge Area with Vending Machines, Room Rental, Workspace, Softplay Kids area, Additional Rental Room Restaurant and lease property. Renovate café and add an amenity.

Resident clubs, (to open space up in the gathering room and conference room)



Tab 13

From: Jon Tomsu <JTomsu@sevenoakscdd.com>
Sent: Monday, October 26, 2026 9:13 AM
To: Kathryn Hopkinson <khopkinson@srvlegal.com>; Lisa Castoria <LCastoria@rizzetta.com>
Subject: [EXTERNAL]Re: Seven Oaks | waste management topic
Importance: High

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good morning.

Here is another way to look at this - if Lakeside has their own trash, and Silverleaf and MAA apartments but we only address the interior home owners and include the cost in the assessments - then people not in the plan are paying for those that are, so it seems like they are effectively being double billed.

So to prevent that, do we have an eminent domain capability to take over their service contracts?

Or maybe I'm looking too far into this. If we have garbage collection reps attending next meeting to present their side I wanted to make sure the board is prepared to actually take action.

Using my bill as an example where I "rent" one can for garbage and another for recycling...

1998	67.92	13.38	13.38	$162,437.40	$649,749.60
	100%	75%	25%		
	55.5			$110,889.00	$443,556.00

1998 is the number of houses in SOPOA, would be more for CDD.

67.92 is my rate today and 13.38 is the rental for each can.

estimating 100% have service, 75% rent a primary can, and 25% rent a recycle.

compared to flat 55.50 fee with cans included and replaced.

yearly savings $206K estimated based on assumptions of can ownership vs. rental.

The board will need a feasible path if this is a possibility and the steps to get there.

Jon Tomsu

Supervisor - Seat 3 | Seven Oaks CDD

732.996.3074

Subject: Official Rate Update & Service Proposal – Waste Aid Systems / Seven Oaks CDD

To: Board of Supervisors & Community Management, Seven Oaks CDD

From: Waste Aid Systems

Date: October 26, 2026

Regarding: Solid Waste & Recycling Services Rate Adjustment

Dear Members of the Board and Community Management,

For over 20 years, Waste Aid Systems has had the distinct privilege of providing waste management services to Seven Oaks. As a family-owned and operated business serving Pasco County residents for over 50 years, we take immense pride in our long-standing partnership, our top-rated service record, and our deep familiarity with Seven Oaks.

It has come to our attention that a competing waste management provider recently presented a proposal to the Board at $18.50 per month per household. We fully understand that evaluating cost efficiency is a primary responsibility of the Board, and we want to provide complete transparency regarding how our standard rates are structured, as well as our plan to match this new pricing.

Understanding Our Rate Structure & Cart Options

Our base collection rate of **$22.64 per month** directly reflects the official maximum allowable collection rate established by Pasco County.

County-regulated rates are calculated based on public municipal benchmarks to ensure:

- Safe, compliant, and environmentally sound disposal and processing fees.
- Comprehensive recycling handling and strict environmental compliance.
- Modern, fully insured equipment maintained to minimize wear and tear on community roads.
- Fair living wages and steady retention for local drivers who know your neighborhood.

In addition to the county-set base collection rate, we have offered residents the optional choice to rent heavy-duty Waste Aid trash or recycling carts for **$4.46 per month**, rather than requiring residents to purchase their own.

Because our core collection rate has always directly mirrored official Pasco County guidelines, we want to assure the Board and all residents that our rates have always been fair, transparent, and strictly aligned with established standards—not arbitrary pricing.

Our Commitment to Seven Oaks CDD: Rate Match Guarantee

While $22.64 reflects the county benchmark, we value our two-decade relationship with Seven Oaks above all else. We do not want Seven Oaks or its residents to feel forced to choose between optimal pricing and the proven reliability of a local, family-owned vendor who knows your neighborhood inside and out.

Effective [Date], Waste Aid Systems will formally match the offered rate of $18.50 per month per household for Seven Oaks CDD, and this matched rate will include cart usage for both trash and recycling.

The Waste Aid Systems Advantage

By continuing our partnership at the new $18.50 all-inclusive rate, Seven Oaks retains key benefits that a new vendor cannot match:

1. **50 Years of Pasco Roots:** Over half a century of family-owned, top-rated service dedicated exclusively to Pasco County communities.
2. **Seamless Continuity:** Zero transition friction, no cart swaps, and no disruption or confusion for residents.
3. **Neighborhood Experience:** Drivers who are already familiar with Seven Oaks' street layouts, gates, sub-associations, and collection protocols.

We respectfully request that this letter be included in the official correspondence for the upcoming Seven Oaks CDD Board meeting.

Thank you for your continued trust and for allowing our family to serve Seven Oaks for the past two decades.

Sincerely,

Justin Peterson

President, Waste Aid Systems

Brian Peterson

Vice President, Waste Aid Systems

WASTE-AID SYSTEMS

SERVICE QUOTE

Quote #: WAS-2026-8942

Date: October 26, 2026

PROVIDER INFORMATION

Waste-Aid Systems

8128 Old County Rd 54

New Port Richey, FL 34653

Phone: 813-996-1457

Email: Petersons1@verizon.net

QUOTE DETAILS

Prepared For:	Seven Oaks
Quote Date:	Oct 26, 2026
Rate Guarantee:	1 Year (12 Months)
Status:	Pending Acceptance

SERVICE BREAKDOWN

SERVICE DESCRIPTION	FREQUENCY	MONTHLY RATE
Curbside Garbage Collection Regular household solid waste and yard waste collection.	2x per week	**Included**
Recycling Collection Recycling collection service.	1x per week	**Included**
Heavy-Duty Roll Cart Provision Includes (2) heavy-duty rolling carts (1 Trash Cart, 1 Recycling Cart).	2 Carts Included	**Included**

Total Monthly Recurring Rate: **$18.50 / mo per customer ($55.50 quarterly)**

TERMS & CONDITIONS

- **Price Lock Guarantee:** The quoted rate of **$18.50/month per customer** is guaranteed fixed for 1 full year (12 consecutive months) from the date service commences.
- **Equipment:** Two (2) waste containers (1 Trash Cart, 1 Recycling Cart) remain the property of Waste-Aid Systems and are provided for customer use during the active service period. Waste-Aid will replace damaged or lost carts at no charge.
- **Recycling:** Recycling carts will be provided per customer request at no charge.
- **Collection Schedule:** Remains as current.
- **Billing:** Invoices are billed quarterly in advance.

SERVICE AUTHORIZATION & ACCEPTANCE

To accept this quote and schedule container delivery, please sign below and return this document.

Customer Authorized Signature

Date

Thank you for choosing Waste-Aid Systems. We look forward to serving your neighborhood!

Tab 14

MINUTES OF MEETING

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

SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Seven Oaks Community Development District was held on Wednesday, October 7, 2026, at 6:00 p.m. at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

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

Also present were:

Lisa Castoria	**District Manager, Rizzetta & Co., Inc.**
Kathryn Hopkinson	**District Counsel, Straley, Robin & Vericker**
John Gentilella	**Field Operations Manager**
Theresa DiMaggio	**Clubhouse Manager**
Greg Woodcock	**District Engineer, Stantec**
Aimee Brodeen	**Community Asset Manager, Rizzetta & Co., Inc.**
Angel Rivera	**Juniper Representative**
Kiersten & Sarah	**Pasco County Library Representatives**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Audience Comments**

Ms. Nancy Drourr, President of Villas of Deer Run HOA made comments on the communication and follow-through regarding landscaping and CDD Staff. Mr. Grace suggested she forward the email communications regarding her concerns to Ms. Castoria and Ms. Hopkinson.

DRAFT

THIRD ORDER OF BUSINESS **Reports & Presentations**

A. District Engineer

i. Review of Mystic Oaks Project Summary & Schedule

Mr. Woodcock gave an update on the project timeline. The Board voiced their concerns with the school schedule and project timelines. Mr. Woodcock will reach out to the vendor for further discussion and will report back to the Board in November.

The Board held a discussion on District Engineer and District Counsel meeting with the County pertaining to speed tables and traffic safety. Speed tables will be provided to the County with a potential permitting timeline of approximately 45 days.

A discussion was held on safety considerations for Seven Oaks as well as installation of traffic counters and speed trackers. The Board directed Mr. Woodcock to proceed with steps for installation.

There was also a brief discussion on line of site reports. Mr. Woodcock will draft a general guideline line of site scope and work with landscaping vendor to ensure that lines of site are addressed.

B. District Counsel

There was a brief discussion on policy of renter's access to amenities.

- **Consideration of Resolution 2027-01; Adopting Policy for District Renters Access to Amenities**

On a Motion by Mr. Mendenhall, seconded by Mr. Grace, with all in favor, the Board of Supervisors adopted Resolution 2027-01; Adopting Policy for District Renters Access to Amenities, in substantial form, for the Seven Oaks Community Development District.

C. Field Operations Manager

The Board reviewed the Field Operations report and held a brief discussion on landscaping. Mr. Rivera from Juniper provided landscaping updates to the Board and CDD staff. The Board requested that the Rizzetta Community Asset Management Report be sent to Juniper leadership.

A brief discussion was held on EGIS Insurance on site visit recommendations.

DRAFT

D. Clubhouse Manager

Discussions were held regarding EGIS Insurance on site visits for the clubhouse and additional coverage. No action was taken.

Ms. DiMaggio talked about the Special Olympics Annual event and informed the Board that an agreement will be sent over to District Counsel for review.

There was also a discussion held on clubhouse events and overtime charges. The Board made a motion to deny resident request to prorate hourly overtime charges.

> On a Motion by Mr. Mendenhall, seconded by Mr. Grace, with all in favor, the Board of Supervisors denied resident request to prorate hourly overtime charges, for the Seven Oaks Community Development District.

E. District Manager

Ms. Castoria informed the Board that the next regular meeting will be held on November 4, 2025, at 3:00 p.m. Ms. Castoria presented the 3rd quarter website audit report.

There was a brief discussion on the Silverleaf request. The Board has denied their request.

FOURTH ORDER OF BUSINESS **Consideration of Library Request to Keep Mailbox on CDD Property**

Pasco Country Library representatives Sarah and Kiersten were present and explained to the Board that the postmaster will not allow the installation of the mailboxes on Library property due to safety reasons. The Board made a motion to approve this request under the following conditions: a licensing agreement needs to be executed, and the mailboxes need to be updated to be in compliance with the SOPOA regulation.

> On a Motion by Mr. Mendenhall, seconded by Mr. Tomsu, with all in favor, the Board of Supervisors approved this request under the following conditions: a licensing agreement needs to be executed, and the mailboxes need to be updated to be in compliance with the SOPOA regulation, for the Seven Oaks Community Development District.

DRAFT

FIFTH ORDER OF BUSINESS **Consideration of Goals & Objectives for FY 25-26**

The Board reviewed the goals & objectives that were set for FY 25-26 and agreed that all goals have been met.

> On a Motion by Mr. Grace, seconded by Mr. Mendenhall, with all in favor, the Board of Supervisors approved the Goals & Objectives for FY 25-26, for the Seven Oaks Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Rizzetta & Company Community Asset Management Services Proposal**

The Board reviewed and approved the Rizzetta & Company Community Asset Management Services Proposal. This motion includes District Counsel approving this agreement. In addition, District Counsel will review the Juniper agreement and determine if any revisions need to be made regarding the addition of Rizzetta CAM reports.

> On a Motion by Mr. Rhodes, seconded by Mr. Tomsu, with one opposed, the Board of Supervisors approved the Rizzetta & Company Community Asset Management Services Proposal which includes District Counsel approving this agreement and review of the Juniper agreement, for the Seven Oaks Community Development District.

SEVENTH ORDER OF BUSINESS **Discussion on Waste Management Services**

After discussion, the Board agreed to appoint Mr. Tomsu as liaison for waste management services communication.

> On a Motion by Mr. Grace, seconded by Mr. Mendenhall, with all in favor, the Board of Supervisors appointed Mr. Tomsu as liaison for waste management services communication, for the Seven Oaks Community Development District.

EIGHTH ORDER OF BUSINESS **Discussion on Crosswinds Park Name**

A brief discussion ensued and photos of flowers and plaque were disseminated.

DRAFT

NINTH ORDER OF BUSINESS **Discussion on Flock Cameras**

After some discussion, the Board made a motion to not proceed with flock camera renewal. District Counsel will contact Flock to inform them of the nonrenewal.

> On a Motion by Mr. Mendenhall, seconded by Mr. Rhodes, with all in favor, the Board of Supervisors agreed that they will not renew the Flock Camera Agreement, for the Seven Oaks Community Development District.

TENTH ORDER OF BUSINESS **Discussion on Drainage**

The Board held a brief discussion on resident drainage and the impact it has on the CDD.

ELEVENTH ORDER OF BUSINESS **Consideration of Board Supervisors' Minutes for the Regular Meeting held on September 2, 2026 and August O&M Reports for the Enterprise and General Funds**

> On a Motion by Mr. Mendenhall, seconded by Mr. Rhodes, with all in favor, the Board of Supervisors approved the minutes for the Regular meeting held on September 2, 2026, and the August O&M Reports for the General Fund ($203,805.49) and Enterprise Fund ($7,156.20) for the Seven Oaks Community Development District.

The Board held a discussion on the District Engineer charges for the road project. Mr. Mendenhall made a motion to request District Engineer annual report that details the charges for roadwork and that the amount is moved from reserves to cover the cost for FY 25-26.

> On a Motion by Mr. Mendenhall, seconded by Mr. Rhodes, with all in favor, the Board of Supervisors request District Engineer annual report that details the charges for roadwork and that the amount is moved from reserves to cover the cost for FY 25-26.for the Seven Oaks Community Development District.

TWELFTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Mendenhall requested that a discussion of 2940 Sport Core Circle be added to the agendas as a standing item.

DRAFT

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On a Motion by Mr. Tomsu, seconded by Mr. Mendenhall, with all in favor, the Board of Supervisors adjourned the meeting 8:23 p.m., for Seven Oaks Community Development District.

_____ _____

Secretary Chairman/Vice Chairman

DRAFT

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

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

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$155,726.67**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Amazing Colors Painting Inc.	102497	354	Maintenance & Repair 09/26	$ 3,500.00
Amazon Capital Services, Inc.	300118	1PLK-VNRJ-1PT4	Beverages 09/26	$ 639.74
Andrew P Mendenhall	102514	AM090226-730	Board of Supervisors Meeting 09/02/26	$ 200.00
Brad Turk	102510	1022	Special Events 10/26	$ 687.50
Catrina Walters	102511	123	Fall Festival	$ 1,932.50
Cintas Corporation	102498	4281301927	Janitorial Supplies 09/26	$ 199.09
Complete IT Corp	102512	20324	Phone, Internet & Cable Services 06/26	$ 4,219.99
Complete IT Corp	102512	20833	Miscellaneous Expense 08/26	$ 235.00
Complete IT Corp	102512	20977	Maintenance & Repair 08/26	$ 230.50
Complete IT Corp	102512	21161	Miscellaneous Expense 09/26	$ 235.00
Conley's Drinking Fountains LLC	102499	6393	Maintenance & Repair 08/26	$ 2,499.99
Cooper Pools Inc.	102500	2241	Fountain Maintenance & Repair 08/26	$ 230.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Cooper Pools Inc.	102500	2265	Pool Maintenance 09/26	$ 8,846.00
Cooper Pools Inc.	102500	2451	Fountain Maintenance & Repair 09/26	$ 350.00
Cory N Carter	102501	730-090226	Cleaning Services 09/26	$ 2,200.00
Dymond Heating & Cooling, Inc.	102502	110004176	Maintenance & Repair 08/26	$ 301.95
Foliage Design Systems	102503	FDS/TMP 47219	Maintenance & Repair 09/26	$ 134.00
Frontier Communications of FL	090326-01	81399430550609235-080926	Internet Services 08/26	$ 129.99
Integrated Irrigation Services	102504	2585	Irrigation Maintenance & Repair 08/26	$ 2,525.00
John Christensen	102515	JC090226-730	Board of Supervisors Meeting 09/02/26	$ 200.00
Jon Tomsu	102516	JT090226-730	Board of Supervisors Meeting 09/02/26	$ 200.00
Juniper Landscaping of Florida, LLC	102494	409889	Landscape Maintenance 08/26	$ 85,066.92
Juniper Landscaping of Florida, LLC	102494	410624	Landscape Annuals 07/26	$ 16,500.00
Lee Electric, Inc.	102505	260505	Entry & Walls Maintenance & Repair 08/26	$ 170.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	091426-01	25047531	Reclaimed Water 07/26	$ 3.03
Pasco County Utilities	091426-01	25047532	Reclaimed Water 07/26	$ 186.85
Pasco County Utilities	091426-01	25047533	Reclaimed Water 07/26	$ 63.63
Pasco County Utilities	091426-01	25047534	Reclaimed Water 07/26	$ 2.02
Pasco County Utilities	091426-01	25047535	Reclaimed Water 07/26	$ 65.65
Pasco County Utilities	091426-01	25047536	Reclaimed Water 07/26	$ 145.44
Pasco County Utilities	091426-01	25047540	Reclaimed Water 07/26	$ 40.40
Pasco County Utilities	091426-01	25047541	Reclaimed Water 07/26	$ 22.22
Pasco County Utilities	091426-01	25047542	Reclaimed Water 07/26	$ 12.12
Pasco County Utilities	091426-01	25047543	Reclaimed Water 07/26	$ 18.18
Pasco County Utilities	091426-01	25047545	Reclaimed Water 07/26	$ 6.06
Pasco County Utilities	091426-01	25047546	Water Services 07/26	$ 1.01

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	091426-01	25047547	Reclaimed Water 07/26	$ 13.13
Pasco County Utilities	091426-01	25047549	Reclaimed Water 07/26	$ 40.40
Pasco County Utilities	091426-01	25047550	Reclaimed Water 07/26	$ 13.13
Pasco County Utilities	091426-01	25047552	Reclaimed Water 07/26	$ 19.19
Pasco County Utilities	091426-01	25047559	Reclaimed Water 07/26	$ 15.15
Pasco County Utilities	091426-01	25047562	Reclaimed Water 07/26	$ 111.10
Pasco County Utilities	091426-01	25047566	Reclaimed Water 07/26	$ 20.20
Pasco County Utilities	091426-01	25047568	Reclaimed Water 07/26	$ 10.10
Pasco County Utilities	091426-01	25047570	Reclaimed Water 07/26	$ 19.19
Pasco County Utilities	091426-01	25047572	Reclaimed Water 07/26	$ 126.25
Pasco County Utilities	091426-01	25047573	Reclaimed Water 07/26	$ 159.58
Pasco County Utilities	091426-01	25047576	Reclaimed Water 07/26	$ 5.05

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Pasco County Utilities	091426-01	25047580	Reclaimed Water 07/26	$	12.12
Pasco County Utilities	091426-01	25047582	Reclaimed Water 07/26	$	89.89
Pasco County Utilities	091426-01	25049267	Reclaimed Water 07/26	$	17.94
Pasco County Utilities	091426-01	25049268	Reclaimed Water 07/26	$	21.41
Pasco County Utilities	091426-01	25049270	Water Services 07/26	$	75.80
Pasco County Utilities	091426-01	25049271	Water Services 07/26	$	2,473.33
Pasco County Utilities	091426-01	25050191	Reclaimed Water 07/26	$	9.09
Pasco County Utilities	091426-01	25050192	Reclaimed Water 07/26	$	6.06
Pasco County Utilities	091426-01	25050193	Reclaimed Water 07/26	$	17.17
Pasco Sheriff's Office	102506	I-20268-13125	Deputy Services 08/26	$	1,200.00
Rizzetta & Company, Inc.	102513	INV0000112198	Accounting Services 09/26	$	7,636.25
Sean Grace	102517	SG090226-730	Board of Supervisors Meeting 09/02/26	$	200.00

Seven Oaks Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Site Masters of Florida, LLC	102495	081226-1	Irrigation Maintenance & Repair 08/26	$ 250.00
Skyway Supply, Inc.	102507	71943	Janitorial Supplies 08/26	$ 229.90
Solitude Lake Management, LLC	102508	PSI302232	Aquatic Maintenance 09/26	$ 4,839.00
TECO	091126-02	211003718858-082026	Natural Gas Services 08/26	$ 86.32
The Observer Group, Inc.	102509	26-02224P	Legal Advertising 09/26	$ 87.50
Theodore H. Rhodes	102518	TR090226-730	Board of Supervisors Meeting 09/02/26	$ 200.00
Valley National Bank	092826-01	CC083126-730	Credit Card Expenses 08/26	$ 3,160.65
Waste Connections of Florida	091126-01	2259079W426	Waste Disposal Service 09/26	$ 1,267.44
Waste Connections of Florida	092326-01	2279446W426	Waste Disposal Service 10/26	$ 1,294.55
TOTAL				**$ 155,726.67**

INVOICE

Amazing Colors Painting Inc.
1316 baythorn drive
Wesley Chapel FL 33543
United States
: :P19000027252

Raul Galicia
8138021320
amazingcolorspaintinginc@gmail.com

BILL TO

Seven oaks club house
3434 Colwell Ave Tampa, FL 33614 United States, 200
United States

Invoice No.:	**354**
Issue date:	**9/2/2026**
Due date:	**10/3/2026**
Payment method:	**Check , Zelle , cash**

DESCRIPTION	QUANTITY	UNIT PRICE ($)	AMOUNT ($)
FIRE PLACE AT GATTERING ROOM 1. Preparation: clean, sanding,bonding primer caulking 2. Apply Finish paint coat	1	3,500.00	3,500.00

TOTAL (USD): $3,500.00

TOTAL DUE (USD) $3,500.00

APPROVED
John G. 09/24/26
Code: 4647

amazon business

Invoice

Invoice # **1PLK-VNRJ-1PT4** | **September 01, 2026**

Invoice summary

Due 30 days from receipt of invoice

Item subtotal before tax	$ 927.79
Shipping & handling	$ 2.99
Promos & discounts	($ 4.09)
Total before tax	$ 926.69
Tax	$ 8.32
Amount due	**$ 935.01 USD**

Billing period	8/1/26 to 8/31/26
Account #	A1X2JE9D1GIM05
Payment terms	Net 30

Registered business name

Seven Oaks CDD

Bill to

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

Group Name

Seven Oaks CDD

Pay by

Check

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

$295.27 Enterprise Fund
$639.74 General Fund

Include Amazon invoice number(s) in the descriptive field of your payment, or send remittance details to ar-businessinvoicing@amazon.com. (This mailbox only accepts payment details. For help, contact customer support.)

