

*Rolling Oaks
Community Development District*

Agenda

September 28, 2021

AGENDA

Rolling Oaks

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

September 21, 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, September 28, 2021 at 1:00 PM at Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida 34747.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 26, 2021 Meeting
4. Financing Matters
 - A. Consideration of Engineer's Report
 - B. Consideration of Assessment Methodology
 - C. Consideration of Resolution 2021-11 Levying Assessments
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
6. Supervisor's Requests
7. Next Meeting Date – October 28, 2021
8. 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 fourth order of business is approval of the minutes of the August 26, 2021 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is financing matters. Section A is consideration of Engineer's Report. A copy of the report will be provided under separate cover. Section B is consideration of assessment methodology. A copy of the report is enclosed for your review. Section C is consideration of resolution 2021-11 levying assessments. A copy of the resolution is enclosed for your review.

The fifth 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
Dave Schmitt, District Engineer

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, August 26, 2021 at 1:00 p.m. at the Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida.

Present and constituting a quorum were:

John Chiste	Chairman <i>by telephone</i>
Jared Bouskila	Vice Chairman
Cora DiFiore	Assistant Secretary <i>by telephone</i>
Peter Brown	Assistant Secretary
Steven Dougherty	Assistant Secretary

Also present were:

George Flint	Manager
Vivek Babbar	Attorney by telephone
Bruce Taylor	Engineer by telephone

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 22, 2021 Meeting

On MOTION by Mr. Bouskila seconded by Mr. Brown with all in favor the minutes of the July 22, 2021 meeting were approved as presented.
--

FOURTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer's Report

Mr. Flint stated the revised engineer's report is dated August 10, 2021. We asked the engineer to go back and review their cost estimates that were previously provided but in addition to that, include any costs associated with the apartment project as well as incorporate the units associated with the apartments into the unit counts that are included in the report.

Mr. Taylor stated if everyone is fine with this we can go ahead and finalize it and take out the edits and we can issue it and Dave can sign that.

Mr. Flint asked will you date it as of today? Also, when you take out the strike through and underline, just redate it for the meeting today.

Mr. Taylor stated yes.

B Consideration of Assessment Methodology

Mr. Flint stated the next item is the amended master assessment methodology. We took the revised engineer's report that you just reviewed and incorporated the additional 352 apartment units and now we have a total number of units with the apartments of 1,660 and we have 1,355 ERUs. Table 2 has the revised capital costs that are now \$38,449,931. Table 3 is the amended bond sizing with the revised construction estimates with a par amount now of \$53,800,000. Table 4 shows the allocation of benefits based on the improvement costs and you can see the improvement cost per unit for each of the product types. Table 5 shows the allocation of benefit and related debt so you can see the per unit par amount for each of the product types. Table 5a is the Series 2016 Bonds, which we are showing will be fully absorbed with 451 single-family detached and 49 single-family attached, those 49 are now platted so that bond issue is absorbed. On Table 5b the remaining single-family attached, the 163 units are assigned to the 2018 bonds as well as the 300 unit condo project and that will fully absorb the 2018 bonds. There will be a future bond issue with the remaining 345 condos and we are showing the apartments here of 352 units but those will be offset through a recognized developer contribution, which will zero out the \$5.7 million par amount associated with that project and result in no debt service on those apartment units. Table 6 shows you what the per unit net and gross assessment units were if we funded 100% of the improvements at the assumptions that were included. Table 7 is the preliminary assessment roll and for purposes of the final version of this report and mailed notice and public hearing, the tables will be amended to recognize that developer contribution and then the apartments will be removed from the preliminary assessment roll.

Mr. Dougherty asked the 212 attached units are platted but not necessarily for collection purposes yet for 2022?

Mr. Brown stated they are all platted.

Mr. Flint stated we will amend the roll to show those platted units. At the time we prepared this I don't believe the property appraiser had recognized the plat being recorded.

Mr. Dougherty stated meaning the \$2.7 million for the gross annual debt allocation, that is for 212 and the condos, that is one big parcel.

Mr. Flint stated we will update this so you will see the 212 individual parcel IDs with a per unit amount and then the \$2.7 million will be reduced by whatever amount is offset.

C. Consideration of Resolution 2021-09 Acknowledging the Developer's Revised Development Plan and Declaring Debt Assessments Associated with Such Developer Lands

Mr. Babbar stated it is a standard debt assessment resolution, but it also explains the revised development plan as George explained.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor Resolution 2021-09 was approved.
--

D. Consideration of Resolution 2021-10 Setting a Public Hearing for Special Assessments

Mr. Flint stated Resolution 2021-10 sets the date, place, and time of the public hearing for final consideration. We are moving the meeting date to the 28th of September at 1:00 p.m. and instead of this room we will be meeting in On Vacation Restaurant. We will fill the blanks in with the 28th of September at 1:00 p.m.

On MOTION by Mr. Brown seconded by Mr. Bouskila with all in favor Resolution 2021-10 was approved.
--

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Bouskila seconded by Mr. Brown with all in favor the check register was approved.
--

ii. Balance Sheet and Income Statement

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

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Next Meeting Date – September 28, 2021

Mr. Flint stated the next meeting will be September 28th and we will have the public hearing on the assessment issue that you just set.

Mr. Chiste asked when we meet next month, how long thereafter once we approve what we need to approve, will the District Counsel be in a position to provide our new lender the comfort they need that, that particular parcel is no longer subject to the collateral pool of the District?

Mr. Flint stated I believe as soon as you hold the public hearing we would be in a position to issue an estoppel demonstrating that.

Mr. Chiste asked can you get that ready to go and I will put you in touch with what the lender is looking for so it is ready to go out the next day or whatever after everything gets approved?

Mr. Babbar stated that won't be an issue, just copy me and George on that and we can draft those and get an advance copy in draft form and once we have the public hearing, we will send it out.

Mr. Chiste stated I will make sure that happens at least seven days before.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the meeting adjourned at 1:15 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

Rolling Oaks Community Development District

Amended and Restated Engineer's Report

**Prepared for the Rolling Oaks
Community Development District**

**Prepared By:
Dave Schmitt Engineering**

Originally dated September 19, 2016

Updated November 8, 2016

Updated September 13, 2018

Updated June 24, 2021

This Report Dated August 26, 2021

INTRODUCTION

The Development

Margarita Village is a mixed-use destination resort encompassing approximately 320.54 acres of land (the "Development") in unincorporated Osceola County, Florida. A map identifying the general location of the Development is attached hereto as **Exhibit A**.

The Development is presently planned to include a branded hotel, retail center, a commercial water park, time share units, apartments, condominiums, and vacation rental homes.

Government Approvals

The Development has a Tourist Commercial land use designation and a Commercial Tourist mixed-use zoning designation. A Preliminary Subdivision Plan (PS14-00016, PS15-00040, PS16-00012, PS17-00009, PS19-00004, PS19-00026 and PS20-00013) has been approved by the County (hereinafter defined) for the Development. The status of various other governmental approvals necessary for development of the Margarita Village project is provided in "**PERMIT STATUS**" in Exhibit E below.

The District

Pursuant to a petition filed by Rolling Oaks Splendid, LLC (the "Developer"), the Rolling Oaks Community Development District (the "District"), a local unit of special-purpose government, was established by Ordinance No. 2014-173 (the "Establishment Ordinance") adopted by the Board of County Commissioners in and for Osceola County, Florida (the "County"). The effective date of the Establishment Ordinance was December 19, 2014.

The District presently encompasses approximately 201.65 acres of land within the Development and was established for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of major infrastructure necessary for development to occur within the District.

A metes and bounds legal description of the current boundary of the District is attached hereto as **Exhibit B** (Legal Description of the Current Boundaries of the District).

Purpose of this Restated Engineer's Report

The purpose of this *Amended and Restated Engineer's Report* (the "Amended and Restated Engineer's Report") is to update the *Engineer's Report* dated September 13, 2018, to (i) incorporate the revised development plan for the District Lands (as described in Exhibit B "Legal Description of the current boundaries of the District"), (ii) update the proposed infrastructure improvements and their costs, (iii) allocate the costs of the proposed infrastructure improvements among the District Lands (iv) update the status of development and project construction, including the "2016 Project" & "2018 Project" and (iv) identify those infrastructure improvements funded and to be funded with proceeds from the District's issuance of its Special Assessment Bonds, Series 2016 (the "Series 2016 Bonds") & Series 2018 Bonds (the "Series 2018 Bonds"), respectively.

On July 27, 2015, the Circuit Court for the Ninth Judicial Circuit of the State of Florida, in and for Osceola County, Florida, issued its *Final Judgment* validating the District's authority to finance, fund, plan establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the "Project," which project was defined in the Original Engineer's Report, dated July 21, 2015. All of the infrastructure improvements identified in this Amended and Restated Engineer's Report were also described in the Original Engineer's Report and, therefore, comprise the Project validated in the *Final Judgment*.

LAND USE OF DISTRICT LANDS

Table 1 below summarizes the current land use plan for the District Lands (as described in Exhibit B "Legal Description of the current boundaries of the District").

Table 1 Land Use Plan		
<i>Proposed Land Use</i>	<i>Approximate Acreage</i>	<i>Units</i>
Single Family Detached Homes	76.70	451
Single Family Attached (TH)	25.35	212
Apartments	21	352
Condominium Hotel	15.06	300
Condominium	19.0	345
Parking, Lake and Roadways	44.54	
Total	201.65	1660

CURRENT CONDITIONS

Topography

The topography within the Development consists of rolling terrain with a significant degree of topographical relief. The topography has been or will be altered where development is to occur.

Soils and wetlands

The soils drain very well, the groundwater table is typically well below the existing ground surface, and there are no regulated wetlands on-site.

Status of Construction

RESTATED CAPITAL IMPROVEMENT PLAN

This Amended and Restated Engineer's Report identifies the improvements necessary for effective and efficient development of the District Lands, including roadways, water and reclaimed water distribution systems, wastewater collection systems, landscape, hardscape, recreation and park amenities, the differential cost of undergrounding the electric utilities, the stormwater management system and associated professional fees. The following is a description of the improvements comprising the Restated Capital Improvement Plan.

Roadways

The District presently intends to finance, design, construct and/or acquire collector and neighborhood roadways within the District Lands. The roadways will consist of subgrade, crushed concrete base, curbing, asphalt, striping, signage and sidewalks, as required by applicable Osceola County land development regulations.

Roadways internal to the District Lands will connect into a collector road that extends from the northern District Boundary to U.S. 192. The external roadway extension, relocation of a signal mast arm at the extension's connection with U.S. 192, and construction of a westbound turn lane on U.S. 192 into the Development have been or will be completed by the Developer at its expense. The estimated cost to complete the District's funded roadway total improvements is \$6,133,877.59, with \$3,636,493.50 already spent as part of the 2016 & 2018 Projects. All roads financed by the District will be available for use by the general public. (See Exhibit D)

Ownership of and maintenance responsibility for roadways within the District Lands will be retained by the District; ownership and maintenance responsibility for the Developer funded extension and related improvements described in the preceding paragraph will be dedicated to the County for ownership and maintenance. The Developer funded costs include: stormwater management system, parking, roadways, sidewalks, walking paths, landscape, signs, recreation and parks.

Water, Wastewater and Reuse Improvements

The District is within the Toho Water Authority ("Toho") potable water, wastewater and reuse service area. Toho has existing potable water, wastewater, and effluent reuse mains in the right-of-way of U.S. 192 and Funie Steed Road that have sufficient capacity to serve the Development at build-out.

The District presently intends to finance, design, construct and/or acquire the potable water mains, wastewater gravity and force mains, lift stations, effluent reuse mains, and appurtenances thereto in support of development on the District Lands. The water, wastewater and reuse improvements have been designed, permitted and will be constructed in accordance with the approved Master Water and Wastewater Plans, the County's land development regulations, and the rules and regulations of Toho and the Florida Department of Environmental Protection.

In order to connect District financed and constructed water, sewer and reuse improvements within the District Boundary to Toho mains in the right-of-way in U.S. 192, the Developer has or will construct extensions for each of the services within the roadway extension described above. The estimated cost to complete the District's funded water, wastewater and reuse extensions is \$8,695,074.29, with \$6,278,656.68 already spent as part of the 2016 & 2018 Projects. **(See Exhibit D)**

After completion, all water, wastewater and effluent reuse infrastructure will be dedicated to Toho for ownership, operation and maintenance.

Stormwater Management Facilities

The master stormwater management system will be financed, designed and constructed by the Developer and/or the District in accordance with the Master Drainage Plan, which plan has been permitted by the South Florida Water Management District. The system will consist primarily of a master stormwater management pond that is interconnected and will discharge at defined natural outfalls throughout the Development site.

The District has obtained easement rights to and around all pipes, ponds and swales needed for operation and maintenance of the stormwater management system and to meet all permitting requirements. The remaining swales/ponds will be incorporated into the Development as amenities. The District will not finance the cost of transporting any fill to the private lots or finance the cost of any grading of such private lands. The District easement rights allow District lands to connect to Developer owned and maintained stormwater infrastructure. The estimated cost to complete the District's funded storm water management system that will support connection to District lands is \$18,625,196.80 with already spent as part of the 2016 & 2018 Projects. **(See Exhibit D)**

Landscape and Hardscape

Landscape and hardscape along collector and neighborhood roadways within the District Boundary will be financed, designed, constructed and/or acquired by the District.

Xeriscape landscape design principles will be utilized to minimize the need for irrigation water, and existing specimen trees will be preserved and relocated throughout the District. The estimated cost to complete the District's funded landscape and hardscape for the District lands is \$4,139,328.21 with \$1,976,803.21 already spent as part of the 2016 & 2018 Projects. **(See Exhibit D)**

In order to maintain the landscape and hardscape following completion, the District has or will obtain easement rights to and around the landscaped and hardscaped areas.

