



Rizzetta & Company

# Seven Oaks Community Development District

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**Approved Budget for Fiscal Year 2018/2019**

**Presented by: Rizzetta & Company, Inc.**

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## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

## EXPENDITURES - FIELD OPERATIONS:

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



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**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.



**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.



**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.





## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



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## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

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### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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**Approved Budget  
Seven Oaks Community Development District  
General Fund  
Fiscal Year 2018/2019**

	Chart of Accounts Classification	Budget for 2018/2019
1		
2	<b>REVENUES</b>	
3		
12	Interest Earnings	
13	Interest Earnings	\$ -
14	Special Assessments	
15	Tax Roll*	\$ 3,315,584
21	Other Miscellaneous Revenues	
23	Event Rental	\$ -
24	Event Sponsors	\$ -
23	Misc. Revenue	\$ -
32	<b>TOTAL REVENUES</b>	<b>\$ 3,315,584</b>
33		
34	Balance Forward from Prior Year	\$ -
35		
36	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 3,315,584</b>
37		
38	<i>*Allocation of assessments between the Tax Roll and Off Roll</i>	
39		
40	<b>EXPENDITURES - ADMINISTRATIVE</b>	
41		
42	Legislative	
43	Supervisor Fees	\$ 18,000
44	Financial & Administrative	
45	Administrative Services	\$ 9,700
46	District Management	\$ 43,000
47	District Engineer	\$ 20,000
48	Disclosure Report	\$ 12,100
49	Trustees Fees	\$ 20,000
50	Assessment Roll	\$ 5,000
51	Financial & Revenue Collections	\$ 5,000
52	Accounting Services	\$ 27,500
53	Auditing Services	\$ 4,800
54	Arbitrage Rebate Calculation	\$ 3,250
55	Miscellaneous Mailings	\$ -
59	Public Officials Liability Insurance	\$ 6,000
60	Legal Advertising	\$ 2,000
62	Dues, Licenses & Fees	\$ 2,000
64	Tax Collector /Property Appraiser Fees	\$ 150
66	Website Hosting, Maintenance, Backup (and	\$ 5,000
67	Legal Counsel	
68	District Counsel	\$ 35,000
71	Special Legal Services	
72	Legal Mediation	\$ 50,000
73		
74	<b>Administrative Subtotal</b>	<b>\$ 268,500</b>
75		
76	<b>EXPENDITURES - FIELD OPERATIONS</b>	
77		
78	Law Enforcement	
79	Deputy	\$ 10,000
81	Security Operations	
88	Security Camera Maintenance	\$ 10,000
89	Security Monitoring Services	\$ 10,000
90	Electric Utility Services	
91	Utility Services - Irrigation & Landscape Lighting	\$ 36,000
92	Utility Services - Street Lights	\$ 235,000
93	Utility - Recreation Facilities	\$ 50,000
96	Gas Utility Services	
97	Utility Services	\$ 510
99	Garbage/Solid Waste Control Services	
100	Garbage - Recreation Facility	\$ 5,000
101	Solid Waste Assessment	\$ 7,000
103	Water-Sewer Combination Services	
104	Utility Services	\$ 17,000
106	Utility Services - Reclaimed	\$ 43,200
107	Utility Services - Fountains	\$ 2,000
111	Stormwater Control	
112	Stormwater Assessment	\$ 6,000
113	Aquatic Maintenance	\$ 56,460
115	Lake/Pond Bank Maintenance	\$ 15,000

