

*Rolling Oaks
Community Development District*

Agenda

July 28, 2022

AGENDA

Rolling Oaks
Community Development District
Meeting Agenda

Thursday
July 28, 2022
1:00 p.m.

Margaritaville Resort Orlando
8000 Fins Up Circle, Kissimmee, FL 34747

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 26, 2022 Meeting
4. Consideration of Request for Transfer of Master Stormwater Drainage
5. Ratification of Proposal for Pond 4 Midge Treatment
6. Review and Acceptance of Fiscal Year 2021 Audit Report
7. **Ratification of Lighting Service Agreement with Duke Energy - ADDED**
8. **Consideration of Resolution 2022-06 Approving the Phase 10 Plat - ADDED**
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
10. Supervisor's Requests
11. Next Meeting Date - August 25, 2022
12. Adjournment

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, **May 26, 2022** at 1:02 p.m. at the Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida.

Present and constituting a quorum were:

John Chiste
Jared Bouskila
Cora DiFiore
Peter Brown
Steven Dougherty

Chairman *by telephone*
Vice Chairman
Assistant Secretary *by telephone*
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Vivek Babbar
Bruce Taylor

District Manager
District Attorney *by telephone*
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:02 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the March 24,
2022 Meeting**

On MOTION by Mr. Bouskila seconded by Mr. Brown with all in favor the minutes of the March 24, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2022-05
Approving the Proposed Fiscal Year 2023
Budget and Setting a Public Hearing**

Ms. Adams stated Resolution 2022-05 approves the proposed fiscal year 2023 budget, sets the public hearing for August 25, 2022, and directs the district to provide the approved budget to the county no less than 60 days prior to the public hearing and to also post it on the district's website. The assessments are based on the number of units now platted and there are 1,315 assessable units.

The administrative section goes from \$117,756 to about \$10,000 more partly due to the arbitrage dissemination agent and trustee fees anticipating another bond issue in the upcoming fiscal year. There is also a 5% increase in management fees and a small increase in information technology and website maintenance. Field expenses has about an \$80,000 increase over the current fiscal year due to an increase in landscape maintenance going from \$85,560 and we anticipate \$113,400 for fiscal year 2023 based on the agreement. Landscape enhancements a little more than doubled based on your actual spending for the current fiscal year.

We are balancing this budget with a developer contribution. The current fiscal year contribution is \$267,801 and we anticipate for fiscal year 2023 \$45,457 based on this budget. The per unit O&M is the same at \$532. If we were planning an increase in O&M it would require a mailed notice to all landowners, but we plan to keep the assessment level the same.

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor Resolution 2022-05 approving the proposed fiscal year 2023 budget and setting the public hearing for August 25, 2022 was approved.

Mr. Dougherty stated I will not be available for the August 25th meeting.

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. Chiste seconded by Mr. Bouskila 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.

iii. Presentation of Number of Registered Voters, 50

A copy of the letter from the supervisor of elections indicating that there are 50 voters residing within the district was included in the agenda package.

iv. Designation of November 17, 2022 as the Landowners' Meeting Date

Ms. Adams stated November 17th is one week earlier than your regular meeting. Three seats are expiring in November, seat 2, seat 4 and seat 5 and will be filled at the landowner election. We need to announce on the record the landowners meeting date, which will be November 17, 2022.

On MOTION by Mr. Bouskila seconded by Mr. Chiste with all in favor November 17, 2022 was designated as the landowners' meeting date.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Babbar stated we need to state on the record that real signatures are needed for the landowner proxies, e-signature are not allowed.

SEVENTH ORDER OF BUSINESS

Next Meeting Date – June 23, 2022

Ms. Adams stated the next meeting will be held June 23, 2022.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bouskila seconded by Mr. Brown with all in favor the meeting adjourned at 1:23 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

September 22, 2020

James Bagley
Rolling Oaks Splendid LLC
1061 Nash Drive
Celebration, FL 34747-4310

Delivered via email

**Subject: Rolling Oaks Mass Grading
Construction Completion Certification Acceptance
Environmental Resource Permit No. 49-01801-P-02
Osceola County**

Dear Mr. Bagley:

The South Florida Water Management District (District) is in receipt of your September 11, 2020 construction completion certification (CCC) for the above referenced Environmental Resource Permit. As discussed with District staff and Dave Schmitt, P.E. on September 9, 2020, your CCC is accepted and the above referenced permit is hereby converted from the construction phase to the operation and maintenance phase.

This acceptance is based on the District's review of the "As-built Certification and Request for Conversion to Operation Phase", Form 62-330.310(1), and a determination that construction is in substantial conformance with the plans and specifications approved by the District, in accordance with Section 62-330.310, Florida Administrative Code (FAC).

By accepting the Florida registered professional's certification, District staff considers the stormwater management system permitted under the above referenced application number(s) to be in compliance with permit conditions pertaining to the CCC

As stated in the permit's conditions, a permit transfer from the Permittee to the operating entity is required in accordance with Section 62-330.310, FAC. The permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity until issuance of the permit transfer to the Operating Entity. This transfer should be pursued via Form 62-330.310(2), Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity, with supporting documentation. The form and filing instructions are enclosed.

If you have any questions or require additional assistance, please contact Ryan Higgins at (407) 858-6100 x3821 or via email at rhiggins@sfwmd.gov.

Sincerely,



Ryan Higgins
Engineering Specialist III

eEnclosures: Location Map ([01 cover](#))
Notice of Rights ([Notice of Rights](#))

c: Dave Schmitt, Dave Schmitt Engineering (E-Mail)

This document is filed in the ePermitting system under Permit Number 49-01801-P-02 via the Application/Permit Section on the Records Search home page

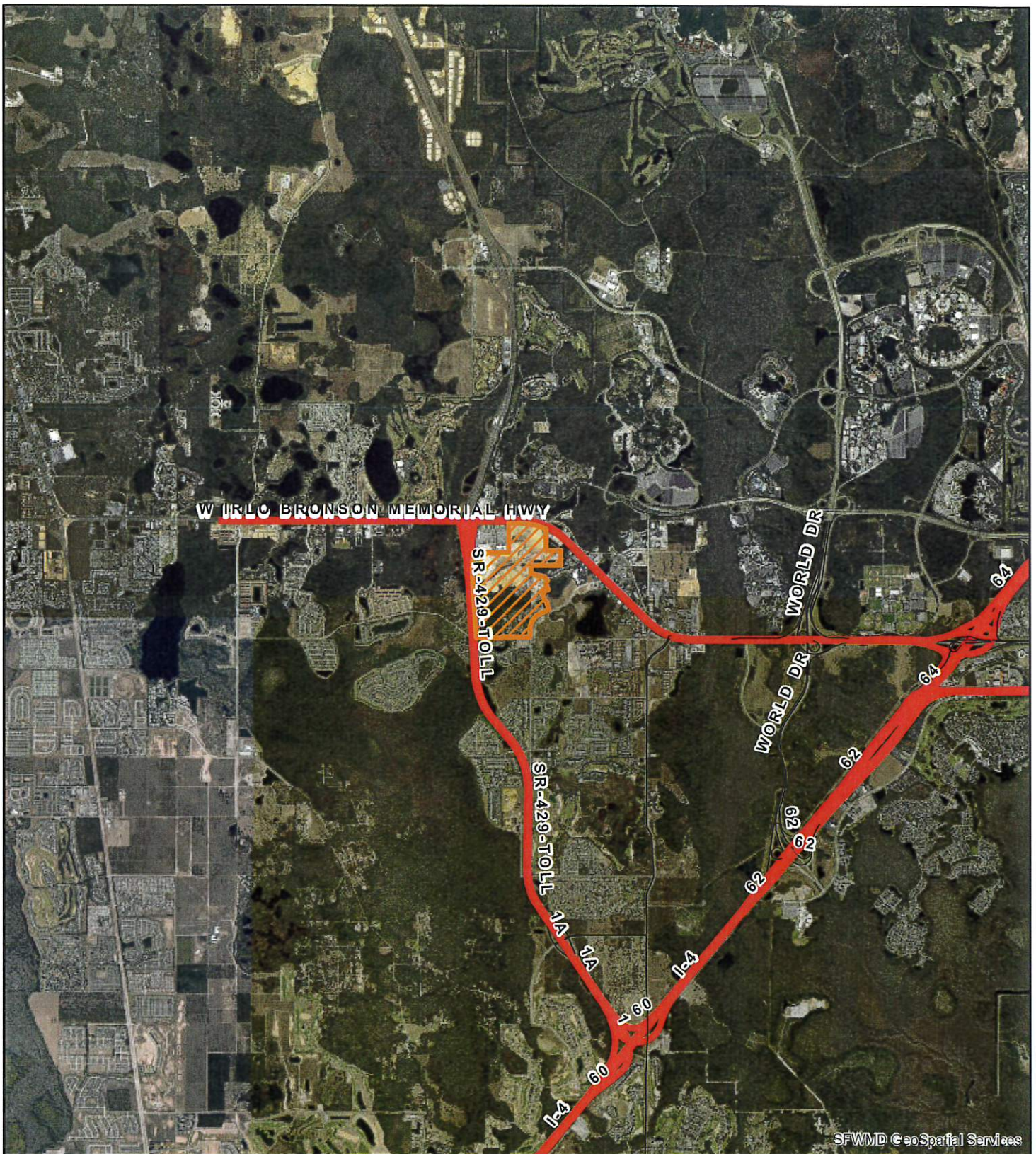


Exhibit No: 1	Exhibit Created On: 2018-04-04	OSCEOLA COUNTY, FL	<div data-bbox="987 1707 1073 1755" data-label="Image"> </div> <div data-bbox="1105 1713 1243 1749" data-label="Text"> <p>Application</p> </div> <div data-bbox="954 1766 1261 1799" data-label="Text"> <p>Permit No: 49-01801-P-02</p> </div> <div data-bbox="954 1845 1310 1881" data-label="Text"> <p>Application Number: 180404-2</p> </div> <div data-bbox="1393 1703 1490 1875" data-label="Image"> </div>
<div data-bbox="362 1774 737 1812" data-label="Section-Header"> <p>REGULATION DIVISION</p> </div> <div data-bbox="224 1816 794 1854" data-label="Text"> <p>Project Name: ROLLING OAKS MASS GRADING</p> </div> <div data-bbox="168 1879 261 1969" data-label="Image"> </div> <div data-bbox="344 1932 763 2001" data-label="Figure"> </div> <div data-bbox="836 1866 896 1984" data-label="Image"> </div>			