Recreation and Parks

Recreation and passive/active parks will be financed, designed, constructed, acquired and/or installed within the District Lands, which improvements will serve current & future residents of the District. The amenities are anticipated to include an extensive bike and pedestrian trail system and community pools and facilities. The estimated cost to complete the District's funded recreation and parks for the District lands is \$550,000.00 with \$385,000.00 already spent as part of the 2016 & 2018 Projects. These amenities shall be accessible to the public and maintained by both the District and Rolling Oaks Splendid LLC per an *Agreement By and Between the District and Rolling Oaks Splendid LLC Regarding the Joint Maintenance and Reciprocal Usage of Facilities*.

Undergrounding of Other Utilities and Street Lights

As required by Osceola County land development regulations, utility conduits within the District Boundary will be installed at the District's expense within the right-of-way of all collector roads. The District will finance the differential cost of undergrounding the electric utilities with proceeds from a future bond issue. The electric utility provider, Duke Energy, will be responsible for installing the electrical cable, switches, transformers, and street lighting, the latter of which will be the subject of a lease entered into by the District. The estimated cost to complete the District's undergrounding of other utilities and street lights for the District lands is \$400,000.00 with \$208,400.00 already spent as part of the 2016 & 2018 Projects. Other local utility providers, including gas, phone and cable, will be responsible for installing their respective improvements.

Professional Fees

Professional fees include civil engineering costs for site design, permitting, inspection, survey costs for construction staking and as-built drawings, as well as geotechnical costs for pre-design soil borings, construction staking, and architectural costs for landscape, hardscape and recreation design. Also included are fees associated with environmental consultation, permitting and other professional fees, including for District Counsel. **(See Exhibit D)**

Contingency

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of lands in the District Boundary. In general, the

contingency amount is based on a percentage of the total infrastructure cost estimate. (See Exhibit D)

SERIES 2016 & 2018 PROJECT & FUTURE PROJECTS

The District's portion of the Capital Improvement Plan is \$38,449,931.28, of which \$25,705,255.00 has already spent on the 2016 & 2018 Projects. Costs to be incurred by the District to Design, permit and acquire/construct the Future Projects, which costs are estimated in **Exhibit D** hereto, are reasonable and proper, and such project will benefit developable lands in the District Lands.

OWNERSHIP AND MAINTENANCE

Ownership and maintenance of the improvements within the District Lands described herein is anticipated as set forth in the following **Exhibit C**.

PERMIT STATUS

Permits for construction have been and continue to be required prior to construction of the Future Projects, including that portion included in the District Lands. **Exhibit E** attached hereto identifies the permits necessary for the Future Projects and their status as of the date of this Amended and Restated Engineer's Report.

The District Engineer hereby certifies that all permits and approvals necessary to complete the Development have either already been obtained or will be obtained following the customary and normal permitting process.

SUMMARY OF ESTIMATED COSTS

The Summary of Estimated Costs, attached hereto as **Exhibit D**, outlines the anticipated costs associated with the design, permitting, construction and/or acquisition of the facilities and improvements to be funded by the District, which improvements benefit developable lands within the Revised District Lands and are for a public purpose.

ENGINEER'S OPINION

It is my professional opinion that the Summary of Estimated Costs listed on **Exhibit D** is sufficient to complete the construction of the items described herein.

It is my professional opinion that the costs associated with the design, permitting, and construction/acquisition of the improvements described herein are reasonable to achieve completion and that such improvements will benefit lands within the District Lands. The planned improvements will be public and are set forth in Sections 190.012(1) and (2) of the Florida Statutes.

The Summary of Estimated Costs is only an estimate and not a guarantee maximum price. The estimated costs are based on unit prices currently being experienced for ongoing and similar items of work in Osceola County, Florida, and quantities as represented on construction plans.

The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond the control of the District Engineer. Due to this inherent opportunity for a fluctuation in costs, the final cost of the improvements described herein may be more or less than the Summary of Estimated Costs.

Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built substantially in accordance with the approved plans and specifications, can be completed and meet their intended functions.

Where necessary, historical costs and information received from other professionals or consultants have been used in preparing this report. Professionals and consultants who have contributed in providing cost data incorporated in this report are reputable firms in or around Osceola County. It is therefore my opinion that construction of the proposed improvements can be completed at the cost stated. With regard to the cost estimate, the District will pay the lesser of the actual cost or fair market value. The special benefit received by the assessable lands within the District shall equal or exceed the costs of the Future Projects.

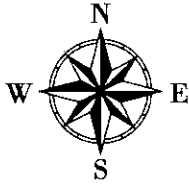


Dave Schmitt, P.E.

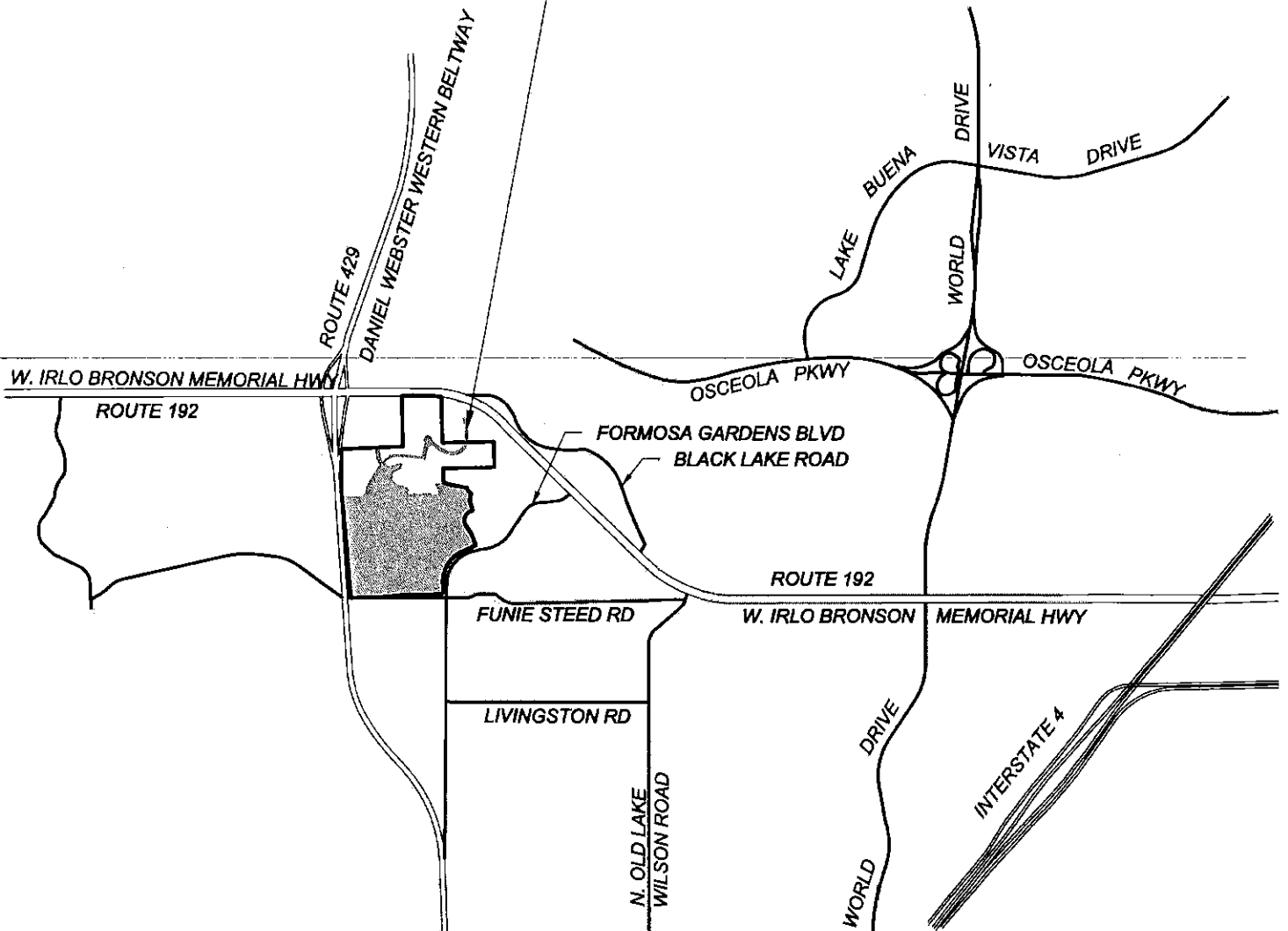
Florida Registered Engineer No. 8-27-21

Exhibit A:	Vicinity Map of the Development
Exhibit B:	Legal Description of the current boundaries of the District
Exhibit C:	Anticipated Ownership and Maintenance of CIP Project
Exhibit D:	Summary of Estimated Costs
Exhibit E:	Permit Status

EXHIBIT A VICINITY MAP



CURRENT BOUNDARIES OF THE DISTRICT



FAVORABLE/ADVERSE/EXHIBIT DATE: 9/20/18 4:43:37 PM



**DAVE SCHMITT
ENGINEERING, INC.**
2673 AVALON PARK EAST BLVD.
ORLANDO, FL 32835
407-327-8088 FAX: 407-327-8088
Certification of Authorization # 27471

Construction Agreement for
I hereby authorize based on the "As-Built" map submitted to me by the applicant listed below, I, or an employee under my direct supervision, have reviewed the map and certify that it is a true and correct representation of the actual conditions of the site and the proposed project. This document is not a warranty or a representation of the project.

Signature: _____ Date: _____
Not valid unless the signatory is the registered professional engineer or a duly registered engineer

DATE	BY	REVISIONS
		DESCRIPTION

DAVE M. SCHMITT
FLORIDA P.E. NO. 10000
0000

EXHIBIT A
ROLLING OAKS SUBDIVISION
OSCEOLA, COUNTY

DATE: JULY 2014
PROJECT NO.: 1800-8
DRAWN BY: DMS
CHECKED BY: DMS
SCALE: NTS
SHEET: 1

Exhibit B

SKETCH OF DESCRIPTION COMMUNITY DEVELOPMENT DISTRICT PROPOSED BOUNDARY DESCRIPTION

A PORTION OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 27 EAST

DESCRIPTION

AREA ABOVE RESERVED FOR RECORDING INFORMATION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OSCEOLA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1, FLORIDA SPLENDID CHINA, AS RECORDED IN PLAT BOOK 7, PAGE 152, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN WESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FUNE STEED ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 00°12'47" EAST, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 89°12'32" WEST, A DISTANCE OF 1138.81 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 429, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FINANCIAL PROJECT NO. 403497-3; THENCE RUN NORTHERLY, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, NORTH 04°02'39" WEST, A DISTANCE OF 2,594.07 FEET; THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, SOUTH 90°00'00" EAST, A DISTANCE OF 538.39 FEET; THENCE NORTH 38°45'43" EAST, A DISTANCE OF 76.05 FEET TO A POINT ON A CURVE TO THE LEFT, CONCAVE WEST, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 35°56'01", A CHORD THAT BEARS NORTH 20°47'43" EAST, A DISTANCE OF 138.81 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 141.11 FEET TO A POINT ON SAID CURVE TO A POINT ON A REVERSE CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 29°28'45", A CHORD THAT BEARS NORTH 17°34'04" EAST, A DISTANCE OF 165.38 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 187.22 FEET TO A POINT ON SAID CURVE; THENCE NORTH 32°18'27" EAST, A DISTANCE OF 558.48 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE WEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 62°09'15", A CHORD THAT BEARS NORTH 00°37'56" EAST, A DISTANCE OF 25.81 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 27.12 FEET TO A POINT ON SAID CURVE TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 915.15 FEET AND A CENTRAL ANGLE OF 26°18'08", A CHORD THAT BEARS NORTH 17°19'09" WEST, A DISTANCE OF 418.43 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 420.11 FEET TO THE SOUTHWEST CORNER OF ROLLING OAKS BOULEVARD (PROPOSED) AS RECORDED IN SAID PLAT BOOK 21, PAGES 24 AND 25; THENCE NORTH 89°36'26" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ROLLING OAKS BOULEVARD (PROPOSED), A DISTANCE OF 100.24 FEET TO THE SOUTHEAST CORNER OF SAID ROLLING OAKS BOULEVARD (PROPOSED) AND A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 815.15 FEET AND A CENTRAL ANGLE OF 20°45'16", A CHORD THAT BEARS SOUTH 15°00'34" EAST, A DISTANCE OF 293.88 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 295.27 FEET TO A POINT ON SAID CURVE TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTH, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 112°14'21", A CHORD THAT BEARS SOUTH 81°27'08" EAST, A DISTANCE OF 41.51 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FINS UP CIRCLE, A PROPOSED 50.00 FEET WIDE PRIVATE RIGHT-OF-WAY PER THE PROPOSED PLAT OF ROLLING OAKS; SAID POINT ALSO BEING A POINT ON A REVERSE CURVE TO THE RIGHT, CONCAVE SOUTH, HAVING A RADIUS OF 475.98 FEET AND A CENTRAL ANGLE OF 52°11'02", A CHORD THAT BEARS NORTH 68°31'15" EAST, A DISTANCE OF 418.68 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 433.51 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 85°23'14" EAST, A DISTANCE OF 584.82 FEET TO A POINT ON A CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 81°37'52", A CHORD THAT BEARS NORTH 53°47'50" EAST, A DISTANCE OF 32.68 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.62 FEET TO A POINT ON SAID CURVE; THENCE NORTH 12°58'53" EAST, A DISTANCE OF 323.75 FEET TO A POINT ON A CURVE TO THE LEFT, CONCAVE WEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53°00'12", A CHORD THAT BEARS NORTH 13°31'12" WEST, A DISTANCE OF 22.31 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.13 FEET TO A POINT ON SAID CURVE TO A POINT ON A REVERSE CURVE TO THE RIGHT, CONCAVE SOUTH, HAVING A RADIUS OF 113.00 FEET AND A CENTRAL ANGLE OF 219°51'38", A CHORD THAT BEARS NORTH 69°54'31" EAST, A DISTANCE OF 212.46 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 433.61 FEET TO A POINT ON SAID CURVE TO A POINT ON A REVERSE CURVE TO THE LEFT, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 50°45'20", A CHORD THAT BEARS SOUTH 25°32'20" EAST, A DISTANCE OF 21.43 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.15 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 50°55'00" EAST, A DISTANCE OF 127.25 FEET TO A POINT ON A CURVE TO THE LEFT, CONCAVE NORTHEAST, HAVING A RADIUS OF 1,243.10 FEET AND A CENTRAL ANGLE OF 16°00'37", A CHORD THAT BEARS SOUTH 58°55'19" EAST, A DISTANCE OF 346.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 347.36 FEET TO A POINT ON SAID CURVE TO A POINT ON A COMPOUND CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 319.48 FEET AND A CENTRAL ANGLE OF 98°52'59", A CHORD THAT BEARS NORTH 64°37'54" EAST, A DISTANCE OF 478.12 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 540.22 FEET TO A POINT ON SAID CURVE; THENCE NORTH 00°12'39" WEST, A DISTANCE OF 358.16 FEET TO A POINT ON A CURVE TO THE LEFT, CONCAVE WEST, HAVING A RADIUS OF 355.56 FEET AND A CENTRAL ANGLE OF 13°57'22", A CHORD THAT BEARS NORTH 07°11'20" WEST, A DISTANCE OF 88.39 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.61 FEET TO A POINT ON SAID CURVE; THENCE NORTH 141°00'1" WEST, A DISTANCE OF 261.39 FEET TO A POINT OF CURVATURE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 591.10 FEET AND A CENTRAL ANGLE OF 29°25'06", A CHORD DISTANCE OF 300.18 FEET THAT BEARS

(CONTINUED)

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 4 PAGES NOT FULL OR COMPLETE WITHOUT BOTH.
5. BEARINGS SHOWN HEREON ARE BASED ON EAST LINE OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 27 EAST, WHICH BEARS SOUTH 00°15'19" EAST, ASSUMED.

