

*Rolling Oaks
Community Development District*

Agenda

March 25, 2021

AGENDA

Rolling Oaks

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 18, 2021

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

Dear Board Members:

The meeting of the Board of Supervisors of **Rolling Oaks Community Development District** will be held **Thursday, March 25, 2021 at 1:00 PM at Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida 34747.** **PLEASE NOTE THE TIME AND LOCATION OF THE MEETING.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 28, 2021 Meeting
4. Consideration of Resolution 2021-01 Providing for the Removal and Appointment of Treasurer and Appointment of Assistant Treasurer
5. Consideration of Resolution 2021-02 Approval of State Board of Administration Investment Account
6. Discussion of Developer's Revised Development Plan and Authorizing District Staff to Revise Reports to Include New Product Types for CDD Assessments
7. Ratification of Pressure Washing Proposals with Lawnmasters Landscaping of Orlando, Inc.
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
9. Supervisor's Requests
10. Next Meeting Date – April 22, 2021
11. Adjournment

The second order of business of the Board of Supervisors meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is approval of the minutes of the January 28, 2021 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of Resolution 2021-01 Providing for the Removal and Appointment of Treasurer and Appointment of Assistant Treasurer.

The fifth order of business is consideration of Resolution 2021-02 approval of State Board of Administration Investment Account/ A copy of the resolutions is enclosed for your review.

The sixth order of business is discussion of Developer's Revised Development Plan and Authorizing District Staff to Revise Reports to Include New Product Types for CDD Assessments.

The seventh order of business is ratification of pressure washing proposals with Lawnmasters Landscaping of Orlando, Inc. Copies of the proposals are enclosed for your review.

The eighth order of business is Staff Reports. Section C is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 is the balance sheet and income statement for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

CC: Vivek Babbar, District Counsel

Enclosures

MINUTES

MINUTES OF MEETING
ROLLING OAKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rolling Oaks Community Development District was held Thursday, January 28, 2021 at 1:00 p.m. in the Seagrass Room at Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida.

Present and constituting a quorum were:

John Chiste	Chairman by telephone
Jared Bouskila	Vice Chairman
Cora DiFiore	Assistant Secretary by telephone
Peter Brown	Assistant Secretary
Samir Yajnik	Assistant Secretary

Also present were:

George Flint	District Manager
Vivek Babbar	District Counsel by telephone
Dave Schmitt	District Engineer by telephone
Penny Lozano	Margaritaville Resort Orlando

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the October 8,
2020 Meeting**

On MOTION by Mr. Brown seconded by Mr. Bouskila with all in favor the minutes of the October 8, 2020 meeting were approved as presented.
--

FOURTH ORDER OF BUSINESS**Consideration Items****A. Proposal with REW Landscape Corp. for Landscape Enhancements**

Mr. Brown stated these are landscape enhancements along Inspiration Drive and Fins Up where it has gotten rough over time and we need to enhance that as we get into spring and summer season.

On MOTION by Mr. Brown seconded by Mr. Yajnik with all in favor the proposal from REW Landscape Corp in the amount of \$10,880.53 was approved.

B. Data Sharing and Usage Agreement with the Osceola County Property Appraiser

Mr. Flint stated next is the standard agreement with the property appraiser that you have seen in the past. They require all government entities that include ad valorem or non-ad valorem taxes or assessments on the tax bill to enter into this agreement, just saying that any confidential information that is provided by them to the District would remain confidential. The legislature increased some of the penalties for disclosing confidential information and as a result of that the property appraisers in all the counties we deal with are requiring this agreement.

On MOTION by Mr. Brown seconded by Mr. Bouskila with all in favor the data sharing usage agreement with the Osceola County Property Appraiser was approved.

FIFTH ORDER OF BUSINESS**Ratification Items****A. Proposal with Lawnmasters Landscaping of Orlando, Inc. for Retention Pond Mowing**

Mr. Flint stated this agreement with Lawnmasters was previously signed by me because we hadn't had a meeting since last October. The date of the proposal may be wrong but that work was for \$2,200 for mowing and cleaning the large retention pond behind Phase 6. That work has been completed and we are asking the Board to ratify my action in executing the proposal.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor execution of the proposal from Lawnmasters Landscaping of Orlando, Inc. for mowing and cleaning large retention pond behind Phase 6 in the amount of \$2,200 was ratified.