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: _____ Application No(s): _____
Project Name: _____ Phase (if applicable): _____

- A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: _____
Signature of Permittee _____ Name and Title _____
Company Name _____ Company Address _____
Phone/email address _____ City, State, Zip _____

- B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____
Signature of Representative of O&M Entity _____ Name of Entity for O&M _____
Name and Title _____ Address _____
Email Address _____ City, State, Zip _____
Phone _____ Date _____

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation (if filed before 1995)
- ☐ A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



SECTION V

SERVICES CONTRACT

CUSTOMER NAME: Rolling Oaks CDD - Attn: Anna Landman
SUBMITTED TO: Margaritaville Resort Orlando
CONTRACT EFFECTIVE DATE: July 1, 2022, through September 30, 2022
SUBMITTED BY: Jason Jasczak , Business Development Consultant
SERVICES: Pond 4 Annual Perimeter Midge Treatments (34 Acres)

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The Annual Contract Price is **\$2,062.50**. SOLitude shall invoice Customer **\$687.50 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of three (3) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

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3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.
4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.
5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.
6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.
7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by

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both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

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

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

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of

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the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

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

ACCEPTED AND APPROVED:
SOLITUDE LAKE MANAGEMENT, LLC.

Rolling Oaks CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: John Christ

Title: _____

Title: CFO

Date: _____

Date: 7-22-2022

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A – ANNUAL MIDGE FLY CONTROL SERVICES

Midge Fly Control Services:

1. Lake will receive midge fly treatment applications on a **one (1) time per month basis**, approximately every thirty (30) days, throughout the contract period.
2. This is a limited control program. This treatment does not guarantee Midge Fly management of existing adults.
3. Extra treatments will be billed separately.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.

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

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SECTION VI

Rolling Oaks Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

Rolling Oaks Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Rolling Oaks Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Rolling Oaks Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

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To the Board of Supervisors
Rolling Oaks Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Rolling Oaks Community Development District as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Management's Discussion and Analysis

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economical or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with the sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 25, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Rolling Oaks Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 25, 2021

**Rolling Oaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

Management's discussion and analysis of Rolling Oaks Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Rolling Oaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2020.

- ◆ The District's total liabilities exceeded total assets by \$(876,539) (net position). Unrestricted net position for Governmental Activities was \$(1,579,674). Restricted net position was \$703,135.
- ◆ Governmental activities revenues totaled \$2,338,317 while governmental activities expenses totaled \$1,770,781.

**Rolling Oaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2020	2019
Current assets	\$ 137,978	\$ 89,878
Restricted assets	5,663,206	5,416,041
Capital assets	22,331,574	22,293,873
Total Assets	<u>28,132,758</u>	<u>27,799,792</u>
Current liabilities	1,094,297	893,867
Non-current liabilities	27,915,000	28,350,000
Total Liabilities	<u>29,009,297</u>	<u>29,243,867</u>
Net position - restricted	703,135	94,817
Net position - unrestricted	(1,579,674)	(1,538,892)
Total Net Position	<u>\$ (876,539)</u>	<u>\$ (1,444,075)</u>

The increase in current assets is related to the increase in cash at the end of the current year.

The increase in restricted assets is related to the increase in a revenue investment account in the current year to pay the next debt service payment.

The increase in current liabilities is related to the increase in accrued interest.

The decrease in non-current liabilities is related to the principal payment made in the current year.

**Rolling Oaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2020	2019
Program Revenues		
Charges for services	\$ 2,291,681	\$ 1,277,439
Contributions	-	19,109
General Revenues		
Investment earnings	46,636	199,193
Total Revenues	<u>2,338,317</u>	<u>1,495,741</u>
Expenses		
General government	84,833	77,684
Physical environment	102,954	-
Interest and other charges	<u>1,582,994</u>	<u>1,996,395</u>
Total Expenses	<u>1,770,781</u>	<u>2,074,079</u>
Change in Net Position	567,536	(578,338)
Net Position - Beginning of Year	<u>(1,444,075)</u>	<u>(865,737)</u>
Net Position - End of Year	<u><u>\$ (876,539)</u></u>	<u><u>\$ (1,444,075)</u></u>

The increase in charges for services is related to the increase in debt service special assessments for the additional debt service requirements.

The increase in physical environment expenses is related to this is the District assuming responsibility for maintaining certain improvements in the current year.

The decrease in interest and other charges is related to the issuance of a new debt series in the prior year.

**Rolling Oaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2020 and 2019.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2020</u>	<u>2019</u>
Construction in progress	<u>\$ 22,331,574</u>	<u>\$ 22,293,873</u>

The activity for the year consisted of \$37,701 in additions to construction in progress.

General Fund Budgetary Highlights

Actual governmental expenditures were less than final budgeted amounts primarily due to lower engineering, legal, landscape/lake maintenance and contingency expenditures than were anticipated in the approved budget.

There were no amendments to the September 30, 2020 budget.

Debt Management

Governmental Activities debt includes the following:

- In November 2016, the District issued \$15,640,000 Series 2016 Special Assessment Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. At September 30, 2020 the balance outstanding was \$15,190,000.
- In November 2018, the District issued \$13,160,000 Series 2018 Special Assessment Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. As of September 30, 2020, the balance outstanding was \$13,160,000.

**Rolling Oaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

The District expects to continue with the construction of improvements to the District in fiscal year 2021.

Request for Information

The financial report is designed to provide a general overview of Rolling Oaks Community Development District finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Rolling Oaks Community Development District, Governmental Management Services – CF, LLC, 219 East Livingston Street, Orlando, Florida 32801.

Rolling Oaks Community Development District
STATEMENT OF NET POSITION
September 30, 2020

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 111,824
Assessments receivable	9,965
Prepaid items	16,189
Total Current Assets	<u>137,978</u>
Non-current Assets	
Restricted assets	
Investments	5,663,206
Capital assets, not being depreciated	
Construction in progress	22,331,574
Total Non-current Assets	<u>27,994,780</u>
Total Assets	<u>28,132,758</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	74
Accrued interest	659,223
Bonds payable - current portion	435,000
Total Current Liabilities	<u>1,094,297</u>
Non-current Liabilities	
Bonds payable	27,915,000
Total Liabilities	<u>29,009,297</u>
NET POSITION	
Restricted debt service	703,135
Unrestricted	(1,579,674)
Total Net Position	<u>\$ (876,539)</u>

See accompanying notes.

Rolling Oaks Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (84,833)	\$ 104,896	\$ 20,063
Physical environment	(102,954)	127,303	24,349
Interest and other charges	(1,582,994)	2,059,482	476,488
Total Governmental Activities	<u>\$ (1,770,781)</u>	<u>\$ 2,291,681</u>	<u>520,900</u>
 General revenues:			
Investment earnings			<u>46,636</u>
Change in Net Position			567,536
Net Position - October 1, 2019			<u>(1,444,075)</u>
Net Position - September 30, 2020			<u><u>\$ (876,539)</u></u>

See accompanying notes.

Rolling Oaks Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 111,824	\$ -	\$ -	\$ 111,824
Assessments receivable	1,812	8,153	-	9,965
Prepaid items	16,189	-	-	16,189
Restricted assets				
Investments, at fair value	-	3,378,742	2,284,464	5,663,206
Total Assets	\$ 129,825	\$ 3,386,895	\$ 2,284,464	\$ 5,801,184
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 74	\$ -	\$ -	\$ 74
FUND BALANCES				
Nonspendable				
Prepaid items	16,189	-	-	16,189
Restricted				
Debt service	-	3,386,895	-	3,386,895
Capital projects	-	-	2,284,464	2,284,464
Unassigned	113,562	-	-	113,562
Total Fund Balances	129,751	3,386,895	2,284,464	5,801,110
Total Liabilities and Fund Balances	\$ 129,825	\$ 3,386,895	\$ 2,284,464	\$ 5,801,184

See accompanying notes.

Rolling Oaks Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2020

Total Governmental Fund Balances	\$ 5,801,110
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, consisting of construction in progress, used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	22,331,574
Long-term liabilities are not due and payable in the current period and, therefore, are not reported at the fund level.	(28,350,000)
Accrued interest expense for long-term debt is not a current financial use and, therefore, is not reported at the fund level.	<u>(659,223)</u>
Net Position of Governmental Activities	<u><u>\$ (876,539)</u></u>

See accompanying notes.