SHEET 1 OF 4

SHEET 2 OF 4 AND 3 OF 4 FOR CONTINUATION OF DESCRIPTION

SHEE SHEET 4 OF 4 FOR SKETCH

THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION COMMUNITY DEVELOPMENT DISTRICT PROPOSED BOUNDARY DESCRIPTION A PORTION OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 27 EAST

OSCEOLA COUNTY, FLORIDA

JOB NO.:	3031402	DATE	REVISIONS	TECH
SCALE:	1" = 700'			
FIELD DATE:	08/08/17			
FIELD BY:	JW			
DRAWN BY:	EGW			
APPROVED BY:				
DRAWING FILE #	3031402-ROLLING OAKS CDD			
	500-OSCEOLA COUNTY.DWG			

ASM

AMERICAN SURVEYING & MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6383
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 425-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

XAVIER F. AGUIRRE, PSM #6750

DATE:

Exhibit B

SKETCH OF DESCRIPTION COMMUNITY DEVELOPMENT DISTRICT PROPOSED BOUNDARY DESCRIPTION

A PORTION OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 27 EAST

DESCRIPTION (CONTINUED)

WEST, A DISTANCE OF 16.01 FEET; THENCE NORTH 76°20'27" EAST, A DISTANCE OF 1.44 FEET TO A POINT ON A CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 13.00 FEET AND A CENTRAL ANGLE OF 86°37'12", A CHORD THAT BEARS NORTH 33°01'52" EAST, A DISTANCE OF 17.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 19.65 FEET TO A POINT ON SAID CURVE TO A POINT ON A REVERSE CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 94.81 FEET AND A CENTRAL ANGLE OF 23°50'32", A CHORD THAT BEARS NORTH 01°38'32" EAST, A DISTANCE OF 39.17 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.45 FEET TO A POINT ON SAID CURVE TO A POINT ON A REVERSE CURVE TO THE LEFT, CONCAVE WEST, HAVING A RADIUS OF 92.00 FEET AND A CENTRAL ANGLE OF 22°55'13", A CHORD THAT BEARS NORTH 02°06'12" EAST, A DISTANCE OF 36.56 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.80 FEET TO A POINT ON SAID CURVE TO A POINT ON A REVERSE CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 113.00 FEET AND A CENTRAL ANGLE OF 70°55'23", A CHORD THAT BEARS NORTH 26°06'17" EAST, A DISTANCE OF 131.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 139.88 FEET TO A POINT ON SAID CURVE TO A POINT ON A REVERSE CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 82.00 FEET AND A CENTRAL ANGLE OF 25°25'07", A CHORD THAT BEARS NORTH 48°51'25" EAST, A DISTANCE OF 36.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.38 FEET TO A POINT ON SAID CURVE TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 118.00 FEET AND A CENTRAL ANGLE OF 56°56'56", A CHORD THAT BEARS NORTH 64°37'12" EAST, A DISTANCE OF 112.52 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.28 FEET TO A POINT ON SAID CURVE TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 48.00 FEET AND A CENTRAL ANGLE OF 70°24'29", A CHORD THAT BEARS NORTH 57°33'50" EAST, A DISTANCE OF 55.34 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.98 FEET TO A POINT ON SAID CURVE; THENCE NORTH 22°41'35" EAST, A DISTANCE OF 76.36 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHEAST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 40°32'06", A CHORD THAT BEARS NORTH 31°47'05" WEST, A DISTANCE OF 20.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.22 FEET TO A POINT ON SAID CURVE; THENCE NORTH 87°05'19" WEST, A DISTANCE OF 92.90 FEET; THENCE SOUTH 69°37'30" WEST, A DISTANCE OF 68.03 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 205.61 FEET AND A CENTRAL ANGLE OF 47°55'23", A CHORD THAT BEARS SOUTH 53°44'32" WEST, A DISTANCE OF 167.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 171.98 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 32°24'54" WEST, A DISTANCE OF 14.13 FEET; THENCE NORTH 57°35'06" WEST, A DISTANCE OF 23.33 FEET; THENCE NORTH 62°50'24" WEST, A DISTANCE OF 43.90 FEET; THENCE NORTH 57°35'05" WEST, A DISTANCE OF 152.31 FEET; THENCE NORTH 32°18'27" EAST, A DISTANCE OF 26.34 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 425.98 FEET AND A CENTRAL ANGLE OF 62°18'19", A CHORD THAT BEARS NORTH 63°27'36" EAST, A DISTANCE OF 440.74 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 463.22 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 85°23'14" EAST, A DISTANCE OF 658.28 FEET; THENCE SOUTH 68°55'50" EAST, A DISTANCE OF 362.35 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 68°56'02", A CHORD THAT BEARS SOUTH 34°27'49" EAST, A DISTANCE OF 169.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 180.47 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 00°00'12" WEST, A DISTANCE OF 194.54 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 920.66 FEET AND A CENTRAL ANGLE OF 14°51'48", A CHORD THAT BEARS SOUTH 08°37'29" EAST, A DISTANCE OF 238.16 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 238.83 FEET TO A POINT ON SAID CURVE TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHEAST, HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 27°06'24", A CHORD THAT BEARS SOUTH 29°39'49" EAST, A DISTANCE OF 147.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 148.03 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 42°05'25" WEST, A DISTANCE OF 68.36 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWEST, HAVING A RADIUS OF 228.28 FEET AND A CENTRAL ANGLE OF 12°22'30", A CHORD THAT BEARS SOUTH 49°37'22" WEST, A DISTANCE OF 49.21 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.30 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 48°40'00" WEST, A DISTANCE OF 94.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,084,922.88 SQUARE FEET OR 24.9064 ACRES, MORE OR LESS.

CONTAINING A TOTAL OF 201.6488 ACRES, MORE OR LESS.

Curve Table					
Curve #	Length	Radius	Bearing	Chord Bearing	Chord
C1	141.11'	228.00'	29°09'01"	N30°04'43"E	139.81'
C2	167.23'	288.00'	29°28'49"	N17°34'04"E	166.38'
C3	27.12'	35.00'	86°08'18"	N05°37'08"E	26.81'
C4	498.11'	918.00'	26°16'08"	N17°16'08"W	498.43'
C5	298.27'	616.00'	20°16'16"	S01°03'34"E	283.88'
C6	48.97'	28.00'	112°14'21"	S81°27'08"E	41.81'
C7	483.91'	478.88'	88°11'08"	N08°31'16"E	494.88'
C8	36.88'	28.00'	81°37'18"	N83°47'08"E	38.88'
C9	23.13'	28.00'	53°00'12"	N43°28'12"E	23.31'
C10	433.81'	113.00'	28°08'38"	N09°04'28"E	232.48'
C11	22.16'	28.00'	80°46'30"	S88°28'20"E	21.43'
C12	347.38'	1943.00'	16°00'37"	S88°08'16"E	346.33'
C13	846.23'	398.48'	88°02'08"	N04°37'04"E	476.12'
C14	88.81'	288.88'	13°57'22"	N07°11'28"W	88.38'
C15	383.77'	894.16'	29°28'41"	S88°08'08"E	388.44'
C16	113.88'	2764.78'	2°27'22"	S88°08'08"E	113.88'
C17	234.21'	478.16'	28°04'08"	N07°03'08"E	231.88'
C18	114.13'	488.88'	13°57'22"	S07°11'28"E	113.88'
C19	828.36'	498.48'	112°17'02"	S88°28'20"E	788.74'
C20	378.12'	1343.16'	16°00'37"	N08°08'16"E	373.80'

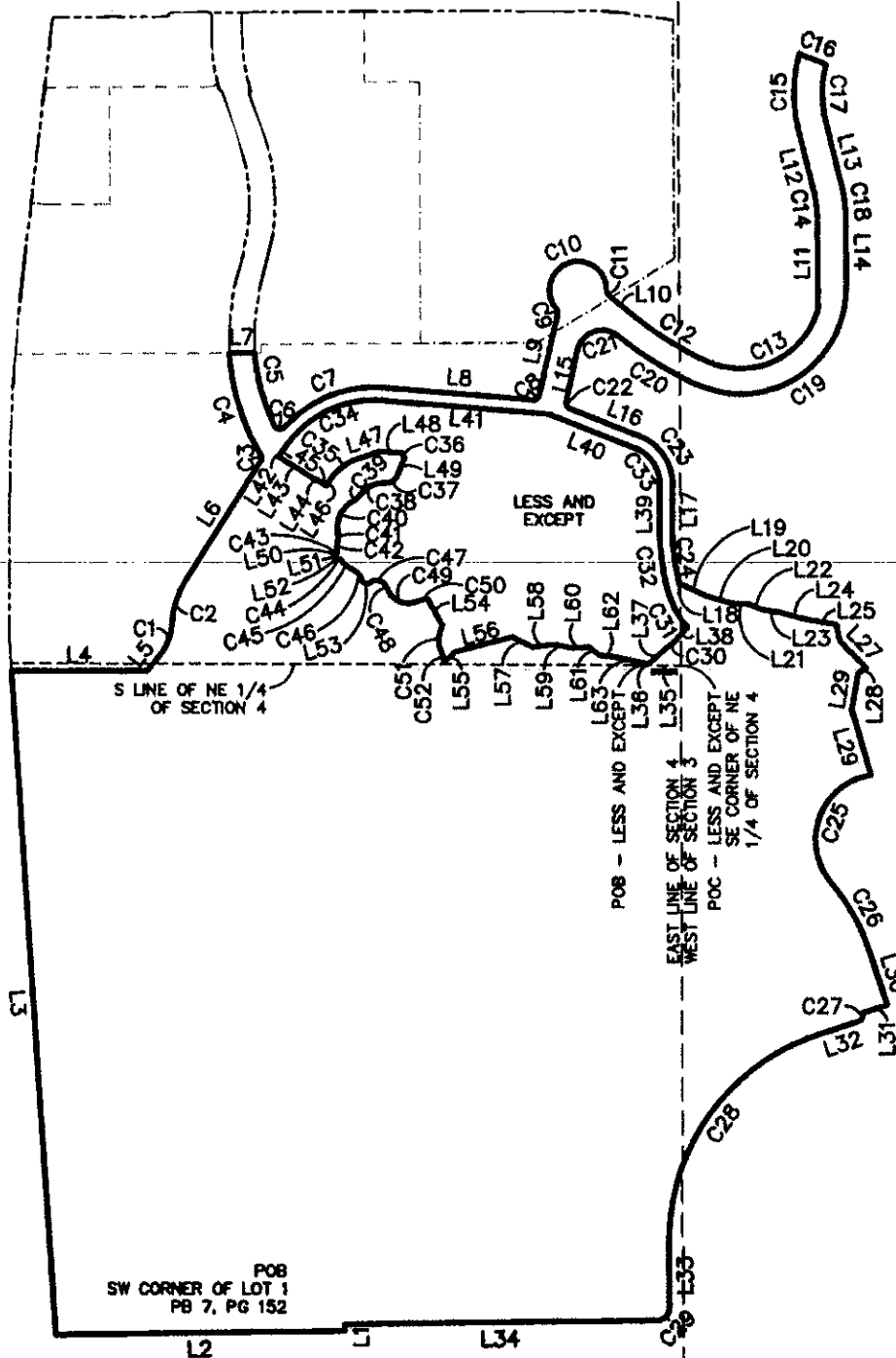
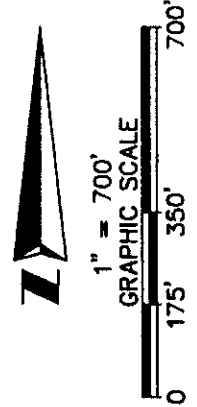
Curve Table					
Curve #	Length	Radius	Bearing	Chord Bearing	Chord
C21	203.88'	100.00'	118°08'07"	S70°38'08"W	170.36'
C22	28.42'	28.00'	81°11'14"	S88°28'12"E	28.83'
C23	240.82'	208.88'	88°08'02"	S34°27'08"E	238.37'
C24	198.88'	678.88'	13°03'07"	S07°16'38"E	198.12'
C25	543.78'	288.84'	121°46'47"	S80°32'36"W	447.88'
C26	312.84'	898.00'	22°07'45"	S81°14'38"E	308.98'
C27	39.37'	28.00'	80°08'08"	S88°46'17"W	38.38'
C28	1687.48'	888.88'	71°08'04"	S38°05'47"W	888.84'
C29	77.77'	88.00'	88°08'47"	S44°17'42"E	78.16'
C30	48.30'	228.36'	12°22'30"	N49°37'22"E	48.21'
C31	148.03'	368.00'	27°06'24"	N28°38'48"W	147.84'
C32	238.83'	688.88'	14°08'48"	N03°37'38"W	238.16'
C33	188.47'	198.88'	88°08'02"	N34°27'08"E	188.78'
C34	463.22'	488.88'	88°16'16"	S83°27'38"W	463.74'
C35	171.88'	208.88'	47°06'23"	N63°44'36"E	167.88'
C36	21.22'	38.88'	40°32'06"	S31°47'05"E	20.78'
C37	88.88'	48.00'	70°24'29"	S57°33'50"E	88.34'
C38	117.28'	118.88'	88°08'08"	S84°27'12"E	118.88'
C39	38.38'	82.88'	28°28'49"	S48°08'25"W	38.88'
C40	138.88'	113.00'	70°24'29"	S88°08'17"W	138.11'