B. Agreement with Berger Toombs Elam Gaines & Frank to Providing Auditing Services for Fiscal Year 2020

Mr. Flint stated the Board in accordance with the statute bid out auditing services and selected Berger Toombs as the District's independent auditor. Since we haven't had a meeting since October and there is a timeframe that the audit has to be completed within, I executed this December 14th. The fees that are included are consistent with what was proposed when they submitted their proposal and also what is in your budget, not to exceed \$3,150.

On MOTION by Mr. Bouskila seconded by Mr. Brown with all in favor execution of the engagement letter with Berger Toombs to perform the Fiscal Year 2020 audit was ratified.

SIXTH ORDER OF BUSINESS

Discussion of E-Verify Requirements for Special Districts

Mr. Babbar stated in the agenda package there is a memo we distributed back in April 2020. The E-Verify is a big initiative for Governor DeSantis and it became effective January 1, 2021 and that is why we have it in this month's Board meeting. It requires all public employers, which includes CDDs to register with E-Verify System even if you don't have any employees simply to enter into a contract with any vendor. There is a standard memorandum of understanding with the Department of Homeland Security, which administers the E-Verify program that we are going to be requesting the Board approve and authorize to execute.

Mr. Flint stated the E-Verify deals with the I9 and verification of citizenship or ability to work legally in the United States. It was a federal requirement for any contractors that entered into contracts with the federal government, but Governor DeSantis made that mandatory for the State of Florida. We are in the process of registering the Districts that we manage and there is a memorandum of understanding that we have to enter into as part of registering. We will bring the MOU back to be ratified at a future meeting. It is not practical for the Chairman for example to sign the MOU because it is done as part of the registration process. Any contract after January 1, we enter into there will be language inserted in the contract mandating that the entity we are contracting with is also registered and they have to monitor their subs to make sure their subs are also complying. That is for any new agreements; anything we have entered into prior to January 1, 2021 that is currently in place we don't have to go back and retroactively require this. It may

be an issue for some of the smaller contractors, it shouldn't necessarily be an issue for any of the larger companies.

On MOTION by Mr. Bouskila seconded by Mr. Brown with all in favor the District manager was delegated the authority to execute the memorandum of understanding for the E-Verify System.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Babbar stated back in late 2019 the Board had approved a resolution and authorized the execution of the Phase 7 Plat in substantial form. There have been a few minor tweaks to it, nothing that impacts the District's responsibilities or obligations. It has been approved by the Board and may be executed or will be executed in the future and I wanted to provide the Board a quick update on that.

We are monitoring the legislative cycle that starts in March and we will provide updates for any bills that may impact the CDD going forward.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the check registers were approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Approval of Revised Fiscal Year 2021 Meeting Schedule

Mr. Flint stated you previously approved a meeting schedule when you adopted your budget in August and we have changed the date, time and location so we provided you with a revised meeting notice through the rest of the current fiscal year, which has the meeting at this location at 1:00 p.m. on the fourth Thursday of each month.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the revised meeting schedule of meeting on the fourth Thursday of the month was approved.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date – February 25, 2021

Mr. Flint stated the next meeting date is February 25, 2021 at 1:00 p.m. in this location.

On MOTION by Mr. Brown seconded by Mr. Chiste with all in favor the meeting adjourned at 1:14 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF TREASURER AND APPOINTMENT OF ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to provide for the removal and appointment of a Treasurer, and appointment of an Assistant Treasurer.

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

Section 1. Jill Burns is appointed Treasurer effective immediately. Effective immediately, the existing Treasurer, Ariel Lovera, is removed.

Section 2. Katie Costa is appointed Assistant Treasurer effective immediately.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 25th DAY OF MARCH, 2021.

**ROLLING OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE-CHAIR

ATTEST:

SECRETARY/ASSISTANT SECRETARY

SECTION V

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO ESTABLISH AN ACCOUNT WITH THE STATE BOARD OF ADMINISTRATION; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT(S) AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION

WHEREAS, the Rolling Oaks Community Development District (the “District”) is a local unit of special purpose government created and existing under Chapter 190, Florida Statutes; and

WHEREAS, the District finds that from time to time it has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest of the District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the Districts currently adopted policies regarding the deposit of public funds.