**Approved Budget  
Seven Oaks Community Development District  
General Fund  
Fiscal Year 2018/2019**

	Chart of Accounts Classification	Budget for 2018/2019
117	Mitigation Area Monitoring & Maintenance	\$ 6,500
118	Aquatic Plant Replacement	\$ 15,000
119	Stormwater System Maintenance	\$ 5,000
125	Other Physical Environment	
126	Employee - Salaries	\$ 255,376
127	Employee - P/R Taxes	\$ 21,000
128	Employee - Workers Comp	\$ 12,000
129	Employee - Health Stipend	\$ 40,800
130	General Liability/Property Insurance	\$ 45,000
134	Entry & Walls Maintenance	\$ 4,000
135	Landscape Maintenance	\$ 850,000
138	Clock Tower Maintenance	\$ 600
141	New Landscape Projects	\$ -
142	Holiday Decorations	\$ 19,000
144	Irrigation Repairs	\$ 32,000
145	Landscape - Mulch & Annuals	\$ 165,000
147	Landscape Replacement Plants, Shrubs, Trees	\$ 125,000
150	Field Services	\$ -
151	Miscellaneous Expense	\$ 10,000
153	Road & Street Facilities	
156	Landscape Light Maintenance	\$ 4,000
158	Sidewalk Repair & Maintenance	\$ 50,000
160	Street Sign Repair & Replacement	\$ 20,000
161	Roadway Repair & Maintenance	\$ 10,000
162	Parks & Recreation	
163	Employee - Salaries	\$ 271,436
164	Employee - P/R Taxes	\$ 23,200
165	Employee - Workers Comp	\$ 9,000
166	Employee - Health Stipend	\$ 31,200
172	Facility Supplies	\$ 5,000
174	Vehicle Maintenance - Truck & Golf Carts	\$ 25,500
176	Pest Control	\$ 750
179	Fitness Equipment Maintenance & Repairs	\$ 15,602
180	Clubhouse - Facility Janitorial Service	\$ 20,000
182	Pool Service Contract	\$ 50,000
183	Pool Repairs	\$ 20,000
184	Fountain Service & Maintenance	\$ 7,000
188	Maintenance & Repairs	\$ 38,700
189	Telephone Fax, Internet	\$ 6,000
194	Clubhouse Office Supplies	\$ 5,000
195	Furniture Repair/Replacement	\$ 4,500
201	Athletic/Park Court/Field Repairs	\$ 22,000
208	Clubhouse Misc. Expense	\$ 50,000
210	Tennis Court Maintenance & Supplies	\$ 1,250
211	Basketball Court Maintenance & Supplies	\$ 22,500
212	Street Tree Maintenance & Replacements	\$ 75,000
214	Special Events	
215	Special Events	\$ 20,000
218	Contingency	
219	Capital Outlay - Pay Back Reserves	\$ -
220	Tree Removal	\$ 30,000
222	Capital Outlay	\$ 100,000
223		
224	<b>Field Operations Subtotal</b>	<b>\$ 3,047,084</b>
225		
226	<b>Contingency for County TRIM Notice</b>	
227		
228	<b>TOTAL EXPENDITURES</b>	<b>\$ 3,315,584</b>
229		
230	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
231		

**Approved Budget  
Seven Oaks Community Development District  
Reserve Fund  
Fiscal Year 2018/2019**

	Chart of Accounts Classification	Budget for 2018/2019
1		
2	<b>REVENUES</b>	
3		
4	Special Assessments	
5	Tax Roll*	\$ 400,000
6	Off Roll*	\$ -
10	Revenues	
11	Interest	\$ -
12		
13	<b>TOTAL REVENUES</b>	<b>\$ 400,000</b>
14		
15	Balance Forward from Prior Year	\$ -
16		
17	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 400,000</b>
18		
19	<i>*Allocation of assessments between the Tax Roll and Off Roll</i>	
20		
21	<b>EXPENDITURES</b>	
22		
23	Contingency	
24	Capital Reserves	\$ -
25	Capital Outlay	\$ -
26		
27	<b>TOTAL EXPENDITURES</b>	<b>\$ 400,000</b>
28		
29	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
30		

**Approved Budget  
Seven Oaks Community Development District  
Enterprise Fund  
Fiscal Year 2018/2019**

	Chart of Accounts Classification	Budget for 2018/2019
1		
2	<b>REVENUES</b>	
3		
8	Club Revenues	
9	Café	\$ 70,149
31		
32	<b>TOTAL REVENUES</b>	<b>\$ 70,149</b>
33		
34	Balance Forward from Prior Year	\$ 3,384
35		
36	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 73,533</b>
37		
38	<i>*Allocation of assessments between the Tax Roll and Off Roll</i>	
39		
75		
76	<b>EXPENDITURES - FIELD OPERATIONS</b>	
77		
162	Parks & Recreation	
163	Employee - Salaries	\$ 30,333
164	Employee - P/R Taxes	\$ 3,500
165	Employee - Workers Comp	\$ 3,500
191	Café Misc. Expense	\$ 1,700
192	Food	\$ 15,000
193	Beverage	\$ 9,000
194	Cafe Supplies	\$ 3,000
195	Café Maint. & Repairs	\$ 1,500
196	Café Equipment	\$ 6,000
223		
224	<b>Field Operations Subtotal</b>	<b>\$ 73,533</b>
225		
226	<b>Contingency for County TRIM Notice</b>	
227		
228	<b>TOTAL EXPENDITURES</b>	<b>\$ 73,533</b>
229		
230	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
231		