ACH Debit

Pay online with your bank account. Visit Your Invoices for BCA and select Make Payment. For more details, see how to pay invoices.

Invoice details

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
1	8/5/26		300 Pcs Boba Straws Individually Wrapped, Wide with Angled Tip Sold by: Komarov Roman ASIN: B0DNTPPRQB Order # 114-7071119-3942605 Order date: August 05, 2026	2	$21.80	$43.60	7.000%
2	8/5/26		Minute Maid Lemonade Bottles, 16.9 fl oz, 6 Pack Sold by: Amazon.com Services, Inc ASIN: B00AOG2S2I Order # 114-7071119-3942605 Order date: August 05, 2026	8	$5.37	$42.96	7.000%

amazon business

Invoice

Invoice # **1PLK-VNRJ-1PT4**

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
3	8/5/26		Minute Maid Lemonade Bottles, 16.9 fl oz, 6 Pack Sold by: Amazon.com Services, Inc ASIN: B00AOG2S2I Order # 114-7071119-3942605 Order date: August 05, 2026	2	$5.37	$10.74	7.000%
4	8/5/26		Bluinzi 2 Pack 46 Inch Compact Umbrellas for Rain, Travel, Double 10-rib Sold by: Shanghai Qiyuyu E-commerce Co., Ltd ASIN: B0CWYRDV7N Order # 114-7071119-3942605 Order date: August 05, 2026	1	$21.99	$21.99	7.000%
5	8/18/26		Brother TN431 4-Color Toner Cartridge Set Sold by: smartoners inc ASIN: B071KT52QK Order # 111-1099258-2197835 Order date: August 18, 2026	1	$357.28	$357.28	0.000%
6	8/23/26		AQUEENLY 100 Snow Cone Cups, Wax Coated Leakproof Cone Paper Cups for Slush, Shaved Ice, Water - 6OZ, White Sold by: TIMEGO LLC ASIN: B07V9M2D99 Order # 114-4324263-4333816 Order date: August 22, 2026	4	$11.48	$45.92	0.000%
7	8/23/26		Olde Midway Electric 30 Hot Dog 11 Roller Grill Cooker Machine with Bun Warming Drawer and Cover - Commercial Grade, Stainless Steel Sold by: Spohn Global Enterprises LLC ASIN: B0BQRSVN2R Order # 114-6813101-1063435 Order date: August 22, 2026	1	$306.33	$306.33	0.000%
8	8/23/26		Oudain 6 Ft Hot Dog Tablecloth Stretch Spandex Rectangle Table Cover Sold by: HEFEI QIANGXIONG XINXIKEJI YOUXIANGONGSI ASIN: B0FQVFFSM5 Order # 114-5329715-3355405 Order date: August 22, 2026	1	$25.99	$25.99	0.000%
9	8/23/26		Tudomro 2x4 Feet Hot Dogs Banner Polyester Fabric Sign Polyester Sold by: Shenzhenshiqingqingwangluokejiyouxiangongsi ASIN: B0FH4KJGZX Order # 114-5329715-3355405 Order date: August 22, 2026	1	$12.99	$12.99	0.000%
10	8/27/26		Mopchnic Wireless Headset with Noise Cancelling Microphone, On-Ear Bluetooth Headset with USB Dongle, Mute Function & Charging Base, Wireless Headphones for Work from Home and Call Center (Black) Sold by: shenzhenshiliuliyuekejiyouxiangongsi ASIN: B0G8G4SQXQ Order # 111-3608917-5817061 Order date: August 26, 2026	1	$59.99	$59.99	0.000%
11			Promotions & discounts			($1.10)	7.000%
12			Promotions & discounts			($2.99)	0.000%
13			Shipping & handling			$2.99	0.000%

TAX will Be Refunded

Total before tax	$926.69
Tax	$8.32
Amount due	**$935.01**

FAQs

How is tax calculated?

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

How are digital products and services taxed?

amazon business

Invoice

Invoice # **1PLK-VNRJ-1PT4**

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

When will I get a refund for undelivered items?

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

Cafe Beverage - 53.70 57200-4724

Cafe Supplies - 43.60 57200-3222

misc - 21.99 / 8.32 > 57200-4785

Office - 417.27 57200-5101

Events - 390.13 57400-4775

Theresa DiMaggio

Seven Oaks CDD

Meeting Date: September 2, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	**Check if paid**
Andrew Mendenhall	X
Sean Grace	X
Jon Tomsu	X
Jack Christensen	X
Ted Rhodes	X

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:00 PM
Meeting End Time:	4:34 PM
Total Meeting Time:	1 hr 34 min

Time Over ____ (3) Hours:	0

Total at $175 per Hour:	$0

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	0.725
Mileage to Charge	$0.00

DM Signature: Jayna Cooper

Sent 7-21-26

Brad Turk
5270 SW 37th street
Ocala, FL 34474
Phone: 352-875-3961
Email: bradturk@cox.net

NORTHERN SOUNDS
Music For All Occasions
OKTOBERFEST

INVOICE NO. 1022 **DATE 7-18-2026**

BILL TO:

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

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Final Payment for Oktoberfest event on Oct 3rd, 2026 by Northern Sounds Band.	$ 687.50	$ 687.50
Note	Please make check payable to: BRAD TURK		

SUBTOTAL	$ 687.50
TOTAL DATE DUE BY 10-3-26	$ 687.50

Balance Due
Please mail
To Clubhouse
By Sept 25th.
Code FY
26-27

57400-4775

Thank you for your business!

invoice

INVOICE N. #123

DATE: 12/10/25

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

LASTING IMPRESSIONS BY CATRINA
Catrina Walters
1085 Altoona Ave
Spring Hill, Fl. 34609
Catrinawalters1@gmail.com
813-770-3450

NO.	DESCRIPTION	QTY	UNIT COST	AMOUNT
(1)	Fall Festival 10/24/26			$1932.50
	(Event Planner / Decorator)			
	Fees			
	(Total = $3865)			
	Deposit of $1932.50			
	due upon reciept. CW			

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

SUBTOTAL	$1932.50
DISCOUNT	~~0~~
TAXES	~~0~~
TOTAL AMOUNT	$1932.50

Special Notes and Terms:

Balance of $1932.50 DUE by 9/24/26 CW

* Mail to vendor Before 9/15/26
Code to 26/27 Fiscal year

THANK YOU FOR YOUR PURCHASE!

CINTAS
READY FOR THE WORKDAY™

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

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

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

INVOICE

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

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

INVOICE # 4281301927
INVOICE DATE 09/03/2026
CUSTOMER REF # DEVELOPMENT DISTRICT I

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

EMP#/LOCK#	MATERIAL	DESCRIPTION		FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2700	TERRY TOWEL - WHITE-		02	F	300	0.225	67.50	N
	X2700	TERRY TOWEL - WHITE-	L	02	F	24	1.300	31.20	N
	X42362	MCRFBR CLOTH/16X16/GREY-		02	F	75	0.062	4.65	N
	X84301	3X5 LOGO MAT D0740 3X5 7 OAKS 'A'		02	F	1	10.720	10.72	N
	X84301	3X5 LOGO MAT D0741 3X5 7 OAKS 'A'		02	F	1	10.720	10.72	N
	X84301	3X5 LOGO MAT D0742 3X5 7 OAKS 'A'		02	F	1	10.720	10.72	N
	X84301	3X5 LOGO MAT D0743 3X5 7 OAKS 'B'		02	F	1	10.720	10.72	N
	X84301	3X5 LOGO MAT D0744 3X5 7 OAKS 'B'		02	F	1	10.720	10.72	N
	X84301	3X5 LOGO MAT D0745 3X5 7 OAKS 'B'		02	F	1	10.720	10.72	N
	X84401	4X6 LOGO MAT D0746 4X6 7 OAKS		02	F	1	15.185	15.19	N
			SUBTOTAL					182.86	
		SERVICE CHARGE						16.23	N
		SUBTOTAL						199.09	
		TAX						(0.00)	
		TOTAL USD						199.09	

Theresa DiMaggio

57200-4704

TOTAL ADJUST. _____

TAX ADJUST. _____

NET TOTAL _____

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

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

Complete I.T.
SERVICE & SOLUTIONS

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

Invoice #	20324
Invoice Date	06-05-26
Balance Due	**$4,219.99**

Item	Description	Unit Cost	Quantity	Line Total
Remainder Project Invoice	== Remainder Invoice for Project == - Please refer to estimate for further details - Please refer to contract for further details - Licenses and Monthlys (if applicable) will be billed separately after 1st month - Invoice due net 15 after completion of project	$4,219.99	1.0	$4,219.99

Theresa DiMaggio

Balance due for installation of fiber wi-fi @ 2940 Sports Core

57200-4103

Subtotal	**$4,219.99**
Tax	$0.00
Invoice Total	$4,219.99
Payments	$0.00
Credits	$0.00
Balance Due	**$4,219.99**



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

Complete I.T.
SERVICE & SOLUTIONS

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

Invoice #	20833
Invoice Date	08-01-26
Balance Due	**$235.00**

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

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

3T Computer Maintenance



57200-4785

Theresa DiMaggio

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

Complete I.T.
SERVICE & SOLUTIONS

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

Invoice #	20977
Invoice Date	08-11-26
Balance Due	**$230.50**

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

Access Control Theresa DiMaggio
5-7200-4729

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



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

Complete I.T.
SERVICE & SOLUTIONS

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

Invoice #	21161
Invoice Date	09-01-26
Balance Due	**$235.00**

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

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

CPU x 3
Maintenance



5200-4785

Theresa
D. Maggio

Invoice

Conley's Drinking Fountains LLC

6783 31ST AVE N
ST. PETERSBURG,FL 33710

813-988-7375
conleysdrinkingfountains@gmail.com

Date	Invoice #
8/31/2026	6393

Bill To

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Elkay Stainless steel cabinet stand up bottle filler. Scope of work: Removal of old fountain, cut bolts off from bottom fixture, cut water line running through cement. Disconnect electrical box with switch. Install new fountain, run drain line to back of fountain. Install new pvc. Drill hole through bottom of fountain install water line with inline shut off valve. Install power cord into electrical switch. Using breaker to turn direct power off. Reconnect back and silicone seam. Location: Playground	2,499.99	2,499.99

APPROVED
John G. 09/04/26
Code: 4647

Total $2,499.99

Cooper Pools Inc

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

Invoice #: 2241
Invoice Date: 8/20/2026
Due Date: 9/20/2026

Bill To: Seven Oaks Fountains
Seven Oaks Fountains2910 Sports Core Circle
Wesley Chapel, FL 33544

LOCATION: 2910 Sports Core Circle , Wesley Chapel

Item	Description	Qty	Rate	Amount
Parts	Parts	1.00	$50.00	$50.00
Installation / Labor	Installation / Labor	1.00	$180.00	$180.00

Fountain repairs completed.

Subtotal: $230.00
Tax: $0.00
Total: $230.00
Amount Due: $230.00

APPROVED
John G. 09/04/26
Code: 4643

Cooper Pools Inc

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

Invoice #: 2265
Invoice Date: 9/1/2026
Due Date: 10/1/2026

Bill To: Seven Oaks Clubhouse
Seven Oaks Clubhouse3434 Colwell Avenue, Suite 200
Tampa, FL 33614

LOCATION: 2910 Sports Core Circle, Wesley Chapel

Item	Description	Qty	Rate	Amount
Rectangular Gutter Drain Grate with Screws White	Rectangular Gutter Drain Grate with Screws White	1.00	$15.00	$15.00
Monthly Commercial Pool Service - Weekly Service	Monthly commercial swimming pool maintenance services provided in accordance with the service agreement. Service includes routine water chemistry testing and balancing, cleaning and debris removal, brushing and vacuuming as needed, filter and basket maintenance, circulation and equipment inspections, and monitoring of overall pool operating conditions.	1.00	$8,831.00	$8,831.00

Subtotal: $8,846.00
Tax: $0.00
Total: $8,846.00
Amount Due: $8,846.00

Theresa D'Maggio

#15.00 - 57200-4717

#8,831.00 - 57200-4625

Cooper Pools Inc

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

Invoice #: 2451
Invoice Date: 9/1/2026
Due Date: 9/30/2026

Bill To: Seven Oaks Fountains
Seven Oaks Fountains2910 Sports Core Circle
Wesley Chapel, FL 33544

LOCATION: 2910 Sports Core Circle , Wesley Chapel

Item	Description	Qty	Rate	Amount
Monthly Fountain Service - Weekly Service	Monthly fountain maintenance services provided in accordance with the service agreement. Service includes routine water chemistry testing and balancing, cleaning and debris removal, brushing and vacuuming as needed, filter and basket maintenance, circulation and equipment inspections, and monitoring of overall fountain operating conditions.	1.00	$350.00	$350.00

Subtotal: $350.00
Tax: $0.00
Total: $350.00
Amount Due: $350.00

APPROVED
John G. 09/04/26
Code: 4643

Contractors Invoice

WORK PERFORMED AT:
Seven OAKS CDD
3434 Colwell Ave #200
TAMPA, FL
33614

TO:
Cory Carter
3591 Gerrads Cross ct
Land O' Lakes, FL 34638

DATE	YOUR WORK ORDER NO.	OUR BID NO.
09/02/2026	60	

DESCRIPTION OF WORK PERFORMED

Commercial cleaning
Services for the Month
of September 2026

Theresa DiMaggio

57200-470X

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of Two Hundred Dollars ($ 2200.00).

This is a ☐ Partial ☐ Full invoice due and payable by: 09 (Month) 30 (Day) 2026 (Year)

in accordance with our ☐ Agreement ☐ Proposal No. 60 Dated 09 (Month) 02 (Day) 2026 (Year)

adams TC8122 11-12

Dymond Heating & Cooling

INVOICE	#110004176
SERVICE DATE	Aug 10, 2026
INVOICE DATE	Aug 10, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Aug 14, 2026
AMOUNT DUE	**$301.95**

Seven Oaks CDD
3434 colwell ave #200
tampa, FL 33614

(813) 230-7987
Maintenance@sevenoakscdd.com

SERVICE ADDRESS

2910 Sports Core Cir
Wesley Chapel, FL 33544

CONTACT US

3945 American Plaza Blvd
Land O Lakes, FL 34638

(813) 758-1099
dymondac@gmail.com

Service completed by: Adam Vandevelde

INVOICE

Services	qty	unit price	amount
Drain Treatment	1.0	$335.50	$335.50

Drain treatment involves chemical acid to effectively break down stubborn algae buildup, starting right from the condensate drain pan. Process includes introducing nitrogen and flushing water multiple times, ensuring you see clear water at the end. This means your system will flow smoothly and odor-free.

Services subtotal: $335.50

APPROVED
John G. 09/04/26
Code: 4647

Subtotal	$335.50
Dymond Club discount	-$33.55
Job Total	**$301.95**
Amount Due	**$301.95**

Condensate drain was backed up and heavily clogged with buildup and debris had to disconnect drain bring outside rinse out with hose reconnected condensate drain and treated with a commercial grade condensate drain cleaner that will continuously clean as system condensates
The two other carrier units next to this one had a dirty drain as well I cleared the trap and treated it with the drain cleaner as well

Invoice FDS/TMP 47219

Date	PO#
09/01/26	
Sales Rep	**Terms**
Ellen Ushijima	Net 30

Remit To:
PO Box 17113
Denver, CO 80217-0113

Bill To
Theresa DiMaggio SEVEN OAKS MANAGEMENT 3434 COLWELL AVE. SUITE 200 TAMPA, FL 33614

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

Item	Amount
#6658 - Seven Oaks - Guaranteed Maintenance 2026 September 2026	**$134.00**

Theresa DiMaggio

57200-4647

plant maintenance

For your convenience, we accept the following payment options:

ACH:	Contact AR@botanicaldesigns.com
Credit Card:	Clover Credit Card Processing – AMEX, MC, Visa *Please include invoice number(s) with payment*
Check Mail To:	Foliage Design Systems LLC PO Box 17113 Denver, CO 80217-0113

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

Foliage Design Systems LLC, a Botanical Designs company
AR@botanicaldesigns.com | TAX ID: 59-3296339

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

Billing Date:
Aug 09, 2026

Billing Period:
Aug 09 - Sep 08, 2026

RECEIVED
AUG 17 2026
BY: .....

Hi SEVEN OAKS CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$129.99
Auto Pay is scheduled
Sep 02

Bill history	
Previous balance	$124.99
Payment received by Aug 09, thank you	-$124.99

Service summary	Previous month	Current month
Internet	$124.99	↑$129.99
Total services	**$124.99**	**$129.99**
Total balance		**$129.99**

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P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 09 08112026 NNNNNN 01 000386 0002

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

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

4280098139943055060923000000000000129995

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

Billing Date:
Aug 09, 2026

Billing Period:
Aug 09 - Sep 08, 2026

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

Internet

Monthly Charges

08.09-09.08	Business Fiber Internet 1 Gig	$104.99
	1 Usable Static IP Address	$30.00
	Auto Pay Discount	-$5.00
Internet Total		**$129.99**

Total current month charges **$129.99**

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased by $5.00 per month, per line. Questions? Please contact customer service.

BUSINESS
FIBER 5 GIG
INTERNET

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197
business.frontier.com/fiber-internet

INVOICE

Integrated Irrigation Services
4208 N. Suwanee Ave.
Tampa FL 33603
United States

Alexander Long
(813) 392-9235
integrated.irrigation.services@gmail.com

BILL TO
Seven Oaks CDD
5844 Old Pasco Road. Suite 100
Wesley Chapel FL 33544
United States

Invoice No.:	**2585**
Issue date:	**8/24/2026**
Due date:	**9/7/2026**
Payment method:	**Credit card**

DESCRIPTION	QUANTITY	UNIT PRICE ($)	AMOUNT ($)
July irrigation maintenance Invoice for 3 visits this month. 3 x $500.00 = $1500.00 additional labor - $900.00 additional parts - $125.00 Parts and labor - $2525.00	1	2,525.00	2,525.00

TOTAL (USD):	$2,525.00
TOTAL DUE (USD)	$2,525.00

Pay now

APPROVED
John G. 09/04/26
Code: 4609

Please Remit Payment to:

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

Invoice 409889

Bill To
Seven Oaks CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
08/01/26	8/31/2026
Account Owner	**PO#**
ANGEL QUINONES	

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

Grand Total **$85,066.92**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$100,052.00	$85,066.91	$0.00	$0.00	$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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

Invoice 410624

Bill To
Seven Oaks CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
07/31/26	8/30/2026
Account Owner	**PO#**
ANGEL QUINONES	

Item	Qty/UOM	Rate	Ext. Price	Amount
#409286 - Annual Flower Installation - Summer				**$16,500.00**
Annuals Flowers - 07/30/2026				
Vinca Cora XDR White 4.33"	4,500.04" 00	$3.91	$17,582.13	
Vinca Cora XDR Light Pink 4.33	1,500.04" 00	$4.72	$7,082.84	

Grand Total **$16,500.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$116,552.00	$85,066.91	$0.00	$0.00	$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

JOB	#260505
SERVICE DATE	Aug 12, 2026
INVOICE DATE	Aug 12, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Aug 12, 2026
AMOUNT DUE	**$170.00**

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

(813) 230-7987
maintenance@sevenoakscdd.com

SERVICE ADDRESS

3512 Chapel Creek Cir
Wesley Chapel, FL 33544

CONTACT US

P.O. Box 270184
Tampa, FL 33688

(813) 908-0035
Luis@LeeElectricOnline.com

Service completed by: Luis Espel

INVOICE

Services	qty	unit price	amount
Custom Job Commercial	1.0	$170.00	$170.00
Villas at Willow Creek Gate contractor reported missing one of the legs for the 120 V Found that the problem is with the utility company I will contact the utility company to get it properly repair			

APPROVED
John G. 09/04/26
Code: 4603

Subtotal	$170.00
Job Total	**$170.00**
Amount Due	**$170.00**

Thank you for the opportunity to service your electrical needs!