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

1. That the District Manager, Governmental Management Services-Central Florida, LLC, (“GMS”) and its designee, as legal representative(s) of the District is hereby authorized to act as the administrator(s) for funds held at the State Board of Administration.
2. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District with the State Board of Administration, withdraw funds from or transmit funds to said account(s) at the State Board of Administration, establish funds transfer instructions, name designee(s), and initiate changes to this information via the Investment Pool Input Document.
3. That this authorization shall be continuing in nature until revoked by District or until a new legal representative is appointed.

THIS RESOLUTION INTRODUCED AND ADOPTED by the District at its regularly scheduled meeting this 25th day of March, 2021.

ATTEST:

**ROLLING OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VII

Lawnmasters Landscaping of Orlando, Inc.
dba Southwood Landscaping
1718 N. Lakewood Ave.
Ocoee, FL 34761

Proposal

Date

2/4/2021

Name / Address

Rolling Oaks Splendid, LLC.
7862 W. Irlo Bronson Mem. Hwy. #579
Kissimmee, FL 34747

Project

Margaritaville

Description	
Proposal to pressure wash as per our conversation along fins up circle from yellow gate all the way to Gym on right side. Left side all the way to Formosa Gardens including curb on right side of Fins up circle NOTE: Going to use bleach on areas that need more attention due to black areas	5,550.00
	Total : \$5,550.00

We appreciate the opportunity to give you our proposal. Please call with any questions you may have 407-905-5283

Isrrael Salgado

Signature _____

Lawnmasters Landscaping of Orlando, Inc.
dba Southwood Landscaping

1718 N. Lakewood Ave.
Ocoee, FL 34761

Proposal

Date

2/4/2021

Name / Address

Rolling Oaks Splendid, LLC.
7862 W. Irlo Bronson Mem. Hwy. #579
Kissimmee, FL 34747

Project

Margaritaville

Description

Proposal to pressure wash as per our conversation Inspiration Drive both sides of sidewalk, both sides curbs and around Island curbs
Roundabout curbs and Margaritaville Ave. towards the Hotel stop sign both sides of sidewalk, curbs and Islands

4,850.00

NOTE: Going to use bleach on areas that need more attention due to black areas

Total : \$4,850.00

We appreciate the opportunity to give you our proposal. Please call with any questions you may have 407-905-5283

Isrrael Salgado

Signature _____

SECTION VIII

SECTION C

SECTION 1

Rolling Oaks

Community Development District

Summary of Check Register

December 1, 2020 to March 15, 2021

Fund	Date	Check No.'s		Amount
General Fund	12/4/20	277	\$	314.26
	12/10/20	278	\$	6,180.00
	12/11/20	279	\$	3,571.22
	12/16/20	280-281	\$	3,096.32
	12/18/20	282	\$	654,037.55
	12/21/20	283	\$	422.30
	1/18/21	284-287	\$	3,985.89
	1/28/21	287	\$	3,552.65
	2/3/21	288	\$	2,200.00
	2/9/21	289-291	\$	7,126.73
	2/17/21	292	\$	3,606.03
	3/5/21	293-296	\$	3,056.98
	3/9/21	297-298	\$	8,988.39
	3/10/21	299	\$	6,389.57
Total Amount			\$	706,527.89

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/04/20	00020	11/23/20	729218	202011	320-53800-46201			IRRI GATION REPAI 11/18/20	*	314.26	
12/10/20	00020	12/01/20	729258	202012	320-53800-46200			LANDSCAPE MAINT DEC/2020	*	6,180.00	314.26 000277
12/11/20	00001	12/01/20	84	202012	310-51300-34000			MANAGEMENT FEES - DEC20	*	2,916.67	6,180.00 000278
12/01/20	84	202012	310-51300-35100					TECHNOLOGY FEES - DEC20	*	50.00	
12/01/20	84	202012	310-51300-31300					DISSEMINATION FEE - DEC20	*	583.33	
12/01/20	84	202012	310-51300-51000					OFFICE SUPPLIES	*	.30	
12/01/20	84	202012	310-51300-42000					POSTAGE	*	20.92	
12/16/20	00020	12/08/20	729327	202011	320-53800-46201			IRRI GATION REPAI 11/30/20	*	190.73	3,571.22 000279
12/16/20	00019	12/01/20	PI-A0051	202012	320-53800-47000			LAKE MAINT SVR50002 12/20	*	1,805.59	190.73 000280
12/01/20	PI-A0052	202012	320-53800-47000					LAKE M.QUA SVR49664 12/20	*	1,100.00	
12/18/20	00013	12/17/20	121720	202012	300-20700-10300			ASSESSMENT TXFER - S2016	*	654,037.55	2,905.59 000281
12/21/20	00019	12/01/20	PI-A0051	202012	320-53800-47000			DEC 20 - LAKE MGMT	*	422.30	654,037.55 000282
1/18/21	00020	12/21/20	729369	202012	320-53800-46201			IRRI GATION REPAI 12/16/20	*	658.00	422.30 000283
1/18/21	00020	12/21/20	729370	202012	320-53800-46201			IRRI GATION REPAI 12.17.20	*	209.57	658.00 000284
1/01/21	729418	202101	320-53800-46200					LANDSCAPE MAINT JAN/2021	*	6,180.00	