**Budget Template**  
**Seven Oaks Community Development District**  
**Debt Service**  
**Fiscal Year 2018/2019**

Chart of Accounts Classification	Series 2011A-1	Series 2011A-2	Series 2016A	Series 2016B	Budget for 2018/2019
<b>REVENUES</b>					
Special Assessments					
Net Special Assessments <sup>(1)</sup>	\$323,870.90	\$390,272.41	\$361,021.14	\$564,864.06	\$1,640,028.51
<b>TOTAL REVENUES</b>	<b>\$323,870.90</b>	<b>\$390,272.41</b>	<b>\$361,021.14</b>	<b>\$564,864.06</b>	<b>\$1,640,028.51</b>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Financial & Administrative					
Bank Fees					\$0.00
Debt Service Obligation	\$323,870.90	\$390,272.41	\$361,021.14	\$564,864.06	\$1,640,028.51
<b>Administrative Subtotal</b>	<b>\$323,870.90</b>	<b>\$390,272.41</b>	<b>\$361,021.14</b>	<b>\$564,864.06</b>	<b>\$1,640,028.51</b>
<b>TOTAL EXPENDITURES</b>	<b>\$323,870.90</b>	<b>\$390,272.41</b>	<b>\$361,021.14</b>	<b>\$564,864.06</b>	<b>\$1,640,028.51</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection and Discount % applicable to the county: 6.0%

Gross assessments \$1,743,873.61

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received

Seven Oaks Community Development District

FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2018/2019 O&M Budget		\$3,715,584.00
Pasco Co. Collection and Discount %	6%	\$237,164.94
2018/2019 Total:		<u>\$3,952,748.94</u>
2017/2018 O&M Budget		\$3,842,032.00
2018/2019 O&M Budget		\$3,715,584.00
Total Difference:		<u><u>-\$126,448.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2017/2018	2018/2019	\$	%
Series 2011A-2 Debt Service - Multi-family	\$47.42	\$47.42	\$0.00	0.00%
Operations/Maintenance - Multi-family	\$100.42	\$97.17	-\$3.25	-3.24%
<b>Total</b>	<b>\$147.84</b>	<b>\$144.59</b>	<b>-\$3.25</b>	<b>-2.20%</b>
<hr/>				
Series 2011A-1 Debt Service - Townhome	\$318.14	\$318.14	\$0.00	0.00%
Operations/Maintenance - Townhome	\$753.14	\$728.75	-\$24.39	-3.24%
<b>Total</b>	<b>\$1,071.28</b>	<b>\$1,046.89</b>	<b>-\$24.39</b>	<b>-2.28%</b>
<hr/>				
Series 2011A-1 Debt Service - Single Family 40'	\$424.18	\$424.18	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$1,004.19	\$971.66	-\$32.53	-3.24%
<b>Total</b>	<b>\$1,428.37</b>	<b>\$1,395.84</b>	<b>-\$32.53</b>	<b>-2.28%</b>
<hr/>				
Series 2011A-1 Debt Service - Single Family 50'	\$530.23	\$530.23	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,255.23	\$1,214.58	-\$40.65	-3.24%
<b>Total</b>	<b>\$1,785.46</b>	<b>\$1,744.81</b>	<b>-\$40.65</b>	<b>-2.28%</b>
<hr/>				
Series 2011A-1 Debt Service - Single Family 60'	\$636.28	\$636.28	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,506.28	\$1,457.49	-\$48.79	-3.24%
<b>Total</b>	<b>\$2,142.56</b>	<b>\$2,093.77</b>	<b>-\$48.79</b>	<b>-2.28%</b>
<hr/>				
Series 2011A-1 Debt Service - Single Family 70'	\$742.32	\$742.32	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$1,757.33	\$1,700.41	-\$56.92	-3.24%
<b>Total</b>	<b>\$2,499.65</b>	<b>\$2,442.73</b>	<b>-\$56.92</b>	<b>-2.28%</b>
<hr/>				
Series 2011A-1 Debt Service - Single Family 80'	\$848.37	\$848.37	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$2,008.37	\$1,943.32	-\$65.05	-3.24%
<b>Total</b>	<b>\$2,856.74</b>	<b>\$2,791.69</b>	<b>-\$65.05</b>	<b>-2.28%</b>
<hr/>				
Series 2011A-1 Debt Service - Single Family 90'	\$954.41	\$954.41	\$0.00	0.00%
Operations/Maintenance - Single Family 90'	\$2,259.42	\$2,186.24	-\$73.18	-3.24%
<b>Total</b>	<b>\$3,213.83</b>	<b>\$3,140.65</b>	<b>-\$73.18</b>	<b>-2.28%</b>
<hr/>				
Series 2011A-2 Debt Service - Retail / Office	\$4,742.26	\$4,742.26	\$0.00	0.00%
Operations/Maintenance - Retail / Office	\$10,041.86	\$9,716.62	-\$325.24	-3.24%
<b>Total</b>	<b>\$14,784.12</b>	<b>\$14,458.88</b>	<b>-\$325.24</b>	<b>-2.20%</b>
<hr/>				
Series 2016A Debt Service - Townhome	\$287.87	\$287.87	\$0.00	0.00%
Debt Service FY 16-17 One Time Credit	-\$118.73	\$0.00	\$118.73	-100.00%