Curve Table					
Curve #	Length	Radius	Bearing	Chord Bearing	Chord
C41	88.88'	88.88'	22°08'13"	S82°08'12"W	88.88'
C42	38.48'	84.88'	23°08'28"	S01°38'32"E	38.17'
C43	16.88'	13.88'	88°37'12"	S33°01'52"E	17.83'
C44	18.84'	13.88'	70°16'37"	S88°16'44"E	18.84'
C45	88.16'	84.78'	28°08'18"	S88°08'03"E	87.88'
C46	84.88'	82.88'	88°21'18"	S38°25'38"E	81.88'
C47	88.78'	44.88'	163°42'35"	S83°11'47"E	78.12'
C48	8.81'	171.88'	2°08'01"	S88°08'48"E	8.80'
C49	147.48'	88.88'	88°16'08"	S88°48'47"E	131.83'
C50	38.83'	112.00'	16°08'53"	N78°28'12"E	38.84'
C51	167.17'	117.84'	82°27'04"	S01°48'08"W	163.47'
C52	48.87'	143.00'	16°08'53"	S18°40'21"E	48.83'

Exhibit B

SKETCH OF DESCRIPTION COMMUNITY DEVELOPMENT DISTRICT PROPOSED BOUNDARY DESCRIPTION

A PORTION OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 27 EAST



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S00°12'47"E	25.00'	L32	S71°00'17"W	171.74'
L2	S00°12'30"W	1136.00'	L33	S00°07'44"E	284.87'
L3	N0°00'30"W	2094.67'	L34	S00°12'30"W	1222.63'
L4	N0°00'00"E	838.30'	L35	N0°00'40"W	127.98'
L5	N30°00'43"E	78.05'	L36	N00°00'00"E	5.05'
L6	N32°00'27"E	808.48'	L37	N48°00'00"E	84.06'
L7	N00°00'00"E	100.34'	L38	N43°00'00"E	68.38'
L8	S00°00'00"E	884.82'	L39	N00°00'12"E	194.54'
L9	N02°00'00"E	251.78'	L40	N00°00'00"W	202.38'
L10	S00°00'00"E	127.20'	L41	N00°00'14"W	688.58'
L11	N00°12'30"W	208.35'	L42	S32°00'27"W	24.34'
L12	N14°00'00"W	284.38'	L43	S07°00'00"E	102.30'
L13	S14°00'00"E	281.38'	L44	S02°00'00"E	43.80'
L14	S00°12'30"E	267.88'	L45	S07°00'00"E	21.33'
L15	S13°00'00"W	204.88'	L46	N32°00'00"E	14.13'
L16	S00°00'00"E	205.38'	L47	N00°00'00"E	68.85'
L17	S00°00'00"W	194.00'	L48	S07°00'00"E	82.80'
L18	N07°00'00"E	4.63'	L49	S22°00'00"W	78.20'
L19	S00°00'00"E	112.80'	L50	S07°00'00"W	1.44'
L20	S04°00'00"E	109.47'	L51	S00°00'00"E	16.81'
L21	S07°00'00"E	68.88'	L52	N07°00'00"E	6.88'
L22	S00°12'40"E	61.88'	L53	S71°00'10"E	27.83'
L23	S00°00'00"E	68.88'	L54	S20°00'00"E	128.88'
L24	S07°00'10"E	128.02'	L55	N44°00'00"E	68.78'
L25	S00°00'00"E	103.88'	L56	N00°00'00"E	238.18'
L26	S15°00'00"E	68.88'	L57	S07°00'00"E	80.22'
L27	S04°00'10"E	147.88'	L58	N00°00'00"E	67.88'
L28	S00°00'00"W	38.42'	L59	S00°00'00"E	72.21'
L29	S00°00'00"W	148.07'	L60	N00°00'00"E	68.74'
L30	S00°00'00"E	284.94'	L61	S03°00'00"E	21.88'
L31	S00°00'00"E	217.84'	L62	S00°00'00"E	83.48'
L32	S71°00'17"W	102.88'	L63	S00°00'00"E	143.81'

SHEET 4 OF 4 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEETS 1 OF 4, 2 OF 4, & 3 OF 4 FOR DESCRIPTION, NOTES, AND CERTIFICATION.

LEGEND AND ABBREVIATIONS

--- FORD 4 TRACT PROPERTY LINE	POC	POINT OF COMPOUND CURVE
--- PROPERTY LINE	PG	PAGE(S)
--- QUARTER SECTION LINE	PNT	POINT OF NON-TANGENCY
--- RIGHT-OF-WAY LINE	POB	POINT OF BEGINNING
--- SECTION LINE	POC	POINT OF COMMENCEMENT
--- SECTION CORNER	PRC	POINT OF REVERSE CURVATURE
LB	PSM	PROFESSIONAL SURVEYOR & MAPPER
PB	PT	POINT OF TANGENCY
PC	R/W	RIGHT OF WAY
	TDB	TOP OF BANK

ASM

AMERICAN SURVEYING & MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#363
3101 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 428-7878
WWW.AMERICANSURVEYINGANDMAPPING.COM

EXHIBIT C

Anticipated Ownership and Maintenance of CIP		
<i>Proposed Infrastructure Improvement</i>	<i>Ownership</i>	<i>Maintenance</i>
Roadways	District	District
Water Distribution	Toho	Toho
Wastewater Collection	Toho	Toho
Reuse Distribution	Toho	Toho
Stormwater Management	District	District
Landscape and Hardscape	District	District
Recreation and Parks	District/Developer	District/Developer
Other Utilities and Street Lights	Duke Energy	District (Lease)

EXHIBIT D
SUMMARY OF ESTIMATED COSTS*

	A	B	C	D	E
1	Category	Total District Funded CIP	Phase 5&6 (451 SF Lots) SPENT TO DATE	Phase 7 (212 SF Detached Lots /300 Condo Hotel) CURRENT PHASE	Future Phase 8 & 9 (352 Apartments & 345 Condominium)
2			2016 Project	2018 Project	Future Project
3	Stormwater Management System and Parking	\$ 18,625,196.80	\$ 7,507,230.93	\$ 6,178,069.22	\$ 4,939,896.65
4	Roadways, Sidewalks and Walking Paths	\$ 6,133,877.59	\$ 1,994,840.90	\$ 1,641,652.60	\$ 2,497,384.09
5	Master Water Facilities	\$ 2,245,864.46	\$ 797,608.36	\$ 656,391.10	\$ 791,865.00
6	Master Sewer Facilities	\$ 5,204,334.79	\$ 2,118,349.93	\$ 1,743,294.25	\$ 1,342,690.61
7	Master Reuse Facilities	\$ 1,244,875.04	\$ 528,272.03	\$ 434,741.01	\$ 281,862.00
8	Landscaping and Signs	\$ 4,139,328.21	\$ 240,458.67	\$ 1,736,344.54	\$ 2,162,525.00
9	Professional Fees and Municipal Fees & Contingencies	\$ 856,454.39	\$ 53,319.18	\$ 74,682.28	\$ 728,452.93
10	Total Project Cost of	\$ 38,449,931.28	\$ 13,240,080.00	\$ 12,465,175.00	\$ 12,744,676.28

*Developer Has Funded & Contributed Approximately \$6.96 Million Towards the Developer's Allocation of District CIP as Originally Reported in Engineer's report Updated on November 8, 2016. (Developer funded costs include: stormwater management system, parking, roadways, sidewalks, walking paths, landscape, signs, recreation and parks).

EXHIBIT E
PERMIT STATUS

Approval	Issue Date
PSP Approval Osceola County (PS14-00016)	January 23, 2015
PSP (Revised) Approval Osceola County (PS14-00016)	August 19, 2015
PSP (Revised) Approval Osceola County (PS15-00040)	April 07, 2016
PSP Approval Osceola County (PS16-00012)	September 21, 2016
PSP Approval Osceola County (PS17-00009)	June 21 2017
PSP Approval Osceola County (PS19-00004)	June 18, 2019
PSP Approval Osceola County (PS19-00026)	January 9, 2020
PSP Approval Osceola County (PS20-00013)	October 21, 2020
Mass Grading Approval Osceola County (SDP14-0007)	November 3, 2014
Mass Grading (Revised) Approval Osceola County (SDP14-0007)	August 24, 2015
Mass Grading (Revised) Approval Osceola County (SDP 15-0066)	April 26, 2016
Mass Grading Approval Osceola County (SDP16-0080)	August 23, 2016
Mass Grading (Revised) Approval Osceola County (SDP 16-0080)	January 31, 2017
Mass Grading (Revised) Approval Osceola County (SDP 16-0080)	February 22, 2018
SFWMD Permit (#49-01801-P-02)	August 11, 2014
SFWMD Permit Modification (#49-01801-P-03)	August 12, 2015
SFWMD Permit Modification (#49-01801-P-02)	April 25, 2016
SFWMD Permit Modification (#49-01801-P-02)	November 04, 2016
SFWMD Permit Minor Modification (#49-01801-P-02)	January 04, 2017
SFWMD Permit Minor Modification (#49-01801-P-02)	February 09, 2017
SFWMD Permit Minor Modification (#49-01801-P-02)	February 20, 2018
SFWMD Permit Minor Modification (#49-01801-P-02)	April 17, 2018
SFWMD Permit Minor Modification (#49-01801-P-02)	June 14, 2019
SFWMD Dewatering Permit (#49-02372-W)	August 21, 2014
SFWMD Dewatering Permit Extension (#49-02372-W)	August 24, 2015
SFWMD Individual Water Use Permit (#49-02372-W)	November 4, 2017
SFWMD Permit (49-102723-P)	October 1, 2020
SFWMD Permit (49-103850-P)	October 1, 2020
Master Utility Plan – Toho Approval (Phase 1A)	September 9, 2015
Revised Master Utility Plan – Toho Approval (Phase 1A)	August 24, 2016
Osceola County SDP Approval (SDP15-0057)	September 22, 2015
Osceola County SDP Approval Phase 5A (SDP16-0117)	January 23, 2017
Osceola County SDP Approval Phase 5A (SDP16-0117)	January 23, 2017
Osceola County SDP (Revised) Approval Phase 5A (SDP16-0117)	April 18, 2017
Osceola County SDP (Revised) Approval Phase 5A (SDP16-0117)	June 02, 2017
Osceola County SDP (Revised) Approval Phase 5A (SDP16-0117)	June 23, 2017
Osceola County SDP Approval Phase 6 (SDP17-0095)	April 16, 2018
Osceola County PD Approval Minor Amendment (PD19-00027)	November 21, 2019
Osceola County SDP Approval Phase 1B (SDP15-0119)	April 4, 2018
Osceola County SDP Approval Phase 1A Gate entry (SDP20-0050)	September 11, 2020
Osceola County SDP Approval Phase 1B Roundabout (SDP19-0167)	March 24, 2020
Osceola County SDP Approval Phase 1B Pad 3 (SDP19-0106)	December 11, 2019
Osceola County SDP Approval Phase 1B Sales Office Rev 11	June 10, 2019