ROAK ROLLING OAKS IARAUJO

*** CHECK DATES 12/01/2020 - 03/15/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/17/21

ROLLING OAKS GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/21/20	729370	202012	320	53800	-46201			IRRIGATION REPAIR 12.17.20	V	209.57-	
1/01/21	729418	202101	320	53800	-46200			LANDSCAPE MAINT JAN/2021	V	6,180.00-	
1/18/21	00019	1/01/21	PI-A0053	202101	320	53800	-47000	LAKE MAINT SVR50002 01/21	*	1,805.59	.00 000285
1/01/21	PI-A0053	202101	320	53800	-47000			LP MNGT SRVC SVR50004	*	422.30	
1/01/21	PI-A0053	202101	320	53800	-47000			LAKE M.QUA SVR49664 03/21	*	1,100.00	
1/28/21	00001	1/01/21	85	202101	310	51300	-34000	MANAGEMENT FEES JAN2021	*	2,916.67	3,327.89 000286
1/01/21	85	202101	310	51300	-35100			INFORMATION TECH JAN2021	*	50.00	
1/01/21	85	202101	310	51300	-31300			DISSEMINATION AGENT SVC	*	583.33	
1/01/21	85	202101	310	51300	-51000			OFFICE SUPPLIES	*	.15	
1/01/21	85	202101	310	51300	-42000			POSTAGE	*	2.50	
2/03/21	00025	11/30/20	28710	202011	320	53800	-46200	MOWING AND CLEANING	*	2,200.00	3,552.65 000287
2/09/21	00015	2/02/21	6000-02	202102	310	51300	-31200	SPECIAL BONDS SER2016	*	450.00	2,200.00 000288
2/02/21	6001-02	202102	310	51300	-31200			SPECIAL BONDS SER2018	*	450.00	
2/09/21	00023	1/20/21	33138	202101	310	51300	-48000	NOT CDD MEETING 1/21/21	*	46.73	900.00 000289
2/09/21	00020	2/01/21	729572	202102	320	53800	-46200	LANDSCAPE MAINT FEB 21	*	6,180.00	46.73 000290
2/17/21	00001	2/01/21	86	202102	310	51300	-34000	MANAGEMENT FEES FEB 21	*	2,916.67	6,180.00 000291

ROAK ROLLING OAKS IARAUJO

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/10/21	00020	12/21/20	729370	202012	320	53800	-46201			IRRIIGATION REPAIR	*	209.57	
		1/01/21	729418	202101	320	53800	-46200			LANDSCAPE MAINT JAN 21	*	6,180.00	
										REW LANDSCAPE			
												6,389.57	000299
										TOTAL FOR BANK A		706,527.89	
										TOTAL FOR REGISTER		706,527.89	

ROAK ROLLING OAKS IARAUJO

SECTION 2

Rolling Oaks
Community Development District

Unaudited Financial Reporting
February 28, 2021

GMS

Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Series 2016 Debt Service</u>
4	<u>Series 2018 Debt Service</u>
5	<u>Series 2016 Capital Projects</u>
6	<u>Series 2018 Capital Projects</u>
7	<u>Month to Month</u>
8	<u>Long Term Debt Summary</u>
9	<u>Assessment Receipt Schedule</u>
10	<u>Series 2016 Construction Schedule</u>
11	<u>Series 2018 Construction Schedule</u>