Seven Oaks Community Development District

FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2018/2019 O&M Budget		\$3,715,584.00
Pasco Co. Collection and Discount %	6%	\$237,164.94
2018/2019 Total:		<u>\$3,952,748.94</u>

2017/2018 O&M Budget		\$3,842,032.00
2018/2019 O&M Budget		\$3,715,584.00
Total Difference:		<u><u>-\$126,448.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2017/2018	2018/2019	\$	%
<b>Operations/Maintenance - Townhome</b>	\$753.14	\$728.75	-\$24.39	-3.24%
<b>Total</b>	<b>\$922.28</b>	<b>\$1,016.62</b>	<b>\$94.34</b>	<b>10.23%</b>
<b>Series 2016A Debt Service - Single Family 35'</b>	\$337.76	\$337.76	\$0.00	0.00%
Debt Service FY 16-17 One Time Credit	-\$136.61	\$0.00	\$136.61	-100.00%
<b>Operations/Maintenance - Single Family 35'</b>	\$883.68	\$855.06	-\$28.62	-3.24%
<b>Total</b>	<b>\$1,084.83</b>	<b>\$1,192.82</b>	<b>\$107.99</b>	<b>9.95%</b>
<b>Series 2016A Debt Service - Single Family 40'</b>	\$383.82	\$383.82	\$0.00	0.00%
Debt Service FY 16-17 One Time Credit	-\$158.31	\$0.00	\$158.31	-100.00%
<b>Operations/Maintenance - Single Family 40'</b>	\$1,004.19	\$971.66	-\$32.53	-3.24%
<b>Total</b>	<b>\$1,229.70</b>	<b>\$1,355.48</b>	<b>\$125.78</b>	<b>10.23%</b>
<b>Series 2016A Debt Service - Single Family 50'</b>	\$479.78	\$479.78	\$0.00	0.00%
Debt Service FY 16-17 One Time Credit	-\$197.88	\$0.00	\$197.88	-100.00%
<b>Operations/Maintenance - Single Family 50'</b>	\$1,255.23	\$1,214.58	-\$40.65	-3.24%
<b>Total</b>	<b>\$1,537.13</b>	<b>\$1,694.36</b>	<b>\$157.23</b>	<b>10.23%</b>
<b>Series 2016B Debt Service - Single Family 50'</b>	\$552.37	\$552.37	\$0.00	0.00%
Debt Service FY 16-17 One Time Credit	-\$158.72	\$0.00	\$158.72	-100.00%
<b>Operations/Maintenance - Single Family 50'</b>	\$1,255.23	\$1,214.58	-\$40.65	-3.24%
<b>Total</b>	<b>\$1,648.88</b>	<b>\$1,766.95</b>	<b>\$118.07</b>	<b>7.16%</b>
<b>Series 2016A Debt Service - Single Family 60'</b>	\$575.73	\$575.73	\$0.00	0.00%
Debt Service FY 16-17 One Time Credit	-\$237.47	\$0.00	\$237.47	-100.00%
<b>Operations/Maintenance - Single Family 60'</b>	\$1,506.28	\$1,457.49	-\$48.79	-3.24%
<b>Total</b>	<b>\$1,844.54</b>	<b>\$2,033.22</b>	<b>\$188.68</b>	<b>10.23%</b>
<b>Series 2016B Debt Service - Single Family 60'</b>	\$662.85	\$662.85	\$0.00	0.00%
Debt Service FY 16-17 One Time Credit	-\$190.46	\$0.00	\$190.46	-100.00%
<b>Operations/Maintenance - Single Family 60'</b>	\$1,506.28	\$1,457.49	-\$48.79	-3.24%
<b>Total</b>	<b>\$1,978.67</b>	<b>\$2,120.34</b>	<b>\$141.67</b>	<b>7.16%</b>
<b>Series 2016B Debt Service - Single Family 65'</b>	\$720.30	\$720.30	\$0.00	0.00%
Debt Service FY 16-17 One Time Credit	-\$204.12	\$0.00	\$204.12	-100.00%
<b>Operations/Maintenance - Single Family 65'</b>	\$1,636.82	\$1,583.81	-\$53.01	-3.24%
<b>Total</b>	<b>\$2,153.00</b>	<b>\$2,304.11</b>	<b>\$151.11</b>	<b>7.02%</b>
<b>Series 2016A Debt Service - Single Family 70'</b>	\$671.69	\$671.69	\$0.00	0.00%
Debt Service FY 16-17 One Time Credit	-\$277.04	\$0.00	\$277.04	-100.00%
<b>Operations/Maintenance - Single Family 70'</b>	\$1,757.33	\$1,700.41	-\$56.92	-3.24%