See our Terms & Conditions

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

AUG 28 2026

2568 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS/BEECH G**

Bill Number: 25047531
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010605	01228302

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

001060501228302

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579057	7/9/2026	9	8/10/2026	12	32	3

Usage History

	Reclaimed
August 2026	3
July 2026	6
June 2026	0
May 2026	3
April 2026	0
April 2026	0
March 2026	0
February 2026	0
December 2025	0
December 2025	4
November 2025	0
October 2025	0

Transactions

Previous Bill		6.06
Payment 08/13/26		-6.06 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	3 Thousand Gals X $1.01	3.03
Total Current Transactions		3.03
TOTAL BALANCE DUE		**$3.03**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0010605
Customer #	01228302
Balance Forward	0.00
Current Transactions	3.03
Total Balance Due	**$3.03**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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01228302800106056250475313000000303 6

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AUG 28 2026

2563 0 1
37-93238

SEVEN OAKS CCD

Service Address: **0 SUMMERGATE BOULEVARD**

Bill Number: 25047532
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010595	01228300

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

001059501228300

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	43765803	7/9/2026	81398	8/10/2026	81583	32	185

Usage History

	Reclaimed
August 2026	185
July 2026	136
June 2026	117
May 2026	285
April 2026	87
March 2026	243
February 2026	19
January 2026	149
December 2025	444
November 2025	382
October 2025	187
September 2025	19

Transactions

Previous Bill		137.36
Payment 08/13/26		-137.36 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	185 Thousand Gals X $1.01	186.85
Total Current Transactions		186.85
TOTAL BALANCE DUE		**$186.85**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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Account #	0010595
Customer #	01228300
Balance Forward	0.00
Current Transactions	186.85
Total Balance Due	**$186.85**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CCD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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01228300400105950250475320000186858

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Pay By Phone: 1-855-786-5344

AUG 28 2026

2564 0 1
37-93238

SEVEN OAKS CCD

Service Address: **0 ANCIENT OAKS BOULEVARD**

Bill Number: 25047533
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010600	01228300

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

001060001228300

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	43765802	7/9/2026	65212	8/10/2026	65275	32	63

Usage History

	Reclaimed
August 2026	63
July 2026	224
June 2026	220
May 2026	408
April 2026	164
March 2026	372
February 2026	80
January 2026	205
December 2025	584
November 2025	511
October 2025	259
September 2025	67

Transactions

Previous Bill		226.24
Payment 08/13/26		-226.24 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	63 Thousand Gals X $1.01	63.63
Total Current Transactions		63.63
TOTAL BALANCE DUE		**$63.63**

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Account #	0010600
Customer #	01228300
Balance Forward	0.00
Current Transactions	63.63
Total Balance Due	**$63.63**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CCD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
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01228300400106001250475337000063632

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DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

AUG 28 2026

2585 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 MILLHOPPER AVENUE**
Bill Number: 25047534
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

Account #	Customer #
0010640	01228304

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

001064001228304

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08399014	7/9/2026	379	8/10/2026	381	32	2

Usage History

	Reclaimed
August 2026	2
July 2026	2
June 2026	18
May 2026	17
April 2026	17
March 2026	10
February 2026	4
January 2026	6
December 2025	8
November 2025	5
October 2025	1
September 2025	0

Transactions

Previous Bill		2.02
Payment 08/13/26		-2.02 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	2 Thousand Gals X $1.01	2.02
Total Current Transactions		2.02
TOTAL BALANCE DUE		**$2.02**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account #	0010640
Customer #	01228304
Balance Forward	0.00
Current Transactions	2.02
Total Balance Due	**$2.02**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY, FL 34656-2139

01228304200106407250475344000000202 4

PASCO COUNTY UTILITIES
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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

2586 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 FORDHAM DR**

Bill Number: 25047535
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

Account #	Customer #
0010635	01228304

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

001063501228304

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08075228	7/9/2026	2004	8/10/2026	2069	32	65

Usage History

	Reclaimed
August 2026	65
July 2026	43
June 2026	24
May 2026	23
April 2026	21
March 2026	14
February 2026	11
January 2026	11
December 2025	13
November 2025	10
October 2025	11
September 2025	13

Transactions

Previous Bill		43.43
Payment 08/13/26		-43.43 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	65 Thousand Gals X $1.01	65.65
Total Current Transactions		65.65
TOTAL BALANCE DUE		**$65.65**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0010635
Customer #	01228304
Balance Forward	0.00
Current Transactions	65.65
Total Balance Due	**$65.65**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

01228304200106353250475351000065656

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

AUG 28 2026

2565 0 1
37-93238

SEVEN OAKS CCD

Service Address: **0 ANCIENT OAKS/SPORTS**

Bill Number: 25047536
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010610	01228300

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

001061001228300

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404817	7/9/2026	24757	8/10/2026	24901	32	144

Usage History

	Reclaimed
August 2026	144
July 2026	139
June 2026	133
May 2026	206
April 2026	63
March 2026	231
February 2026	25
January 2026	128
December 2025	349
November 2025	284
October 2025	142
September 2025	22

Transactions

Previous Bill		140.39
Payment 08/13/26		-140.39 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	144 Thousand Gals X $1.01	145.44
Total Current Transactions		145.44
TOTAL BALANCE DUE		**$145.44**

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Account #	0010610
Customer #	01228300
Balance Forward	0.00
Current Transactions	145.44
Total Balance Due	**$145.44**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CCD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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01228300400106100250475368000014544 2

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2587 0 1
37-93238

SEVEN OAKS CDD
Service Address: **0 BAYBROOK LOOP**
Bill Number: 25047540
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010660	01228304

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

001066001228304

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399018	7/9/2026	2050	8/10/2026	2090	32	40

Usage History

	Reclaimed
August 2026	40
July 2026	41
June 2026	38
May 2026	39
April 2026	37
March 2026	64
February 2026	32
January 2026	42
December 2025	38
November 2025	43
October 2025	39
September 2025	42

Transactions

Previous Bill		41.41
Payment 08/13/26		-41.41 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	40 Thousand Gals X $1.01	40.40
Total Current Transactions		40.40
TOTAL BALANCE DUE		**$40.40**

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Account #	0010660
Customer #	01228304
Balance Forward	0.00
Current Transactions	40.40
Total Balance Due	**$40.40**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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01228304200106605250475409000040404

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2574 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 SILVERMOSS DR**

Bill Number: 25047541
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010675	01228303

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

001067501228303

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399013	7/9/2026	662	8/10/2026	684	32	22

Usage History

	Reclaimed
August 2026	22
July 2026	17
June 2026	19
May 2026	17
April 2026	22
March 2026	19
February 2026	0
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0

Transactions

Previous Bill		17.17
Payment 08/13/26		-17.17 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	22 Thousand Gals X $1.01	22.22
Total Current Transactions		22.22
TOTAL BALANCE DUE		**$22.22**

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Account #	0010675
Customer #	01228303
Balance Forward	0.00
Current Transactions	22.22
Total Balance Due	**$22.22**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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01228303500106759250475416000022226

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2575 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 WATER ASH DR**

Bill Number: 25047542
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010690	01228303

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

001069001228303

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399003	7/9/2026	2530	8/10/2026	2542	32	12

Usage History

	Reclaimed
August 2026	12
July 2026	25
June 2026	14
May 2026	10
April 2026	17
March 2026	25
February 2026	12
January 2026	11
December 2025	12
November 2025	9
October 2025	10
September 2025	13

Transactions

Previous Bill		25.25
Payment 08/13/26		-25.25 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	12 Thousand Gals X $1.01	12.12
Total Current Transactions		12.12
TOTAL BALANCE DUE		**$12.12**

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Account #	0010690
Customer #	01228303
Balance Forward	0.00
Current Transactions	12.12
Total Balance Due	**$12.12**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
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2588 0 1
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SEVEN OAKS CDD

Service Address: **0 ARROWGRASS DR**

Bill Number: 25047543
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010695	01228304

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

001069501228304

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	11010344	7/9/2026	7208	8/10/2026	7226	32	18

Usage History

	Reclaimed
August 2026	18
July 2026	28
June 2026	30
May 2026	28
April 2026	31
March 2026	31
February 2026	31
January 2026	32
December 2025	52
November 2025	53
October 2025	39
September 2025	42

Transactions

Previous Bill		28.28
Payment 08/13/26		-28.28 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	18 Thousand Gals X $1.01	18.18
Total Current Transactions		18.18
TOTAL BALANCE DUE		**$18.18**

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Account #	0010695
Customer #	01228304
Balance Forward	0.00
Current Transactions	18.18
Total Balance Due	**$18.18**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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2590 0 1
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SEVEN OAKS CDD

Service Address: **0 EDENFIELD DR**
Bill Number: 25047545
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010710	01228304

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

001071001228304

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075214	7/9/2026	2607	8/10/2026	2613	32	6

Usage History

	Reclaimed
August 2026	6
July 2026	13
June 2026	15
May 2026	12
April 2026	17
March 2026	15
February 2026	4
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	1

Transactions

Previous Bill		13.13
Payment 08/13/26		-13.13 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	6 Thousand Gals X $1.01	6.06
Total Current Transactions		6.06
TOTAL BALANCE DUE		**$6.06**

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Account #	0010710
Customer #	01228304
Balance Forward	0.00
Current Transactions	6.06
Total Balance Due	**$6.06**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
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2591 0 1
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SEVEN OAKS CDD

Service Address: **0 SISAL LOOP**

Bill Number: 25047546
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010715	01228304

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

001071501228304

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075223	7/9/2026	1489	8/10/2026	1490	32	1

Usage History

	Reclaimed
August 2026	1
July 2026	0
June 2026	0
May 2026	0
April 2026	1
March 2026	0
February 2026	1
January 2026	0
December 2025	0
November 2025	1
October 2025	2
September 2025	2

Transactions

Current Transactions

Reclaimed

Reclaimed	1 Thousand Gals X $1.01	1.01
Total Current Transactions		1.01
TOTAL BALANCE DUE		**$1.01**

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Account #	0010715
Customer #	01228304
Balance Forward	0.00
Current Transactions	1.01
Total Balance Due	**$1.01**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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01228304200107152250475461000000 1012

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2592 0 1
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SEVEN OAKS CDD
Service Address: **0 FIREBUSH DR**
Bill Number: 25047547
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

Account #	Customer #
0010720	01228304

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

001072001228304

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075226	7/9/2026	1702	8/10/2026	1715	32	13

Usage History

	Reclaimed
August 2026	13
July 2026	14
June 2026	20
May 2026	15
April 2026	16
March 2026	23
February 2026	17
January 2026	24
December 2025	23
November 2025	17
October 2025	17
September 2025	15

Transactions

Previous Bill		14.14
Payment 08/13/26		-14.14 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	13 Thousand Gals X $1.01	13.13
Total Current Transactions		13.13
TOTAL BALANCE DUE		**$13.13**

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Account #	0010720
Customer #	01228304
Balance Forward	0.00
Current Transactions	13.13
Total Balance Due	**$13.13**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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01228304200107206250475478000013132

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2576 0 1
37-93237

SEVEN OAKS CDD

Service Address: **0 COTTON KEY LANE**

Bill Number: 25047549
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

Account #	Customer #
0010740	01228303

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

001074001228303

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075225	7/9/2026	3136	8/10/2026	3176	32	40

Usage History

	Reclaimed
August 2026	40
July 2026	47
June 2026	84
May 2026	77
April 2026	81
March 2026	82
February 2026	11
January 2026	0
December 2025	0
November 2025	0
October 2025	74
September 2025	78

Transactions

Previous Bill		47.47
Payment 08/13/26		-47.47 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	40 Thousand Gals X $1.01	40.40
Total Current Transactions		40.40
TOTAL BALANCE DUE		**$40.40**

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Account #	0010740
Customer #	01228303
Balance Forward	0.00
Current Transactions	40.40
Total Balance Due	**$40.40**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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2577 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 SHOREGRASS DR**

Bill Number: 25047550
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010745	01228303

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

001074501228303

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404824	7/9/2026	1330	8/10/2026	1343	32	13

Usage History

	Reclaimed
August 2026	13
July 2026	11
June 2026	13
May 2026	9
April 2026	12
March 2026	14
February 2026	10
January 2026	12
December 2025	13
November 2025	9
October 2025	10
September 2025	15

Transactions

Previous Bill		11.11
Payment 08/13/26		-11.11 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	13 Thousand Gals X $1.01	13.13
Total Current Transactions		13.13
TOTAL BALANCE DUE		**$13.13**

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Account #	0010745
Customer #	01228303
Balance Forward	0.00
Current Transactions	13.13
Total Balance Due	**$13.13**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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01228303500107459250475502000013132

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2594 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 PINE POINT DR**
Bill Number: 25047552
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

Account #	Customer #
0010760	01228304

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

001076001228304

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399021	7/9/2026	916	8/10/2026	935	32	19

Usage History

	Reclaimed
August 2026	19
July 2026	15
June 2026	17
May 2026	20
April 2026	15
March 2026	22
February 2026	17
January 2026	16
December 2025	19
November 2025	12
October 2025	0
September 2025	0

Transactions

Previous Bill		15.15
Payment 08/13/26		-15.15 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	19 Thousand Gals X $1.01	19.19
Total Current Transactions		19.19
TOTAL BALANCE DUE		**$19.19**

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Account #	0010760
Customer #	01228304
Balance Forward	0.00
Current Transactions	19.19
Total Balance Due	**$19.19**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
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01228304200107602250475526000019194

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2601 0 1
37-93238

SEVEN OAKS CDD
Service Address: **0 EDENFIELD DR**
Bill Number: 25047559
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010795	01228304

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

001079501228304

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200858989	7/9/2026	136	8/10/2026	151	32	15

Usage History

	Reclaimed
August 2026	15
July 2026	16
June 2026	17
May 2026	14
April 2026	17
March 2026	17
February 2026	17
January 2026	17
December 2025	16

Transactions

Previous Bill		16.16
Payment 08/13/26		-16.16 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	15 Thousand Gals X $1.01	15.15
Total Current Transactions		15.15
TOTAL BALANCE DUE		**$15.15**

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Account #	0010795
Customer #	01228304
Balance Forward	0.00
Current Transactions	15.15
Total Balance Due	**$15.15**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
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2566 0 1
37-93237

SEVEN OAKS CDD

Service Address: **0 MYSTIC OAK BOULEVARD**

Bill Number: 25047562
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010810	01228301

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

001081001228301

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13113816	7/9/2026	31305	8/10/2026	31415	32	110

Usage History

	Reclaimed
August 2026	110
July 2026	77
June 2026	81
May 2026	117
April 2026	36
March 2026	137
February 2026	2
January 2026	60
December 2025	190
November 2025	184
October 2025	67
September 2025	2

Transactions

Previous Bill		77.77
Payment 08/13/26		-77.77 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	110 Thousand Gals X $1.01	111.10
Total Current Transactions		111.10
TOTAL BALANCE DUE		**$111.10**

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Account #	0010810
Customer #	01228301
Balance Forward	0.00
Current Transactions	111.10
Total Balance Due	**$111.10**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

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SEVEN OAKS COMM DEV DISTRICT II
Service Address: **27403 MISTFLOWER DR**
Bill Number: 25047566
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

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Account #	Customer #
0010835	01060349

Please use the 15-digit number below when making a payment through your bank
001083501060349

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994342	7/9/2026	2395	8/10/2026	2415	32	20

Usage History

	Reclaimed
August 2026	20
July 2026	16
June 2026	18
May 2026	21
April 2026	34
March 2026	39
February 2026	38
January 2026	35
December 2025	35
November 2025	30
October 2025	16
September 2025	0

Transactions

Previous Bill		16.16
Payment 08/13/26		-16.16 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	20 Thousand Gals X $1.01	20.20
Total Current Transactions		20.20
TOTAL BALANCE DUE		**$20.20**

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Account #	0010835
Customer #	01060349
Balance Forward	0.00
Current Transactions	20.20
Total Balance Due	**$20.20**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS COMM DEV DISTRICT II
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SEVEN OAKS CDD

Service Address: **0 FAWNMIST DR**

Bill Number: 25047568
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0010845	01228304

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

001084501228304

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	06707280	7/9/2026	2877	8/10/2026	2887	32	10

Usage History

	Reclaimed
August 2026	10
July 2026	8
June 2026	8
May 2026	8
April 2026	8
March 2026	10
February 2026	9
January 2026	8
December 2025	8
November 2025	5
October 2025	35
September 2025	10

Transactions

Previous Bill		8.08
Payment 08/13/26		-8.08 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	10 Thousand Gals X $1.01	10.10
Total Current Transactions		10.10
TOTAL BALANCE DUE		**$10.10**

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Account #	0010845
Customer #	01228304
Balance Forward	0.00
Current Transactions	10.10
Total Balance Due	**$10.10**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
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SEVEN OAKS CDD

Service Address: **3152 GRASSGLEN PLACE**

Bill Number: 25047570
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

Account #	Customer #
0010875	01228303

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

001087501228303

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190811999	7/9/2026	767	8/10/2026	786	32	19

Usage History

	Reclaimed
August 2026	19
July 2026	16
June 2026	18
May 2026	15
April 2026	20
March 2026	21
February 2026	19
January 2026	2
December 2025	2
November 2025	5
October 2025	5
September 2025	6

Transactions

Previous Bill		16.16
Payment 08/13/26		-16.16 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	19 Thousand Gals X $1.01	19.19
Total Current Transactions		19.19
TOTAL BALANCE DUE		**$19.19**

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Account #	0010875
Customer #	01228303
Balance Forward	0.00
Current Transactions	19.19
Total Balance Due	**$19.19**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

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SEVEN OAKS CDD
Service Address: **0 ANCIENT OAKS BOULEVARD**
Bill Number: 25047572
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

Account #	Customer #
0010885	01228304

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

001088501228304

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08404810	7/9/2026	22625	8/10/2026	22750	32	125

Usage History

	Reclaimed
August 2026	125
July 2026	160
June 2026	89
May 2026	164
April 2026	95
March 2026	180
February 2026	51
January 2026	115
December 2025	273
November 2025	222
October 2025	264
September 2025	69

Transactions

Previous Bill		161.60
Payment 08/13/26		-161.60 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	125 Thousand Gals X $1.01	126.25
Total Current Transactions		126.25
TOTAL BALANCE DUE		**$126.25**

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Account #	0010885
Customer #	01228304
Balance Forward	0.00
Current Transactions	126.25
Total Balance Due	**$126.25**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
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SEVEN OAKS CDD

Service Address: **0 EAGLESTON BOULEVARD**
Bill Number: 25047573
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2023

Account #	Customer #
0010890	01228304

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

001089001228304

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	0604845	7/9/2026	81456	8/10/2026	81614	32	158

Usage History

	Reclaimed
August 2026	158
July 2026	242
June 2026	183
May 2026	194
April 2026	115
March 2026	199
February 2026	64
January 2026	129
December 2025	290
November 2025	247
October 2025	219
September 2025	86

Transactions

Previous Bill		244.42
Payment 08/13/26		-244.42 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	158 Thousand Gals X $1.01	159.58
Total Current Transactions		159.58
TOTAL BALANCE DUE		**$159.58**

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Account #	0010890
Customer #	01228304
Balance Forward	0.00
Current Transactions	159.58
Total Balance Due	**$159.58**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
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SEVEN OAK CDD
Service Address: **10 ROSELING CT**
Bill Number: 25047576
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

Account #	Customer #
0010965	01228298

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

001096501228298

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	14241566	7/9/2026	1977	8/10/2026	1982	32	5

Usage History

	Reclaimed
August 2026	5
July 2026	4
June 2026	5
May 2026	3
April 2026	4
March 2026	5
February 2026	4
January 2026	4
December 2025	4
November 2025	4
October 2025	4
September 2025	6

Transactions

Previous Bill		4.04
Payment 08/13/26		-4.04 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	5 Thousand Gals X $1.01	5.05
Total Current Transactions		5.05
TOTAL BALANCE DUE		**$5.05**

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Account #	0010965
Customer #	01228298
Balance Forward	0.00
Current Transactions	5.05
Total Balance Due	**$5.05**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAK CDD
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SEVEN OAKS CDD

Service Address: **0 GRANITE GLEN LOOP**

Bill Number: 25047580
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2025

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0011010	01228304

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

001101001228304

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12705483	7/9/2026	2832	8/10/2026	2844	32	12

Usage History

	Reclaimed
August 2026	12
July 2026	12
June 2026	3
May 2026	0
April 2026	0
March 2026	0
February 2026	10
January 2026	13
December 2025	16
November 2025	13
October 2025	13
September 2025	38

Transactions

Previous Bill		12.12
Payment 08/13/26		-12.12 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	12 Thousand Gals X $1.01	12.12
Total Current Transactions		12.12
TOTAL BALANCE DUE		**$12.12**

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Account #	0011010
Customer #	01228304
Balance Forward	0.00
Current Transactions	12.12
Total Balance Due	**$12.12**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
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SEVEN OAKS CDD

Service Address: **0 WATERMARK DR**

Bill Number: 25047582

Billing Date: 8/25/2026

Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

Account #	Customer #
0011025	01228303

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001102501228303

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17656793	7/9/2026	9979	8/10/2026	10068	32	89

Usage History

	Reclaimed
August 2026	89
July 2026	88
June 2026	94
May 2026	78
April 2026	94
March 2026	92
February 2026	82
January 2026	92
December 2025	89
November 2025	84
October 2025	73
September 2025	63

Transactions

Previous Bill		88.88
Payment 08/13/26		-88.88 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	89 Thousand Gals X $1.01	89.89
Total Current Transactions		89.89
TOTAL BALANCE DUE		**$89.89**

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Account #	0011025
Customer #	01228303
Balance Forward	0.00
Current Transactions	89.89
Total Balance Due	**$89.89**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

01228303500110255250475825000089896

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

2571 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS & SR 56**

Bill Number: 25049267
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

Account #	Customer #
0469715	01228302

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

046971501228302

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Potable	08741652	7/9/2026	44	8/10/2026	46	32	2

Usage History

	Irrigation
August 2026	2
July 2026	4
June 2026	4
May 2026	3
April 2026	13
March 2026	0
February 2026	7
January 2026	13
December 2025	1
December 2025	5
November 2025	30
October 2025	12

Transactions

Previous Bill		24.88
Payment 08/13/26		-24.88 CR
Balance Forward		0.00
Current Transactions		
Irrigation		
Water Base Charge		11.00
Water Tier 1	2.0 Thousand Gals X $3.47	6.94
Total Current Transactions		17.94
TOTAL BALANCE DUE		**$17.94**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0469715
Customer #	01228302
Balance Forward	0.00
Current Transactions	17.94
Total Balance Due	**$17.94**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

01228302804697152250492671000017949

PASCO COUNTY UTILITIES
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P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

2572 0 1
37-93238

SEVEN OAKS CDD

Service Address: **0 ANCIENT OAKS & SR 56**

Bill Number: 25049268
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0469720	01228302

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

046972001228302

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	08741650	7/9/2026	72	8/10/2026	75	32	3

Usage History

	Irrigation
August 2026	3
July 2026	0
June 2026	1
May 2026	1
April 2026	35
March 2026	10
February 2026	3
January 2026	2
December 2025	17
November 2025	3
October 2025	0
October 2025	2

Transactions

Previous Bill		11.00
Payment 08/13/26		-11.00 CR
Balance Forward		0.00
Current Transactions		
Irrigation		
Water Base Charge		11.00
Water Tier 1	3.0 Thousand Gals X $3.47	10.41
Total Current Transactions		21.41
TOTAL BALANCE DUE		**$21.41**