Rolling Oaks
Community Development District
Combined Balance Sheet
February 28, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account - Suntrust	\$ 314,784	\$ -	\$ -	\$ 314,784
Investments				
Series 2016				
Reserve	\$ -	\$ 1,124,753	\$ -	\$ 1,124,753
Revenue	\$ -	\$ 805,884	\$ -	\$ 805,884
Interest	\$ -	\$ 2	\$ -	\$ 2
Sinking Fund	\$ -	\$ 34	\$ -	\$ 34
Construction	\$ -	\$ -	\$ 1,217	\$ 1,217
Series 2018				
Reserve	\$ -	\$ 899,869	\$ -	\$ 899,869
Revenue	\$ -	\$ 490,619	\$ -	\$ 490,619
Interest	\$ -	\$ 126	\$ -	\$ 126
Sinking Fund	\$ -	\$ 1	\$ -	\$ 1
Construction	\$ -	\$ -	\$ 2,284,432	\$ 2,284,432
Costs Of Issuance	\$ -	\$ -	\$ -	\$ -
Due From General Fund 2016	\$ -	\$ 128,482	\$ -	\$ 128,482
Total Assets	\$ 314,784	\$ 3,449,771	\$ 2,285,650	\$ 6,050,205
Liabilities:				
Accounts Payable	\$ 10,027	\$ -	\$ -	\$ 10,027
Due To Debt 2016	\$ 128,482	\$ -	\$ -	\$ 128,482
Total Liabilities	\$ 138,510	\$ -	\$ -	\$ 138,510
Fund Balances:				
Unassigned	\$ 176,275	\$ -	\$ -	\$ 176,275
Assigned for Debt Service 2016	\$ -	\$ 2,059,156	\$ -	\$ 2,059,156
Assigned for Debt Service 2018	\$ -	\$ 1,390,615	\$ -	\$ 1,390,615
Assigned for Capital Projects 2016	\$ -	\$ -	\$ 1,217	\$ 1,217
Assigned for Capital Projects 2018	\$ -	\$ -	\$ 2,284,432	\$ 2,284,432
Total Fund Balances	\$ 176,275	\$ 3,449,771	\$ 2,285,650	\$ 5,911,696
Total Liabilities & Fund Balance	\$ 314,784	\$ 3,449,771	\$ 2,285,650	\$ 6,050,205

Rolling Oaks
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted Budget	Prorated Budget Thru 02/28/21	Actual Thru 02/28/21	Variance
Revenues				
Assessments	\$ 224,536	\$ 173,925	\$ 173,925	\$ -
Developer Contributions	\$ 79,651	\$ -	\$ -	\$ -
Total Revenues	\$ 304,187	\$ 173,925	\$ 173,925	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,000	\$ 3,000
FICA Expense	\$ 918	\$ 383	\$ 153	\$ 230
Engineering	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Attorney	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Arbitrage	\$ 900	\$ 900	\$ 900	\$ -
Dissemination	\$ 7,000	\$ 2,917	\$ 2,917	\$ 0
Assessment Administration	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Annual Audit	\$ 3,900	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,000	\$ 7,000	\$ 7,000	\$ -
Management Fees	\$ 35,000	\$ 14,583	\$ 14,583	\$ (0)
Information Technology	\$ 600	\$ 250	\$ 250	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage	\$ 800	\$ 333	\$ 97	\$ 236
Insurance	\$ 6,483	\$ 6,483	\$ 6,189	\$ 294
Printing & Binding	\$ 800	\$ 333	\$ 55	\$ 279
Legal Advertising	\$ 2,600	\$ 1,083	\$ 229	\$ 854
Other Current Charges	\$ 500	\$ 208	\$ 626	\$ (418)
Office Supplies	\$ 125	\$ 52	\$ 31	\$ 21
Property Appraiser Fee	\$ 180	\$ 75	\$ 152	\$ (77)
Property Taxes	\$ 1,100	\$ 458	\$ 8	\$ 450
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 115,381	\$ 60,776	\$ 45,366	\$ 15,410
Operations and Maintenance Expenses				
Field Operations				
Landscape Maintenance	\$ 84,160	\$ 35,067	\$ 33,100	\$ 1,967
Landscape Irrigation	\$ -	\$ -	\$ 3,417	\$ (3,417)
Lake Maintenance	\$ 47,276	\$ 19,698	\$ 13,339	\$ 6,359
Utilities	\$ 50,000	\$ 20,833	\$ 32,179	\$ (11,346)
Contingency	\$ 7,370	\$ 3,071	\$ -	\$ 3,071
Total Operations and Maintenance Expenses	\$ 188,806	\$ 78,669	\$ 82,036	\$ (3,366)
Total Expenditures	\$ 304,187	\$ 139,445	\$ 127,402	\$ 12,043
Excess Revenues (Expenditures)	\$ (0)		\$ 46,523	
Fund Balance - Beginning	\$ -		\$ 129,752	
Fund Balance - Ending	\$ (0)		\$ 176,275	