**Seven Oaks Community Development District**

**FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2018/2019 O&M Budget		\$3,715,584.00
Pasco Co. Collection and Discount %	6%	\$237,164.94
2018/2019 Total:		<u>\$3,952,748.94</u>
2017/2018 O&M Budget		\$3,842,032.00
2018/2019 O&M Budget		\$3,715,584.00
Total Difference:		<u><u>-\$126,448.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2017/2018	2018/2019	\$	%
<b>Total</b>	<b>\$2,151.98</b>	<b>\$2,372.10</b>	<b>\$220.12</b>	<b>10.23%</b>
Series 2016A Debt Service - Single Family 80'	\$767.65	\$767.65	\$0.00	0.00%
Debt Service FY 16-17 One Time Credit	-\$316.62	\$0.00	\$316.62	-100.00%
Operations/Maintenance - Single Family 80'	\$2,008.37	\$1,943.32	-\$65.05	-3.24%
<b>Total</b>	<b>\$2,459.40</b>	<b>\$2,710.97</b>	<b>\$251.57</b>	<b>10.23%</b>
Series 2016B Debt Service - Single Family 80'	\$883.80	\$883.80	\$0.00	0.00%
Debt Service FY 16-17 One Time Credit	-\$253.95	\$0.00	\$253.95	-100.00%
Operations/Maintenance - Single Family 80'	\$2,008.37	\$1,943.32	-\$65.05	-3.24%
<b>Total</b>	<b>\$2,638.22</b>	<b>\$2,827.12</b>	<b>\$188.90</b>	<b>7.16%</b>
Series 2016B Debt Service - Single Family 90'	\$994.27	\$994.27	\$0.00	0.00%
Debt Service FY 16-17 One Time Credit	-\$285.70	\$0.00	\$285.70	-100.00%
Operations/Maintenance - Single Family 90'	\$2,259.42	\$2,186.24	-\$73.18	-3.24%
<b>Total</b>	<b>\$2,967.99</b>	<b>\$3,180.51</b>	<b>\$212.52</b>	<b>7.16%</b>
Series 2016B Debt Service - Retail / Office	\$4,419.00	\$4,419.00	\$0.00	0.00%
Debt Service FY 16-17 One Time Credit (per acre / sq ft)	varies	\$0.00	\$0.00	varies
Operations/Maintenance - Retail / Office	\$10,041.86	\$9,716.62	-\$325.24	-3.24%
<b>Total</b>	<b>\$14,460.86</b>	<b>\$14,135.62</b>	<b>-\$325.24</b>	<b>-2.25%</b>

**SEVEN OAKS**

**FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

O&M Budget		\$3,715,584.00
Pasco Co. Collection and Discount %	6.0%	<u>\$237,164.94</u>
Total O&M Budget		<u>\$3,952,748.94</u>