(SDP15-0119)	
Osceola County SDP Approval Phase 3B (SDP17-0014)	December 26, 2018
Osceola County SDP Pending Approval Margaritaville Hotel (East Wing Addition)	TBD
Osceola County SDP Approval Phase 7 (SDP20-0108)	March 24, 2021
Osceola County SDP Approval Phase 8 (SDP20-0086)	December 17, 2020
Osceola County SDP Approval Phase 10 (SDP20-0085)	December 17, 2020
Toho Approval (#150046.ar.rh)	August 21, 2015
Toho Approval Phase 5A (#160102.ar.rh)	March 14, 2017
Toho Approval Phase 7 (#190031.ge.ka)	November 20, 2019
Toho Approval Phase 3 (160041.ar.lm)	August 26, 2016
FDEP Water Permit Phase 1A (0125823-827-DSGP)	October 1, 2015
FDEP Water Permit DeBartolo Apartments (0125823-255-DSGP)	September 25, 2015
FDEP Water Permit Phase 1B (0125823-307-DSGP)	February 8, 2018
FDEP Water Permit Phase 3 (0125823-306-DSGP)	January 31, 2018
FDEP Water Permit Phase 5A (0125823-288-DSGP)	April 17, 2017
FDEP Water Permit Phase 5A (0125823-296-DSGP)	August 29, 2017
FDEP Water Permit Phase 6 (0125823-316-DSGP)	August 22, 2018
FDEP Water Permit Phase 7 (0125823-374-DSGP)	June 3, 2021
FDEP Water Permit Phase 10 (0125823-371-DS)	May 20, 2021
FDEP Water Permit Phase 10 (0125823-372-DSGP)	May 27, 2021
FDEP Sewer Permit Phase 1A (CS49-0338390-001)	October 6, 2015
FDEP Sewer Permit DeBartolo Apartments (CS49-0338255-001)	September 28, 2015
FDEP Sewer Permit Phase 1B (0345652-009-DWC/CG)	February 9, 2018
FDEP Sewer Permit Phase 3 (0338390-002-DWC/CM)	February 7, 2018
FDEP Sewer Permit Phase 5A (034565-006-DWC/CM)	April 27, 2017
FDEP Sewer Permit Phase 5A (034565-008-DWC/CM)	September 01, 2017
FDEP Sewer Permit Phase 6 (0345652-011-DWC/CM)	August 31, 2018
FDEP Sewer Permit Phase 7 (0345652-015-DWC/CM)	June 2, 2021
FDEP Sewer Permit Phase 8 (0345652-013-DWC/CM)	May 21, 2021
FDEP Sewer Permit Phase 10 0345652-014-DWC/CM	June 1, 2021
Federal Aviation Administration North Tower	October 10, 2020
Federal Aviation Administration South Tower	October 15, 2020
<i>Rolling Oaks Apartments</i>	
Osceola County Approval (SDP15-0077)	August 11, 2015
Toho Approval (#140096.GE/RH)	August 29, 2015

*Additional Permitting is Anticipated for Future Project

SECTION B

**AMENDED MASTER
ASSESSMENT METHODOLOGY

FOR
ROLLING OAKS
COMMUNITY DEVELOPMENT DISTRICT**

Date: August 26, 2021

**Prepared by
Governmental Management Services – Central Florida, LLC
219 E. Livingston Street, Orlando, FL 32801**



Table of Contents

1.0 Introduction.....	3
1.1 Purpose.....	3
1.2 Background.....	3
1.3 Special Benefits and General Benefits	4
1.4 Requirements of a Valid Assessment Methodology	5
1.5 Special Benefits Exceed the Costs Allocated	5
2.0 Assessment Methodology.....	5
2.1 Overview	5
2.2 Allocation of Debt.....	6
2.3 Allocation of Benefit	6
2.4 Lienability Test: Special and Peculiar Benefit to the Property.....	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments.....	7
3.0 True-Up Mechanism.....	8
4.0 Assessment Roll.....	8
5.0 Appendix.....	9
Table 1: Development Program.....	9
Table 2: Infrastructure Cost Estimates	10
Table 3: Bond Sizing.....	11
Table 4: Allocation of Benefit.....	12
Table 5: Allocation of Benefit/Total Par Debt to Each Product Type	13
Table 6: Par Debt and Annual Assessments	14
Table 7: Preliminary Assessment Roll	15
Table 8: Reallocation of Benefit.....	16

GMS-CF, LLC does not represent the Rolling Oaks Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Rolling Oaks Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Rolling Oaks Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District plans to issue not to exceed \$53,800,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Master Engineer’s Report dated August 10, 2021 prepared by Dave Schmitt Engineering, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

1.1 Purpose

The purpose of this Amended Master Assessment Methodology Report (the “Amended Report”) is to provide for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District based upon the Approved Capital Improvement Plan (“CIP”) outlined in the Engineer’s Report dated August 10, 2021 (the “Engineer’s Report”) and identifying total estimated costs of \$38,449,931. This Amended Report allocates the debt to properties based on the special benefits each receives from the District’s approved CIP. This Amended Report may be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions for financing the CIP at the time of the issuance of each series of Bonds. This Amended Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Amended Report and future Supplemental Reports. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means of collection available to the District. It is not the intent of this Amended Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 201.65 acres within Osceola County, Florida. The original development program anticipated a total of 1,350 residential units. The development program currently envisions approximately 1,660 residential units (herein the “Development Plan”). The proposed Development Plan is depicted in Table 1. It is recognized that such land use plans may change and at such time this Amended Report will therefore be modified accordingly.

The public improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer’s Report. Specifically, the District will construct and/or acquire certain stormwater management system & parking, roadways, sidewalks & walking paths, master water facilities, master sewer facilities, master reuse facilities, landscaping and signs, recreation and parks, and professional fees. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District’s CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Amended Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the

District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$38,449,931. In addition, should the total project funds generated with the issuance of the District's proposed Bonds not be sufficient to cover the entire \$38,449,931 of District related infrastructure costs, the Developer has agreed pursuant to a Completion Agreement to fund the unfunded balance remaining. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will

be approximately \$53,800,000, the amount of Bonds validated by the circuit court. Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to \$53,800,000 in Bonds to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Amended Report to allocate the \$53,800,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer and current landowners of the land within the District. The District has relied on the Engineer's Report to develop the costs of the CIP needed to support the Development Plan outlined in Table 2. The improvements needed to support the Development Plan are described in detail in the Engineer's Report and are estimated to cost \$38,449,931. Based on the estimated costs for the District's portion, the size of the bond issue under current market conditions needed to generate funds to pay for the CIP and related costs was determined by the District's Underwriter to total approximately \$53,800,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District Bonds benefits all developable acres within the District.

The Developer has funded and contributed approximately \$7,000,000 towards the Developer's allocation of District CIP as reported in the Engineer's Report updated on August 10, 2021 (Developer funded costs include: stormwater management system, parking, roadways, sidewalks, walking paths, landscape, signs, recreation and parks).

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special

benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, (“Assigned Properties”) has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis (“Unassigned Properties”). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 1,660 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5a (Series 2016 Bonds), 5b (Series 2018 Bonds), and 5c (Future Series Bonds) and Table 6. If there are changes to the Development Plan, a true up of the assessments will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Amended Report sets forth the process by which debt is apportioned. As mentioned herein, this Amended Report may be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of stormwater management system & parking, roadways, sidewalks & walking paths, master water facilities, master sewer facilities, master reuse facilities, landscaping and signs, recreation and parks, and professional fees. There are four residential product types within the planned development. The allocation of the benefit received to the various land uses is based on several factors. **This was established in the original assessment methodology report dated September 19, 2016, prepared by Fishkind and Associates (the “Original AMR”) and is confirmed herein.** Table 4 shows the re-allocation of benefit to the revised planned land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

Table 6 of this Amended Report reflects the Revised Total Par per Unit/Benefit by Land Use and the Actual Projected Par per Unit by Land Use. The difference between the Total Benefit and the Actual Projected Benefit is due to the issuance of less debt per unit than the maximum

amount adopted in order to keep the annual debt service assessments at a marketable rate. This is often determined by market conditions at the time of closing on the bonds as well as upon interest rates related to the debt at the time of issuance. It is important to note that the Actual Projected Par per Unit **DOES NOT EXCEED** the Revised Total Par per Unit/Benefit. So long as this is held to be true, the allocation of the final Debt may be confirmed.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include stormwater management system & parking, roadways, sidewalks & walking paths, master water facilities, master sewer facilities, master reuse facilities, landscaping and signs, recreation and parks, and professional fees. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Amended Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Amended Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to

be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will distribute the revised assessment lien across the benefiting property within the District boundaries on a gross acreage basis, based on this Amended Report. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Amended Report. The original preliminary assessment roll is restated and is depicted in Table 7.

TABLE 1
ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
AMENDED MASTER ASSESSMENT METHODOLOGY REPORT

Product Types	Original Master	Product Changes	Amended Master*	ERUs Per Unit	Total ERUs
Single Family Detached	900	-449	451	1	451
Single Family Attached (TH)	0	212	212	1	212
Condo	150	495	645	0.8	516
Timeshare	300	-300	0	0.8	0
Apartments	0	352	352	0.5	176
Total Units	1,350	310	1,660		1355

* Unit mix is subject to change based on marketing and other factors

Source: Developer

TABLE 2
ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT
APPROVED PROJECT COST ESTIMATES
AMENDED MASTER ASSESSMENT METHODOLOGY REPORT

Amended & Restated CIP	Total District Funded CIP
Stormwater Management System and Parking	\$18,625,197
Roadways, Sidewalks and Walking Paths	\$6,133,878
Master Water Facilities	\$2,245,864
Master Sewer Facilities	\$5,204,335
Master Reuse Facilities	\$1,244,875
Landscaping and Signs	\$4,139,328
Professional Fees	\$856,454
Total Improvements	\$38,449,931

*Developer Has Funded & Contributed Approximately \$7 Million Towards the Developer's Allocation of District CIP as Originally Reported in Engineer's report Updated on August 10, 2021. (Developer funded costs include: stormwater management system, parking, roadways, sidewalks, walking paths, landscape, signs, recreation and parks).

TABLE 3
ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED MASTER ASSESSMENT METHODOLOGY REPORT

Description	Original Bond Sizing	Amended Bond Sizing
Construction Funds	\$33,532,793	\$38,449,931
Debt Service Reserve	\$3,414,499	\$3,915,190
Capitalized Interest	\$8,460,000	\$9,684,000
Underwriters Discount	\$940,000	\$1,076,000
Cost of Issuance	\$650,000	\$670,000
Rounding	\$2,708	\$4,879
Par Amount	\$47,000,000	\$53,800,000

Bond Assumptions:

Average Coupon	9.0%	9.0%
Amortization	30	30
Capitalized Interest	24	24
Debt Service Reserve	MADS	MADS
Underwriters Discount	2%	2%

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
AMENDED MASTER ASSESSMENT METHODOLOGY REPORT

Product Types	No. of Units *	ERU Factor	Total ERUs	% Allocation	Total Improvements Costs Per Product Type	Improvement
						Costs Per Unit
Single Family Detached	451	1.00	451	33.28%	\$12,797,726	\$28,376
Single Family Attached (TH)	212	1.00	212	15.65%	\$6,015,783	\$28,376
Condo	645	0.80	516	38.08%	\$14,642,188	\$22,701
Apartment	352	0.50	176	12.99%	\$4,994,235	\$14,188
Totals	1,660		1,355	100.00%	\$38,449,931	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5a
ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT AND RELATED DEBT/ANNUAL ASSESSMENTS
SERIES 2016 BONDS

Product Types	No. of Units *	Total Improvement Costs Per Product Type	Estimated Par Debt Per Unit - Amended Master	Par Debt Alloc Series 2016 Bonds	Par Debt Per Unit Series 2016 Bonds	Series 2016 - Max Annual Debt Service	Net Annual Debt per Unit**
Single Family Detached	451	\$28,376	\$39,705	\$14,107,280	\$31,280	\$1,014,485	\$2,249
Single Family Attached (TH)	49	\$28,376	\$39,705	\$1,532,720	\$31,280	\$110,221	\$2,249
Condo	0	\$22,701	\$31,764				
Apartment	0	\$14,188	\$0				
Totals	500			\$15,640,000		\$1,124,706	

* Unit mix is subject to change based on marketing and other factors

** Does not include discount and collection costs (6%)

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5b
ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT AND RELATED DEBT/ANNUAL ASSESSMENTS
SERIES 2018 BONDS

Product Types	No. of Units *	Total Improvement Costs Per Product Type	Estimated Par Debt Per Unit - Amended Master	Par Debt Alloc Series 2018 Bonds	Par Debt Per Unit Series 2018 Bonds	Series 2018 - Max Annual Debt Service	Net Annual Debt per Unit**
Single Family Detached	0	\$28,376	\$39,705				
Single Family Attached (TH)	163	\$28,376	\$39,705	\$5,362,000	\$32,896	\$366,633	\$2,249
Condo	300	\$22,701	\$31,764	\$7,798,000	\$25,993	\$533,198	\$1,777
Apartment	0	\$14,188	\$0				
Totals	463			\$13,160,000		\$899,831	

* Unit mix is subject to change based on marketing and other factors

** Does not include discount and collection costs (6%)

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5c
ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT AND RELATED DEBT/ANNUAL ASSESSMENTS
FUTURE SERIES BONDS

Product Types	No. of Units *	Improvement Costs Per Unit	Estimated Par Debt Per Unit - Amended Master	Potential Par Debt Per Product Type	Developer Contributions	Par Debt Alloc Future Series Bonds	Par Debt Per Unit Future Series Bonds	Future Bonds - Max Annual Debt Service	Estimated Net Annual Debt per Unit**
Single Family Detached	0	\$28,376	\$39,705						
Single Family Attached (TH)	0	\$28,376	\$39,705						
Condo	345	\$22,701	\$31,764	\$8,970,000	\$ -	\$8,970,000	\$26,000	\$613,179	\$1,777
Apartment	352	\$14,188	\$0	\$5,782,301	\$ (5,782,301)	\$0	\$0	\$0	\$0
Totals	697			\$14,752,301	\$ (5,782,301)	\$8,970,000		\$613,179	

* Unit mix is subject to change based on marketing and other factors

** Does not include discount and collection costs (6%)

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
AMENDED MASTER ASSESSMENT METHODOLOGY REPORT

Product Types	No. of Units *	Potential Par Debt Per Product Type	Developer Contributions	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family Detached	451	\$17,906,864	\$ -	\$17,906,864	\$39,705	\$1,303,137	\$2,889	\$3,074
Single Family Attached (TH)	212	\$8,417,417	\$ -	\$8,417,417	\$39,705	\$612,561	\$2,889	\$3,074
Condo	645	\$20,487,675	\$ -	\$20,487,675	\$31,764	\$1,490,951	\$2,312	\$2,459
Apartment	352	\$6,988,044	\$ (6,988,044.30)	\$0.00	\$0	\$0	\$0	\$0
Rounding				-\$1,955.70				
Totals	1,660	\$53,800,000		\$46,810,000		\$3,406,649		

(1) This amount includes 6% collection fees and early payment discounts when collected on the Osceola County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED MASTER ASSESSMENT METHODOLOGY REPORT