Rolling Oaks
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted Budget	Prorated Budget Thru 02/28/21	Actual Thru 02/28/21	Variance
Revenues				
Assessments - Tax Roll	\$ 1,010,251	\$ 782,539	\$ 782,539	\$ -
Assessments - Direct	\$ 114,750	\$ 57,375	\$ 57,375	\$ -
Interest	\$ 10,000	\$ 4,167	\$ 70	\$ (4,097)
Total Revenues	\$ 1,135,001	\$ 844,080	\$ 839,984	\$ (4,097)
Expenditures:				
Interest - 11/01	\$ 440,253	\$ 440,253	\$ 440,253	\$ -
Principal - 11/01	\$ 240,000	\$ 240,000	\$ 240,000	\$ -
Interest - 05/01	\$ 434,853	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,115,106	\$ 680,253	\$ 680,253	\$ -
Other Sources/(Uses)				
Transfer In/Out	\$ -	\$ -	\$ (1,214)	\$ (1,214)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,214)	\$ (1,214)
Excess Revenues (Expenditures)	\$ 19,895		\$ 158,517	
Fund Balance - Beginning	\$ 763,186		\$ 1,900,639	
Fund Balance - Ending	\$ 783,081		\$ 2,059,156	

Rolling Oaks
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted Budget	Prorated Budget Thru 02/28/21	Actual Thru 02/28/21	Variance
Revenues				
Assessments - Direct	\$ 900,000	\$ 450,000	\$ 450,000	\$ -
Interest	\$ 5,000	\$ 2,083	\$ 49	\$ (2,035)
Total Revenues	\$ 905,000	\$ 452,083	\$ 450,049	\$ (2,035)
Expenditures:				
Interest - 11/01	\$ 350,813	\$ 350,813	\$ 350,813	\$ -
Principal - 11/01	\$ 195,000	\$ 195,000	\$ 195,000	\$ -
Interest - 05/01	\$ 346,547	\$ -	\$ -	\$ -
Total Expenditures	\$ 892,359	\$ 545,813	\$ 545,813	\$ -
Other Sources/(Uses)				
Transfer in/Out	\$ -	\$ -	\$ 124	\$ 124
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 124	\$ 124
Excess Revenues (Expenditures)	\$ 12,641		\$ (95,640)	
Fund Balance - Beginning	\$ 581,871		\$ 1,486,254	
Fund Balance - Ending	\$ 594,511		\$ 1,390,615	

Rolling Oaks
Community Development District
Capital Projects Fund - Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted Budget	Prorated Budget Thru 02/28/21	Actual Thru 02/28/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/Out	\$ -	\$ -	\$ 1,214	\$ 1,214
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,214	\$ 1,214
Excess Revenues (Expenditures)	\$ -		\$ 1,214	
Fund Balance - Beginning	\$ -		\$ 4	
Fund Balance - Ending	\$ -		\$ 1,217	

Rolling Oaks
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted Budget	Prorated Budget Thru 02/28/21	Actual Thru 02/28/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 96	\$ 96
Total Revenues	\$ -	\$ -	\$ 96	\$ 96
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/Out	\$ -	\$ -	\$ (124)	\$ (124)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (124)	\$ (124)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (28)	
Fund Balance - Beginning	\$ -		\$ 2,284,461	
Fund Balance - Ending	\$ -		\$ 2,284,432	