Rolling Oaks Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 232,199	\$ 2,059,482	\$ -	\$ 2,291,681
Investment earnings	-	25,508	21,128	46,636
Total Revenues	<u>232,199</u>	<u>2,084,990</u>	<u>21,128</u>	<u>2,338,317</u>
Expenditures				
Current				
General government	84,833	-	-	84,833
Physical environment	102,954	-	-	102,954
Capital outlay	-	-	37,701	37,701
Debt service				
Principal	-	230,000	-	230,000
Interest	-	1,587,306	-	1,587,306
Other debt service	-	-	-	-
Total Expenditures	<u>187,787</u>	<u>1,817,306</u>	<u>37,701</u>	<u>2,042,794</u>
Excess of revenues over/(under) expenditures	44,412	267,684	(16,573)	295,523
Other Financing Sources/(Uses)				
Transfers in	-	-	24,543	24,543
Transfers out	-	(24,543)	-	(24,543)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(24,543)</u>	<u>24,543</u>	<u>-</u>
Net change in fund balances	44,412	243,141	7,970	295,523
Fund Balances - October 1, 2019	<u>85,339</u>	<u>3,143,754</u>	<u>2,276,494</u>	<u>5,505,587</u>
Fund Balances - September 30, 2020	<u>\$ 129,751</u>	<u>\$ 3,386,895</u>	<u>\$ 2,284,464</u>	<u>\$ 5,801,110</u>

See accompanying notes.

Rolling Oaks Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Net Change in Fund Balances - Total Governmental Funds	\$ 295,523
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay in the current period.	37,701
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Repayments of principal are expenditures at the fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	230,000
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the fund level interest expenditures are reported when due. This is the change in accrued interest in the current period.	<u>4,312</u>
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Change in Net Position of Governmental Activities	<u><u>\$ 567,536</u></u>
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Rolling Oaks Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND

For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 224,536	\$ 224,536	\$ 232,199	\$ 7,663
Developer contributions	131,464	131,464	-	(131,464)
Total Revenues	<u>356,000</u>	<u>356,000</u>	<u>232,199</u>	<u>(123,801)</u>
Expenditures				
Current				
General government	127,505	127,505	84,833	42,672
Physical environment	<u>228,495</u>	<u>228,495</u>	<u>102,954</u>	<u>125,541</u>
Total Expenditures	<u>356,000</u>	<u>356,000</u>	<u>187,787</u>	<u>168,213</u>
Net change in fund balances	-	-	44,412	44,412
Fund Balances - October 1, 2019	<u>-</u>	<u>-</u>	<u>85,339</u>	<u>85,339</u>
Fund Balances - September 30, 2020	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$129,751</u></u>	<u><u>\$ 129,751</u></u>

See accompanying notes.

Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Rolling Oaks Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on December 19, 2014 by Osceola County, Florida, Ordinance 2014-173 under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, two of which are currently elected for terms of four years, and three of which are currently elected for terms of two years. The District operates within the criteria established by Chapter 190. The Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Rolling Oaks Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, miscellaneous revenues and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Project Fund accounts for construction of infrastructure improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

b. Restricted Net Position

Certain net position of the District are classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include construction in progress, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

c. Capital Assets (Continued)

Major outlays for capital assets and improvements are capitalized as projects are constructed.

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$5,801,110, differs from “net position” of governmental activities, \$(876,539), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Capital related items

When capital assets, construction in progress, that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ <u>22,331,574</u>
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Long-term debt transactions

Long-term liabilities and bond discount applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Bonds payable	\$ <u>(28,350,000)</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	\$ <u>(659,223)</u>
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Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$295,523, differs from the “change in net position” for governmental activities, \$567,536, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	<u>\$ 37,701</u>
----------------	------------------

Long-term debt transactions

When long-term debt is issued for governmental activities, the resources obtained are recognized as an other financing source at the fund level. At the government-wide level, however, the new debt increases non-current liabilities. Also, interest is recognized when due at the fund level, but is accrued at the government-wide level.

Debt principal payments	<u>\$ 230,000</u>
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Accrued interest	<u>\$ 4,312</u>
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Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's bank balance was \$131,645 and the carrying value was \$111,824. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2020, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Fidelity Investments Govt Portfolio Money Mkt	23 days*	<u><u>\$ 5,663,206</u></u>

*Weighted average maturity

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment above is a Level 1 asset.

Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. Among other investments, the policy allows the District to invest in the State Board of Administration Local Government Surplus Trust Funds.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2020, the District's investment in Fidelity Govt Portfolio Money Market Fund is rated AAAM by Standards & Poors.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Fidelity Investments Govt Portfolio Money Mkt Fund is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2020 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 22,293,873	\$ 37,701	\$ -	\$ 22,331,574

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2020:

Long-term debt at October 1, 2019	\$ 28,580,000
Principal payments	<u>(230,000)</u>
Long-term debt at September 30, 2020	<u>\$ 28,350,000</u>

Long-term debt for Governmental Activities is comprised of the following:

Special Assessment Revenue Bonds

\$15,640,000 Series 2016 Special Assessment Bonds due in annual principal installments beginning November 2018, maturing in November 2047. Interest rates ranging from 4.50% to 6.00% is due May 1 and November 1 beginning May 2017. Current portion is \$240,000.

\$ 15,190,000

\$13,160,000 Special Assessment Bonds, Series 2018 due in annual principal installments beginning November 2020, maturing in November 2049. Interest rates ranging from 4.375% to 5.50% is due May 1 and November 1 beginning May 2019. Current portion is \$195,000

\$ 13,160,000

Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 435,000	\$ 1,572,466	\$ 2,007,466
2022	460,000	1,552,578	2,012,578
2023	480,000	1,531,691	2,011,691
2024	500,000	1,508,884	2,008,884
2025	520,000	1,483,525	2,003,525
2026-2030	3,040,000	6,978,513	10,018,513
2031-2035	3,960,000	6,025,144	9,985,144
2036-2040	5,225,000	4,731,103	9,956,103
2041-2045	6,900,000	2,996,575	9,896,575
2046-2050	6,830,000	826,375	7,656,375
Totals	<u>\$ 28,350,000</u>	<u>\$ 29,206,854</u>	<u>\$ 57,556,854</u>

Summary of Significant Bond Resolution Terms and Covenants

Special Assessment Revenue Bonds

Significant Bond Provisions

The Series 2016 and Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity in the manner provided by the Bond Indenture. The Series 2016 and Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indentures established certain amounts be maintained in a reserve account. In addition, the Bond Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolutions establish certain funds and determines the order in which revenues are to be deposited into these funds.

The following is a schedule of required reserve deposits as of September 30, 2020:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Special Assessment Bonds, Series 2016	\$ 1,125,920	\$ 1,124,706
Special Assessment Bonds, Series 2018	\$ 900,802	\$ 899,831

NOTE G – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2020, consisted of the following:

<u>Transfers In</u>	<u>Transfers Out</u>
	<u>Debt Service Fund</u>
Capital Projects Fund	<u>\$ 24,543</u>

Interfund transfers between the Debt Service Fund and the Capital Projects Fund are transferred in accordance with the trust Indenture.

NOTE H – RELATED PARTY TRANSACTIONS

The majority of the voting members of the Board of Supervisors are employed by the Developer or a related entity. The Developer or a related entity owns a portion of land within the District; therefore, assessment revenues in the general fund and debt service fund include the assessments levied on those lots owned by the Developer or a related entity.

NOTE I – ECONOMIC DEPENDENCY

The Developer or a related entity owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer or a related entity, the loss of which could have a material adverse effect on the District's operations. At September 30, 2020, all board members are affiliated with the Developer or a related entity.

Rolling Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE J – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the last three years.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Rolling Oaks Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Rolling Oaks Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated June 25, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Rolling Oaks Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Rolling Oaks Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Rolling Oaks Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Board of Supervisors
Rolling Oaks Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Rolling Oaks Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 25, 2021



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Rolling Oaks Community Development District
Osceola County, FL

Report on the Financial Statements

We have audited the financial statements of the Rolling Oaks Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated June 25, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 25, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Rolling Oaks Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Rolling Oaks Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.



To the Board of Supervisors
Rolling Oaks Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2020 for the Rolling Oaks Community Development District. It is management's responsibility to monitor the Rolling Oaks Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 25, 2021



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Rolling Oaks Community Development District
Osceola County, Florida

We have examined Rolling Oaks Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Rolling Oaks Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Rolling Oaks Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Rolling Oaks Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Rolling Oaks Community Development District's compliance with the specified requirements.

In our opinion, Rolling Oaks Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 25, 2021

SECTION VII



FL01 LIGHTING SERVICE AGREEMENT

Account Information:
ROLLING OAKS COM DEV DIST
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

Project Information:
3200 INSPIRATION DR
KISSIMMEE Florida 34747

Account Number:
9100 8430 5851

Work Order Number:
43972438

Customer Contact Information:
ROLLING OAKS COM DEV DIST
ANNA@FLORIDEVCORP.COM

Duke Energy Representative Contact Info:

..

This Lighting Service Agreement is hereby entered into this 21st day of June, 2022, between Duke Energy (hereinafter called the "Company") and ROLLING OAKS COM DEV DIST (hereinafter referred to as the "Customer") for lighting service at the above location(s). The Customer agrees to receive and pay for lighting service from the Company in accordance with the rates, terms and provisions of the Company's Rate Schedule LS1U and Service Regulations, or its successor, as the same is on file with the Florida Public Service Commission (FLORIDA PUBLIC SERVICE COMMISSION) and as may be amended and subsequently filed with the FLORIDA PUBLIC SERVICE COMMISSION.

To the extent there is any conflict between this Agreement and the Lighting Service Rate Schedule, the Lighting Service Rate Schedule shall control. In the event of termination by the Customer during the initial term of this agreement under this rate schedule or upon early termination of service under this schedule, the customer agrees to pay remaining terms of this agreement as delegated by the FLORIDA PUBLIC SERVICE COMMISSION.

The date of *initiation* of service shall be defined as the date the first light(s) is energized or billing is transferred and shall continue hereafter until terminated *by either party upon written notice 3 days prior to termination*. It is further agreed that Duke Energy reserves the right to discontinue service and remove the fixtures from the Customers premise if the Customer violates any of the terms of the Service Regulations, Rate Schedule or this Agreement.