Platted

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5005-0001-0010	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0020	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0030	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0040	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0050	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0060	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0070	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0080	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0090	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0100	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0110	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0120	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0130	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0140	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0150	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0160	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0170	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0180	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0190	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0200	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5013-0001-0210	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5013-0001-0220	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5013-0001-0230	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5013-0001-0240	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5013-0001-0250	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5013-0001-0260	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5013-0001-0270	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0280	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0290	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0300	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0310	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0320	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0330	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0340	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0350	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0360	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0370	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0380	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0390	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0400	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0410	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0420	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0430	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0440	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0450	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0460	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0470	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0480	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0490	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0500	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0510	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0520	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0530	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0540	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5005-0001-0550	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0560	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0570	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0580	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0590	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0600	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0610	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0620	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0630	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0640	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0650	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0660	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0670	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0680	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0690	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0700	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0710	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0720	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0730	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0740	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0750	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0760	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0770	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0780	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0790	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0800	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0810	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0820	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0830	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-0840	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt		Projected Net	Gross Annual Debt	
		Allocated Per Unit	Allocated		Assessment	Allocation (1)
04-25-27-5005-0001-0850	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0860	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0870	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0880	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0890	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0900	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0910	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0920	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0930	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0940	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0950	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0960	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0970	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0980	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-0990	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1000	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1010	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1020	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1030	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1040	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1050	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1060	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1070	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1080	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1090	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1100	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1110	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1120	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1130	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87
04-25-27-5005-0001-1140	1	\$39,705	\$39,705	\$2,889.44		\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5005-0001-1150	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1160	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1170	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1180	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1190	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1200	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1210	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1220	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1230	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1240	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1250	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1260	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1270	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1280	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1290	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1300	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1310	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1320	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1330	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1340	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1350	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1360	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1370	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1380	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1390	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1400	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1410	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1420	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1430	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1440	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5005-0001-1450	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1460	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1470	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1480	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1490	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1500	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1510	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1520	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1530	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1540	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1550	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1560	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1570	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1580	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1590	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1600	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1610	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1620	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1630	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1640	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1650	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1660	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1670	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1680	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1690	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1700	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1710	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1720	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1730	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1740	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5005-0001-1750	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1760	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1770	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1780	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1790	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1800	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1810	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1820	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1830	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1840	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1850	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1860	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1870	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1880	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1890	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1900	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1910	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1920	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1930	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1940	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1950	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1960	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1970	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1980	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-1990	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2000	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2010	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2020	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2030	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2040	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5005-0001-2050	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2060	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2070	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2080	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2090	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2100	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2110	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2120	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2130	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2140	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2150	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2160	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2170	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2180	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2190	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2200	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2210	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2220	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2230	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2240	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2250	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2260	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2270	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2280	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2290	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2300	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2310	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2320	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2330	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2340	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5005-0001-2350	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2360	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2370	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2380	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2390	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2400	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2410	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2420	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2430	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2440	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2450	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2460	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2470	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2480	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2490	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2500	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2510	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2520	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2530	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2540	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2550	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2560	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2570	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2580	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2590	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2600	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2610	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5005-0001-2620	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0010	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0020	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5007-0001-0030	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0040	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0050	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0060	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0070	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0080	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0090	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0100	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0110	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0120	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0130	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0140	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0150	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0160	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0170	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0180	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0190	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0200	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5007-0001-0210	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0220	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0230	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0240	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0250	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0260	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0270	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0280	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0290	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0300	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0310	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0320	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5006-0001-0330	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0340	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0350	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0360	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0370	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0380	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0390	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0400	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0410	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0420	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0430	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0440	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0450	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0460	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0470	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0480	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0490	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0500	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0510	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0520	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0530	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0540	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0550	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0560	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0570	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0580	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0590	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0600	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0610	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0620	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt	Total Par Debt	Projected Net	Gross Annual Debt
		Allocated Per Unit	Allocated	Annual Assessment	Assessment Allocation (1)
04-25-27-5006-0001-0630	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0640	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0650	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0660	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0670	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0680	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0690	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0700	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0710	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0720	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0730	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0740	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0750	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0760	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0770	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0780	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0790	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0800	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0810	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0820	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0830	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0840	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0850	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0860	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0870	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0880	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0890	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0900	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0910	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0920	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5006-0001-0930	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0940	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0950	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0960	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0970	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0980	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-0990	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-1000	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-1010	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-1020	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-1030	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-1040	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5006-0001-1050	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1060	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1070	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1080	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1090	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1100	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1110	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1120	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1130	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1140	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1150	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1160	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1170	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1180	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1190	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1200	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1210	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1220	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5012-0001-1230	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1240	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1250	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1260	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1270	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1280	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1290	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1300	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1310	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1320	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1330	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1340	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1350	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1360	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1370	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1380	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1390	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1400	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1410	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1420	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1430	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1440	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1450	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1460	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1470	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1480	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1490	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1500	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1510	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1520	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5012-0001-1530	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1540	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1550	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1560	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1570	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1580	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1590	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1600	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1610	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1620	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1630	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1640	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1650	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1660	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1670	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1680	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1690	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1700	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1710	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1720	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1730	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1740	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1750	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1760	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1770	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1780	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1790	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1800	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1810	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1820	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5012-0001-1830	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1840	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1850	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1860	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1870	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1880	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5012-0001-1890	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0010	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0020	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0030	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0040	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0050	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0060	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0070	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0080	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0090	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0100	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0110	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0120	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0130	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0140	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0150	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0160	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0170	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0180	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0190	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0200	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0210	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0220	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0230	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5016-0001-0240	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0250	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0260	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0270	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0280	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0290	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0300	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0310	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0320	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0330	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0340	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0350	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0360	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0370	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0380	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0390	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0400	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0410	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0420	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0430	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0440	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0450	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0460	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0470	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0480	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0490	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0500	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0510	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0520	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0530	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5016-0001-0540	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0550	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0560	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0570	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0580	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0590	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0600	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0610	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0620	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0630	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0640	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0650	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0660	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0670	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0680	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0690	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0700	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0710	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0720	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0730	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0740	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0750	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0760	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0770	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0780	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0790	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0800	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0810	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0820	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0830	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5016-0001-0840	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0850	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0860	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0870	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0880	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0890	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0900	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0910	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0920	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0930	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0940	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0950	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0960	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0970	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0980	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-0990	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1000	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1010	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1020	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1030	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1040	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1050	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1060	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1070	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1080	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1090	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1100	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1110	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1120	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1130	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5016-0001-1140	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1150	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1160	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1170	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1180	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1190	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1200	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1210	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1220	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1230	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1240	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1250	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1260	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1270	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1280	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1290	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1300	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1310	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1320	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1330	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1340	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1350	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1360	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1370	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1380	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1390	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1400	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1410	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1420	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1430	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5016-0001-1440	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1450	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1460	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1470	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1480	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1490	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1500	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1510	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1520	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1530	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1540	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1550	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1560	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1570	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1580	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1590	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1600	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1610	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1620	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1630	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1640	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1650	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1660	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1670	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1680	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1690	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1700	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1710	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1720	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1730	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5016-0001-1740	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1750	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1760	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1770	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1780	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1790	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1800	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1810	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1820	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1830	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1840	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1850	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1860	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1870	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1880	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1890	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1900	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1910	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1920	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1930	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1940	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1950	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1960	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1970	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1980	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-1990	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-2000	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-2010	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-2020	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-2030	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87

Parcel ID	Units	Total Par Debt Allocated Per Unit	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5016-0001-2040	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-2050	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-2060	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-2070	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-2080	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-2090	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-2100	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-2110	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
04-25-27-5016-0001-2120	1	\$39,705	\$39,705	\$2,889.44	\$3,073.87
Total Platted	663		\$26,324,280.52	\$1,915,698.08	\$2,037,976.68

Unplatted	Acres	Total Par Debt Allocated Per Acre	Total Par Debt Allocated	Projected Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
04-25-27-5004-0001-0060 (2)	58.07	\$347,510	\$20,179,911	\$1,468,694	\$1,562,440
04-25-27-5004-0001-0100	0.88	\$347,510	\$305,809	\$22,257	\$23,677
Total Unplatted	58.95		20,485,720	\$1,490,950.54	\$1,586,118

Total Assessments			\$46,810,000	\$3,406,649	\$3,624,094
-------------------	--	--	--------------	-------------	-------------

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

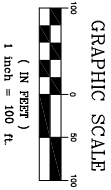
(2) This parcel excludes Phase 8 acreage containing the proposed 352 apartment units. Legal Description of the excluded area is attached as Exhibit "A".

Prepared by: Governmental Management Services - Central Florida, LLC

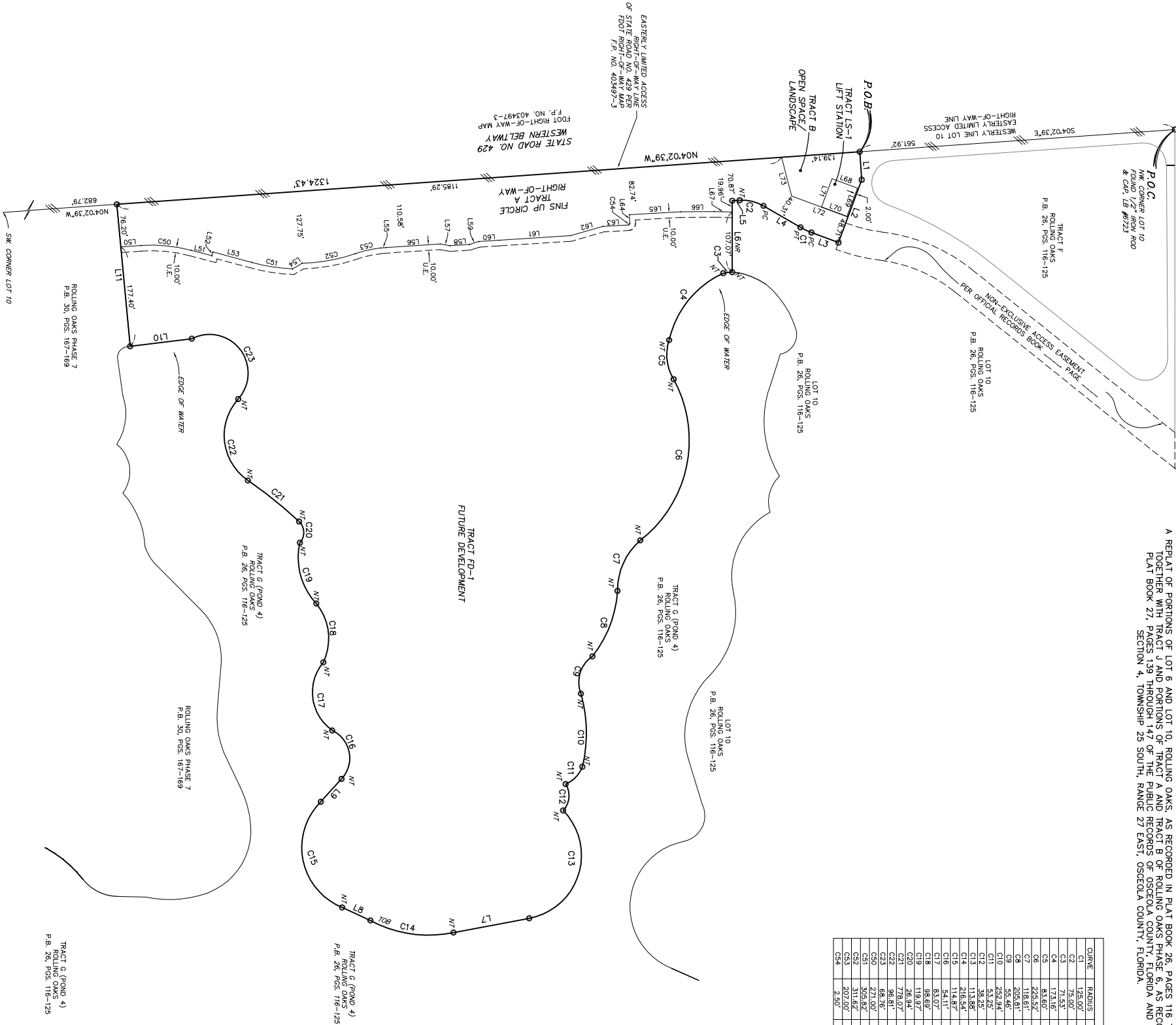
ROLLING OAKS PHASE 8

A REPLAT OF PORTIONS OF LOT 6 AND LOT 10, ROLLING OAKS, AS RECORDED IN PLAT BOOK 26, PAGES 116 THROUGH 125, TOGETHER WITH TRACT J AND PORTIONS OF TRACT A AND TRACT B OF ROLLING OAKS PHASE 6, AS RECORDED IN PLAT BOOK 27, PAGES 139 THROUGH 147 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND LIVING IN SECTION 4, TOWNSHIP 29 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA.