Rolling Oaks
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments	\$ -	\$ 20,238	\$ 137,660	\$ 6,335	\$ 9,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,925
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,925
Expenditures:													
General & Administrative													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	\$ 77	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,917
Assessment Administration	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,583
Information Technology	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 59	\$ 2	\$ 21	\$ 3	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97
Insurance	\$ 6,189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,189
Printing & Binding	\$ -	\$ 27	\$ -	\$ -	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55
Legal Advertising	\$ 106	\$ -	\$ -	\$ 47	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 229
Other Current Charges	\$ -	\$ 265	\$ 121	\$ 121	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 626
Office Supplies	\$ -	\$ 15	\$ 0	\$ 0	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152
Property Taxes	\$ 0	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 24,655	\$ 7,367	\$ 3,692	\$ 4,797	\$ 4,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,366
Operations and Maintenance Expenses													
Field Operations													
Landscape Maintenance	\$ 6,180	\$ 8,380	\$ 6,180	\$ 6,180	\$ 6,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,100
Landscape Irrigation	\$ 864	\$ 505	\$ 1,326	\$ 260	\$ 462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,417
Lake Maintenance	\$ 2,228	\$ 2,228	\$ 3,328	\$ 3,328	\$ 2,228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,339
Utilities	\$ -	\$ -	\$ 959	\$ 11,394	\$ 19,827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,179
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations and Maintenance Expenses	\$ 9,272	\$ 11,113	\$ 11,793	\$ 21,162	\$ 28,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,036
Total Expenditures	\$ 33,927	\$ 18,480	\$ 15,485	\$ 25,959	\$ 33,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,402
Excess Revenues (Expenditures)	\$ (33,927)	\$ (18,480)	\$ (15,485)	\$ (25,959)	\$ (33,551)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,523

Rolling Oaks

Community Development District

LONG TERM DEBT REPORT

SERIES 2016, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	4.500%, 5.250%, 5.875%, 6.000%	
MATURITY DATE:	11/1/2047	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$1,124,706	
RESERVE FUND BALANCE	\$1,124,753	
BONDS OUTSTANDING - 12/15/16		\$15,640,000
LESS: PRINCIPAL PAYMENT 11/1/18		(\$220,000)
LESS: PRINCIPAL PAYMENT 11/1/19		(\$230,000)
LESS: PRINCIPAL PAYMENT 11/1/20		(\$240,000)
CURRENT BONDS OUTSTANDING		\$14,950,000

SERIES 2018, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	4.375%, 4.875%, 5.375%, 5.500%	
MATURITY DATE:	11/1/2049	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$899,831	
RESERVE FUND BALANCE	\$899,869	
BONDS OUTSTANDING - 11/8/18		\$13,160,000
LESS: PRINCIPAL PAYMENT 11/1/20		(\$195,000)
CURRENT BONDS OUTSTANDING		\$12,965,000

Rolling Oaks

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2021

Gross Assessments \$ 238,868.00 \$ 1,074,735.38 \$ 1,313,603.38
 Net Assessments \$ 224,535.92 \$ 1,010,251.26 \$ 1,234,787.18

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	2016 Debt		Total
							O&M Portion	Service	
							18.18%	81.82%	100.00%
11/6/20	ACH	\$4,255.85	(\$80.65)	(\$223.44)	\$0.00	\$3,951.76	\$718.60	\$3,233.16	\$3,951.76
11/20/20	ACH	\$114,099.18	(\$2,190.70)	(\$4,563.93)	\$0.00	\$107,344.55	\$19,519.73	\$87,824.82	\$107,344.55
12/10/20	ACH	\$731,405.00	(\$14,042.98)	(\$29,256.02)	\$0.00	\$688,106.00	\$125,126.43	\$562,979.57	\$688,106.00
12/22/20	ACH	\$73,140.50	(\$1,406.64)	(\$2,808.56)	\$0.00	\$68,925.30	\$12,533.50	\$56,391.80	\$68,925.30
01/08/21	ACH	\$1,509.52	(\$30.19)	(\$44.37)	\$0.00	\$1,434.96	\$260.94	\$1,174.02	\$1,434.96
01/08/21	ACH	\$35,107.44	(\$702.14)	(\$1,003.53)	\$0.00	\$33,401.77	\$6,073.84	\$27,327.93	\$33,401.77
02/08/21	ACH	\$55,586.78	(\$1,111.72)	(\$1,175.53)	\$0.00	\$53,299.53	\$9,692.08	\$43,607.45	\$53,299.53
TOTAL		\$ 1,015,104.27	\$ (19,565.02)	\$ (39,075.38)	\$ -	\$ 956,463.87	\$ 173,925.12	\$ 782,538.75	\$ 956,463.87