Customer Signature 

Date Signed 7-22-2022

Duke Energy Representative _____

Date Signed _____

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.



Summary of Estimated Charges				
Minimum Service Term	Initial Monthly Cost	Total One Time Charges	Total Cost for Initial term	Ongoing Monthly Charge post Term
0 Years () Months	0.00	4306.59	4306.59	0.00
10 Years (120) Months	48.09	0.00	5770.80	48.09

Monthly Base Charges							
Service Required	Quantity	Product Description Fixtures and Poles	Equipment Rental**	Maintenance	Energy	Unit Total	Sub-Total
I	001	Light Fixture Teardrop LED 150W Black Type III Multivol	23.60	1.39	4.11	29.10	29.10
I	001	Light Pole Promenade Concrete 35 foot long Bronze 5in t	18.99	0.00	0.00	18.99	18.99
		Rental, Maintenance, F&E Totals:	\$0	\$0	\$0		
		Estimated Change to Base Monthly Charge Total					\$48.09

One Time Charges			
Quantity Required	One Time Charge Description	Unit Price	Sub-Total
001	CIAC <i>Ex: Includes Construction Costs or possible Early Termination charges for removals</i>	4306.59	4306.59
	Total Estimated One Time Amount		\$4,306.59

DA Note: REMAINING TOTAL COST = (INITIAL TERM) – (# OF MONTHS BILLED) * (INITIAL MONTHLY COST)

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.



Outdoor lighting Terms and Conditions

Duke Energy will call for locate of all public facilities. Any customer owned utilities would need to be located and marked at your expense.

If any or all of these lighting facilities will eventually be submitted to a governmental agency for inclusion into a taxing district, MSTU or MSBU special assessment program, please verify that these facilities meet the requirements within that jurisdiction. Should the agency not accept these facilities into their program, the entity who signs the Lighting Service Contract will remain responsible for payment.

Rate per Month:

The monthly charges consist of the items below. These charges may be adjusted subject to review and approval by the Florida Public Service Commission.

Customer Charge	
Pole Charge	
Light Fixture Charge	
Light Fixture Maintenance Charge	
Energy and Demand Charge:	
Non-fuel Energy Charge	
Plus the Cost Recovery Factors listed in	
Rate Schedule BA-1, Billing Adjustments**,	
except the Fuel Cost Recovery Factor and	
Asset Securitization Charge Factor:	See Sheet No. 6.105 and 6.106
Fuel Cost Recovery Factor **:	See Sheet No. 6.105
Asset Securitization Charge Factor:	See Sheet No. 6.105

***Charges are normally revised on an annual basis.*

Additional Charges:

Certain additional charges may also apply to the installation.

Gross Receipts Tax Factor:	See Sheet No. 6.106
Right-of-Way Utilization Fees:	See Sheet No. 6.106
Municipal Tax:	See Sheet No. 6.106
Sales Tax:	See Sheet No. 6.106

THE CUSTOMER AGREES:

1. To purchase from the Company all of the electric energy used for the operation of the Lighting System.
2. To be responsible for paying, when due, all bills rendered by the Company pursuant to the Company's currently effective Lighting Rate Schedule LS-1, or its successor, for facilities and service provided in accordance with this Contract.
3. To be responsible for trimming trees that may either obstruct the light output from fixture(s) or that obstruct maintenance access to the facilities.

IT IS MUTUALLY AGREED THAT:

4. Requests for exchanging facilities, upgrades, relocations, etc. are subject to Section III, paragraph 3.05, of the Company's General Rules and Regulations Governing Electric Service.

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.

5. The Company does not guarantee continuous lighting service and will not be liable for damages for any interruption, deficiency or failure of service, and reserves the right to interrupt service at any time for necessary repairs to lines or equipment. Nothing in this Contract is intended to benefit any third party or to impose any obligation on the Company to any such third party.

6. Installation shall be made only when, in the judgment of the Company, the location and the type of the facilities are, and will continue to be, easily and economically accessible to the Company's equipment and personnel for both construction and maintenance. In the event the Customer or its contractor, subcontractor or other agent changes the grading, which requires the Company to move its facilities or otherwise incur costs to ensure compliance with applicable code requirements, Customer shall compensate the Company for all such costs incurred by the Company to comply with any applicable code requirements. In the event Customer fails to pay the Company within 30 days of the completion of such work, Customer shall pay the Company any amounts owing the Company, including interest and any attorneys and other fees and costs the Company incurs to collect any amounts owed to the Company.

7. Modification of the facilities provided by the Company under this Contract may only be made through the execution of a written amendment to this Contract.

8. The Company will, at the request of the Customer, relocate the lighting facilities covered by this Agreement, if provided sufficient rights-of-way or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of the Company's lighting facilities.

9. The Company may, at any time, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.

10. Customer agrees to take responsibility for the cost incurred to repair or replace any fixture or pole which has been willfully damaged. The Company shall not be required to make such repair or replacement prior to payment by the Customer for damage.

11. The Company will repair or replace malfunctioning lighting fixtures maintained by the Company in accordance with Section 768.1382, Florida Statutes (2005).

12. This Contract shall be for a term of ten (10) years from the date of initiation of service. The date of initiation of service shall be defined as the date the first lights are energized.

13. Should the Customer fail to pay any bills due and rendered pursuant to this Contract or otherwise fail to perform the obligations contained in this Contract, said obligations being material and going to the essence of this Contract, the Company may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Contract. Service charges associated with the reconnection of service after disconnection for nonpayment or violation of Company or Commission Rules may be assessed for each lighting installation on an account. Any failure of the Company to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Contract by the Company, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Contract.

14. If the Customer no longer wishes to receive service under this schedule, the Customer may terminate the Contract by giving the Company at least sixty (60) days advance written notice to the Company. Upon early termination of service, the Customer shall pay an amount equal to the remaining monthly customer charges, remaining Contribution in Aid of Construction ("CIAC"), if applicable, and remaining pole and fixture lease amounts for the term of the contract. The Customer will be responsible for the cost of removing the facilities.

15. In the event of the sale of the real property upon which the facilities are installed, or if the Customer's obligations under this Contract are to be assigned to a third party, upon the written consent of the Company, this Contract may be assigned by the Customer to the Purchaser or to the third party. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the Purchaser or third party and agreed to by the Company.
16. This Contract supersedes all previous contracts or representations, either written, oral or otherwise between the Customer and the Company with respect to the facilities referenced herein and constitutes the entire Contract between the parties. This Contract does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by the Company to third parties.
17. This Contract shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and the Company.
18. This Contract is subject to the Company's Tariff for Retail Service, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Contract and the provisions of the Company's Tariff for Retail Services, the provisions of the Company's Tariff for Retail Service and FPSC Rules shall control, or as they may be hereafter revised, amended or supplemented.
19. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Contract by strikes, lockouts, fires, riots, acts of God, the public enemy, governmental or court actions, lightning, hurricanes, storms, floods, inclement weather that necessitates extraordinary measures and expense to construct facilities and/or maintain operations, or by any other cause or causes not under the control of the party thus prevented from compliance, and the Company shall not have the obligation to furnish service if it is prevented from complying with this Contract by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of the Company, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating, transmission, distribution or other electrical equipment.
20. In no event shall the Company, its parent corporation, affiliate corporations, officers, directors, employees, agents, and contractors or subcontractors be liable to the Customer, its employees, agents or representatives, for any incidental, indirect, special, consequential, exemplary, punitive or multiple damages resulting from any claim or cause of action, whether brought in contract, tort (including, but not limited to, negligence or strict liability), or any other legal theory.

SECTION VIII

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT DETERMINING THAT APPROVAL OF THE PROPOSED ROLLING OAKS PHASE 10 PLAT IS IN THE DISTRICT'S BEST INTEREST; AUTHORIZING AND APPROVING THE PLAT; CONSENTING TO THE DEDICATION BY PLAT OF CERTAIN PROPERTY AND INTERESTS; AND AUTHORIZING THE EXECUTION OF THE JOINDER AND CONSENT OF SAID PLAT.

WHEREAS, Horizon Hotel Owner, LLC and Rolling Oaks Splendid, LLC intend to record a plat titled Rolling Oaks Replat relating to Phase 10 of the development, being a replat of a portion of Lots 9A, 9B, and a portion of Lot 10 described in the Rolling Oaks plat, as shown on **Exhibit A** attached hereto (the "**Plat**") and the Plat impacts certain real property in Osceola County within the jurisdictional boundary of the Rolling Oaks Community Development District (the "**District**");

WHEREAS, Horizon Hotel Owner, LLC and Rolling Oaks Splendid, LLC intend to dedicate by the Plat certain property and interests as described in the Plat dedication language to the District; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") was presented with the Plat and has determined that it is in the District's best interest to execute the joinder and consent in the Plat, and the District wishes to accept the dedication and conveyance.

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

Section 1. The Plat is hereby approved in substantial form insofar as it affects lands lying within the District.

Section 2. The District hereby consents to and accepts the Dedication by Plat in favor of the District of the property, tracts, easements, and other interests as described in the Plat and acknowledges responsibility for maintenance of the property and infrastructure associated with the dedication.

Section 3. The Chair or Vice Chair of the Board is authorized and directed to sign the joinder and consent of the final version of the Plat, subject only to final review and approval by the District's legal counsel and the District's engineer.

Section 4. The Chair or Vice Chair of the Board is authorized and directed to take any such action and execute such other documents as may further be required to carry out the intent of the foregoing.

Passed and Adopted on July 28, 2022.