CURVE TABLE				
CURVE	RADIUS	BEARING	CHORD	DELTA
C1	126.00'	S28°15'12"W	21.99'	95°4'33"
C2	75.00'	S13°22'37"W	43.43'	33°59'43"
C3	75.00'	S06°21'02"E	16.86'	23°53'45"
C4	75.00'	S33°15'53"W	15.00'	59°59'57"
C5	84.60'	N48°21'14"E	68.86'	44°29'12"
C6	225.50'	S78°17'45"E	292.67'	80°54'54"
C7	118.61'	S65°43'19"E	98.46'	49°02'51"
C8	205.81'	S59°03'05"E	124.21'	35°16'19"
C9	55.00'	S28°15'12"W	18.95'	12°58'45"
C10	42.84'	N48°21'14"E	13.00'	29°46'33"
C11	53.25'	S45°59'00"E	42.85'	47°26'43"
C12	38.28'	S94°31'21"E	47.18'	76°09'33"
C13	113.88'	S72°31'34"E	201.00'	123°53'40"
C14	216.54'	S08°18'14"W	149.45'	41°02'46"
C15	54.11'	S79°02'37"W	87.26'	108°22'24"
C16	83.07'	S92°38'50"W	122.32'	94°49'41"
C17	98.69'	S83°05'02"W	105.08'	64°20'01"
C18	118.97'	S74°54'28"W	111.99'	55°38'55"
C19	26.93'	S34°42'44"W	12.62'	89°28'40"
C20	128.97'	S34°42'44"W	118.60'	33°14'44"
C21	96.81'	S83°14'55"W	145.79'	97°42'00"
C22	64.76'	S52°25'08"W	135.30'	159°21'39"
C23	305.82'	N09°04'04"E	73.60'	13°44'51"
C24	271.00'	S09°23'01"W	89.43'	18°53'37"
C25	207.00'	S12°17'15"E	46.22'	12°49'05"
C26	2.50'	N48°17'00"W	3.54'	90°00'00"



LINE	BEARING	LENGTH
L1	N85°57'21"E	49.90'
L2	S69°42'04"E	119.00'
L3	S67°25'56"W	51.35'
L4	S69°25'56"W	72.85'
L5	S84°05'30"E	13.51'
L6	S90°00'00"E	127.03'
L7	S104°16'E	138.91'
L8	S24°45'18"W	55.44'
L9	S07°20'06"W	54.65'
L10	S01°00'55"E	133.85'
L11	S84°48'40"W	253.61'
L12	N25°21'16"W	35.84'
L13	S14°52'49"W	38.56'
L14	S22°43'38"W	7.00'
L15	N75°07'11"W	7.00'
L16	S03°39'34"E	34.52'
L17	S02°30'55"E	17.52'
L18	S30°07'11"E	19.84'
L19	S04°57'22"E	9.11'
L20	S03°45'37"E	97.11'
L21	S10°33'44"W	17.98'
L22	N15°59'21"W	59.75'
L23	S03°17'00"E	45.87'
L24	S03°17'00"W	81.00'
L25	N00°25'16"W	60.07'
L26	N01°25'10"E	31.94'
L27	S20°19'41"W	48.13'
L28	N69°42'04"W	53.82'
L29	S69°42'04"E	43.85'
L30	N20°17'56"E	104.77'
L31	S75°30'59"W	71.11'



SECTION C

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY RELATED TO THE DEVELOPER'S REVISED DEVELOPMENT PLAN THAT IS SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the "**Board**") of the Rolling Oaks Community Development District (the "**District**") hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The historical background information and findings with respect to the Developer's revised development plan in Resolution 2021-09, are hereby incorporated herein by this reference;

(c) the District issued its \$13,160,000 Special Assessment Bonds, Series 2018 (the "**2018 Bonds**") to finance a subsequent portion of the public capital improvement program (the "**2018 Project**") as described in the *Amended and Restated Engineer's Report* dated September 13, 2018;

(d) the 2018 Bonds are currently being repaid by non-ad valorem special assessments on the benefited property within the District (the "**2018 Debt Assessments**") pursuant to the *Second Supplemental Special Assessment Methodology* dated October 23, 2018;

(e) the District plans on issuing future Special Assessment Bonds (the "**Future Bonds**") to finance the final portion of the public capital improvement program described in the *Amended and Restated Engineer's Report* dated August 26, 2021 (the "**Future Project**"), attached hereto as **Exhibit A** that will be repaid by certain non-ad valorem special assessments on the benefited property within the District (the "**Future Debt Assessments**");

(f) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements, including the 2018 Project and the Future Project;

(g) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the 2018 Project and Future Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(h) It is desirable for the public safety and welfare that the District construct and acquire the 2018 Project and Future Project on certain lands within the District, the nature and location of which are described in Resolution 2021-09 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such 2018 Project and Future Project be assessed against the lands specially benefited thereby.

(i) The implementation of the 2018 Project and Future Project, the levying of such special assessments and the sale and issuance of the Future Bonds serves a proper, essential, and valid public purpose.

(j) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Future Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Future Bonds.

(k) By Resolution 2021-09, the Board determined to implement the Future Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Future Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2021-09 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(l) Resolution 2021-09 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(m) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(n) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2021-09 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the 2018 Project and Future Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(o) The Board met as an equalizing board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(p) Having considered revised estimates of the construction costs of the 2018 Project and Future Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the 2018 Project and Future Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the *Amended Master Assessment Methodology* dated August 26, 2021 (the "**Amended Assessment Report**") attached hereto as **Exhibit B**, and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such 2018 Project and Future Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the 2018 Project and Future Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Amended Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Amended Assessment Report.

SECTION 4. AUTHORIZATION OF PROJECTS. The 2018 Project and Future Project, as more specifically described by the plans and specifications therefor on file in the registered office of the District, are hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECTS. The total estimated costs of the 2018 Project and Future Project, and the costs to be paid by the 2018 Debt Assessments and the Future Debt Assessments on all specially benefited property is set forth in the Amended Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The 2018 Debt Assessments and the Future Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "**Improvement Lien Book**." The 2018 Debt Assessments or Future Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the 2018 Project and Future Project have been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the 2018 Project and Future Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the 2018 Project and Future Project the proportionate difference between the debt assessment as hereby made, approved and confirmed and the actual costs of the 2018 Project and Future Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit

given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the 2018 Project and Future Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the 2018 Debt Assessments and the Future Debt Assessments for all of the 2018 Project and Future Project has been determined, the term "**2018 Debt Assessment and the Future Debt Assessment**" as appropriate shall mean the sum of the actual costs of the 2018 Project and Future Project as appropriate benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots or parcels to be used for the construction of residential units, and that such individual lots or parcels will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots or parcels that will exist so that the amount so allocated to each lot or parcel will constitute an assessment against, and a lien upon, each such lot or parcel without further action by the Board.

The Board has been informed by the Developer that each lot or parcel of a particular product type as identified in the Amended Assessment Report will be of approximately the same size as each other lot or parcel of the same product type. While it would be possible to allocate the 2018 Debt Assessments and the Future Debt Assessments among each lot or parcel of a particular product type on the basis of the square footage of each such lot or parcel, the Board does not believe that the special benefits afforded by the 2018 Project and Future Project to each lot or parcel vary to any material degree due to comparatively minor variations in the square footage of each lot or parcel. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot or parcel of the same product type will be benefited equally by the 2018 Project and Future Project, regardless of minor variations in the square footage of the lots or parcels.

If the Developer's plans change and the size of the assessable units as described in the Amended Assessment Report vary to a degree such that it would be inequitable to levy 2018 Debt Assessments or Future Debt Assessments in equal amounts against each assessable unit of the same product type, then the Board may, by a supplemental resolution, reallocate the 2018 Debt Assessments and the Future Debt Assessments against the assessable units on a more equitable basis and in doing so the Board may ignore minor variations among lots or parcels of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the 2018 Bonds and the Future Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the 2018 Debt Assessments and the Future Debt Assessments as reallocated were duly levied in accordance with applicable law, that the 2018 Debt Assessments and the Future Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the assessable units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates 2018 Debt Assessments or Future Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised 2018 Debt Assessments or Future Debt

Assessments roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Amended Assessment Report (if any), the 2018 Debt Assessments and the Future Debt Assessments for the 2018 Bonds and the Future Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the 2018 Bonds and the Future Bonds, together with interest at the applicable coupon rate of the 2018 Bonds and the Future Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the 2018 Project and Future Project have been completed and the Board has adopted a resolution accepting the 2018 Project and Future Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the 2018 Project and Future Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an debt assessment has been levied may pay the principal balance of such debt assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the 2018 Bonds and the Future Bonds secured by the 2018 Debt Assessments and the Future Debt Assessments, the 2018 Debt Assessments and the Future Debt Assessments theretofore securing the 2018 Bonds and the Future Bonds shall no longer be levied by the District. If, for any reason, any debt assessments are overpaid or excess debt assessments are collected, or if, after repayment of the 2018 Bonds and the Future Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the 2018 Bonds and the Future Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the debt assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The 2018 Debt Assessments and the Future Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the 2018 Debt Assessments and the Future Debt Assessments for the 2018 Bonds and the Future Bonds. Accordingly, the 2018 Debt Assessments and the Future Debt Assessments for the 2018 Bonds and the Future Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the 2018 Debt Assessments and the Future Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such debt assessments directly from the Developer, or its successors

or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS. The Board hereby confirms its intention to issue the Future Bonds, to provide funds, pending receipt of the Future Debt Assessments, to pay all or a portion of the cost of the Future Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the 2018 Debt Assessments and the Future Debt Assessments as it relates to property owners whose benefitted property is subject to the 2018 Debt Assessments and the Future Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the 2018 Debt Assessments and the Future Debt Assessments, and the levy, collection, and lien of the 2018 Debt Assessments and the Future Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the 2018 Debt Assessments and the Future Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any debt assessment as finally approved shall be competent and sufficient evidence that such debt assessment was duly levied, that the 2018 Debt Assessment or Future Debt Assessment was duly made and adopted, and that all other proceedings adequate to such debt assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

Passed and Adopted on September 28, 2021.

Attest:

**Rolling Oaks
Community Development District**

George Flint
Secretary

John Chiste
Chair of the Board of Supervisors

Exhibit A –Amended and Restated Engineer’s Report dated August 26, 2021

Exhibit B –Amended Master Assessment Methodology dated August 26, 2021

SECTION V

SECTION C

SECTION 1

Rolling Oaks

Community Development District

Summary of Check Register

August 20, 2021 to September 20, 2021

Fund	Date	Check No.'s	Amount
General Fund			
	9/9/21	332	\$ 11,735.10
Total Amount			\$ 11,735.10

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/09/21	00001	7/01/21 91	202107 310-51300-34000	MANAGEMENT FEES JULY 21	*	2,916.67	
		7/01/21 91	202107 310-51300-35100	INFORMATION TECH JULY 21	*	50.00	
		7/01/21 91	202107 310-51300-31300	DISSEMINATION SVC JULY 21	*	583.33	
		7/01/21 91	202107 310-51300-51000	OFFICE SUPPLIES JULY 21	*	18.37	
		7/01/21 91	202107 310-51300-42000	POSTAGE JULY 21	*	10.79	
		7/01/21 91	202107 310-51300-42500	COPIES JULY 21	*	38.40	
GOVERNMENTAL MANAGEMENT SERVICES							3,617.56 000332
9/09/21	00027	7/27/21 07272021	202107 320-53800-49000	HEMISPHERE DANCER	*	139.54	
MARGARITAVILLE RESORT							139.54 000333
9/09/21	00020	7/20/21 730432	202107 320-53800-46201	IRRIGATION REPAIRS	*	848.00	
		8/01/21 730501	202108 320-53800-46200	LANDSCAPE MAINT AUG 21	*	7,130.00	
REW LANDSCAPE							7,978.00 000334
TOTAL FOR BANK A						11,735.10	
TOTAL FOR REGISTER						11,735.10	

SECTION 2

Rolling Oaks
Community Development District

Unaudited Financial Reporting
August 31, 2021



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
August 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account - Suntrust	\$ 9,805	\$ -	\$ -	\$ 9,805
<u>Investments</u>				
Series 2016				
Reserve	\$ -	\$ 1,124,753	\$ -	\$ 1,124,753
Revenue	\$ -	\$ 796,663	\$ -	\$ 796,663
Interest	\$ -	\$ 2	\$ -	\$ 2
Sinking Fund	\$ -	\$ 34	\$ -	\$ 34
Construction	\$ -	\$ -	\$ 1,273	\$ 1,273
Series 2018				
Reserve	\$ -	\$ 899,869	\$ -	\$ 899,869
Revenue	\$ -	\$ 594,268	\$ -	\$ 594,268
Interest	\$ -	\$ 2	\$ -	\$ 2
Sinking Fund	\$ -	\$ 1	\$ -	\$ 1
Construction	\$ -	\$ -	\$ 2,281,045	\$ 2,281,045
Due From General Fund	\$ -	\$ -	\$ -	\$ -
Due From Developer	\$ 30,212	\$ -	\$ -	\$ 30,212
Total Assets	\$ 40,018	\$ 3,415,592	\$ 2,282,319	\$ 5,737,928
Liabilities:				
Accounts Payable	\$ 17,669	\$ -	\$ -	\$ 17,669
Total Liabilities	\$ 17,669	\$ -	\$ -	\$ 17,669
Fund Balances:				
Unassigned	\$ 22,349	\$ -	\$ -	\$ 22,349
Assigned for Debt Service 2016	\$ -	\$ 1,921,452	\$ -	\$ 1,921,452
Assigned for Debt Service 2018	\$ -	\$ 1,494,140	\$ -	\$ 1,494,140
Assigned for Capital Projects 2016	\$ -	\$ -	\$ 1,273	\$ 1,273
Assigned for Capital Projects 2018	\$ -	\$ -	\$ 2,281,045	\$ 2,281,045
Total Fund Balances	\$ 22,349	\$ 3,415,592	\$ 2,282,319	\$ 5,720,260
Total Liabilities & Fund Balance	\$ 40,018	\$ 3,415,592	\$ 2,282,319	\$ 5,737,928