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Account #	0469720
Customer #	01228302
Balance Forward	0.00
Current Transactions	21.41
Total Balance Due	**$21.41**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

01228302804697206250492688000021418

PASCO COUNTY UTILITIES
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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

2583 0 1
37-93238

SEVEN OAKS CDD

Service Address: **2940 SPORTS CORE CIRCLE**
Bill Number: 25049270
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

Account #	Customer #
0469730	01228303

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

046973001228303

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	12129725	7/9/2026	350	8/10/2026	350	32	0

Usage History

	Water
August 2026	0
July 2026	1
June 2026	5
May 2026	1
April 2026	0
March 2026	0

Transactions

Previous Bill	85.18
Payment 08/13/26	-85.18 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Sewer	
Sewer Base Charge	53.43
Total Current Transactions	75.80
TOTAL BALANCE DUE	**$75.80**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

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Account #	0469730
Customer #	01228303
Balance Forward	0.00
Current Transactions	75.80
Total Balance Due	**$75.80**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
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01228303504697305250492705000075804

PASCO COUNTY UTILITIES
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P.O. BOX 2139
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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

2584 0 1
37-93236

SEVEN OAKS CDD

Service Address: **2910 SPORTS CORE CIRCLE**

Bill Number: 25049271
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

AUG 28 2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0469735	01228303

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

046973501228303

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	12272488	7/9/2026	27403	8/10/2026	27567	32	164

Usage History

	Water
August 2026	164
July 2026	190
June 2026	222
May 2026	236
April 2026	168
March 2026	153
February 2026	137
January 2026	130
December 2025	134
November 2025	151
October 2025	127
September 2025	137

Transactions

Previous Bill		2,903.89
Payment 08/13/26		-2,903.89 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		41.29
Water Tier 1	25.0 Thousand Gals X $2.18	54.50
Water Tier 2	25.0 Thousand Gals X $3.47	86.75
Water Tier 3	25.0 Thousand Gals X $6.94	173.50
Water Tier 4	89.0 Thousand Gals X $9.36	833.04
Sewer		
Sewer Base Charge		103.45
Sewer Charges	164.0 Thousand Gals X $7.20	1,180.80
Total Current Transactions		2,473.33
TOTAL BALANCE DUE		**$2,473.33**

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Please return this portion with payment

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Account #	0469735
Customer #	01228303
Balance Forward	0.00
Current Transactions	2,473.33
Total Balance Due	**$2,473.33**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

01228303504697350250492712000247334

PASCO COUNTY UTILITIES
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P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

AUG 28 2025

2556 0 1
37-93239

SEVEN OAKS CDD

Service Address: **VERMILLION SKY DR NORTH RECLAIM**

Bill Number: 25050191

Billing Date: 8/25/2026

Billing Period: 7/9/2026 to 8/10/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0989675	01369272

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

098967501369272

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580272	7/9/2026	810	8/10/2026	819	32	9

Usage History

	Reclaimed
August 2026	9
July 2026	8
June 2026	10
May 2026	8
April 2026	9
March 2026	10
February 2026	10
January 2026	9
December 2025	6
November 2025	2
October 2025	0
September 2025	0

Transactions

Previous Bill		8.08
Payment 08/13/26		-8.08 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	9 Thousand Gals X $1.01	9.09
Total Current Transactions		9.09
TOTAL BALANCE DUE		**$9.09**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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Account #	0989675
Customer #	01369272
Balance Forward	0.00
Current Transactions	9.09
Total Balance Due	**$9.09**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

01369272809896752250501919000000909 8

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

AUG 28 2026

2557 0 1
37-93239

SEVEN OAKS CDD

Service Address: **VERMILLION SKY DR SOUTH RECLAIM**

Bill Number: 25050192
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0989680	01369272

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

098968001369272

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18044940	7/9/2026	1279	8/10/2026	1285	32	6

Usage History

	Reclaimed
August 2026	6
July 2026	5
June 2026	5
May 2026	6
April 2026	4
March 2026	7
February 2026	6
January 2026	5
December 2025	5
November 2025	3
October 2025	0
September 2025	0

Transactions

Previous Bill		5.05
Payment 08/13/26		-5.05 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	6 Thousand Gals X $1.01	6.06
Total Current Transactions		6.06
TOTAL BALANCE DUE		**$6.06**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account #	0989680
Customer #	01369272
Balance Forward	0.00
Current Transactions	6.06
Total Balance Due	**$6.06**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

01369272809896806250501926000000606 2

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

AUG 28 2026

2558 0 1
37-93237

SEVEN OAKS CDD

Service Address: **AUTUMN BREEZE CIRCLE RECLAIM**

Bill Number: 25050193
Billing Date: 8/25/2026
Billing Period: 7/9/2026 to 8/10/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0989690	01369272

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

098969001369272

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	18044941	7/9/2026	1183	8/10/2026	1200	32	17

Usage History

	Reclaimed
August 2026	17
July 2026	17
June 2026	17
May 2026	17
April 2026	15
March 2026	17
February 2026	15
January 2026	16
December 2025	15
November 2025	16
October 2025	19
September 2025	20

Transactions

Previous Bill		17.17
Payment 08/13/26		-17.17 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	17 Thousand Gals X $1.01	17.17
Total Current Transactions		17.17
TOTAL BALANCE DUE		**$17.17**

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Account #	0989690
Customer #	01369272
Balance Forward	0.00
Current Transactions	17.17
Total Balance Due	**$17.17**
Due Date	**9/11/2026**

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

The Total Due will be electronically transferred on 09/11/2026.

SEVEN OAKS CDD
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

0136927280989690525050193300000017170

Invoice:	I-20268-13125
Service Total:	$1200.00
Payments Total:	
Amount Due:	$1200.00
Sent Date:	8/31/2026
Payment Terms:	Due upon receipt

Pasco Sheriff's Office
ATTN: Extra Duty
7432 Little Road
New Port Richey, FL 34654

SEVEN OAKS CDD
2910 SPORTS CORE CIRCLE

WESLEY CHAPEL, FL 33544

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
8/5/2026	WILCOX, JESSE - 7577	SECURITY/PATROL COMMUNITY	4:00 PM	4.00	$60.00	$240.00
8/8/2026	NGUYEN, NHAN - 7672	SECURITY/PATROL COMMUNITY	9:00 AM	4.00	$60.00	$240.00
8/9/2026	VOROS, PETER - 7761	SECURITY/PATROL COMMUNITY	3:00 PM	4.00	$60.00	$240.00
8/22/2026	GONZALEZ ZAPATA, OSCAR - 7858	Security/Clubhouse @ Seven Oaks CDD	1:00 PM	4.00	$60.00	$240.00
8/28/2026	VARGAS CRUZ, JUSTIN - 7826	SECURITY/PATROL COMMUNITY	1:00 AM	4.00	$60.00	$240.00
					Total:	$1200.00

Questions regarding Invoice Charges & Payments please contact:

Theresa DiMaggio
52100-3401

Contact:	Pasco Sheriff's Office
Telephone:	727-844-7795
Email:	ExtraDuty@pascosheriff.org

Make Checks Payable To:
Pasco Sheriff's Office

Invoice #:	I-20268-13125
Invoice Total:	$1200.00
Invoice For:	SEVEN OAKS CDD

Mail Checks To:
Pasco Sheriff's Office
ATTN: Extra Duty Program
7432 Little Road New Port Richey, Florida 34654

Payment Terms: Due upon receipt
Please include Invoice # in check comment

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
9/2/2026	INV0000112198

Bill To:

SEVEN OAKS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	00730

Description	Qty	Rate	Amount
Accounting Services	1.00	$2,375.00	$2,375.00
Administrative Services	1.00	$808.33	$808.33
Dissemination Services	1.00	$166.67	$166.67
Email Accounts, Admin & Maintenance	9.00	$20.00	$180.00
Financial & Revenue Collections	1.00	$437.50	$437.50
Management Services	1.00	$3,668.75	$3,668.75

Subtotal	$7,636.25
Total	$7,636.25

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

INVOICE
#081226-1

To: Seven Oaks CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Date: August 12, 2026

Replaced the broken 12” plastic yard drain box
Near 4203 Granite Glen Loop.

TOTAL DUE $250

APPROVED
John G. 09/04/26
Code: 4764

SKYWAY Supply

Invoice

Date	Invoice Number
8/24/2026	71943

Bill To

Seven Oaks CDD
Theresa DiMaggio
3434 Colwell Avenue STE 200
Tampa, FL 33614

Ship To

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

P.O. Number	Terms	Due Date	Rep	Ship Date	Via
Theresa	Net 30	9/23/2026	BK	8/24/2026	

Quantity	Item Code	Description	Price Each	Amount
2	Monk EPA Wipes	Monk EPA Certified Disinfecting Wipes 3200 ct. (4 rolls 800 sheets) 42lbs	114.95	229.90
1	Shipping No Charge	SHIPPING: NO CHARGE! (Wipes shipped at NO CHARGE)	0.00	0.00
		FEDEX | No. of Packages: 2 | Tracking #: 383343148297		

Theresa DiMaggio

57200-4619

Subtotal	$229.90
Total	$229.90
Payments/Credits	$0.00
Balance Due	$229.90

Skyway Supply, Inc. 4904 Creekside Drive Clearwater, FL 33760 E-Mail Sales@SkywaySupply.com
Toll Free (888) 875-9929 Local (727) 592-9500 Fax (727) 572-9977

SOLITUDE
LAKE MANAGEMENT

INVOICE

Please Remit Payment to:
Solitude Lake Management, LLC
*****ADDRESS CHANGED******
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI302232
Invoice Date: 9/2/2026

Bill To: Seven Oaks CDD
c/o Rizzetta & Company
3434 Colwell
Tampa, FL 33614

Ship To: Seven Oaks CDD
c/o Rizzetta & Company
3434 Colwell
Tampa, FL 33614

Ship Via
Ship Date 9/2/2026
Due Date 10/2/2026
Terms Net 30

Customer ID S2303
P.O. Number
P.O. Date 9/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2026 - 9/30/2026 Pond 81 - Seven Oaks CDD Seven Oaks Cdd LAKE ALL Seven Oaks Pond 00		1	1	4,839.00	4,839.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 4,839.00

Subtotal:	**4,839.00**
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
Total:	**4,839.00**

TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

SEVEN OAKS CDD I
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

Statement Date: August 20, 2026

Amount Due:	**$86.32**

Due Date: September 10, 2026
Account #: 211003718858

AUG 24 2026

Account Summary

Current Service Period: July 22, 2026 - August 18, 2026

Previous Amount Due	$83.50
Payment(s) Received Since Last Statement	-$83.50
Current Month's Charges	**$86.32**
Amount Due by September 10, 2026	**$86.32**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily THMS used was **0% higher** than it was in your previous period.

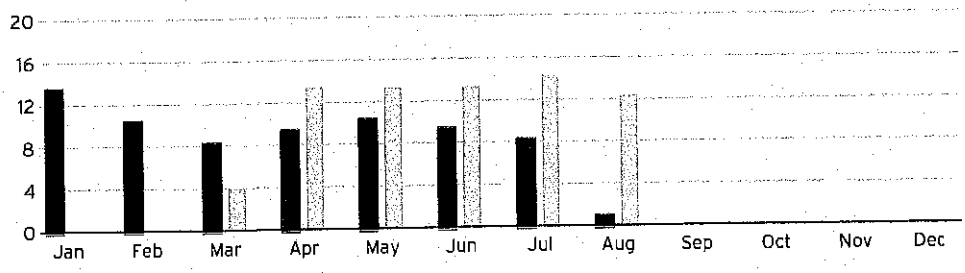
Scan here to view your account online.

Stay safe

Make the right call and avoid a dangerous mistake.

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

Monthly Usage *(Therms)*



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO PEOPLES GAS
AN EMERA COMPANY

Account #: 211003718858
Due Date: September 10, 2026

Amount Due:	**$86.32**

Payment Amount: $_____

616816814936

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Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

00006830 FTECO108212601033510 00000 02 00000000 13920 002
SEVEN OAKS CDD I
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

616816814936211003718858000000000086321

00006830-0014895-Page 1 of 4

TECO PEOPLES GAS
AN EMERA COMPANY

Service For:
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544-8764

[redacted]

Meter Read

Service Period: Jul 22, 2026 - Aug 18, 2026 **Rate Schedule:** Small General Service (SGS)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AH163698	08/18/2026	2,346	2,334	12 CCF	1.040	1.0000	12.5 Therms	28 Days

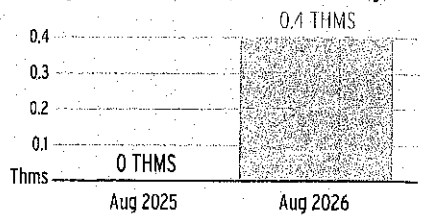
Charge Details

Natural Gas Charges

Customer Charge		$63.00
Distribution Charge	*12.5 THMS @ $0.58434*	$7.30
PGA	*12.5 THMS @ $0.80000*	$10.00
Florida Gross Receipts Tax		$0.37
Natural Gas Service Cost		**$80.67**
State Tax		$5.65
Total Natural Gas Cost, Local Fees and Taxes		**$86.32**

Total Current Month's Charges **$86.32**

Avg THMS Used Per Day



00006830-0014895-Page 2 of 4

For more information about your bill and understanding your charges, please visit **PeoplesGas.com**

Ways To Pay Your Bill

Bank Draft
Visit **PeoplesGas.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **PeoplesGas.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **PeoplesGas.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Residential Customer Care:
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:
PeoplesGas.com
Phone:
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-02224P **Date 09/04/2026**

Attn:
Seven Oaks CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-02224P **Notice of Public Meeting Dates** **RE:** Seven Oaks Community Development District **Published:** 9/4/2026	$87.50

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$87.50**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING DATES
SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Seven Oaks Community Development District will hold their regular monthly meetings for Fiscal Year 2026/2027 at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544 at 6:00 p.m. on the following dates except for the months of November, January, March, May, July and September which will be held at 3:00 p.m.:

October 7, 2026
November 4, 2026 – 3:00 p.m.
December 2, 2026
January 6, 2027 – 3:00 p.m.
February 3, 2027
March 3, 2027 – 3:00 p.m.
April 7, 2027
May 5, 2027 – 3:00 p.m.
June 2, 2027
July 7, 2027 – 3:00 p.m.
August 4, 2027
September 1, 2027 - 3:00 p.m.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 933-5571, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Lisa Castoria
District Manager
September 4, 2026 26-02224P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Valley

CC083126-730

0 0

ACCOUNT SUMMARY

Credit Limit	$26,000.00
Credit Available	$21,973.00
Statement Closing Date	August 31, 2026
Days in Billing Cycle	31
Previous Balance	$7,998.09
Payments & Credits	$7,998.09
Purchases & Other Charges	$4,026.75
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$4,026.75

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	$4,026.75
Minimum Payment Due	**$4,026.75**
Payment Due Date	**September 25, 2026**

$866.10 Enterprise Fund
$3,160.65 General Fund

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$7,998.09-	
08/25	08/25	F151500KX00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	7,998.09-
		MICHELLE WHITE	**$0.00**	
		JOHN GENTILELLA	**$1,484.20**	
07/30	08/01	5270715K409FYA8E5	THE HOME DEPOT #6311 TAMPA FL	449.00
			MCC: 5200 MERCHANT ZIP: 33647000	
07/31	08/01	5550037K5RH3D4B4V	WAWA 5226 WESLEY CHAPEL FL	35.00
			MCC: 5542 MERCHANT ZIP: 33544	
07/31	08/01	5270715K509FX7B2Q	THE HOME DEPOT #6311 TAMPA FL	83.49
			MCC: 5200 MERCHANT ZIP: 33647000	
08/03	08/03	5548382K80S2X9VHY	SAMSCLUB #4852 WESLEY CHAPEL FL	92.26
			MCC: 5542 MERCHANT ZIP: 33544	
08/04	08/04	5531020K9DZKAGYSH	VISION ACE HARDWARE WESLEY CHAPEL FL	31.49
			MCC: 5251 MERCHANT ZIP: 33544	
08/04	08/04	8230509K8EHNTP46K	AMAZON MARK* 563E51LD1 SEATTLE WA	13.99
			MCC: 5999 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

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

PAYMENT INFORMATION

Payment Due Date	**September 25, 2026**
New Balance	**$4,026.75**
Minimum Payment Due	$4,026.75
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 0
SEVEN OAKS COMMUNITY DEVELOPMENT D
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
08/07	08/07	8230509KBEHMSGK0E	AMAZON RETA* 568724820 SEATTLE WA	258.48
			MCC: 5331 MERCHANT ZIP:	
08/07	08/07	8230509KBEHNJ4555	AMAZON MARK* 569LT48R1 SEATTLE WA	8.99
			MCC: 5999 MERCHANT ZIP:	
08/10	08/10	5543286KE5YJTK2VE	AMAZON MKTPL*5H8KC0O02 SEATTLE WA	23.99
			MCC: 5942 MERCHANT ZIP:	
08/11	08/11	8530961KGLDR5F0N5	10-S TENNIS SUPPLY POMPANO BEACH FL	114.05
			MCC: 5941 MERCHANT ZIP: 33069	
08/11	08/11	8230509KFEHMV0SWB	AMAZON MARK* 5H2TD3TU1 SEATTLE WA	32.95
			MCC: 5999 MERCHANT ZIP:	
08/11	08/11	5270715KG09FY9F0Q	THE HOME DEPOT #6311 TAMPA FL	132.83
			MCC: 5200 MERCHANT ZIP: 33647000	
08/17	08/17	1230202KM013A3X6R	SHERWIN-WILLIAMS702957 WESLEY CHAPEL FL	44.90
			MCC: 5231 MERCHANT ZIP:	
08/25	08/25	0543684KYBLJ9P6FZ	SAMS CLUB #4852 WESLEY CHAPEL FL	115.23
			MCC: 5542 MERCHANT ZIP: 33544	
08/26	08/26	5543286KY8VDLPFA7	STRAIGHTTALK*SERVICES MIAMI FL	47.55
			MCC: 4814 MERCHANT ZIP:	
		FATINA TANNOUKHI	**$0.00**	
		THERESA DIMAGGIO	**$2,542.55**	
07/31	08/01	5548382K60S0N329G	SAMSCLUB.COM 888-746-7726 AR	194.60
			MCC: 5300 MERCHANT ZIP: 72712	
08/03	08/03	5543687K77L4S68P1	FASTSIGNS 176001 TAMPA FL	618.00
			MCC: 2741 MERCHANT ZIP: 33647	
08/06	08/06	5542135KBVAKGR3GK	FLORIDA RESTAURANT & L TALLAHASSEE FL	123.91
			MCC: 8641 MERCHANT ZIP:	
08/06	08/06	0543684KA5SBLY8G0	SAMS CLUB.COM BENTONVILLE AR	194.05
			MCC: 5300 MERCHANT ZIP:	
08/11	08/11	7541823KF7NAY1SWF	CCI*CONSTANT-CONTACT WALTHAM MA	152.00
			MCC: 5968 MERCHANT ZIP:	
08/12	08/12	0543684KG5SBJYX76	SAMS CLUB.COM BENTONVILLE AR	122.71
			MCC: 5300 MERCHANT ZIP:	
08/12	08/12	0543684KH2X656SHP	SAMS CLUB.COM BENTONVILLE AR	174.09
			MCC: 5300 MERCHANT ZIP:	
08/19	08/19	8529808KRWGNABLT2	SEATING EXPERT KENILWORTH NJ	9.95
			MCC: 5046 MERCHANT ZIP:	
08/20	08/20	7541823KR7NZ803WW	NETFLIX.COM LOS GATOS CA	22.44
			MCC: 4899 MERCHANT ZIP:	
08/21	08/21	1527021KT00306841	MICROSOFT-G179133982 MSBILL.INFO WA	8.66
			MCC: 5045 MERCHANT ZIP:	
08/22	08/22	5543286KS8S6N0PT1	SQ *PROSEIDON LLC SARASOTA FL	325.00
			MCC: 8999 MERCHANT ZIP: 34243	
08/22	08/22	1527632KV00AEZX3X	SUPERSAAS * D AMSTERDAM DR	38.00
			MCC: 5045 MERCHANT ZIP:	
08/24	08/24	0543684KW5SBLYA3A	SAMS CLUB.COM BENTONVILLE AR	464.97
			MCC: 5300 MERCHANT ZIP:	
08/24	08/24	1527021KW02AXD3BA	GOOGLE YOUTUBETV MOUNTAIN VIEW CA	94.17
			MCC: 4899 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

$0 - $4,026.75 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

Seven Oaks CDD Credit Card
Combined Totals
08/31/26 Statement

	General Fund	Enterprise Fund
Theresa Card	$ 1,676.45	$ 866.10
John Card	$ 1,484.20	$ -
Fatina Card	$ -	$ -
Total	$ 3,160.65	$ 866.10
Grand Total	$ 4,026.75	
Statement Total	$ 7,998.09	

001-51300-5102	152.00	12.84	400-57200-3222
001-53900-4609	258.48	570.83	400-57200-4664
001-53900-4670	-	282.43	400-57200-4724
001-53900-4785	735.85	-	400-57200-4647
001-57200-3314	137.40	-	400-57200-6442
001-57200-4103	22.44		
001-57200-4533	9.95		
001-57200-4619	61.86		
001-57200-4646	-		
001-57200-4647	133.33		
001-57200-4660	242.49		
001-57200-4701	-		
001-57200-4704	85.06		
001-57200-4707	-		
001-57200-4717	325.00		
001-57200-4763	114.05		
001-57200-4785	256.08		
001-57200-5101	8.66		
001-57400-4775	618.00		
001-15500	-		