Attested By:

**Rolling Oaks
Community Development District**

Secretary/Assistant Secretary

Chair/Vice-Chair of the Board of Supervisors

ROLLING OAKS REPLAT

A REPLAT of Lots 9A, 9B AND A PORTION OF LOT 10, ROLLING OAKS,
AS RECORDED IN PLAT BOOK 26, PAGES 116 THROUGH 125, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
LYING IN SECTIONS 3 AND 4, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

LEGAL DESCRIPTION

Lots 9A, 9B and a portion of Lot 10, ROLLING OAKS as recorded in Plat Book 26, Pages 116 through 125 of the Public Records of Osceola County, Florida and lying in Sections 3 and 4, Township 25 South, Range 27 East, Osceola County, Florida.

Being more particularly described as follows:

BEGIN at the Southwest corner of Lot 7, of aforesaid ROLLING OAKS; thence run North 90° 00' 00" East along the South line of said Lot 7 and the Easterly extension thereof, also being the Northerly line of aforesaid Lot 10 for a distance of 602.36 feet; thence departing said South line of Lot 7 and continuing along said Northerly line of Lot 10 run the following courses: North 38° 45' 43" East for a distance of 36.01 feet to the point of curvature of a curve, concave Westerly having a radius of 275.00 feet, with a chord bearing of North 20° 47' 43" East, and a chord distance of 169.66 feet; thence run Northerly along the arc of said curve through a central angle of 35° 56' 00" for a distance of 172.47 feet to a point of reverse curvature of a curve concave Easterly having a radius of 275.00 feet, with a chord bearing of North 17° 34' 05" East, and a chord distance of 139.93 feet; thence run Northerly along the arc of said curve through a central angle of 29° 28' 44" for a distance of 141.49 feet to a point of tangency; thence run North 32° 18' 27" East for a distance of 638.58 feet to a point on the Northerly line of said Lot 9A, ROLLING OAKS being a point on a non tangent curve, concave Southeasterly having a radius of 425.98 feet, with a chord bearing of North 63° 27' 36" East, and a chord distance of 440.81 feet; thence run the following courses along said Northerly line and the Easterly line of aforesaid Lot 9A: Northeasterly along the arc of said curve through a central angle of 62° 19' 01" for a distance of 463.31 feet to a point on a non tangent line; thence run South 85° 23' 14" East for a distance of 658.28 feet; thence run South 68° 55' 50" East for a distance of 362.35 feet to the point of curvature of a curve, concave Southwesterly having a radius of 150.00 feet, with a chord bearing of South 34° 27' 49" East, and a chord distance of 169.78 feet; thence run Southeasterly along the arc of said curve through a central angle of 68° 56' 02" for a distance of 180.47 feet to a point of tangency; thence run South 00° 00' 12" West for a distance of 194.54 feet to a point on a non tangent curve, concave Easterly having a radius of 920.66 feet, with a chord bearing of South 08° 37' 27" East, and a chord distance of 238.15 feet; thence run Southerly along the arc of said curve through a central angle of 14° 51' 46" for a distance of 238.82 feet to a point on a non tangent curve concave Northeasterly having a radius of 315.00 feet, with a chord bearing of South 29° 39' 48" East, and a chord distance of 147.64 feet; thence run Southeasterly along the arc of said curve through a central angle of 27° 06' 21" for a distance of 149.02 feet to the Southeasterly corner of aforesaid Lot 9A; thence run the following two courses along the Southerly line of Lot 9A also being the Northerly line of Tract L, ROLLING OAKS PHASE 5 as recorded in Plat Book 26, Pages 132 through 140, aforesaid Public Records: South 42° 08' 43" West for a distance of 68.30 feet to a point on a non tangent curve, concave Northwesterly having a radius of 228.28 feet, with a chord bearing of South 49° 37' 22" West, and a chord distance of 49.21 feet; thence run Southwesterly along the arc of said curve through a central angle of 12° 22' 30" for a distance of 49.30 feet to a point on the non tangent Easterly line of aforesaid Lot 9B, ROLLING OAKS; thence run South 48° 40' 00" West along said Easterly line for a distance of 94.06 feet to the Southeast corner of said Lot 9B; thence run the following courses along the Southerly line of said Lot 9B: North 78° 38' 15" West for a distance of 143.61 feet; thence run North 83° 08' 31" West for a distance of 124.29 feet; thence run South 89° 57' 48" West for a distance of 169.18 feet; thence run North 70° 28' 24" West for a distance of 99.60 feet; thence run South 71° 50' 02" West for a distance of 188.63 feet; thence run South 82° 01' 52" West for a distance of 51.63 feet to a point on the Easterly line of aforesaid Lot 10, ROLLING OAKS, being a point on a non tangent curve, concave Westerly having a radius of 326.93 feet, with a chord bearing of South 21° 26' 16" West, and a chord distance of 308.60 feet; thence run Southwesterly along the arc of said curve through a central angle of 56° 19' 27" for a distance of 321.39 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 124.00 feet, with a chord bearing of South 37° 27' 47" West, and a chord distance of 52.14 feet; thence run Southwesterly along the arc of said curve through a central angle of 24° 16' 25" for a distance of 52.53 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 126.08 feet, with a chord bearing of South 65° 28' 19" West, and a chord distance of 162.58 feet; thence run Southwesterly along the arc of said curve through a central angle of 80° 17' 29" for a distance of 176.68 feet to a point on a non tangent curve concave Northeasterly having a radius of 590.26 feet, with a chord bearing of North 43° 12' 26" West, and a chord distance of 565.60 feet; thence run Northwesterly along the arc of said curve through a central angle of 57° 15' 17" for a distance of 589.84 feet to a point on a non tangent curve concave Southwesterly having a radius of 113.92 feet, with a chord bearing of North 60° 28' 54" West, and a chord distance of 171.57 feet; thence run Westerly along the arc of said curve through a central angle of 97° 42' 24" for a distance of 194.27 feet to a point on a non tangent line; thence run South 70° 02' 07" West for a distance of 76.50 feet to the point of curvature of a curve, concave Southeasterly having a radius of 85.00 feet, with a chord bearing of South 25° 23' 49" West, and a chord distance of 119.45 feet; thence run Southerly along the arc of said curve through a central angle of 89° 16' 36" for a distance of 132.44 feet to a point of reverse curvature of a curve concave Westerly having a radius of 101.01 feet, with a chord bearing of South 05° 28' 30" West, and a chord distance of 84.47 feet; thence run Southwesterly along the arc of said curve through a central angle of 49° 25' 59" for a distance of 87.15 feet to the cusp of a curve concave Southwesterly having a radius of 31.26 feet, with a chord bearing of South 27° 03' 52" East, and a chord distance of 43.03 feet; thence run Southeasterly along the arc of said curve through a central angle of 86° 59' 37" for a distance of 47.46 feet to the cusp of a curve concave Southwesterly having a radius of 230.06 feet, with a chord bearing of South 42° 58' 21" East, and a chord distance of 329.62 feet; thence run Southeasterly along the arc of said curve through a central angle of 91° 30' 51" for a distance of 367.46 feet to the cusp of a curve concave Southwesterly having a radius of 39.37 feet, with a chord bearing of South 58° 34' 12" East, and a chord distance of 44.77 feet; thence run Southeasterly along the arc of said curve through a central angle of 69° 18' 06" for a distance of 47.62 feet to the cusp of a curve concave Southerly having a radius of 171.90 feet, with a chord bearing of South 69° 23' 46" East, and a chord distance of 197.12 feet; thence run Southeasterly along the arc of said curve through a central angle of 69° 58' 08" for a distance of 209.92 feet to a point on a non tangent curve concave Northerly having a radius of 54.38 feet, with a chord bearing of South 66° 04' 24" East, and a chord distance of 74.02 feet; thence run Easterly along the arc of said curve through a central angle of 85° 46' 26" for a distance of 81.41 feet to a point on a non tangent curve concave Southerly having a radius of 331.75 feet, with a chord bearing of North 85° 30' 21" East, and a chord distance of 143.19 feet; thence run Easterly along the arc of said curve through a central angle of 24° 55' 32" for a distance of 144.32 feet to a point on a non tangent curve concave Southwesterly having a radius of 73.62 feet, with a chord bearing of South 41° 43' 16" East, and a chord distance of 100.98 feet; thence run Southeasterly along the arc of said curve through a central angle of 86° 35' 56" for a distance of 111.27 feet to a point on a non tangent line; thence run South 00° 58' 50" East for a distance of 222.41 feet to the point of curvature of a curve, concave Westerly having a radius of 100.00 feet, with a chord bearing of South 11° 22' 57" West, and a chord distance of 42.82 feet; thence run Southerly along the arc of said curve through a central angle of 24° 43' 33" for a distance of 43.15 feet to a point of tangency; thence run South 23° 44' 33" West for a distance of 95.63 feet to a point on a non tangent curve, concave Northerly having a radius of 118.32 feet, with a chord bearing of North 84° 38' 12" West, and a chord distance of 226.96 feet; thence run Westerly along the arc of said curve through a central angle of 147° 06' 27" for a distance of 303.79 feet to a point on a non tangent curve concave Southerly having a radius of 46.46 feet, with a chord bearing of North 63° 55' 18" West, and a chord distance of 74.08 feet; thence run Westerly along the arc of said curve through a central angle of 105° 43' 37" for a distance of 85.73 feet to a point on a non tangent line; thence run South 73° 03' 27" West for a distance of 82.74 feet to the point of curvature of a curve, concave Northerly having a radius of 149.19 feet, with a chord bearing of North 76° 00' 15" West, and a chord distance of 153.40 feet; thence run Westerly along the arc of said curve through a central angle of 61° 52' 37" for a distance of 161.12 feet to a point of reverse curvature of a curve concave Southerly having a radius of 159.94 feet, with a chord bearing of North 73° 49' 34" West, and a chord distance of 153.91 feet; thence run Westerly along the arc of said curve through a central angle of 57° 31' 15" for a distance of 160.57 feet to a point of reverse curvature of a curve concave Northerly having a radius of 130.68 feet, with a chord bearing of North 65° 34' 39" West, and a chord distance of 157.32 feet; thence run Northwesterly along the arc of said curve through a central angle of 74° 01' 04" for a distance of 168.82 feet to the cusp of a curve concave Northerly having a radius of 62.06 feet, with a chord bearing of North 75° 02' 54" West, and a chord distance of 65.95 feet; thence run Westerly along the arc of said curve through a central angle of 64° 11' 16" for a distance of 69.53 feet to the cusp of a curve concave Northerly having a radius of 187.57 feet, with a chord bearing of South 84° 34' 59" West, and a chord distance of 165.10 feet; thence run Westerly along the arc of said curve through a central angle of 52° 13' 20" for a distance of 170.96 feet to a point on a non tangent line; thence run North 72° 07' 39" West for a distance of 55.47 feet to a point on a non tangent curve, concave Southwesterly having a radius of 35.50 feet, with a chord bearing of North 58° 28' 06" West, and a chord distance of 52.63 feet; thence run Westerly along the arc of said curve through a central angle of 95° 40' 25" for a distance of 59.28 feet to a point on a non tangent curve concave Southeasterly having a radius of 170.82 feet, with a chord bearing of South 56° 16' 52" West, and a chord distance of 95.17 feet; thence run Southwesterly along the arc of said curve through a central angle of 32° 20' 56" for a distance of 96.44 feet to a point on a non tangent curve concave Southeasterly having a radius of 142.13 feet, with a chord bearing of South 25° 18' 36" West, and a chord distance of 43.05 feet; thence run Southerly along the arc of said curve through a central angle of 17° 25' 13" for a distance of 43.21 feet to a point on a point on a non tangent curve concave Easterly having a radius of 71.53 feet, with a chord bearing of South 08° 44' 42" West, and a chord distance of 21.76 feet; thence run Southerly along the arc of said curve through a central angle of 17° 29' 51" for a distance of 21.84 feet to a point on a non tangent line; thence run North 90° 00' 00" West for a distance of 127.03 feet; thence run North 04° 05' 30" West for a distance of 13.51 feet to a point on a non tangent curve, concave Easterly having a radius of 75.00 feet, with a chord bearing of North 13° 22' 37" East, and a chord distance of 43.43 feet; thence run Northerly along the arc of said curve through a central angle of 33° 39' 43" for a distance of 44.06 feet to a point of tangency; thence run North 30° 12' 28" East for a distance of 75.93 feet to the point of curvature of a curve, concave Westerly having a radius of 125.00 feet, with a chord bearing of North 25° 15' 12" East, and a chord distance of 21.59 feet; thence run Northerly along the arc of said curve through a central angle of 09° 54' 33" for a distance of 21.62 feet to a point of tangency; thence run North 20° 17' 56" East for a distance of 51.33 feet; thence run North 69° 42' 04" West for a distance of 119.00 feet; thence run South 85° 57' 21" West for a distance of 49.90 feet to a point lying on the Easterly limited access right-of-way line of State Road No. 429 according to the Florida Department of Transportation right-of-way map F.P. No. 403497-3; thence run North 04° 02' 39" West along said Easterly limited access right-of-way line for a distance of 561.92 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