Rolling Oaks
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Assessments	\$ 224,536	\$ 224,536	\$ 227,208	\$ 2,672
Miscellaneous Income	\$ -	\$ -	\$ 12,388	\$ 12,388
Developer Contributions	\$ 79,651	\$ 30,212	\$ 30,212	\$ -
Total Revenues	\$ 304,187	\$ 254,748	\$ 269,808	\$ 12,388
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 7,400	\$ 3,600
FICA Expense	\$ 918	\$ 842	\$ 566	\$ 275
Engineering	\$ 10,000	\$ 9,167	\$ -	\$ 9,167
Attorney	\$ 15,000	\$ 13,750	\$ 3,959	\$ 9,791
Arbitrage	\$ 900	\$ 825	\$ 900	\$ (75)
Dissemination	\$ 7,000	\$ 6,417	\$ 6,417	\$ 0
Assessment Administration	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Annual Audit	\$ 3,900	\$ 3,575	\$ 3,150	\$ 425
Trustee Fees	\$ 7,000	\$ 7,000	\$ 7,000	\$ -
Management Fees	\$ 35,000	\$ 32,083	\$ 32,083	\$ (0)
Information Technology	\$ 600	\$ 550	\$ 550	\$ -
Telephone	\$ 300	\$ 275	\$ -	\$ 275
Postage	\$ 800	\$ 733	\$ 571	\$ 162
Insurance	\$ 6,483	\$ 6,483	\$ 6,189	\$ 294
Printing & Binding	\$ 800	\$ 733	\$ 240	\$ 493
Legal Advertising	\$ 2,600	\$ 2,383	\$ 356	\$ 2,028
Other Current Charges	\$ 500	\$ 458	\$ 1,224	\$ (766)
Office Supplies	\$ 125	\$ 115	\$ 121	\$ (6)
Property Appraiser Fee	\$ 180	\$ 165	\$ 152	\$ 13
Property Taxes	\$ 1,100	\$ 1,008	\$ 8	\$ 1,000
Meeting Room	\$ -	\$ -	\$ 279	\$ (279)
Dues, Licenses & Subscriptions	\$ 175	\$ 160	\$ 175	\$ (15)
Total General & Administrative:	\$ 115,381	\$ 107,723	\$ 81,342	\$ 26,381
<u>Operations and Maintenance Expenses</u>				
<u>Field Operations</u>				
Utility-Electric	\$ -	\$ -	\$ 83,205	\$ (83,205)
Utility-Water and Sewer	\$ 50,000	\$ 45,833	\$ 55,823	\$ (9,989)
Landscape Maintenance	\$ 84,160	\$ 77,147	\$ 74,958	\$ 2,189
Landscape Enhancements	\$ -	\$ -	\$ 34,886	\$ (34,886)
Landscape Irrigation	\$ -	\$ -	\$ 5,413	\$ (5,413)
Lawn Mowing/Trimming	\$ -	\$ -	\$ 8,800	\$ (8,800)
Lake Maintenance	\$ 47,276	\$ 43,336	\$ 27,795	\$ 15,541
Contingency	\$ 7,370	\$ 6,756	\$ 4,990	\$ 1,766
Total Operations and Maintenance:	\$ 188,806	\$ 173,072	\$ 295,869	\$ (122,796)
Total Expenditures	\$ 304,187	\$ 280,795	\$ 377,210	\$ (96,415)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (107,403)	
Fund Balance - Beginning	\$ -	\$ -	\$ 129,752	
Fund Balance - Ending	\$ -	\$ -	\$ 22,349	

Rolling Oaks
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 1,010,251	\$ 1,010,251	\$ 1,022,273	\$ 12,021
Assessments - Direct	\$ 114,750	\$ 114,750	\$ 114,750	-
Interest	\$ 10,000	\$ 9,167	\$ 166	\$ (9,001)
Total Revenues	\$ 1,135,001	\$ 1,134,168	\$ 1,137,189	\$ 3,021
<u>Expenditures:</u>				
Interest - 11/01	\$ 440,253	\$ 440,253	\$ 440,253	\$ (0)
Principal - 11/01	\$ 240,000	\$ 240,000	\$ 240,000	-
Interest - 05/01	\$ 434,853	\$ 434,853	\$ 434,853	\$ (0)
Total Expenditures	\$ 1,115,106	\$ 1,115,106	\$ 1,115,106	\$ (0)
<u>Other Sources/(Uses)</u>				
Transfer In/Out	\$ -	\$ -	\$ (1,269)	\$ (1,269)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,269)	\$ (1,269)
Excess Revenues (Expenditures)	\$ 19,895		\$ 20,813	
Fund Balance - Beginning	\$ 763,186		\$ 1,900,639	
Fund Balance - Ending	\$ 783,081		\$ 1,921,452	

Rolling Oaks
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Assessments - Direct	\$ 900,000	\$ 900,000	\$ 900,000	\$ -
Interest	\$ 5,000	\$ 4,583	\$ 120	\$ (4,463)
Total Revenues	\$ 905,000	\$ 904,583	\$ 900,120	\$ (4,463)
Expenditures:				
Interest - 11/01	\$ 350,813	\$ 350,813	\$ 350,813	\$ -
Principal - 11/01	\$ 195,000	\$ 195,000	\$ 195,000	\$ -
Interest - 05/01	\$ 346,547	\$ 346,547	\$ 346,547	\$ (0)
Total Expenditures	\$ 892,359	\$ 892,359	\$ 892,359	\$ (0)
Other Sources/(Uses)				
Transfer in/Out	\$ -	\$ -	\$ 124	\$ 124
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 124	\$ 124
Excess Revenues (Expenditures)	\$ 12,641		\$ 7,885	
Fund Balance - Beginning	\$ 581,871		\$ 1,486,254	
Fund Balance - Ending	\$ 594,511		\$ 1,494,140	

Rolling Oaks

Community Development District

Capital Projects Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/Out	\$ -	\$ -	\$ 1,269	\$ 1,269
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,269	\$ 1,269
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 1,269	
Fund Balance - Beginning	\$ -	\$ -	\$ 4	
Fund Balance - Ending	\$ -	\$ -	\$ 1,273	

Rolling Oaks
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 209	\$ 209
Total Revenues	\$ -	\$ -	\$ 209	\$ 209
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 3,500	\$ (3,500)
Total Expenditures	\$ -	\$ -	\$ 3,500	\$ (3,500)
Other Financing Sources/(Uses)				
Transfer In/Out	\$ -	\$ -	\$ (124)	\$ (124)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (124)	\$ (124)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (3,415)	
Fund Balance - Beginning	\$ -	\$ -	\$ 2,284,461	
Fund Balance - Ending	\$ -	\$ -	\$ 2,281,045	

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	\$ 3,613	\$ 41,724	\$ 5,261	\$ 2,685	\$ -	\$ -	\$ -	\$ 227,208
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,388	\$ -	\$ -	\$ -	\$ -	\$ 12,388
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,212	\$ -	\$ 30,212
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,388	\$ -	\$ -	\$ 30,212	\$ -	\$ 269,808
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 2,000	\$ -	\$ 1,800	\$ 600	\$ 1,000	\$ -	\$ 7,400
FICA Expense	\$ 77	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ 153	\$ -	\$ 138	\$ 46	\$ 77	\$ -	\$ 566
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 171	\$ -	\$ 171	\$ 200	\$ 588	\$ 228	\$ 770	\$ -	\$ 1,831	\$ -	\$ -	\$ -	\$ 3,959
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ 6,417
Assessment Administration	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150	\$ -	\$ -	\$ -	\$ 3,150
Trustee Fees	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ 32,083
Information Technology	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ 550
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 59	\$ 2	\$ 21	\$ 3	\$ 13	\$ 99	\$ 87	\$ 94	\$ 84	\$ 95	\$ 15	\$ -	\$ 571
Insurance	\$ 6,189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,189
Printing & Binding	\$ -	\$ 27	\$ -	\$ -	\$ 27	\$ 4	\$ 23	\$ 23	\$ 54	\$ 38	\$ 43	\$ -	\$ 240
Legal Advertising	\$ 106	\$ -	\$ -	\$ 47	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 127	\$ -	\$ -	\$ 356
Other Current Charges	\$ -	\$ 265	\$ 121	\$ 121	\$ 120	\$ 121	\$ 296	\$ 42	\$ 57	\$ 41	\$ 42	\$ -	\$ 1,224
Office Supplies	\$ 0	\$ 15	\$ 0	\$ 0	\$ 15	\$ 1	\$ 18	\$ 18	\$ 18	\$ 18	\$ 18	\$ -	\$ 121
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152
Property Taxes	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Meeting Room	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140	\$ 140	\$ -	\$ -	\$ -	\$ 279
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 24,826	\$ 7,367	\$ 3,863	\$ 4,996	\$ 5,444	\$ 4,003	\$ 6,896	\$ 3,866	\$ 10,821	\$ 4,516	\$ 4,743	\$ -	\$ 81,342
Operations and Maintenance Expenses													
Field Operations													
Utility - Electric	\$ -	\$ -	\$ 959	\$ 11,394	\$ 9,609	\$ 9,878	\$ 9,988	\$ 10,041	\$ 10,441	\$ 10,481	\$ 10,413	\$ -	\$ 83,205
Utility - Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 10,218	\$ 7,112	\$ 8,536	\$ 8,483	\$ 9,141	\$ 7,677	\$ 4,657	\$ -	\$ 55,823
Landscape Maintenance	\$ 6,180	\$ 6,180	\$ 6,180	\$ 6,180	\$ 6,180	\$ 6,180	\$ 7,130	\$ 7,130	\$ 7,130	\$ 7,130	\$ 9,358	\$ -	\$ 74,958
Landscape Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,499	\$ 7,499	\$ 7,499	\$ 12,388	\$ -	\$ -	\$ 34,886
Landscape Irrigation	\$ 864	\$ 505	\$ 1,326	\$ 260	\$ 462	\$ 83	\$ 402	\$ 358	\$ 112	\$ 1,042	\$ -	\$ -	\$ 5,413
Lawn Mowing/Trimming	\$ -	\$ 2,200	\$ -	\$ -	\$ -	\$ 2,200	\$ -	\$ 2,200	\$ 2,200	\$ -	\$ -	\$ -	\$ 8,800
Lake Maintenance	\$ 2,228	\$ 2,228	\$ 3,328	\$ 3,328	\$ 2,228	\$ 2,786	\$ 3,328	\$ 2,228	\$ 2,786	\$ 3,328	\$ -	\$ -	\$ 27,795
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,850	\$ -	\$ -	\$ -	\$ 140	\$ -	\$ -	\$ 4,990
Total Operations and Maintenance Expenses	\$ 9,272	\$ 11,113	\$ 11,793	\$ 21,162	\$ 28,696	\$ 40,588	\$ 36,883	\$ 37,939	\$ 44,198	\$ 29,797	\$ 24,428	\$ -	\$ 295,869
Total Expenditures	\$ 34,098	\$ 18,480	\$ 15,656	\$ 26,158	\$ 34,140	\$ 44,591	\$ 43,779	\$ 41,805	\$ 55,019	\$ 34,313	\$ 29,172	\$ -	\$ 377,210
Excess Revenues (Expenditures)	\$ (34,098)	\$ (18,480)	\$ (15,656)	\$ (26,158)	\$ (34,140)	\$ (44,591)	\$ (43,779)	\$ (29,418)	\$ (55,019)	\$ (34,313)	\$ 1,041	\$ -	\$ (107,403)

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

							18.18%	81.82%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2016 Debt Service</i>	<i>Total</i>
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
03/08/21	ACH	\$20,479.34	(\$409.59)	(\$200.71)	\$0.00	\$19,869.04	\$3,613.02	\$16,256.02	\$19,869.04
04/12/21	ACH	\$231,123.98	(\$4,622.49)	\$0.00	\$0.00	\$226,501.49	\$41,187.44	\$185,314.05	\$226,501.49
04/12/21	ACH	\$3,011.49	(\$60.22)	\$0.00	\$0.00	\$2,951.27	\$536.66	\$2,414.61	\$2,951.27
05/12/21	ACH	\$29,256.20	(\$585.13)	\$258.05	\$0.00	\$28,929.12	\$5,260.52	\$23,668.60	\$28,929.12
06/25/21	ACH	\$14,628.10	(\$292.56)	\$430.07	\$0.00	\$14,765.61	\$2,685.01	\$12,080.60	\$14,765.61
TOTAL		\$ 1,313,603.38	\$ (25,535.01)	\$ (38,587.97)	\$ -	\$ 1,249,480.40	\$ 227,207.77	\$ 1,022,272.63	\$ 1,249,480.40

DIRECT BILL ASSESSMENTS

Rolling Oaks Splendid, LLC						
<i>Date Received</i>	<i>Due Date</i>	<i>Check Number</i>	<i>Net Assessed</i>	<i>Amount Received</i>	<i>Series 2016 Debt</i>	<i>Series 2018 Debt</i>
1/25/21	12/1/20	196078	\$507,375.00	\$507,375.00	\$57,375.00	\$450,000.00
4/1/21	2/1/21	196405	\$253,687.50	\$253,687.50	\$28,687.50	\$225,000.00
5/18/21	5/1/21	196612	\$253,687.50	\$253,687.50	\$28,687.50	\$225,000.00
			\$1,014,750.00	\$1,014,750.00	\$114,750.00	\$900,000.00

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
3/1/21		Interest		\$ 0.01
4/1/21		Interest		\$ 0.01
4/1/21		Transfer		\$ 55.80
5/1/21		Interest		\$ 0.01
6/1/21		Interest		\$ 0.01
7/1/21		Interest		\$ 0.01
8/1/21		Interest		\$ 0.01

TOTAL	\$ 1,269.47
--------------	--------------------

Acquisition/Construction Fund at 09/30/2020 \$ 3.81

Interest Earned and Transfer In thru 08/31/21 \$ 1,269.47

Requisitions Paid thru 08/31/21 \$ -

Remaining Acquisition/Construction Fund **\$ 1,273.28**

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				
	4	GMS	Inv#82 - Construction Accounting	\$ 3,500.00
TOTAL				\$ 3,500.00

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
3/1/21	Interest	\$ 17.53
4/1/21	Interest	\$ 19.38
5/1/21	Interest	\$ 18.75
6/1/21	Interest	\$ 19.37
7/1/21	Interest	\$ 18.75
8/1/21	Interest	\$ 19.38
TOTAL		\$ 208.92

Acquisition/Construction Fund at 09/30/20	\$ 2,284,336.48
Interest Earned 08/31/21	\$ 208.92
Requisitions Paid thru 08/31/21	\$ (3,500.00)
Remaining Acquisition/Construction Fund	\$ 2,281,045.40