Seven Oaks CDD Credit Card
Theresa Dimaggio
08/31/26 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
8/1/2026	Sams	Café	400-57200-4664	$ 54.52	Y	Y
8/1/2026	Sams	Café	400-57200-4724	$ 140.08	Y	Y
8/3/2026	Fast Signs	Advertisement signs fall festival	001-57400-4775	$ 618.00	Y	Y
8/6/2026	Florida Restaurant	Safestaff training books	001-57200-4785	$ 123.91	Y	Y
8/6/2026	Sams	Café-supplies-staff	400-57200-4664	$ 70.96	Y	Y
8/6/2026	Sams	Café-supplies-staff	400-57200-4724	$ 37.07	Y	Y
8/6/2026	Sams	Café-supplies-staff	400-57200-3222	$ 12.84	Y	Y
8/6/2026	Sams	Café-supplies-staff	001-57200-3314	$ 56.94	Y	Y
8/6/2026	Sams	Café-supplies-staff	001-57200-4704	$ 16.24	Y	Y
8/11/2026	Constant Contacts	Subscription Newsletter	001-51300-5102	$ 152.00	Y	Y
8/12/2026	Sams	Café	400-57200-4664	$ 122.71	Y	Y
8/12/2026	Sams	Café	400-57200-4664	$ 16.38	Y	Y
8/12/2026	Sams	Café	400-57200-4724	$ 52.34	Y	Y
8/12/2026	Sams	Café	001-57200-3314	$ 41.48	Y	Y
8/12/2026	Sams	Café	001-57200-4704	$ 36.91	Y	Y
8/12/2026	Sams	Café	001-57200-4619	$ 26.98	Y	Y
8/19/2026	Seating Expert	Fabric samples	001-57200-4533	$ 9.95	Y	Y
8/20/2026	Netflix	Subscription	001-57200-4103	$ 22.44	Y	Y
8/21/2026	Microsoft	Subscription 360	001-57200-5101	$ 8.66	Y	Y
8/22/2026	Proseidson	Slide Repair	001-57200-4717	$ 325.00	Y	Y
8/22/2026	Supersaas	Subscription Reservations	001-57200-4785	$ 38.00	Y	Y
8/24/2026	Sams	Café-supplies-clean-staff	400-57200-4664	$ 306.26	Y	Y
8/24/2026	Sams	Café-supplies-clean-staff	400-57200-4724	$ 52.94	Y	Y
8/24/2026	Sams	Café-supplies-clean-staff	001-57200-3314	$ 38.98	Y	Y
8/24/2026	Sams	Café-supplies-clean-staff	001-57200-4704	$ 31.91	Y	Y
8/24/2026	Sams	Café-supplies-clean-staff	001-57200-4619	$ 34.88	Y	Y
8/24/2026	Youtube Tv	Subscription	001-57200-4785	$ 94.17	Y	Y

08/31/26 Statement **001-10103**

Total activity	2,542.55
Replenish card	-
Credit/Refund	-
Total charges	2,542.55
	$ 2,542.55

0

Expense Summary			
001-15500	-	GF	EF
001-51300-5102	(152.00)	1,676.45	866.10
001-57200-3314	(137.40)		
001-57200-4103	(22.44)		
001-57200-4533	(9.95)		
001-57200-4619	(61.86)		
001-57200-4704	(85.06)		
001-57200-4717	(325.00)		
001-57200-4785	(256.08)		
001-57200-5101	(8.66)		
001-57400-4775	(618.00)		
400-57200-3222	(12.84)		
400-57200-4647	-		
400-57200-4664	(570.83)		
400-57200-4724	(282.43)		
400-57200-6442	-		
	(2,542.55)		

TRUE

sam's club

Jul 29, 2026
Order 10444211807

Shipping items(4)

THERESA FLORES
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544

Nestle Coffee-Mate Coffee Creamer Liquid Creamer Singles, French Vanilla, 180 ct.	Qty 1	$12.58
AirHeads Variety Pack, 0.55 oz., 90 pk.	Qty 3	$44.04

Curbside pickup items(10)

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

B Zephyrhills 100% Natural Spring Water 16.9 fl. oz., 40 pk.	Qty 2	$13.16
B Coca-Cola Soft Drink 12 fl. oz., 35 pk.	Qty 1	$19.98
B Sprite Lemon Lime Soda Soft Drinks, 12 fl oz., 35 pk.	Qty 1	$19.98
B Dr Pepper Soda 12 fl. oz. cans, 36 pk.	Qty 1	$17.98
F SNICKERS Chocolate Caramel Peanut Butter Ice Cream Bars, Frozen, 2 oz., 24 ct.	Qty 1	$12.36
F Ball Park Tailgaters Crustini Buns 32 oz., 12 ct.	Qty 2	$9.56
F Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 2	$44.96

Subtotal	$194.60
Pickup fee	Free

Shipping	Free
Sales tax	$0.00
Total	**$194.60**
*7026	$194.60

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

FASTSIGNS
Make Your Statement

19651 Bruce B Downs Blvd
Ste C1
Tampa, FL 33647
(813) 575-3838

https://www.fastsigns.com/2160-new-tampa-wesley-ch

PAID IN FULL

INVOICE
2160-10030

Payment Terms: Cash Customer

Created Date: 8/3/2026

DESCRIPTION: Yard Signs / 24" w x 18" h / Double sided / Qty: 24

Bill To: Seven Oaks CDD
3434 Colwell Ave
#200
Tampa, FL 33614
US

Pickup At: FASTSIGNS of Wesley Chapel
19651 Bruce B Downs Blvd
Ste C1
Tampa, FL 33647
US

Ordered By: Theresa Flores
Email: clubhousemanager@sevenoakscdd.com
Tax ID: 85-8012691725C-8

Salesperson: Derek Mills

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	**Coroplast Yard Sign 24" w x 18" h 2-Sided w/ Stake** 18x24" 4mm coroplast sign, includes 2 digitally printed vinyl graphics, one on each side, and wire H stake for securing in the ground. 2 unique images, 1 on each side	24	$25.75	$0.00	$618.00
1.1.1	**Coroplast 4 mil - substrate vinyl included**				
1.2	**Wire Stake - stake**				

FINE PRINT...PLEASE READ CAREFULLY: We appreciate the opportunity to provide you with outstanding signage products and service. Acceptance of this FASTSIGNS of Wesley Chapel (FSWC) invoice in any way, whether verbal, by email, by active participation or with monetary deposit, constitutes all of the following: the creation of this invoice as a purchase contract for exactly, and only, the custom signage products and services described and contained herein; and that this contract can only be cancelled in writing (not by email) received within 2 business days of invoice creation date; and that purchaser agrees to forfeit all deposit money paid regardless of work level begun or completed at the sole reasonable discretion of FSWC; and that any verbal discussions regarding details and/or changes to this contract do not apply to altering this contract; and that during the sales process, FSWC is not responsible for any implied or conveyed customer expectations that are not specifically covered in writing, in advance of signage production; and that the purchaser is responsible to carefully review signage proofs and purchaser's approval will constitute final sign production - POST-PRODUCTION changes or remake of signage will require additional payment; and that any PRE-PRODUCTION email discussion regarding details and/or changes to this contract, without direct FSWC response and acknowledgment of those changes, are not valid and do not apply to altering this contract; and that purchaser agrees to pay the invoice in full upon receipt of FINAL/COMPLETION invoice;

Subtotal:	$618.00
Taxable Amount:	$0.00
Taxes:	$0.00
Grand Total:	$618.00
Amount Paid:	$618.00
BALANCE DUE:	$0.00

and that past-due invoices will be subject to finance charges to the extent permitted by Florida law; and that the company takes full responsibility for the invoice listed listed contact buyer as having the authority to represent the said company listed on this purchase contract. Thank you.

TRANSACTIONS		
Date	**Type**	**Amount**
8/3/2026	MasterCard (Online) - 7026	$618.00

sam's club

Aug 5, 2026
Order 800000056550655

Curbside pickup items(12)

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

Date

M&M'S Peanut Milk Chocolate Candy, Singles Size, 1.74 oz., 48 pk.	Qty 1	$52.48
Member's Mark Original Dairy Whipped Topping 15 oz., 3 pk.	Qty 3	$23.91
Dixie PerfecTouch Insulated Hot/Cold Paper Cups, Coffee Haze, 16 oz. 144 ct.	Qty 3	$56.94
Zephyrhills 100% Natural Spring Water 16.9 fl. oz., 40 pk.	Qty 2	$13.16
Dawn Professional Plus Manual Pot & Pan Dish Detergent, 1 gal.	Qty 1	$16.24
Member's Mark Everyday 1-Ply White Napkins 4 pks., 300 napkins/pk.	Qty 1	$12.84
SunChips Whole Grain Variety Pack Chips, 30 pk.	Qty 1	$18.48

Subtotal	$194.05
Pickup	FREE
Tax	$0.00
Total	**$194.05**
Ending in 7026	$194.05

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

Theresa Clubhouse Manager

From: safestaff@frla.org
Sent: Thursday, August 6, 2026 1:29 PM
To: Theresa Clubhouse Manager
Cc: safestaff@frla.org
Subject: FRLA Order Confirmation

SafeStaff

Dear Theresa,

Thank you for your order! If you purchased books or posters, please allow FedEx up to 10 business days for delivery of your shipment.

Once your order has shipped you will receive a separate email with your tracking number.

If you have purchased an online course, return to our website and select 'My Online Course ' to access that Course.

The details of your order are below. If the ship to address below is incorrect or if there is an issue with this order you must call our office today to make any corrections. You may reach us at 866-372-7233.

Order Number: 526585
Order Date: Aug 6, 2026
Bill To: Theresa Dimaggio
Order Total: 123.91
Payment Method: MasterCard **********7026
Name on Card: Seven Oaks
Ship To: Theresa Dimaggio
2910 Sports Core Cir
Wesley Chapel, FL 33544-8764
UNITED STATES
Shipping Method: FedEx Ground

Item	Price	Quantity	Total
Employee Food Handler Guide - English, by SafeStaff	10.00	10	100.00

Item Total	100.00
Shipping	18.91
Handling	5.00
Item Grand Total	123.91
Total	123.91

Payment Amount	123.91
Balance due	0.00

Your account ID #: 70927

This charge may appear as Florida Restaurant Tallahassee on your statement.

Please retain this email for your records. All sales are final, non-transferrable and non-refundable.

Exam registration: You may reschedule your Review Class and/or Exam to any one of our available test dates up to 24 hours prior to your test date. A reschedule fees may apply. Not calling or Not showing will result in your fee being forfeited.

Please do not reply to this e-mail to make changes or request cancellations of this order.

Connect with us:



Florida Restaurant and Lodging Association (FRLA) is located at 230 S Adams St, Tallahassee, FL 32301. RCS Training is a subsidiary of the FRLA.
For personalized service, please contact us Monday through Friday from 8:30 a.m. until 5:00 p.m. EST at 866-372-7233.

Theresa Clubhouse Manager

From: Constant Contact Billing <notification@constantcontact.com>
Sent: Tuesday, August 11, 2026 3:46 AM
To: Theresa Clubhouse Manager
Subject: Constant Contact Payment Receipt for Theresa DiMaggio

Constant Contact

Payment Receipt for August 11, 2026

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

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

User Name: clubhousemanager@sevenoakscdd.com
Today's Date: August 11, 2026

Payment Date: August 11, 2026
Payment Method: MC (last 4 digits: 7026)
Amount: $152.00

Thank you for your payment!

Amounts shown may reflect sales tax which is applicable in certain areas.

You can view payment receipts at any time in the Billing tab of your account.

We appreciate your business.
Best Regards,
Constant Contact Billing

If you have questions, please reach out out to Customer Support.

Auto renewal terms: All subscriptions automatically renew every {12 months or 6 months}, at the then current list price (plus applicable taxes), using the payment method on file, unless cancelled prior to depleting your prepaid credit balance. Your prepaid credit balance will be reduced each month for the services used until your balance has run out. Your monthly bill may increase depending on your highest contact list size and email sends. Overage fees may apply. See overage fees, Contact Tier and SMS Send Pricing. You may cancel at any time from your account or by calling your local support team.

When your prepayment balance runs out, we'll charge the payment method on file based on your highest contact tier and current prepayment plan. If we are unable to charge your payment method for that amount, or if you pay by check, we'll convert your account to a standard monthly payment plan with no discounts, which will automatically renew on a monthly basis. Prepayments are non-refundable, even if you choose to cancel your subscription before your prepaid balance runs out.

By continuing to use our services you acknowledge that you have read and agree to our auto-renewal terms, the Terms of Service and Privacy Notice.

Please do not reply to this email, as the reply address does not go to a monitored mailbox. If you have additional questions, please visit our Help Center at https://www.constantcontact.com/help.

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890 Winter St, Waltham, MA 02451

Terms of Service | Privacy Notices

sam's club

Aug 11, 2026
Order 800000055619734

Curbside pickup items(12)

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

Date

Member's Mark Beef Franks, 4 oz., 12 ct.	Qty 3	$38.88
Sara Lee Restaurant Style White Hot Dog Buns, 16 ct.	Qty 4	$15.52
Totino's Pepperoni Pizza Rolls, Frozen, 160 ct.	Qty 1	$11.47
Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 2	$47.28
Ball Park Tailgaters Crustini Buns 32 oz., 12 ct.	Qty 2	$9.56

Subtotal	$122.71
Pickup	FREE
Tax	$0.00
Total	**$122.71**
Ending in 7026	$122.71

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

Theresa Clubhouse Manager

From: Sam's Club <transaction@info.samsclub.com>
Sent: Monday, August 10, 2026 11:30 AM
To: Theresa Clubhouse Manager
Subject: Thanks for your Sam's Club order 10447506635

sam's club

Order 10447506635

Thanks for your order, Theresa!

We're processing **order #10447506635** and will email you when items ship or are ready for pickup.

See Your Order Status

For delivery orders:

- Orders might be split into separate deliveries to get them to you as quickly as possible. And, some items may come straight from your local club.
- Items may arrive later in the day, via FedEx or a delivery driver in their own vehicle.
- If you're not home, the driver will leave your order at your door or in the designated area.
- Be sure to chill any perishables immediately.

Items to pick up (4)

Wesley chapel Sam's Club
27727 State Road 56, Wesley chapel, FL 33544
Get hours and directions

Curbside Pickup (4)

Pickup 1 of 1

Tue, Aug 11 at 10:00 AM - 11:00 AM

B



Coca Cola Zero Sugar Soft Drink 12 floz 35 pk
Item 960022

Qty 1

$19.98
$19.98 each

CLUB SUPPLIES



POM 2 Ply Toilet Paper 45 rolls 473 sheetsroll
Item 662368

Qty 1

$26.98
$26.98 each

B



Mountain Dew 12 flozcans 36 pk
Item 781184

Qty 1

$17.98
$17.98 each

B



Gatorade Frost Thirst Quencher Variety Pack 20 floz 24 pk
Item 990460615
Ends August 16

Qty 1

$14.38
$17.98 each
Save $3.60

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

Items to ship (4)

Theresa Flores
2910 SPORTS CORE CIR, WESLEY CHAPEL, FL 33544

Shipment 1 of 1

Clean



Members Mark Select Tear 2 Ply Paper Towel 15 rolls 150 sheetsroll
Item 980022772
Shipping: Standard

Qty 1

$20.93
$20.93 each

F



Franks Red Hot Original Buffalo Wing Sauce 1 gal
Item 994878
Shipping: Standard

Qty 1

$16.38
$16.38 each

Clean



Lysol Disinfectant Spray Crisp Linen 19 oz 3 pk
Item 980308124
Shipping: Standard

Qty 1

$15.98
$15.98 each

Stuff



Tim Hortons Dark Blend Premium Coffee Pods 100 ct
Item 990521872
Shipping: Standard
Ends August 16

Qty 1

$41.48
$47.98 each
Save $6.50

Prices and availability of items may vary and are subject to change without notice. Some items may ship separately due to availability and shipping method.

Paid Online

Subtotal (8 items)		$174.09
Sales tax		$0.00
Pickup fees		~~$4.00~~ $0.00
Paid online		**$174.09**
You saved		$10.10
Payment method	MASTERCARD *7026	**$174.09**

You've earned Sam's Cash — See details

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

Please note that this is not a receipt. Thanks for your order. If you have any questions, please visit our help center.

Trending in your club

Sam's Exclusives



Member's Mark Ultra Premium 2-Ply Toilet Paper 45 rolls, 235...

Shop Now

Instant Savings



Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.

Shop Now

Instant Savings



Frito-Lay Classic Mix Variety Pack Chips, 50 pk.

Shop Now

Sam's Exclusives



Member's Mark Ultra Dinner Paper Plates, 10", 204 ct.

Shop Now

Your Club

Get the App Your Account Your Club

Pickup | Instant Savings | All Services

*Please note that the Terms of Use located within Terms and Conditions and the Privacy Policy apply to both Sam's Club members and non-members. See below for additional details.

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Privacy Policy and Terms & Conditions
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For questions about returns and refunds, see our Return / Refund Policy.

Having trouble viewing images? View this email on the web.

Theresa Clubhouse Manager

From: SEATING EXPERT <sales@seatingexpert.com>
Sent: Wednesday, August 19, 2026 2:57 PM
To: Theresa Clubhouse Manager
Subject: Seating Expert: New Order # 826398

SEATING EXPERT

Hi Theresa DiMaggio,

Thank you for your order with Seating Expert! We're excited to be part of your next project.

Once your package ships, we'll send you an email with tracking details so you can stay updated.

If you have any questions or need help, don't hesitate to reach out! You can email us at sales@seatingexpert.com or give us a call at 866-732-8123. We're here Monday - Friday, 9am - 6pm EST.

Your Order Details #826398

placed on Aug 19, 2026, 2:56:57 PM

Shipping Details

Quote Freight - Tailgate Delivery

Theresa DiMaggio
Seven Oaks CDD
2910 Sports Core Circle
Wesley Chapel, Florida, 33544-8764
United States
T: 8139077987

Billing Address

Credit Card - Authorize.net MasterCard ending in 7026
Seven Oaks CDD
Seven Oaks CDD
3434 colwell ave
tampa, Florida, 33614
United States
T: 181390779873

Product



Upholstery Swatches

SKU: upholstery-swatches
Quantity: 1
Price: $0.00
swatch:
Connelly Chick, Andante Teddy Bear, Calm Frontier, Essence Truffle, Victoria Sienna

Summary of Charges

Subtotal	$0.00
Freight	$9.95
Grand Total	**$9.95**

For more details, please review our Shipping Policy or contact us with any questions.

Please note that the lead time provided during the quotation and ordering process is an estimate only. Actual production and delivery timelines may be affected by factors including, but not limited to, upholstery availability and delivery schedules, current production volume, receipt timing of COM

materials (if applicable), and the time elapsed between quote issuance and order acceptance.



NETFLIX

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

clubhousemanager@sevenoakscdd.com

Invoice # 66144-F508C-A324D-54C53

Date	Description	Service Period	Amount	Tax	Total
8/20/26	Streaming Service	8/20/26—9/19/26	$19.99	$2.45	$22.44

SUBTOTAL	$19.99
TAX TOTAL	$2.45
TOTAL	**$22.44**

Payment Method: •••• •••• •••• 7026

Microsoft

Invoice

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

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

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

Invoice Summary

Billing Profile	Seven Oaks CDD
Invoice Number	G179133982
Invoice Date In UTC	08/21/2026
Total Amount	**USD 8.66**
Due on 08/21/2026	

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

Invoice for activity on 08/20/2026

This invoice is for any subscription purchases, renewals, and recurring charges on the date indicated. The service period you are paying for is listed with each subscription below. Find more details about your bill at
https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G179133982

Billing Summary

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

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

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

Microsoft

Invoice

Section Summary

Section Name	Charges (USD)	Total (USD)
Seven Oaks CDD	8.66	8.66

Details By Section

Seven Oaks CDD

Microsoft 365 Apps for business - One-Year commitment for monthly/yearly billing

Taxation Address: Tampa, FL 33625-3784

Purchases Charge Start Date - Charge End Date	Unit Price (USD)	Qty	Charges/ Credits (USD)	Total (USD)
08/20/2026-09/19/2026	8.66	1	8.66	8.66

Proseidon LLC
proseidonllc@gmail.com | (813) 263-4219

Invoice #000053

Issue date
Aug 21, 2026

Invoice #000053

Customer
Seven Oaks Theresa
clubhousemanager@sevenoakscdd.com

Invoice Details
PDF created August 22, 2026
$325.00

Payment
Due August 21, 2026
$325.00

Items	Quantity	Price	Amount
Custom Amount *seven oaks pool slide gelcoat repair*	1	$325.00	$325.00
Subtotal			$325.00
Total Paid			**$325.00**

Payments
Aug 22, 2026 (Mastercard 7026) $325.00

View online

To view your invoice go to https://squareup.com/u/8bKJVqIr
Or open the camera on your mobile device and place the QR code in the camera's view.