Tract F, ROLLING OAKS as recorded in Plat Book 26, Pages 116 through 125 of the Public Records of Osceola County, Florida and lying in Section 4, Township 25 South, Range 27 East, Osceola County, Florida.

Tract F contains 2.92 acres more or less.
Contains 59.38 acres net, more or less.

LEGEND:

U.E. denotes utility easement
S.E. denotes sidewalk easement
ORB. denotes Official Records Book
PB. denotes Plat Book
PG(S). denotes page(s)
C denotes centerline

NT denotes non-tangent
CCR # denotes Certified Corner Record Number
O denotes set 5/8" iron rod & cap stamped LB #6723 PRM
PC denotes point of curvature
PT denotes point of tangency

PRC denotes point of reverse curvature
PCC denotes point of compound curvature
FDOT denotes Florida Department of Transportation
denotes change in direction along lot lines
PRM denotes permanent record monument

denotes change in direction no corner set
denotes limited access right-of-way line
CDD denotes Community Development District
NR denotes non radial
LB denotes licensed business

SHEET INDEX

SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION
SHEET 2 OF 7 – SURVEYOR'S NOTES & TABLES
SHEET 3 & 4 OF 7 – BOUNDARY INFORMATION LOT & TRACT GEOMETRY
SHEETS 5, 6 & 7 CDD AREAS

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET 1 OF 7

JOINDER AND CONSENT

KNOWN ALL MEN BY THESE PRESENTS, that the Rolling Oaks Community Development District hereby joins in and consents to the Plat and the dedication of the lands shown hereon for the uses and purposes herein expressed, and hereby accepts the maintenance obligations as set forth in Notes 4, 6, 7, 8, 11, 12, and 13.

ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT

By: _____
John Chiste, Chairman—Board of Supervisors

SIGNED IN THE PRESENCE OF:

WITNESS SIGNATURE WITNESS SIGNATURE

PRINT NAME PRINT NAME

State of Florida
County of _____

The foregoing instrument was acknowledged before me, by means of [X] physical presence or [] online notarization, this____day of _____, 2022, by John Chiste, Chairman of the Board of Supervisors of the Rolling Oaks Community Development District. He [] is personally known to me.

Signature of person taking acknowledgement

Notary Public

ROLLING OAKS REPLAT DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the limited liability company named below, being the owner in fee simple of a portion of the lands shown hereon, does hereby dedicate said lands and plat for the uses and purposes herein expressed.

IN WITNESS WHEREOF, the undersigned has executed this Dedication on the _____ day of 2022.

HORIZON HOTEL OWNER, LLC,
a Delaware limited liability company

By: _____
Arthur J. Falcone, Managing Principal

SIGNED IN THE PRESENCE OF:

SIGNATURE SIGNATURE

PRINTED NAME PRINTED NAME

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Arthur J. Falcone, Managing Principal of Horizon Hotel Owner, LLC, a Delaware limited liability company, on behalf of said limited liability company. He is personally known to me.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC
My Commission Expires_____

PLAT BOOK____ PAGE ____

ROLLING OAKS REPLAT DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the limited liability company named below, being the owner in fee simple of a portion of the lands shown hereon, does hereby dedicate said lands and plat for the uses and purposes herein expressed.

IN WITNESS WHEREOF, the undersigned has executed this Dedication on the _____ day of __, 2022.

ROLLING OAKS SPLENDID, LLC,
a Florida limited liability company

By: Encore Housing Opportunity Fund II
General Partner, LLC,
a Delaware limited liability company, Manager

By: AF Encore Management, LLC,
a Florida limited liability company,
Executive Managing Member

By: _____
Arthur J. Falcone, Manager

SIGNED IN THE PRESENCE OF:

SIGNATURE SIGNATURE

PRINTED NAME PRINTED NAME

State of Florida,
County of Palm Beach

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 2022, by Arthur J. Falcone, as manager, of Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of Rolling Oaks Splendid, LLC, a Florida limited liability company on behalf of said limited liability company, who is personally known to me or has produced _____ as identification.

Signature of person taking acknowledgement
Notary Public

Printed Name: _____

Commission No: _____

My Commission Expires:

CERTIFICATE OF APPROVAL BY SURVEYOR REPRESENTING OSCEOLA COUNTY

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signature_____ Date: _____

Print Name_____Registration No._____
Florida Professional Surveyor and Mapper representing Osceola County, Florida.

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined on _____
and

Approved by: _____
County Engineer

CERTIFICATE OF APPROVAL BY DEVELOPMENT REVIEW COMMITTEE

THIS IS TO CERTIFY, That on 10–19–2020 the preceding Preliminary Subdivision Plan was approved by the Board of County Commission and that the foregoing Plat is substantially consistent with the Board of County Commission approved Preliminary Subdivision Plan and thereby as authorized by Osceola County Ordinance #18–10 and Florida Statutes 177.071(2) was approved on 9–17–2022 by the Osceola County Development Review Committee of Osceola County, Florida.

Chairman of the Development Review Committee

Attest: DRC Coordinator

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned is a Florida registered surveyor and mapper that the foregoing plat was prepared under his direction and supervision; that permanent reference monuments have been placed and that permanent control points have been or will be placed as required by all State and local regulations; and that the plat complies with all survey requirements of Chapter 177, Florida Statutes. The land described hereon is located in Sections 3 and 4, Township 25, South, Range 27 East, Osceola County, Florida.