77%	Net Percent Collected
\$ 278,323.31	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Rolling Oaks Splendid, LLC					
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2016 Debt
1/25/21	12/1/20	196078	\$507,375.00	\$507,375.00	\$450,000.00
	2/1/21		\$253,687.50	\$0.00	\$0.00
	5/1/21		\$253,687.50	\$0.00	\$0.00
			\$1,014,750.00	\$507,375.00	\$450,000.00

Rolling Oaks
Community Development District
Special Assessment Bonds, Series 2016

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2020				
7/28/20	4	Rolling Oaks Splendid LLC	Aquisition & Construction Accounting	\$ 34,201.31
TOTAL				\$ 34,201.31

Fiscal Year 2020

10/1/19	Transfer In	\$ 15,330.67
11/1/19	Interest	\$ 16.53
12/1/19	Interest	\$ 31.90
1/1/20	Interest	\$ 31.78
2/1/20	Interest	\$ 31.16
3/1/20	Interest	\$ 29.05
4/1/20	Transfer In	\$ 9,228.11
4/1/20	Interest	\$ 17.10
5/1/20	Interest	\$ 4.81
6/1/20	Interest	\$ 3.23
7/1/20	Interest	\$ 2.07
8/1/20	Interest	\$ 1.56
9/1/20	Interest	\$ 0.18
TOTAL		\$ 24,728.15

Acquisition/Construction Fund at 09/30/2019	\$ 9,476.97
Interest Earned and Transfer In thru 09/30/20	\$ 24,728.15
Requisitions Paid thru 09/30/20	\$ (34,201.31)
Remaining Acquisition/Construction Fund	\$ 3.81

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
TOTAL				\$ -

Fiscal Year 2021

10/1/20	Transfer	\$ 1,213.57
11/1/20	Interest	\$ 0.01
12/1/20	Interest	\$ 0.01
1/1/21	Interest	\$ 0.01
2/1/21	Interest	\$ 0.01
TOTAL		\$ 1,213.61

Acquisition/Construction Fund at 09/30/2020	\$ 3.81
Interest Earned and Transfer In thru 02/28/21	\$ 1,213.61
Requisitions Paid thru 02/28/21	\$ -
Remaining Acquisition/Construction Fund	\$ 1,217.42

Rolling Oaks
Community Development District
Special Assessment Bonds, Series 2018

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2020				
12/24/19	3	GMS-CFL	Construction Accounting	\$ 3,500.00
TOTAL				\$ 3,500.00
Fiscal Year 2020				
10/1/19		Interest		\$ 3,715.40
11/1/19		Interest		\$ 3,440.07
12/1/19		Interest		\$ 2,922.20
1/1/20		Interest		\$ 2,910.27
2/1/20		Interest		\$ 2,850.49
3/1/20		Interest		\$ 2,656.88
4/1/20		Interest		\$ 1,563.69
5/1/20		Interest		\$ 380.38
6/1/20		Interest		\$ 216.02
7/1/20		Interest		\$ 138.18
8/1/20		Interest		\$ 107.74
9/1/20		Interest		\$ 41.40
TOTAL				\$ 20,942.72
Acquisition/Construction Fund at 09/30/19				\$ 2,266,893.76
Interest Earned 09/30/20				\$ 20,942.72
Requisitions Paid thru 09/30/20				\$ (3,500.00)
Remaining Acquisition/Construction Fund				\$ 2,284,336.48
Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
TOTAL				\$ -
Fiscal Year 2021				
10/1/20		Interest		\$ 18.78
11/1/20		Interest		\$ 19.40
12/1/20		Interest		\$ 18.78
1/1/21		Interest		\$ 19.40
2/1/21		Interest		\$ 19.40
TOTAL				\$ 95.76
Acquisition/Construction Fund at 09/30/20				\$ 2,284,336.48
Interest Earned 02/28/21				\$ 95.76
Requisitions Paid thru 02/28/21				\$ -
Remaining Acquisition/Construction Fund				\$ 2,284,432.24