SuperSaaS

Invoice

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

To:
Seven Oaks CDD
Theresa DiMaggio
United States

Invoice date: 8/22/2026
Invoice number: 20260822-575085-622238
Customer reference: 575085 – Seven Oaks Clubhouse

Item	VAT	Amount
Package D – Cycle: 1 Month No value added tax will be charged (outside European Union)	$ 0.00	$ 38.00

Subtotal (excluding tax)	$ 38.00
VAT	$ 0.00
Total (including tax)	**$ 38.00**

Paid in full via Credit Card

sam's club

Aug 23, 2026
Order 800000066642047

Curbside pickup items(35)

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

Date

B	Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.	Qty 1	$17.98
B	Dr Pepper Soda 12 fl. oz. cans, 36 pk.	Qty 1	$17.98
F	Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 1	$23.64
B	Pure Leaf Real Brewed Tea Unsweetened Black Tea 16.9 fl. oz., 18 pk.	Qty 1	$16.98
Clean	Member's Mark Disinfecting Wipes. Variety Pack, 4 pk., 312 ct.	Qty 1	$10.98
Supplies	Member's Mark 33 Gallon Commercial Can Liners, 320 ct.	Qty 1	$34.88
F	Jif Creamy Peanut Butter, 48 oz., 2 pk.	Qty 1	$10.98
F	Pepperidge Farm Goldfish Cheddar Crackers, 1.25 oz., 36 pk.	Qty 1	$12.48
F	Member's Mark Beef Franks, Frozen, 1/8 lb., 80 ct.	Qty 4	$163.08
Staff	Café Bustelo K-Cup Pods, Espresso, 80 ct.	Qty 1	$38.98
F	Sara Lee Restaurant Style White Hot Dog Buns, 16 ct.	Qty 20	$77.60
F	SunChips Whole Grain Variety Pack Chips, 30 pk.	Qty 1	$18.48
Clean	Member's Mark Select & Tear 2-Ply Paper Towel 15 rolls, 150 sheets/roll	Qty 1	$20.93

Subtotal $464.97

Pickup	FREE
Tax	$0.00
Total	**$464.97**
Ending in 7026	$464.97

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

TV

← Charges on Aug 24, 2026

Payment method
Mastercard •••• 7026

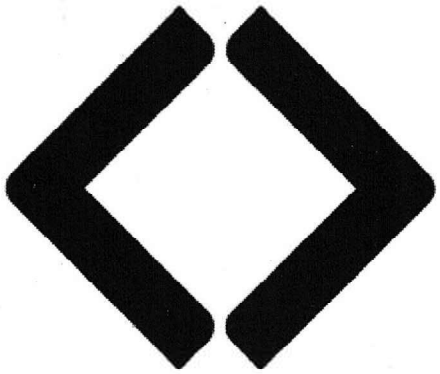
YouTube TV	$82.99
Tax	$11.18
Total	$94.17

Seven Oaks CDD Credit Card
John Gentilella
8/31/2026

Date	Vendor	Description	GL Code		Amount	Cleared	Receipt
8/1/2026	Home Depot	Supplies	001-53900-4785	$	449.00	Y	Y
8/1/2026	Wawa	Gasoline	001-57200-4660	$	35.00	Y	Y
8/1/2026	Home Depot	Supplies	001-53900-4785	$	83.49	Y	Y
8/3/2026	Sam's Club	Fuel	001-57200-4660	$	92.26	Y	Y
8/4/2026	Ace Hardware	Toilet Seat	001-57200-4647	$	31.49	Y	Y
8/4/2026	Amazon	Doorbell Sign	001-53900-4785	$	13.99	Y	Y
8/7/2026	Amazon	Irrigation Pliers	001-53900-4609	$	258.48	Y	Y
8/7/2026	Amazon	Cutting Wheels	001-53900-4785	$	8.99	Y	Y
8/10/2026	Amazon	Light Bulbs	001-57200-4647	$	23.99	Y	Y
8/11/2026	10-S Supply	Zip Ties	001-57200-4763	$	114.05	Y	Y
8/11/2026	Amazon	Hinges	001-57200-4647	$	32.95	Y	Y
8/11/2026	Home Depot	Bags, Supplies	001-53900-4785	$	132.83	Y	Y
8/17/2026	Sherwin Williams	Paint	001-57200-4647	$	44.90	Y	Y
8/25/2026	Sam's Club	Fuel	001-57200-4660	$	115.23	Y	Y
8/26/2026	Straight Talk	Cell Phone	001-53900-4785	$	47.55	Y	Y

8/31/2026	**001-10103**		
	Total activity		1,484.20
	Replenish card		-
	Credit/Refund		-
	Total charges		1,484.20
		$	**1,484.20**

0	**Expense Summary**		GF	EF
	001-53900-4609	(258.48)	1,484.20	
	001-53900-4670	-		
	001-53900-4785	(735.85)		
	001-57200-4647	(133.33)		
	001-57200-4660	(242.49)		
	001-57200-4763	(114.05)		
	001-57200-5101	-		
	001-57200-4642	-		
	001-57200-4646	-		
	001-57200-4701	-		
	001-57200-4705	-		
	001-57200-4707	-		
		(1,484.20)		
		TRUE		



sam's club™

CLUB MANAGER JASON
8139297010

WESLEY CHAPEL, FL
08/03/26 07:24 4124 4852 88

Pump# 11 UNLEAD	
Gallons	25.493
Price/Gal	$3.619
Fuel Sale	$92.26
MASTERCARD CREDIT TEND	$92.26
Apprvl: 003567	

08/03/26 07:24

TC# 9724 3311 3943 8873 4934

CODE: 4660

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

08/04/26 8:18AM AMANDAM 265 SALE

43513 1 EA $31.491EA CN
SEAT OPENFRNT NO CVR REG WD-W $31.49
You Saved : 3.50

SUB-TOTAL:$ 31.49 TAX: $ .00
TOTAL: $ 31.49
BC AMT: $ 31.49

BK CARD#: XXXXXXXXXXXX0283
MID:********5880 TID:***4733
AUTH: 004254 AMT: $ 31.49
Host reference #:316040 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 01106070012200005614000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : Mastercard
ATC :0073
AC : FE94AD4B6AC8A9B6
TxnID/ValCode: 580025

CODE:
4647

Bank card USD$ 31.49

Total Items:1

==>> JRNL# D16040
CUST NO: 170931

THANK YOU JOHN GENTILELLA
FOR YOUR PATRONAGE

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

YOU SAVED $ 3.50 BY SHOPPING AT
VISION ACE WESLEY CHAPEL 18945

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

Order Summary

Order placed August 4, 2026 Order # 112-0585002-0309841

Ship to

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

Payment method

Mastercard ending in 0283
View related transactions

Order Summary

Item(s) Subtotal:	$32.95
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$32.95
Estimated tax to be collected:	$0.00
Grand Total:	**$32.95**

Delivery date currently unavailable



A1 ProGuard Satin Door Hinges 4.5 Inch Self Closing Hinge Hardware Adjustable Spring Hinges for Commercial Grade Self-Closing, UL Listed 3 Pack
Sold by: A1 ProGuard
Supplied by: Other
$32.95

Back to top

CODE: 4647

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Order Summary

Order placed August 4, 2026 Order # 112-3138193-0317013

Ship to

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

Payment method

Mastercard ending in 0283
View related transactions

Order Summary

Item(s) Subtotal:	$13.99
Shipping & Handling:	$0.00
Total before tax:	$13.99
Estimated tax to be collected:	$0.00
Grand Total:	**$13.99**

Delivered August 5



Ring Bell for Service Sign – Brushed Gold Aluminum Composite, 5.5" × 3.5", Self-Adhesive, Indoor/Outdoor – Front Desk Reception Counter Notice by North by North East

Sold by: Origin Designers

Supplied by: Other

Return or replace items: Eligible through September 4, 2026

$13.99

Back to top

CODE: 4785

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Order Summary

Order placed August 5, 2026 Order # 112-3642338-6830642

Ship to

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

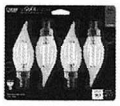
Payment method

Mastercard ending in 0283
View related transactions

Order Summary

Item(s) Subtotal:	$15.50
Shipping & Handling:	$8.49
Total before tax:	$23.99
Estimated tax to be collected:	$0.00
Grand Total:	**$23.99**

Arriving August 17



Feit LED White Filament BA10 E12 (Candelabra) Filament LED Bulb Soft White 40 Watt Equivalence 4 pk
Sold by: bestbrandsupply
Supplied by: Other
$15.50

Back to top

CODE: 4647

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Order Summary

Order placed August 5, 2026 Order # 112-3603673-0388205

Ship to

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

Payment method

Mastercard ending in 0283
View related transactions

Order Summary

Item(s) Subtotal:	$8.99
Shipping & Handling:	$0.00
Total before tax:	$8.99
Estimated tax to be collected:	$0.00
Grand Total:	**$8.99**

Arriving tomorrow



10 Pack Cutting Wheel 4 1/2, Metal Stainless Steel Cut Off Disc, 7/8 Arbor
Sold by: PANON
Supplied by: Other
$8.99

Back to top

CODE:
4785

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Order Summary

Order placed August 5, 2026 Order # 112-2522351-9495464

Ship to

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

Payment method

Mastercard ending in 0283
View related transactions

Order Summary

Item(s) Subtotal:	$258.48
Shipping & Handling:	$0.00
Total before tax:	$258.48
Estimated tax to be collected:	$0.00
Grand Total:	**$258.48**

Arriving tomorrow



Rain Bird PTC1 Pop-Up Sprinkler
Sold by: Amazon.com
Supplied by: Other
$10.77
12

Arriving tomorrow



Rain Bird PTC1 Pop-Up Sprinkler
Sold by: Amazon.com
Supplied by: Other
$10.77
12

Back to top

CODE: 4609

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CODE: 4785



How doers get more done.

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

6311 00038 94375 08/11/26 09:58 AM
SALE CASHIER RUPERT DANIEL

071948010758 140ZGUMOUT <A> 5.48N
GUMOUT CARB & CHOKE CLEANER 140Z
077089100143 4"X11"FRM <A> 3.67N
GOOD 11 X 4 IN MINI ROLLER FRAME
078477790946 PLUG <A> 3.98N
15A 125V 3W RUBBER PLUG-BLACK
020066387167 2X HRLMWHT <A>
PAINTERS TOUCH 2X SATIN HEIRLOOM WHT
10@5.98 59.80N
895902002005 3 YD BAG <A>
WM 3YARD BAGSTER DUMPSTER BAG
2@29.95 59.90N

SUBTOTAL 132.83
SALES TAX 0.00

TAX EXEMPT
TOTAL $132.83
XXXXXXXXXXXX0283 MASTERCARD
USD$ 132.83
TA
AUTH CODE 011074/3383570
AUTH MODE - ISSUER
Contactless
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 08/10: $5,292.65

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

6311 08/11/26 09:58 AM



6311 38 94375 08/11/2026 2571

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	11/09/2026

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

Sales Order

#253508

8/11/2026

Bill To

John Gentilella
Seven Oaks CDD
3434 Colwell Ave
Ste 200
Tampa FL 33614
United States

Ship To

John Gentilella
Seven Oaks CDD
2910 Sports Core Cir
Wesley Chapel FL 33544
United States

TOTAL - (Not an Invoice)

$114.05

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

Quantity	Item	Options	Customer Description	Rate	Amount
20	**FP1013** Standard 8" - (50#) Ty-Rap - (Bag of 100)			$4.55	$91.00

Subtotal	$91.00
Discount ()	
Shipping Costs (UPS® Ground)	$23.05
Tax (0%)	$0.00
Total	$114.05

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

CODE: 4763

253508

CODE: 4647

SHERWIN-WILLIAMS.

WESLEY CHAPEL Store 702957

27300 WESLEY CHAPEL BLVD
WESLEY CHAPEL FL 33544 8403
(813)907-9267
Fax (813) 994-2792
www.sherwin-williams.com

SALE
Tran # 6059-6
E08/19817
Camila

9:29am
08/17/26
10

Order # OE0189841A702957
ROTONDI*WILLIAM
Account XXXX-6526-3
Job 1 ROTONDI*WILLIAM

6500-96571 A97W01251 QUART A97W1251
DUR HOME SA EXTRA
1.00 @ 37.49 37.49
Discount (% 30.00) -11.25
Color: SW7029 AGREEABLE GRAY

CCE*Color Cast	OZ	32	64	128
B1 Black	-	1	-	1
N1 Raw Umber	-	13	1	-
Y3 Deep Gold	-	-	1	-

Sher-Color Formula

406-6411 12912SW EACH
12X60YD MASK PAPER
1.00 @ 3.49 3.49
153-4924 104116 EACH
CP66SW-36MM MASKTAPE
1.00 @ 3.89 3.89
Discount (% 15.00) -0.58
1019-25246 FLEX 2.0 150 EACH
FLEXEDGE 2 150 GRIT
1.00 @ 10.49 10.49
Discount (% 15.00) -1.57

SUBTOTAL BEFORE TAX 41.96

7.000% SALES TAX:1-103354402 2.94
TOTAL $44.90

MASTER CARD (Mastercard) -44.90
C/C# XXXXXXXXXXXX0283
Auth # 017375
Contactless
AID:A0000000041010

Sales Event Savings $1.60

STORE HOURS

SUNDAY	10:00 AM - 4:00 PM
MONDAY - FRIDAY	7:00 AM - 6:00 PM
SATURDAY	8:00 AM - 5:00 PM

CODE 4660

Sam's Club 4852
27727 STATE ROAD 56
WESLEY CHAPEL FL 33544
813-929-7010
08/25/26 07:31 1140 0485
2 088 9088

101-**** **** **** *993
6

31.321 @ 3.679
658441 UNLEAD 115.23
0

SUBTOTAL 115.23
TOTAL 115.23

MCARD TEND 115.23
CHANGE DUE 0.00

ACCOUNT #- 0283 I 1 APPR
#025128
115.23 TOTAL PURCHASE
REF # ULMLC4042499
AID A0000000041010
*No Signature Required
08/25/26 07:31:06

ITEMS SOLD 1
FUEL SALES SUMMARY
DISPENSER: 7
PRODUCT: UNLEAD
GALLONS 31.321
PRICE/GALLON: 3.679
FUEL TOTAL: 115.23
TC# 8739 8624 8685 6140
6520 5

ORDER DETAILS

CODE: 4785

08/25/2026

Enroll

Order ID: BRM20260825369585131

Status: SUCCESSFUL PAYMENT

Cart



Silver Unlimited

Unlimited talk, text & data

10 GB hotspot data per month

International calls to Canada & Mexico

PAYMENT

PAYMENT METHOD

Credit Card



****0283

Order Summary

SubTotal	$45.00
Discount	-$1.00
Mandatory Taxes and Fees	$0.59
Other fees and Surcharges	$2.96
ORDER TOTAL	**$47.55**

WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY FL 33523-6665
DISTRICT NO. 6426

ACCOUNT NO.	6426-016005
INVOICE NO.	2259079W426
STATEMENT DATE	08/20/26
DUE DATE	Upon Receipt

SEVEN OAKS COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614

Scan to pay online

FOR ASSISTANCE
Customer Service (352) 583-4204
One Time Payments (800) 457-1379

RECEIVED
AUG 24 2026
BY: .....

001981 1/1

INVOICE STATEMENT

SEVEN OAKS COMM DEV DIST
2910 SPORTS CORE CIRCLE WESLEY C

Date	Description		Amount
	Contract No: 16005-1		
	Service Location		
	Acct #016005-0001		
08/20/26	FUEL AND MATERIAL SURCHARGE	1.00 SC70383172	$ 308.51
08/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70383171	$ 87.18
08/20/26	BASIC SERVICE CHARGE	1.00 8.00YD	$ 871.75
	9/1/2026-9/30/2026		
	Invoice Total		$ **1,267.44**
	Account Balance		$ **1,267.44**

*****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.*****
Bank returned checks will be electronically re-presented to your bank
and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment.

WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY FL 33523-6665

AB 01 001981 86872 H 11 A

SEVEN OAKS COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

ACCOUNT NO.	6426-016005
INVOICE NO.	2259079W426
STATEMENT DATE	08/20/26
DUE DATE	Upon Receipt
PAY THIS AMOUNT	**$1,267.44**

WRITE IN AMOUNT PAID $

☐ TO CHANGE ADDRESS
Check here and complete the information on the reverse side.

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH PA 15253-5233

6426 00000000000000000X0160051 00000126744000000000002259079 0

WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY FL 33523-6665
DISTRICT NO. 6426

ACCOUNT NO.	6426-016005
INVOICE NO.	2279446W426
STATEMENT DATE	09/20/26
DUE DATE	Upon Receipt

SEVEN OAKS COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614

Scan to pay online

FOR ASSISTANCE
Customer Service (352) 583-4204
One Time Payments (800) 457-1379

SEP 25 2026

000666 1/1

INVOICE STATEMENT

Contract No: 16005-1
Service Location SEVEN OAKS COMM DEV DIST
Acct #016005-0001 2910 SPORTS CORE CIRCLE WESLEY C

Date	Description			Amount
09/20/26	FUEL AND MATERIAL SURCHARGE	1.00 SC70385055	$	335.62
09/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70385054	$	87.18
09/20/26	BASIC SERVICE CHARGE 10/1/2026-10/31/2026	1.00 8.00YD	$	871.75
	Invoice Total		$	**1,294.55**
	Account Balance		$	**1,294.55**

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

*****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.*****
Bank returned checks will be electronically re-presented to your bank
and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment.

WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY FL 33523-6665

AB 01 000666 38128 H 8 A

SEVEN OAKS COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

ACCOUNT NO.	6426-016005
INVOICE NO.	2279446W426
STATEMENT DATE	09/20/26
DUE DATE	Upon Receipt

Do Not Pay - Auto Pay Enabled

WRITE IN AMOUNT PAID $

☐ TO CHANGE ADDRESS
Check here and complete the information on the reverse side.

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH PA 15253-5233

6426 00000000000000000X0160051 00000129455000000000002279446 7

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · Wesley Chapel, Florida (813) 994-1001

Operations and Maintenance Expenditures-Enterprise Fund
September 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$1,161.37**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Seven Oaks Enterprise Fund Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Amazon Capital Services, Inc.	300118	1PLK-VNRJ-1PT4	Beverages 09/26	$ 295.27
Valley National Bank	092826-01	CC083126-730	Credit Card Expenses 08/26	$ 866.10
TOTAL				**$ 1,161.37**

amazon business

Invoice

Invoice # **1PLK-VNRJ-1PT4** | **September 01, 2026**

Invoice summary

Due 30 days from receipt of invoice

Item subtotal before tax	$ 927.79
Shipping & handling	$ 2.99
Promos & discounts	($ 4.09)
Total before tax	$ 926.69
Tax	$ 8.32
Amount due	**$ 935.01 USD**

Billing period	8/1/26 to 8/31/26
Account #	A1X2JE9D1GIM05
Payment terms	Net 30

Registered business name

Seven Oaks CDD

Bill to

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

Group Name

Seven Oaks CDD

Pay by

Check

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

$295.27 Enterprise Fund
$639.74 General Fund

Include Amazon invoice number(s) in the descriptive field of your payment, or send remittance details to ar-businessinvoicing@amazon.com. (This mailbox only accepts payment details. For help, contact customer support.)

ACH Debit

Pay online with your bank account. Visit Your Invoices for BCA and select Make Payment. For more details, see how to pay invoices.

Invoice details

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
1	8/5/26		300 Pcs Boba Straws Individually Wrapped, Wide with Angled Tip Sold by: Komarov Roman ASIN: B0DNTPPRQB Order # 114-7071119-3942605 Order date: August 05, 2026	2	$21.80	$43.60	7.000%
2	8/5/26		Minute Maid Lemonade Bottles, 16.9 fl oz, 6 Pack Sold by: Amazon.com Services, Inc ASIN: B00AOG2S2I Order # 114-7071119-3942605 Order date: August 05, 2026	8	$5.37	$42.96	7.000%

amazon business

Invoice

Invoice # **1PLK-VNRJ-1PT4**

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
3	8/5/26		Minute Maid Lemonade Bottles, 16.9 fl oz, 6 Pack Sold by: Amazon.com Services, Inc ASIN: B00AOG2S2I Order # 114-7071119-3942605 Order date: August 05, 2026	2	$5.37	$10.74	7.000%
4	8/5/26		Bluinzi 2 Pack 46 Inch Compact Umbrellas for Rain, Travel, Double 10-rib Sold by: Shanghai Qiyuyu E-commerce Co., Ltd ASIN: B0CWYRDV7N Order # 114-7071119-3942605 Order date: August 05, 2026	1	$21.99	$21.99	7.000%
5	8/18/26		Brother TN431 4-Color Toner Cartridge Set Sold by: smartoners inc ASIN: B071KT52QK Order # 111-1099258-2197835 Order date: August 18, 2026	1	$357.28	$357.28	0.000%
6	8/23/26		AQUEENLY 100 Snow Cone Cups, Wax Coated Leakproof Cone Paper Cups for Slush, Shaved Ice, Water - 6OZ, White Sold by: TIMEGO LLC ASIN: B07V9M2D99 Order # 114-4324263-4333816 Order date: August 22, 2026	4	$11.48	$45.92	0.000%
7	8/23/26		Olde Midway Electric 30 Hot Dog 11 Roller Grill Cooker Machine with Bun Warming Drawer and Cover - Commercial Grade, Stainless Steel Sold by: Spohn Global Enterprises LLC ASIN: B0BQRSVN2R Order # 114-6813101-1063435 Order date: August 22, 2026	1	$306.33	$306.33	0.000%
8	8/23/26		Oudain 6 Ft Hot Dog Tablecloth Stretch Spandex Rectangle Table Cover Sold by: HEFEI QIANGXIONG XINXIKEJI YOUXIANGONGSI ASIN: B0FQVFFSM5 Order # 114-5329715-3355405 Order date: August 22, 2026	1	$25.99	$25.99	0.000%
9	8/23/26		Tudomro 2x4 Feet Hot Dogs Banner Polyester Fabric Sign Polyester Sold by: Shenzhenshiqingqingwangluokejiyouxiangongsi ASIN: B0FH4KJGZX Order # 114-5329715-3355405 Order date: August 22, 2026	1	$12.99	$12.99	0.000%
10	8/27/26		Mopchnic Wireless Headset with Noise Cancelling Microphone, On-Ear Bluetooth Headset with USB Dongle, Mute Function & Charging Base, Wireless Headphones for Work from Home and Call Center (Black) Sold by: shenzhenshiliuliyuekejiyouxiangongsi ASIN: B0G8G4SQXQ Order # 111-3608917-5817061 Order date: August 26, 2026	1	$59.99	$59.99	0.000%
11			Promotions & discounts			($1.10)	7.000%
12			Promotions & discounts			($2.99)	0.000%
13			Shipping & handling			$2.99	0.000%

TAX will Be Refunded

Total before tax	$926.69
Tax	$8.32
Amount due	**$935.01**

FAQs

How is tax calculated?

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

How are digital products and services taxed?

amazon business

Invoice

Invoice # **1PLK-VNRJ-1PT4**

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

When will I get a refund for undelivered items?