By: _____ Date: _____
JAMES L. RICKMAN P.S.M. 5633

Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

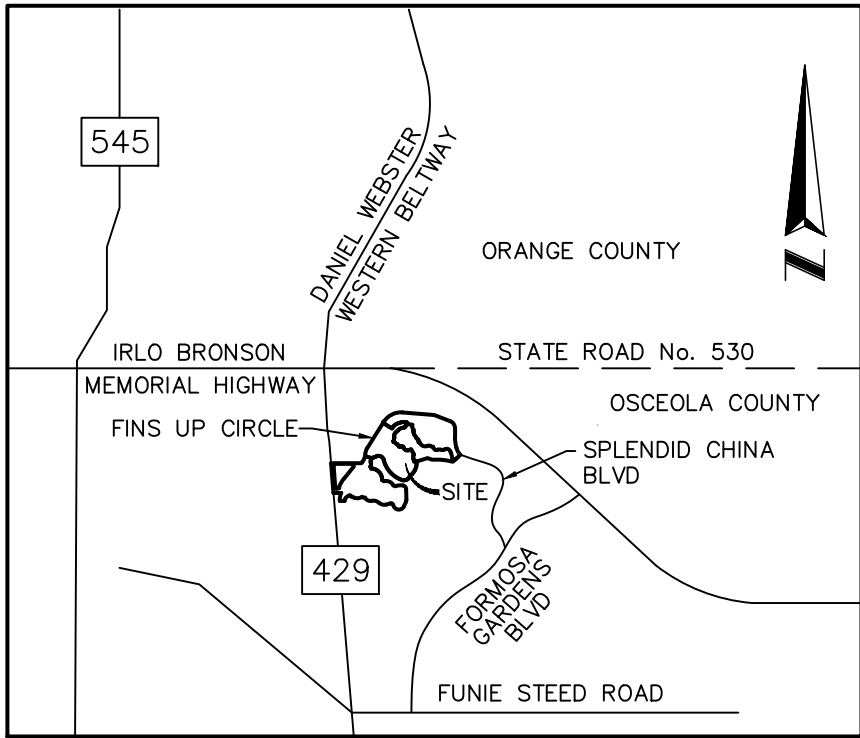
CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and the Osceola County Land Development Code, and was filed for record on _____ at _____am/pm.

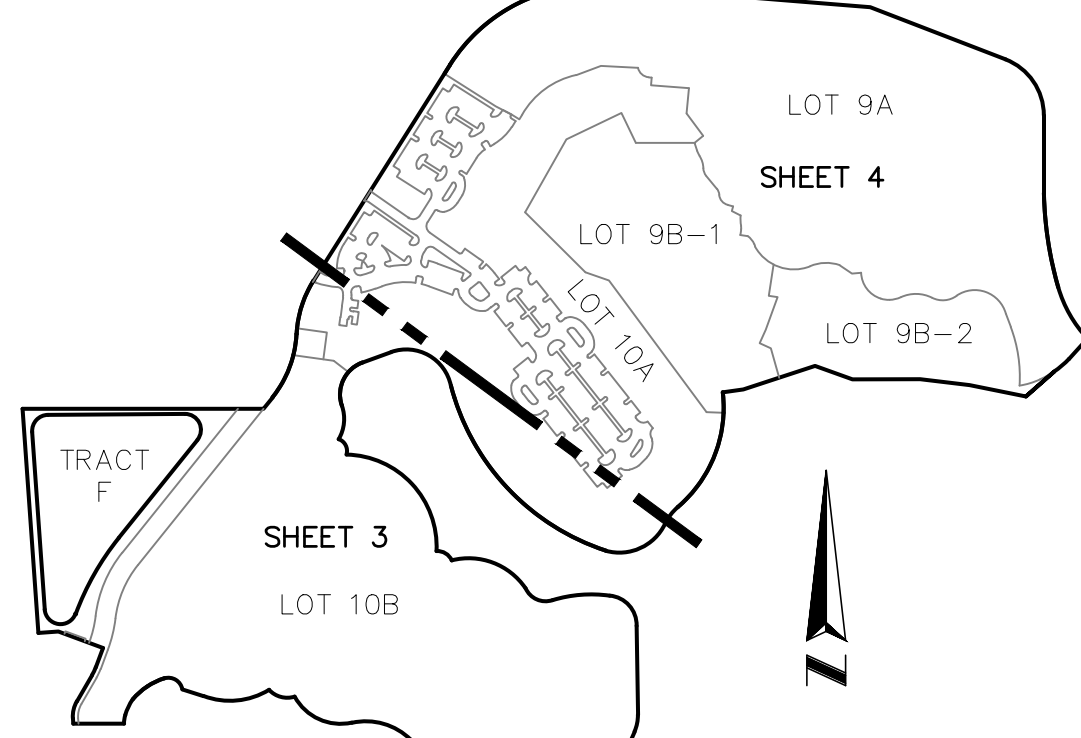
File No. _____

Clerk of the Circuit Court
in and for Osceola County, Florida.

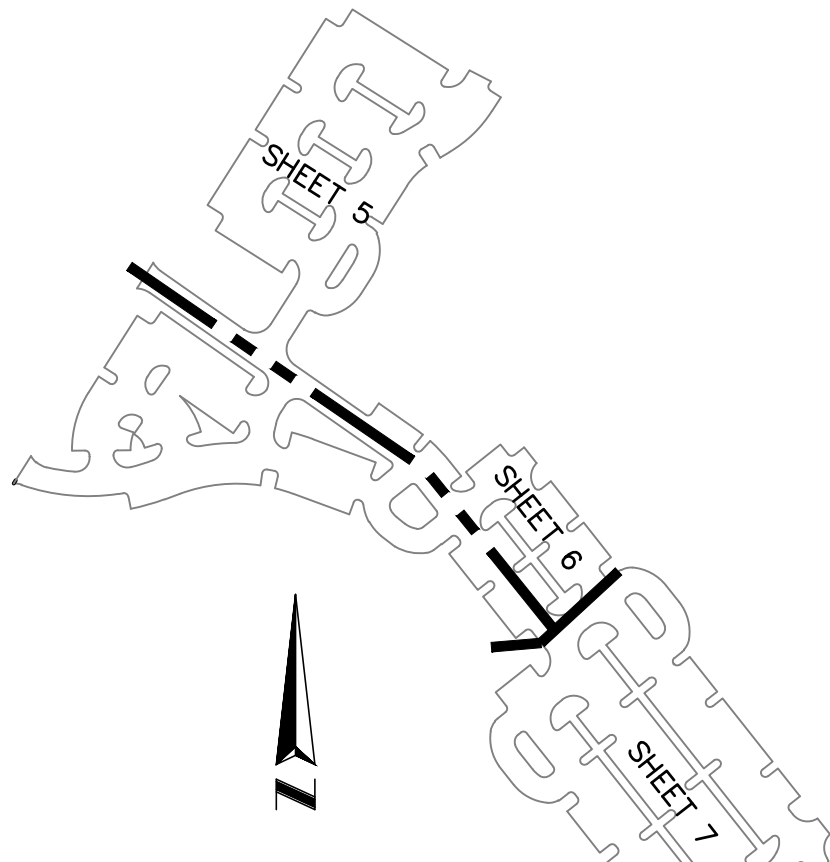
By: _____, D.C.



VICINITY MAP (Not to scale)



KEY MAP SHEETS 3 & 4 (not to scale)



KEY MAP SHEETS 5, 6 & 7 (not to scale)

A REPLAT OF Lots 9A, 9B AND A PORTION OF LOT 10, ROLLING OAKS,
AS RECORDED IN PLAT BOOK 26, PAGES 116 THROUGH 125, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
LYING IN SECTIONS 3 AND 4, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