LOT SIZE	UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT					
	O&M	SERIES 2011A-1 DEBT SERVICE <sup>(1)(2)</sup>	SERIES 2011A-2 DEBT SERVICE <sup>(1)(2)</sup>	SERIES 2016A DEBT SERVICE <sup>(1)(2)</sup>	SERIES 2016B DEBT SERVICE <sup>(1)(2)</sup>	EAU FACTOR	TOTAL EAU's	TOTAL O&M BUDGET	O&M	2011A-1 DEBT SERVICE <sup>(3)</sup>	2011A-2 DEBT SERVICE <sup>(3)</sup>	2016A DEBT SERVICE <sup>(3)</sup>	2016B DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
Multifamily (Apt)	558		558			0.10	55.80	\$54,218.72	\$97.17		\$47.42			\$144.59
Townhome	98	98				0.75	73.50	\$71,417.13	\$728.75	\$318.14				\$1,046.89
Townhome	204			204		0.75	153.00	\$148,664.24	\$728.75			\$287.87		\$1,016.62
Single Family 35'	106			106		0.88	93.28	\$90,636.60	\$855.06			\$337.76		\$1,192.82
Single Family 40'	72	72				1.00	72.00	\$69,959.64	\$971.66	\$424.18				\$1,395.84
Single Family 40'	107			107		1.00	107.00	\$103,967.80	\$971.66			\$383.82		\$1,355.48
Single Family 50'	96	96				1.25	120.00	\$116,599.40	\$1,214.58	\$530.23				\$1,744.81
Single Family 50'	186			184		1.25	232.50	\$225,911.34	\$1,214.58			\$479.78		\$1,694.36
Single Family 50'	218				217	1.25	272.50	\$264,777.81	\$1,214.58				\$552.37	\$1,766.95
Single Family 60'	70	70				1.50	105.00	\$102,024.48	\$1,457.49	\$636.28				\$2,093.77
Single Family 60'	72			72		1.50	108.00	\$104,939.46	\$1,457.49			\$575.73		\$2,033.22
Single Family 60'	276				275	1.50	414.00	\$402,267.94	\$1,457.49				\$662.85	\$2,120.34
Single Family 65'	55				55	1.63	89.65	\$87,109.47	\$1,583.81				\$720.30	\$2,304.11
Single Family 70'	79	78				1.75	138.25	\$134,332.23	\$1,700.41	\$742.32				\$2,442.73
Single Family 70'	110			110		1.75	192.50	\$187,044.88	\$1,700.41			\$671.69		\$2,372.10
Single Family 80'	104	102				2.00	208.00	\$202,105.63	\$1,943.32	\$848.37				\$2,791.69
Single Family 80'	58			58		2.00	116.00	\$112,712.76	\$1,943.32			\$767.65		\$2,710.97
Single Family 80'	51				51	2.00	102.00	\$99,109.49	\$1,943.32				\$883.80	\$2,827.12
Single Family 90'	45	45				2.25	101.25	\$98,380.75	\$2,186.24	\$954.41				\$3,140.65
Single Family 90'	76				76	2.25	171.00	\$166,154.15	\$2,186.24				\$994.27	\$3,180.51
Retail	75.31		74.23			10.00	753.10	\$731,758.42	\$9,716.62		\$4,742.26			\$14,458.88
Office	7.74		7.74			10.00	77.40	\$75,206.62	\$9,716.62		\$4,742.26			\$14,458.88
Office	31.23				31.23	10.00	312.30	\$303,449.95	\$9,716.62				\$4,419.00	\$14,135.62
	<u>2755.28</u>	<u>561</u>	<u>639.97</u>	<u>841</u>	<u>705.23</u>		<u>4068.03</u>	<u>\$3,952,748.94</u>						

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$237,164.94)

**Net Revenue to be Collected**

\$3,715,584.00

(1) Reflects 3 (three) Series 2011A-1 prepayments, 1 (one) Series 2011A-2 prepayment of 1.3 acres, 2 (two) Series 2016A prepayments, and 2 (two) Series 2016B prepayments.

(2) Reflects the number of total lots with Series 2011A-1, Series 2011A-2, Series 2016A and Series 2016B debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2011A-1, Series 2011A-2, Series 2016A and Series 2016B bond issues. Annual assessment includes principal, interest, Pasco County collection costs (2%) and early payment discount costs (4%).

(4) Annual assessment that will appear on November 2018 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.