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

Cafe Beverage - 53.70 57200-4724

Cafe Supplies - 43.60 57200-3222

misc - 21.99 / 8.32 > 57200-4785

Office - 417.27 57200-5101

Events - 390.13 57400-4775

Theresa DiMaggio

Valley

CC083126-730

0 0

ACCOUNT SUMMARY

Credit Limit	$26,000.00
Credit Available	$21,973.00
Statement Closing Date	August 31, 2026
Days in Billing Cycle	31
Previous Balance	$7,998.09
Payments & Credits	$7,998.09
Purchases & Other Charges	$4,026.75
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$4,026.75

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	$4,026.75
Minimum Payment Due	**$4,026.75**
Payment Due Date	**September 25, 2026**

$866.10 Enterprise Fund
$3,160.65 General Fund

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$7,998.09-	
08/25	08/25	F151500KX00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	7,998.09-
		MICHELLE WHITE	**$0.00**	
		JOHN GENTILELLA	**$1,484.20**	
07/30	08/01	5270715K409FYA8E5	THE HOME DEPOT #6311 TAMPA FL	449.00
			MCC: 5200 MERCHANT ZIP: 33647000	
07/31	08/01	5550037K5RH3D4B4V	WAWA 5226 WESLEY CHAPEL FL	35.00
			MCC: 5542 MERCHANT ZIP: 33544	
07/31	08/01	5270715K509FX7B2Q	THE HOME DEPOT #6311 TAMPA FL	83.49
			MCC: 5200 MERCHANT ZIP: 33647000	
08/03	08/03	5548382K80S2X9VHY	SAMSCLUB #4852 WESLEY CHAPEL FL	92.26
			MCC: 5542 MERCHANT ZIP: 33544	
08/04	08/04	5531020K9DZKAGYSH	VISION ACE HARDWARE WESLEY CHAPEL FL	31.49
			MCC: 5251 MERCHANT ZIP: 33544	
08/04	08/04	8230509K8EHNTP46K	AMAZON MARK* 563E51LD1 SEATTLE WA	13.99
			MCC: 5999 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

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

PAYMENT INFORMATION

Payment Due Date	**September 25, 2026**
New Balance	**$4,026.75**
Minimum Payment Due	$4,026.75
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 0
SEVEN OAKS COMMUNITY DEVELOPMENT D
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
08/07	08/07	8230509KBEHMSGK0E	AMAZON RETA* 568724820 SEATTLE WA	258.48
			MCC: 5331 MERCHANT ZIP:	
08/07	08/07	8230509KBEHNJ4555	AMAZON MARK* 569LT48R1 SEATTLE WA	8.99
			MCC: 5999 MERCHANT ZIP:	
08/10	08/10	5543286KE5YJTK2VE	AMAZON MKTPL*5H8KC0O02 SEATTLE WA	23.99
			MCC: 5942 MERCHANT ZIP:	
08/11	08/11	8530961KGLDR5F0N5	10-S TENNIS SUPPLY POMPANO BEACH FL	114.05
			MCC: 5941 MERCHANT ZIP: 33069	
08/11	08/11	8230509KFEHMV0SWB	AMAZON MARK* 5H2TD3TU1 SEATTLE WA	32.95
			MCC: 5999 MERCHANT ZIP:	
08/11	08/11	5270715KG09FY9F0Q	THE HOME DEPOT #6311 TAMPA FL	132.83
			MCC: 5200 MERCHANT ZIP: 33647000	
08/17	08/17	1230202KM013A3X6R	SHERWIN-WILLIAMS702957 WESLEY CHAPEL FL	44.90
			MCC: 5231 MERCHANT ZIP:	
08/25	08/25	0543684KYBLJ9P6FZ	SAMS CLUB #4852 WESLEY CHAPEL FL	115.23
			MCC: 5542 MERCHANT ZIP: 33544	
08/26	08/26	5543286KY8VDLPFA7	STRAIGHTTALK*SERVICES MIAMI FL	47.55
			MCC: 4814 MERCHANT ZIP:	
		FATINA TANNOUKHI	**$0.00**	
		THERESA DIMAGGIO	**$2,542.55**	
07/31	08/01	5548382K60S0N329G	SAMSCLUB.COM 888-746-7726 AR	194.60
			MCC: 5300 MERCHANT ZIP: 72712	
08/03	08/03	5543687K77L4S68P1	FASTSIGNS 176001 TAMPA FL	618.00
			MCC: 2741 MERCHANT ZIP: 33647	
08/06	08/06	5542135KBVAKGR3GK	FLORIDA RESTAURANT & L TALLAHASSEE FL	123.91
			MCC: 8641 MERCHANT ZIP:	
08/06	08/06	0543684KA5SBLY8G0	SAMS CLUB.COM BENTONVILLE AR	194.05
			MCC: 5300 MERCHANT ZIP:	
08/11	08/11	7541823KF7NAY1SWF	CCI*CONSTANT-CONTACT WALTHAM MA	152.00
			MCC: 5968 MERCHANT ZIP:	
08/12	08/12	0543684KG5SBJYX76	SAMS CLUB.COM BENTONVILLE AR	122.71
			MCC: 5300 MERCHANT ZIP:	
08/12	08/12	0543684KH2X656SHP	SAMS CLUB.COM BENTONVILLE AR	174.09
			MCC: 5300 MERCHANT ZIP:	
08/19	08/19	8529808KRWGNABLT2	SEATING EXPERT KENILWORTH NJ	9.95
			MCC: 5046 MERCHANT ZIP:	
08/20	08/20	7541823KR7NZ803WW	NETFLIX.COM LOS GATOS CA	22.44
			MCC: 4899 MERCHANT ZIP:	
08/21	08/21	1527021KT00306841	MICROSOFT-G179133982 MSBILL.INFO WA	8.66
			MCC: 5045 MERCHANT ZIP:	
08/22	08/22	5543286KS8S6N0PT1	SQ *PROSEIDON LLC SARASOTA FL	325.00
			MCC: 8999 MERCHANT ZIP: 34243	
08/22	08/22	1527632KV00AEZX3X	SUPERSAAS * D AMSTERDAM DR	38.00
			MCC: 5045 MERCHANT ZIP:	
08/24	08/24	0543684KW5SBLYA3A	SAMS CLUB.COM BENTONVILLE AR	464.97
			MCC: 5300 MERCHANT ZIP:	
08/24	08/24	1527021KW02AXD3BA	GOOGLE YOUTUBETV MOUNTAIN VIEW CA	94.17
			MCC: 4899 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

$0 - $4,026.75 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

Seven Oaks CDD Credit Card
Combined Totals
08/31/26 Statement

	General Fund	Enterprise Fund
Theresa Card	$ 1,676.45	$ 866.10
John Card	$ 1,484.20	$ -
Fatina Card	$ -	$ -
Total	$ 3,160.65	$ 866.10
Grand Total	$ 4,026.75	
Statement Total	$ 7,998.09	

001-51300-5102	152.00	12.84	400-57200-3222
001-53900-4609	258.48	570.83	400-57200-4664
001-53900-4670	-	282.43	400-57200-4724
001-53900-4785	735.85	-	400-57200-4647
001-57200-3314	137.40	-	400-57200-6442
001-57200-4103	22.44		
001-57200-4533	9.95		
001-57200-4619	61.86		
001-57200-4646	-		
001-57200-4647	133.33		
001-57200-4660	242.49		
001-57200-4701	-		
001-57200-4704	85.06		
001-57200-4707	-		
001-57200-4717	325.00		
001-57200-4763	114.05		
001-57200-4785	256.08		
001-57200-5101	8.66		
001-57400-4775	618.00		
001-15500	-		

Seven Oaks CDD Credit Card
Theresa Dimaggio
08/31/26 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
8/1/2026	Sams	Café	400-57200-4664	$ 54.52	Y	Y
8/1/2026	Sams	Café	400-57200-4724	$ 140.08	Y	Y
8/3/2026	Fast Signs	Advertisement signs fall festival	001-57400-4775	$ 618.00	Y	Y
8/6/2026	Florida Restaurant	Safestaff training books	001-57200-4785	$ 123.91	Y	Y
8/6/2026	Sams	Café-supplies-staff	400-57200-4664	$ 70.96	Y	Y
8/6/2026	Sams	Café-supplies-staff	400-57200-4724	$ 37.07	Y	Y
8/6/2026	Sams	Café-supplies-staff	400-57200-3222	$ 12.84	Y	Y
8/6/2026	Sams	Café-supplies-staff	001-57200-3314	$ 56.94	Y	Y
8/6/2026	Sams	Café-supplies-staff	001-57200-4704	$ 16.24	Y	Y
8/11/2026	Constant Contacts	Subscription Newsletter	001-51300-5102	$ 152.00	Y	Y
8/12/2026	Sams	Café	400-57200-4664	$ 122.71	Y	Y
8/12/2026	Sams	Café	400-57200-4664	$ 16.38	Y	Y
8/12/2026	Sams	Café	400-57200-4724	$ 52.34	Y	Y
8/12/2026	Sams	Café	001-57200-3314	$ 41.48	Y	Y
8/12/2026	Sams	Café	001-57200-4704	$ 36.91	Y	Y
8/12/2026	Sams	Café	001-57200-4619	$ 26.98	Y	Y
8/19/2026	Seating Expert	Fabric samples	001-57200-4533	$ 9.95	Y	Y
8/20/2026	Netflix	Subscription	001-57200-4103	$ 22.44	Y	Y
8/21/2026	Microsoft	Subscription 360	001-57200-5101	$ 8.66	Y	Y
8/22/2026	Proseidson	Slide Repair	001-57200-4717	$ 325.00	Y	Y
8/22/2026	Supersaas	Subscription Reservations	001-57200-4785	$ 38.00	Y	Y
8/24/2026	Sams	Café-supplies-clean-staff	400-57200-4664	$ 306.26	Y	Y
8/24/2026	Sams	Café-supplies-clean-staff	400-57200-4724	$ 52.94	Y	Y
8/24/2026	Sams	Café-supplies-clean-staff	001-57200-3314	$ 38.98	Y	Y
8/24/2026	Sams	Café-supplies-clean-staff	001-57200-4704	$ 31.91	Y	Y
8/24/2026	Sams	Café-supplies-clean-staff	001-57200-4619	$ 34.88	Y	Y
8/24/2026	Youtube Tv	Subscription	001-57200-4785	$ 94.17	Y	Y

08/31/26 Statement **001-10103**

Total activity	2,542.55
Replenish card	-
Credit/Refund	-
Total charges	2,542.55
	$ 2,542.55

0

Expense Summary			
001-15500	-	GF	EF
001-51300-5102	(152.00)	1,676.45	866.10
001-57200-3314	(137.40)		
001-57200-4103	(22.44)		
001-57200-4533	(9.95)		
001-57200-4619	(61.86)		
001-57200-4704	(85.06)		
001-57200-4717	(325.00)		
001-57200-4785	(256.08)		
001-57200-5101	(8.66)		
001-57400-4775	(618.00)		
400-57200-3222	(12.84)		
400-57200-4647	-		
400-57200-4664	(570.83)		
400-57200-4724	(282.43)		
400-57200-6442	-		
	(2,542.55)		

TRUE

sam's club

Jul 29, 2026
Order 10444211807

Shipping items(4)

THERESA FLORES
2910 SPORTS CORE CIR
WESLEY CHAPEL, FL 33544

Nestle Coffee-Mate Coffee Creamer Liquid Creamer Singles, French Vanilla, 180 ct.	Qty 1	$12.58
AirHeads Variety Pack, 0.55 oz., 90 pk.	Qty 3	$44.04

Curbside pickup items(10)

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

B Zephyrhills 100% Natural Spring Water 16.9 fl. oz., 40 pk.	Qty 2	$13.16
B Coca-Cola Soft Drink 12 fl. oz., 35 pk.	Qty 1	$19.98
B Sprite Lemon Lime Soda Soft Drinks, 12 fl oz., 35 pk.	Qty 1	$19.98
B Dr Pepper Soda 12 fl. oz. cans, 36 pk.	Qty 1	$17.98
F SNICKERS Chocolate Caramel Peanut Butter Ice Cream Bars, Frozen, 2 oz., 24 ct.	Qty 1	$12.36
F Ball Park Tailgaters Crustini Buns 32 oz., 12 ct.	Qty 2	$9.56
F Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 2	$44.96

Subtotal	$194.60
Pickup fee	Free

Shipping	Free
Sales tax	$0.00
Total	**$194.60**
*7026	$194.60

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

FASTSIGNS
Make Your Statement

19651 Bruce B Downs Blvd
Ste C1
Tampa, FL 33647
(813) 575-3838

https://www.fastsigns.com/2160-new-tampa-wesley-ch

PAID IN FULL

INVOICE
2160-10030

Payment Terms: Cash Customer

Created Date: 8/3/2026

DESCRIPTION: Yard Signs / 24" w x 18" h / Double sided / Qty: 24

Bill To: Seven Oaks CDD
3434 Colwell Ave
#200
Tampa, FL 33614
US

Pickup At: FASTSIGNS of Wesley Chapel
19651 Bruce B Downs Blvd
Ste C1
Tampa, FL 33647
US

Ordered By: Theresa Flores
Email: clubhousemanager@sevenoakscdd.com
Tax ID: 85-8012691725C-8

Salesperson: Derek Mills

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	**Coroplast Yard Sign 24" w x 18" h 2-Sided w/ Stake** 18x24" 4mm coroplast sign, includes 2 digitally printed vinyl graphics, one on each side, and wire H stake for securing in the ground. 2 unique images, 1 on each side	24	$25.75	$0.00	$618.00
1.1.1	**Coroplast 4 mil - substrate vinyl included**				
1.2	**Wire Stake - stake**				

FINE PRINT...PLEASE READ CAREFULLY: We appreciate the opportunity to provide you with outstanding signage products and service. Acceptance of this FASTSIGNS of Wesley Chapel (FSWC) invoice in any way, whether verbal, by email, by active participation or with monetary deposit, constitutes all of the following: the creation of this invoice as a purchase contract for exactly, and only, the custom signage products and services described and contained herein; and that this contract can only be cancelled in writing (not by email) received within 2 business days of invoice creation date; and that purchaser agrees to forfeit all deposit money paid regardless of work level begun or completed at the sole reasonable discretion of FSWC; and that any verbal discussions regarding details and/or changes to this contract do not apply to altering this contract; and that during the sales process, FSWC is not responsible for any implied or conveyed customer expectations that are not specifically covered in writing, in advance of signage production; and that the purchaser is responsible to carefully review signage proofs and purchaser's approval will constitute final sign production - POST-PRODUCTION changes or remake of signage will require additional payment; and that any PRE-PRODUCTION email discussion regarding details and/or changes to this contract, without direct FSWC response and acknowledgment of those changes, are not valid and do not apply to altering this contract; and that purchaser agrees to pay the invoice in full upon receipt of FINAL/COMPLETION invoice;

Subtotal:	$618.00
Taxable Amount:	$0.00
Taxes:	$0.00
Grand Total:	$618.00
Amount Paid:	$618.00
BALANCE DUE:	$0.00

and that past-due invoices will be subject to finance charges to the extent permitted by Florida law; and that the company takes full responsibility for the invoice listed listed contact buyer as having the authority to represent the said company listed on this purchase contract. Thank you.

TRANSACTIONS		
Date	**Type**	**Amount**
8/3/2026	MasterCard (Online) - 7026	$618.00

sam's club

Aug 5, 2026
Order 800000056550655

Curbside pickup items(12)

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

Date

M&M'S Peanut Milk Chocolate Candy, Singles Size, 1.74 oz., 48 pk.	Qty 1	$52.48
Member's Mark Original Dairy Whipped Topping 15 oz., 3 pk.	Qty 3	$23.91
Dixie PerfecTouch Insulated Hot/Cold Paper Cups, Coffee Haze, 16 oz. 144 ct.	Qty 3	$56.94
Zephyrhills 100% Natural Spring Water 16.9 fl. oz., 40 pk.	Qty 2	$13.16
Dawn Professional Plus Manual Pot & Pan Dish Detergent, 1 gal.	Qty 1	$16.24
Member's Mark Everyday 1-Ply White Napkins 4 pks., 300 napkins/pk.	Qty 1	$12.84
SunChips Whole Grain Variety Pack Chips, 30 pk.	Qty 1	$18.48

Subtotal	$194.05
Pickup	FREE
Tax	$0.00
Total	**$194.05**
Ending in 7026	$194.05

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

Theresa Clubhouse Manager

From: safestaff@frla.org
Sent: Thursday, August 6, 2026 1:29 PM
To: Theresa Clubhouse Manager
Cc: safestaff@frla.org
Subject: FRLA Order Confirmation

SafeStaff

Dear Theresa,

Thank you for your order! If you purchased books or posters, please allow FedEx up to 10 business days for delivery of your shipment.

Once your order has shipped you will receive a separate email with your tracking number.

If you have purchased an online course, return to our website and select 'My Online Course ' to access that Course.

The details of your order are below. If the ship to address below is incorrect or if there is an issue with this order you must call our office today to make any corrections. You may reach us at 866-372-7233.

Order Number: 526585
Order Date: Aug 6, 2026
Bill To: Theresa Dimaggio
Order Total: 123.91
Payment Method: MasterCard **********7026
Name on Card: Seven Oaks
Ship To: Theresa Dimaggio
2910 Sports Core Cir
Wesley Chapel, FL 33544-8764
UNITED STATES
Shipping Method: FedEx Ground

Item	Price	Quantity	Total
Employee Food Handler Guide - English, by SafeStaff	10.00	10	100.00

Item Total	100.00
Shipping	18.91
Handling	5.00
Item Grand Total	123.91
Total	123.91

Payment Amount	123.91
Balance due	0.00

Your account ID #: 70927

This charge may appear as Florida Restaurant Tallahassee on your statement.

Please retain this email for your records. All sales are final, non-transferrable and non-refundable.

Exam registration: You may reschedule your Review Class and/or Exam to any one of our available test dates up to 24 hours prior to your test date. A reschedule fees may apply. Not calling or Not showing will result in your fee being forfeited.

Please do not reply to this e-mail to make changes or request cancellations of this order.

Connect with us:



Florida Restaurant and Lodging Association (FRLA) is located at 230 S Adams St, Tallahassee, FL 32301. RCS Training is a subsidiary of the FRLA.
For personalized service, please contact us Monday through Friday from 8:30 a.m. until 5:00 p.m. EST at 866-372-7233.

Theresa Clubhouse Manager

From: Constant Contact Billing <notification@constantcontact.com>
Sent: Tuesday, August 11, 2026 3:46 AM
To: Theresa Clubhouse Manager
Subject: Constant Contact Payment Receipt for Theresa DiMaggio

Constant Contact

Payment Receipt for August 11, 2026

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

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

User Name: clubhousemanager@sevenoakscdd.com
Today's Date: August 11, 2026

Payment Date: August 11, 2026
Payment Method: MC (last 4 digits: 7026)
Amount: $152.00

Thank you for your payment!

Amounts shown may reflect sales tax which is applicable in certain areas.

You can view payment receipts at any time in the Billing tab of your account.

We appreciate your business.
Best Regards,
Constant Contact Billing

If you have questions, please reach out out to Customer Support.

Auto renewal terms: All subscriptions automatically renew every {12 months or 6 months}, at the then current list price (plus applicable taxes), using the payment method on file, unless cancelled prior to depleting your prepaid credit balance. Your prepaid credit balance will be reduced each month for the services used until your balance has run out. Your monthly bill may increase depending on your highest contact list size and email sends. Overage fees may apply. See overage fees, Contact Tier and SMS Send Pricing. You may cancel at any time from your account or by calling your local support team.

When your prepayment balance runs out, we'll charge the payment method on file based on your highest contact tier and current prepayment plan. If we are unable to charge your payment method for that amount, or if you pay by check, we'll convert your account to a standard monthly payment plan with no discounts, which will automatically renew on a monthly basis. Prepayments are non-refundable, even if you choose to cancel your subscription before your prepaid balance runs out.

By continuing to use our services you acknowledge that you have read and agree to our auto-renewal terms, the Terms of Service and Privacy Notice.

Please do not reply to this email, as the reply address does not go to a monitored mailbox. If you have additional questions, please visit our Help Center at https://www.constantcontact.com/help.

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890 Winter St, Waltham, MA 02451

Terms of Service | Privacy Notices

sam's club

Aug 11, 2026
Order 800000055619734

Curbside pickup items(12)

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

Date

Member's Mark Beef Franks, 4 oz., 12 ct.	Qty 3	$38.88
Sara Lee Restaurant Style White Hot Dog Buns, 16 ct.	Qty 4	$15.52
Totino's Pepperoni Pizza Rolls, Frozen, 160 ct.	Qty 1	$11.47
Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 2	$47.28
Ball Park Tailgaters Crustini Buns 32 oz., 12 ct.	Qty 2	$9.56

Subtotal	$122.71
Pickup	FREE
Tax	$0.00
Total	**$122.71**
Ending in 7026	$122.71

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

Theresa Clubhouse Manager

From: Sam's Club <transaction@info.samsclub.com>
Sent: Monday, August 10, 2026 11:30 AM
To: Theresa Clubhouse Manager
Subject: Thanks for your Sam's Club order 10447506635

sam's club

Order 10447506635

Thanks for your order, Theresa!

We're processing **order #10447506635** and will email you when items ship or are ready for pickup.

See Your Order Status

For delivery orders:

- Orders might be split into separate deliveries to get them to you as quickly as possible. And, some items may come straight from your local club.
- Items may arrive later in the day, via FedEx or a delivery driver in their own vehicle.
- If you're not home, the driver will leave your order at your door or in the designated area.
- Be sure to chill any perishables immediately.

Items to pick up (4)

Wesley chapel Sam's Club
27727 State Road 56, Wesley chapel, FL 33544
Get hours and directions

Curbside Pickup (4)

Pickup 1 of 1

Tue, Aug 11 at 10:00 AM - 11:00 AM

B



Coca Cola Zero Sugar Soft Drink 12 floz 35 pk
Item 960022

Qty 1

$19.98
$19.98 each

CLUB SUPPLIES



POM 2 Ply Toilet Paper 45 rolls 473 sheetsroll
Item 662368

Qty 1

$26.98
$26.98 each

B



Mountain Dew 12 flozcans 36 pk
Item 781184

Qty 1

$17.98
$17.98 each

B



Gatorade Frost Thirst Quencher Variety Pack 20 floz 24 pk
Item 990460615
Ends August 16

Qty 1

$14.38
$17.98 each
Save $3.60

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

Items to ship (4)

Theresa Flores
2910 SPORTS CORE CIR, WESLEY CHAPEL, FL 33544

Shipment 1 of 1

Clean



Members Mark Select Tear 2 Ply Paper Towel 15 rolls 150 sheetsroll
Item 980022772
Shipping: Standard

Qty 1

$20.93
$20.93 each

F



Franks Red Hot Original Buffalo Wing Sauce 1 gal
Item 994878
Shipping: Standard

Qty 1

$16.38
$16.38 each

Clean



Lysol Disinfectant Spray Crisp Linen 19 oz 3 pk
Item 980308124
Shipping: Standard

Qty 1

$15.98
$15.98 each

Stuff



Tim Hortons Dark Blend Premium Coffee Pods 100 ct
Item 990521872
Shipping: Standard
Ends August 16

Qty 1

$41.48
$47.98 each
Save $6.50

Prices and availability of items may vary and are subject to change without notice. Some items may ship separately due to availability and shipping method.

Paid Online

Subtotal (8 items)		$174.09
Sales tax		$0.00
Pickup fees		~~$4.00~~ $0.00
Paid online		**$174.09**
You saved		$10.10
Payment method	MASTERCARD *7026	**$174.09**

You've earned Sam's Cash — See details

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

Please note that this is not a receipt. Thanks for your order. If you have any questions, please visit our help center.

Trending in your club

Sam's Exclusives



Member's Mark Ultra Premium 2-Ply Toilet Paper 45 rolls, 235...

Shop Now

Instant Savings



Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.

Shop Now

Instant Savings



Frito-Lay Classic Mix Variety Pack Chips, 50 pk.

Shop Now

Sam's Exclusives



Member's Mark Ultra Dinner Paper Plates, 10", 204 ct.

Shop Now

Your Club

Get the App Your Account Your Club

Pickup | Instant Savings | All Services

*Please note that the Terms of Use located within Terms and Conditions and the Privacy Policy apply to both Sam's Club members and non-members. See below for additional details.

Sam's Club Member Services 2101 SE Simple Savings Drive, Bentonville, AR 72716-0745 ©2000–2026, Sam's Club Member Services. All rights reserved

Privacy Policy and Terms & Conditions
Sam's Club wants to protect your security and privacy. Be assured that we will never ask for personal information (such as passwords or credit card numbers) in an email newsletter. If you receive such a request, please do not respond to that email. See our Privacy Policy and Terms and Conditions to learn more.

For questions about returns and refunds, see our Return / Refund Policy.

Having trouble viewing images? View this email on the web.

Theresa Clubhouse Manager

From: SEATING EXPERT <sales@seatingexpert.com>
Sent: Wednesday, August 19, 2026 2:57 PM
To: Theresa Clubhouse Manager
Subject: Seating Expert: New Order # 826398

SEATING EXPERT

Hi Theresa DiMaggio,

Thank you for your order with Seating Expert! We're excited to be part of your next project.

Once your package ships, we'll send you an email with tracking details so you can stay updated.

If you have any questions or need help, don't hesitate to reach out! You can email us at sales@seatingexpert.com or give us a call at 866-732-8123. We're here Monday - Friday, 9am - 6pm EST.

Your Order Details #826398

placed on Aug 19, 2026, 2:56:57 PM

Shipping Details

Quote Freight - Tailgate Delivery

Theresa DiMaggio
Seven Oaks CDD
2910 Sports Core Circle
Wesley Chapel, Florida, 33544-8764
United States
T: 8139077987

Billing Address

Credit Card - Authorize.net MasterCard ending in 7026
Seven Oaks CDD
Seven Oaks CDD
3434 colwell ave
tampa, Florida, 33614
United States
T: 181390779873

Product



Upholstery Swatches

SKU: upholstery-swatches
Quantity: 1
Price: $0.00
swatch:
Connelly Chick, Andante Teddy Bear, Calm Frontier, Essence Truffle, Victoria Sienna

Summary of Charges

Subtotal	$0.00
Freight	$9.95
Grand Total	**$9.95**

For more details, please review our Shipping Policy or contact us with any questions.

Please note that the lead time provided during the quotation and ordering process is an estimate only. Actual production and delivery timelines may be affected by factors including, but not limited to, upholstery availability and delivery schedules, current production volume, receipt timing of COM

materials (if applicable), and the time elapsed between quote issuance and order acceptance.



NETFLIX

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

clubhousemanager@sevenoakscdd.com

Invoice # 66144-F508C-A324D-54C53

Date	Description	Service Period	Amount	Tax	Total
8/20/26	Streaming Service	8/20/26—9/19/26	$19.99	$2.45	$22.44

SUBTOTAL	$19.99
TAX TOTAL	$2.45
TOTAL	**$22.44**

Payment Method: •••• •••• •••• 7026

Microsoft

Invoice

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

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

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

Invoice Summary

Billing Profile	Seven Oaks CDD
Invoice Number	G179133982
Invoice Date In UTC	08/21/2026
Total Amount	**USD 8.66**
Due on 08/21/2026	

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

Invoice for activity on 08/20/2026

This invoice is for any subscription purchases, renewals, and recurring charges on the date indicated. The service period you are paying for is listed with each subscription below. Find more details about your bill at
https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G179133982

Billing Summary

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

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

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

Microsoft

Invoice

Section Summary

Section Name	Charges (USD)	Total (USD)
Seven Oaks CDD	8.66	8.66

Details By Section

Seven Oaks CDD

Microsoft 365 Apps for business - One-Year commitment for monthly/yearly billing

Taxation Address: Tampa, FL 33625-3784

Purchases Charge Start Date - Charge End Date	Unit Price (USD)	Qty	Charges/ Credits (USD)	Total (USD)
08/20/2026-09/19/2026	8.66	1	8.66	8.66

Proseidon LLC
proseidonllc@gmail.com | (813) 263-4219

Invoice #000053

Issue date
Aug 21, 2026

Invoice #000053

Customer
Seven Oaks Theresa
clubhousemanager@sevenoakscdd.com

Invoice Details
PDF created August 22, 2026
$325.00

Payment
Due August 21, 2026
$325.00

Items	Quantity	Price	Amount
Custom Amount *seven oaks pool slide gelcoat repair*	1	$325.00	$325.00
Subtotal			$325.00
Total Paid			**$325.00**

Payments
Aug 22, 2026 (Mastercard 7026) $325.00

View online

To view your invoice go to https://squareup.com/u/8bKJVqIr
Or open the camera on your mobile device and place the QR code in the camera's view.

SuperSaaS

Invoice

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

To:
Seven Oaks CDD
Theresa DiMaggio
United States

Invoice date: 8/22/2026
Invoice number: 20260822-575085-622238
Customer reference: 575085 – Seven Oaks Clubhouse

Item	VAT	Amount
Package D – Cycle: 1 Month No value added tax will be charged (outside European Union)	$ 0.00	$ 38.00

Subtotal (excluding tax)	$ 38.00
VAT	$ 0.00
Total (including tax)	**$ 38.00**

Paid in full via Credit Card

sam's club

Aug 23, 2026
Order 800000066642047

Curbside pickup items(35)

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

Date

B	Gatorade Sports Drinks Variety Pack, 20 fl. oz., 24 pk.	Qty 1	$17.98
B	Dr Pepper Soda 12 fl. oz. cans, 36 pk.	Qty 1	$17.98
F	Don Lee Farms Flame Grilled Angus Choice Beef Patties, Frozen, 1/4 lb., 12 ct.	Qty 1	$23.64
B	Pure Leaf Real Brewed Tea Unsweetened Black Tea 16.9 fl. oz., 18 pk.	Qty 1	$16.98
Clean	Member's Mark Disinfecting Wipes. Variety Pack, 4 pk., 312 ct.	Qty 1	$10.98
Supplies	Member's Mark 33 Gallon Commercial Can Liners, 320 ct.	Qty 1	$34.88
F	Jif Creamy Peanut Butter, 48 oz., 2 pk.	Qty 1	$10.98
F	Pepperidge Farm Goldfish Cheddar Crackers, 1.25 oz., 36 pk.	Qty 1	$12.48
F	Member's Mark Beef Franks, Frozen, 1/8 lb., 80 ct.	Qty 4	$163.08
Staff	Café Bustelo K-Cup Pods, Espresso, 80 ct.	Qty 1	$38.98
F	Sara Lee Restaurant Style White Hot Dog Buns, 16 ct.	Qty 20	$77.60
F	SunChips Whole Grain Variety Pack Chips, 30 pk.	Qty 1	$18.48
Clean	Member's Mark Select & Tear 2-Ply Paper Towel 15 rolls, 150 sheets/roll	Qty 1	$20.93

Subtotal $464.97

Pickup	FREE
Tax	$0.00
Total	**$464.97**
Ending in 7026	$464.97

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

TV

← Charges on Aug 24, 2026

Payment method
Mastercard •••• 7026

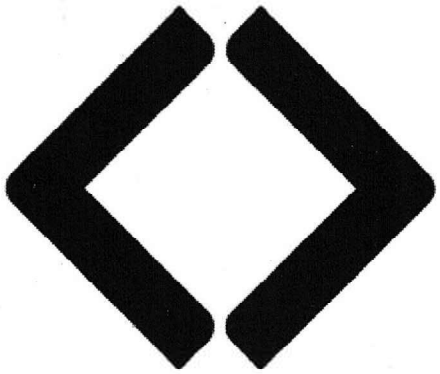
YouTube TV	$82.99
Tax	$11.18
Total	$94.17

Seven Oaks CDD Credit Card
John Gentilella
8/31/2026

Date	Vendor	Description	GL Code		Amount	Cleared	Receipt
8/1/2026	Home Depot	Supplies	001-53900-4785	$	449.00	Y	Y
8/1/2026	Wawa	Gasoline	001-57200-4660	$	35.00	Y	Y
8/1/2026	Home Depot	Supplies	001-53900-4785	$	83.49	Y	Y
8/3/2026	Sam's Club	Fuel	001-57200-4660	$	92.26	Y	Y
8/4/2026	Ace Hardware	Toilet Seat	001-57200-4647	$	31.49	Y	Y
8/4/2026	Amazon	Doorbell Sign	001-53900-4785	$	13.99	Y	Y
8/7/2026	Amazon	Irrigation Pliers	001-53900-4609	$	258.48	Y	Y
8/7/2026	Amazon	Cutting Wheels	001-53900-4785	$	8.99	Y	Y
8/10/2026	Amazon	Light Bulbs	001-57200-4647	$	23.99	Y	Y
8/11/2026	10-S Supply	Zip Ties	001-57200-4763	$	114.05	Y	Y
8/11/2026	Amazon	Hinges	001-57200-4647	$	32.95	Y	Y
8/11/2026	Home Depot	Bags, Supplies	001-53900-4785	$	132.83	Y	Y
8/17/2026	Sherwin Williams	Paint	001-57200-4647	$	44.90	Y	Y
8/25/2026	Sam's Club	Fuel	001-57200-4660	$	115.23	Y	Y
8/26/2026	Straight Talk	Cell Phone	001-53900-4785	$	47.55	Y	Y

8/31/2026	**001-10103**		
	Total activity		1,484.20
	Replenish card		-
	Credit/Refund		-
	Total charges		1,484.20
		$	**1,484.20**

0	**Expense Summary**		GF	EF
	001-53900-4609	(258.48)	1,484.20	
	001-53900-4670	-		
	001-53900-4785	(735.85)		
	001-57200-4647	(133.33)		
	001-57200-4660	(242.49)		
	001-57200-4763	(114.05)		
	001-57200-5101	-		
	001-57200-4642	-		
	001-57200-4646	-		
	001-57200-4701	-		
	001-57200-4705	-		
	001-57200-4707	-		
		(1,484.20)		
		TRUE		



sam's club™

CLUB MANAGER JASON
8139297010

WESLEY CHAPEL, FL
08/03/26 07:24 4124 4852 88

Pump# 11 UNLEAD	
Gallons	25.493
Price/Gal	$3.619
Fuel Sale	$92.26
MASTERCARD CREDIT TEND	$92.26
Apprvl: 003567	

08/03/26 07:24

TC# 9724 3311 3943 8873 4934

CODE: 4660

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

08/04/26 8:18AM AMANDAM 265 SALE

43513 1 EA $31.491EA CN
SEAT OPENFRNT NO CVR REG WD-W $31.49
You Saved : 3.50

SUB-TOTAL:$ 31.49 TAX: $ .00
TOTAL: $ 31.49
BC AMT: $ 31.49

BK CARD#: XXXXXXXXXXXX0283
MID:********5880 TID:***4733
AUTH: 004254 AMT: $ 31.49
Host reference #:316040 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 01106070012200005614000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : Mastercard
ATC :0073
AC : FE94AD4B6AC8A9B6
TxnID/ValCode: 580025

CODE:
4647

Bank card USD$ 31.49

Total Items:1

==>> JRNL# D16040
CUST NO: 170931

THANK YOU JOHN GENTILELLA
FOR YOUR PATRONAGE

Acct: SEVEN OAKS COMMUNITY DEVELOP

Customer Copy

YOU SAVED $ 3.50 BY SHOPPING AT
VISION ACE WESLEY CHAPEL 18945

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

Order Summary

Order placed August 4, 2026 Order # 112-0585002-0309841

Ship to

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

Payment method

Mastercard ending in 0283
View related transactions

Order Summary

Item(s) Subtotal:	$32.95
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$32.95
Estimated tax to be collected:	$0.00
Grand Total:	**$32.95**

Delivery date currently unavailable



A1 ProGuard Satin Door Hinges 4.5 Inch Self Closing Hinge Hardware Adjustable Spring Hinges for Commercial Grade Self-Closing, UL Listed 3 Pack
Sold by: A1 ProGuard
Supplied by: Other
$32.95

Back to top

CODE: 4647

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Order Summary

Order placed August 4, 2026 Order # 112-3138193-0317013

Ship to

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

Payment method

Mastercard ending in 0283
View related transactions

Order Summary

Item(s) Subtotal:	$13.99
Shipping & Handling:	$0.00
Total before tax:	$13.99
Estimated tax to be collected:	$0.00
Grand Total:	**$13.99**

Delivered August 5



Ring Bell for Service Sign – Brushed Gold Aluminum Composite, 5.5" × 3.5", Self-Adhesive, Indoor/Outdoor – Front Desk Reception Counter Notice by North by North East

Sold by: Origin Designers

Supplied by: Other

Return or replace items: Eligible through September 4, 2026

$13.99

Back to top

CODE: 4785

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Order Summary

Order placed August 5, 2026 Order # 112-3642338-6830642

Ship to

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

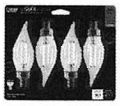
Payment method

Mastercard ending in 0283
View related transactions

Order Summary

Item(s) Subtotal:	$15.50
Shipping & Handling:	$8.49
Total before tax:	$23.99
Estimated tax to be collected:	$0.00
Grand Total:	**$23.99**

Arriving August 17



Feit LED White Filament BA10 E12 (Candelabra) Filament LED Bulb Soft White 40 Watt Equivalence 4 pk
Sold by: bestbrandsupply
Supplied by: Other
$15.50

Back to top

CODE: 4647

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Order Summary

Order placed August 5, 2026 Order # 112-3603673-0388205

Ship to

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

Payment method

Mastercard ending in 0283
View related transactions

Order Summary

Item(s) Subtotal:	$8.99
Shipping & Handling:	$0.00
Total before tax:	$8.99
Estimated tax to be collected:	$0.00
Grand Total:	**$8.99**

Arriving tomorrow



10 Pack Cutting Wheel 4 1/2, Metal Stainless Steel Cut Off Disc, 7/8 Arbor
Sold by: PANON
Supplied by: Other
$8.99

Back to top

CODE:
4785

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Order Summary

Order placed August 5, 2026 Order # 112-2522351-9495464

Ship to

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

Payment method

Mastercard ending in 0283
View related transactions

Order Summary

Item(s) Subtotal:	$258.48
Shipping & Handling:	$0.00
Total before tax:	$258.48
Estimated tax to be collected:	$0.00
Grand Total:	**$258.48**

Arriving tomorrow



Rain Bird PTC1 Pop-Up Sprinkler
Sold by: Amazon.com
Supplied by: Other
$10.77
12

Arriving tomorrow



Rain Bird PTC1 Pop-Up Sprinkler
Sold by: Amazon.com
Supplied by: Other
$10.77
12

Back to top

CODE: 4609

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CODE: 4785



How doers get more done.

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

6311 00038 94375 08/11/26 09:58 AM
SALE CASHIER RUPERT DANIEL

071948010758 140ZGUMOUT <A> 5.48N
GUMOUT CARB & CHOKE CLEANER 140Z
077089100143 4"X11"FRM <A> 3.67N
GOOD 11 X 4 IN MINI ROLLER FRAME
078477790946 PLUG <A> 3.98N
15A 125V 3W RUBBER PLUG-BLACK
020066387167 2X HRLMWHT <A>
PAINTERS TOUCH 2X SATIN HEIRLOOM WHT
10@5.98 59.80N
895902002005 3 YD BAG <A>
WM 3YARD BAGSTER DUMPSTER BAG
2@29.95 59.90N

SUBTOTAL 132.83
SALES TAX 0.00

TAX EXEMPT
TOTAL $132.83
XXXXXXXXXXXX0283 MASTERCARD
USD$ 132.83
TA
AUTH CODE 011074/3383570
AUTH MODE - ISSUER
Contactless
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 08/10: $5,292.65

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

6311 08/11/26 09:58 AM



6311 38 94375 08/11/2026 2571

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	11/09/2026

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

Sales Order

#253508

8/11/2026

Bill To

John Gentilella
Seven Oaks CDD
3434 Colwell Ave
Ste 200
Tampa FL 33614
United States

Ship To

John Gentilella
Seven Oaks CDD
2910 Sports Core Cir
Wesley Chapel FL 33544
United States

TOTAL - (Not an Invoice)

$114.05

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

Quantity	Item	Options	Customer Description	Rate	Amount
20	**FP1013** Standard 8" - (50#) Ty-Rap - (Bag of 100)			$4.55	$91.00

Subtotal	$91.00
Discount ()	
Shipping Costs (UPS® Ground)	$23.05
Tax (0%)	$0.00
Total	$114.05

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

CODE: 4763

253508

CODE: 4647

SHERWIN-WILLIAMS.

WESLEY CHAPEL Store 702957

27300 WESLEY CHAPEL BLVD
WESLEY CHAPEL FL 33544 8403
(813)907-9267
Fax (813) 994-2792
www.sherwin-williams.com

SALE
Tran # 6059-6
E08/19817
Camila

9:29am
08/17/26
10

Order # OE0189841A702957
ROTONDI*WILLIAM
Account XXXX-6526-3
Job 1 ROTONDI*WILLIAM

6500-96571 A97W01251 QUART A97W1251
DUR HOME SA EXTRA
1.00 @ 37.49 37.49
Discount (% 30.00) -11.25
Color: SW7029 AGREEABLE GRAY

CCE*Color Cast	OZ	32	64	128
B1 Black	-	1	-	1
N1 Raw Umber	-	13	1	-
Y3 Deep Gold	-	-	1	-

Sher-Color Formula

406-6411 12912SW EACH
12X60YD MASK PAPER
1.00 @ 3.49 3.49
153-4924 104116 EACH
CP66SW-36MM MASKTAPE
1.00 @ 3.89 3.89
Discount (% 15.00) -0.58
1019-25246 FLEX 2.0 150 EACH
FLEXEDGE 2 150 GRIT
1.00 @ 10.49 10.49
Discount (% 15.00) -1.57

SUBTOTAL BEFORE TAX 41.96

7.000% SALES TAX:1-103354402 2.94
TOTAL $44.90

MASTER CARD (Mastercard) -44.90
C/C# XXXXXXXXXXXX0283
Auth # 017375
Contactless
AID:A0000000041010

Sales Event Savings $1.60

STORE HOURS

SUNDAY	10:00 AM - 4:00 PM
MONDAY - FRIDAY	7:00 AM - 6:00 PM
SATURDAY	8:00 AM - 5:00 PM

CODE 4660

Sam's Club 4852
27727 STATE ROAD 56
WESLEY CHAPEL FL 33544
813-929-7010
08/25/26 07:31 1140 0485
2 088 9088

101-**** **** **** *993
6

31.321 @ 3.679
658441 UNLEAD 115.23
0

SUBTOTAL 115.23
TOTAL 115.23

MCARD TEND 115.23
CHANGE DUE 0.00

ACCOUNT #- 0283 I 1 APPR
#025128
115.23 TOTAL PURCHASE
REF # ULMLC4042499
AID A0000000041010
*No Signature Required
08/25/26 07:31:06

ITEMS SOLD 1
FUEL SALES SUMMARY
DISPENSER: 7
PRODUCT: UNLEAD
GALLONS 31.321
PRICE/GALLON: 3.679
FUEL TOTAL: 115.23
TC# 8739 8624 8685 6140
6520 5

ORDER DETAILS

CODE: 4785

08/25/2026

Enroll

Order ID: BRM20260825369585131

Status: SUCCESSFUL PAYMENT

Cart



Silver Unlimited

Unlimited talk, text & data

10 GB hotspot data per month

International calls to Canada & Mexico

PAYMENT

PAYMENT METHOD

Credit Card



****0283

Order Summary

SubTotal	$45.00
Discount	-$1.00
Mandatory Taxes and Fees	$0.59
Other fees and Surcharges	$2.96
ORDER TOTAL	**$47.55**