1. Bearings shown hereon are based on the bearings shown hereon, based on the East line of the Southeast line of Section 4—25—27 being an assumed bearing of North 00°07'44" East.
2. All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television and data services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission. (Section 177.091 (28), Florida Statutes).
3. Tract LS-1 and Tract LS-2 are designated as Lift Station Tracts and shall be owned and maintained by the Tohopekaliga Water Authority (TWA) and will be conveyed by separate instrument.
4. A non-exclusive easement for access and maintenance over the Sidewalk Easement shown on this Plat is hereby dedicated to the Rolling Oaks Community Development District. The area of the Sidewalk Easement shall be maintained by the Rolling Oaks Community Development District.
5. A non-exclusive easement for access over the Access Easement shown on this Plat is hereby dedicated for the benefit of all property within this Plat.
6. Tract A is a Right-Of-Way Tract and is hereby dedicated to, and shall be maintained by, and be the perpetual responsibility of, the Rolling Oaks Community Development District. The public use rights over and across Tract A include a perpetual easement and right of ingress/egress to and for the benefit of delivery and pickup services, police services, ambulance services and other authorities of law, United States mail carriers and representatives of utilities. The streets within Tract A shall be subject to the jurisdiction of Osceola County in establishing speed limits and traffic control devices deemed necessary and appropriate by Osceola County.
7. Tract B is an Open Space/Landscape Tract, and is hereby dedicated to, and shall be maintained by, and be the perpetual responsibility of, the Rolling Oaks Community Development District.
8. Tract C is a Parking and Right-Of-Way Tract and is hereby dedicated to, and shall be maintained by, and be the perpetual responsibility of, the Rolling Oaks Community Development District. The public use rights over and across Tract C include a perpetual easement and right of ingress/egress to and for the benefit of delivery and pickup services, police services, ambulance services and other authorities of law, United States mail carriers and representatives of utilities. The streets within Tract C shall be subject to the jurisdiction of Osceola County in establishing speed limits and traffic control devices deemed necessary and appropriate by Osceola County.
9. Tracts D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S and T are Open Space/Landscape Tracts, and shall be maintained by, and be the perpetual responsibility of, Rolling Oaks Splendid, LLC, a Florida limited liability company, its successors or assigns; provided, however, that Rolling Oaks Splendid, LLC, a Florida limited liability company, its successors or assigns, reserves the right to assign the obligation for the maintenance and responsibility with respect to all or any of such Tracts to the Rolling Oaks Community Development District or to such other property owners association or other entity as will assume such obligation for the maintenance and responsibility with respect to all or any of said Tracts.
10. Osceola County shall have the right, but not the obligation, to access, maintain, repair, replace or otherwise care for or cause to be cared for, the drainage systems constructed within Tract A and Tract C shown on this Plat, and the underground stormwater drainage pipes and above ground inlet structures to be constructed in or on said Tracts. A blanket ingress/egress easement is granted in favor of Osceola County for said purpose over Tracts A and C shown on this Plat.
11. The street lights within, adjacent to or servicing Tract A shall be owned and maintained by the Rolling Oaks Community Development District, or the utility provider, whichever may apply.
12. All landscaping elements, including trees, within the Right-Of-Ways designated as Tracts A and C shall be maintained by the Rolling Oaks Community Development District.
13. A non-exclusive easement for drainage is hereby dedicated over Tracts A and C for use of underground stormwater drainage pipes and facilities and above ground inlet structures to be constructed therein or thereon, for the benefit of all property within this Plat. Tracts A and C and the underground stormwater drainage pipes and facilities and above ground inlet structures to be constructed therein or thereon shall be maintained by the Rolling Oaks Community Development District.
14. A non-exclusive access and utility easement is hereby dedicated over Tracts A and C and all Utility Easements shown on this Plat, for the benefit of all property within this Plat. Tracts A and C are not dedicated to the public, however, there are public use rights over and across Tracts A and C including a perpetual easement and right of ingress/egress to, and for, the benefit of delivery and pickup services, fire protection services, police services, ambulance services and other authorities of law, United States mail carriers and representatives of utilities.
15. The following easements, all recorded in the Public Records of Osceola County, Florida, impact portions of the lands shown hereon, but are not plottable:
 - Easement recorded in Official Records Book 5248, Page 2690, Public Records of Osceola County, Florida (Affects Lots 9A and 9B).
 - Sign and Access Easement Agreement recorded in Official Records Book 5404, Page 1996, Public Records of Osceola County, Florida. (Affects Lots 9A and 9B).
 - Grant of Non-Exclusive Utility Easement recorded in Official Records Book 5474, Page 2951, Public Records of Osceola County, Florida (Affects Lot 9A).
 - Grant of Non-Exclusive Utility Easement recorded in Official Records Book 5474, Page 2956, Public Records of Osceola County, Florida (Affects Lot 9A).
16. Lot 9A in this Plat is subject to the Declaration of Covenants, Restrictions and Easements for Rolling Oaks Resort recorded in Official Records Book 5298, Page 1494, as amended by the Amendment and Supplemental Declaration to Declaration of Covenants, Restrictions and Easements for Rolling Oaks Resort recorded in Official Records Book 5302, Page 2467, as further amended by Second Amendment and Supplemental Declaration to Declaration of Covenants, Restrictions and Easements for Rolling Oaks Resort recorded in Official Records Book 5302, Page 2477, as further amended by Third Amendment and Supplemental Declaration to Declaration of Covenants, Restrictions and Easements for Rolling Oaks Resort recorded in Official Records Book 5444, Pages 91-94, as further amended by Fourth Amendment and Supplemental Declaration to Declaration of Covenants, Restrictions and Easements for Rolling Oaks Resort recorded in Official Records Book 5464, Page 1134, as further amended by Fifth Amendment and Supplemental Declaration to Declaration of Covenants, Restrictions and Easements for Rolling Oaks Resort recorded in Official Records Book 5464, Page 1140, as further amended by Sixth Amendment and Supplemental Declaration to Declaration of Covenants, Restrictions and Easements for Rolling Oaks Resort recorded in Official Records Book 5543, Page 2587, as further amended by Seventh Amendment and Supplemental Declaration to Declaration of Covenants, Restrictions and Easements for Rolling Oaks Resort recorded in Official Records Book 5795, Page 1183-1188, and as further amended by Eighth Amendment and Supplemental Declaration to Declaration of Covenants, Restrictions and Easements for Rolling Oaks Resort recorded in Official Records Book 5982, Page 1251, and as further amended by Corrective Eighth Amendment and Supplemental Declaration to Declaration of Covenants, Restrictions and Easements for Rolling Oaks Resort recorded in Official Records Book 6067, Page 557, all of the Public Records of Osceola County, Florida (collectively, the "Declaration").

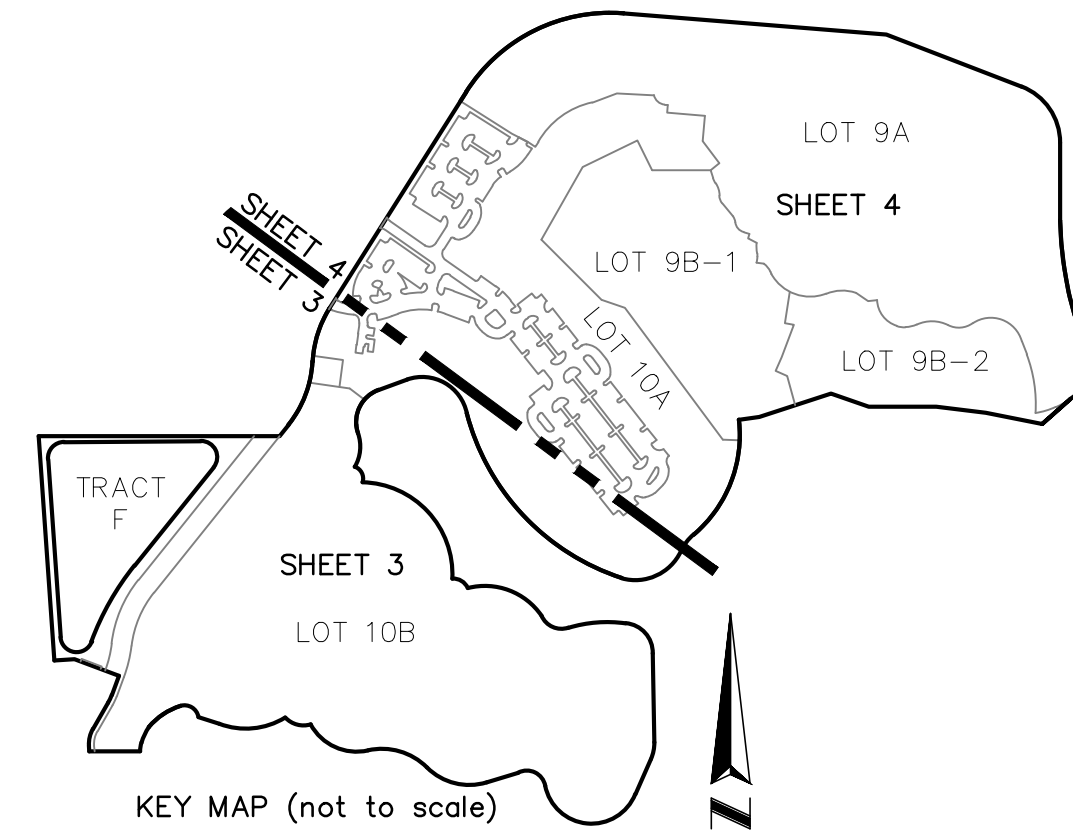


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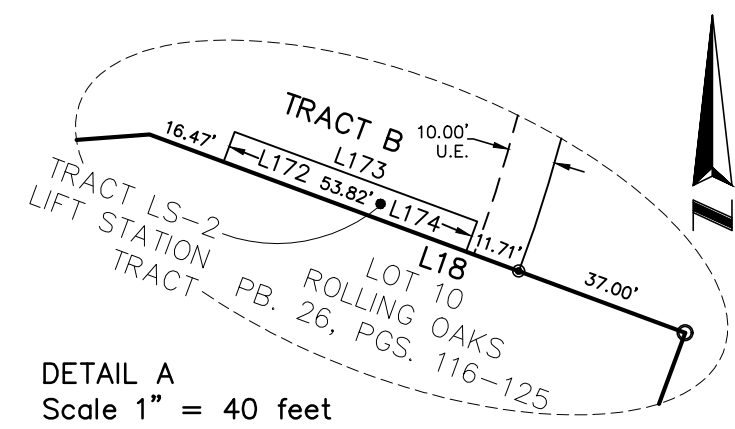
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A REPLAT of Lots 9A, 9B AND A PORTION OF LOT 10, ROLLING OAKS,
AS RECORDED IN PLAT BOOK 26, PAGES 116 THROUGH 125, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
LYING IN SECTIONS 3 AND 4, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L10	N38°45'43"E	36.01'
L10	S70°02'07"W	76.50'
L11	S23°44'43"W	95.63'
L12	S73°03'27"W	82.74'
L13	N72°07'39"W	55.47'
L14	N90°00'00"W	127.03'
L15	N40°05'30"W	7.51'
L16	N30°12'28"E	13.95'
L17	N20°17'56"E	51.33'
L18	N69°42'04"W	119.90'
L19	S85°57'21"W	49.00'
L29	S81°58'58"E	75.11'
L30	S70°18'33"W	60.93'
L31	N82°07'30"W	17.57'
L32	S52°21'52"E	46.43'
L147	S48°47'29"E	116.59'
L148	N20°17'56"E	10.70'
L153	S71°08'53"E	10.00'
L169	N40°05'30"W	13.61'
L170	N30°12'28"E	75.93'
L171	N20°17'56"E	51.33'
L172	N20°19'41"E	6.70'
L173	S69°42'04"E	53.82'
L174	S20°17'56"W	6.70'
L175	S15°02'34"W	60.67'
L176	N76°36'13"W	65.38'
L177	N32°18'27"E	24.61'
L178	S08°01'02"W	143.11'
L179	N81°58'58"W	55.50'
L180	N08°01'02"E	70.18'
L181	N40°43'12"W	12.40'

CURVE TABLE						
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH	
C1	275.00'	N20°44'43"E	169.66'	035°56'00"	172.47'	
C2	275.00'	S17°34'05"W	139.93'	029°28'44"	141.49'	
C9	124.00'	S37°27'47"W	62.14'	024°16'25"	52.53'	
C10	126.08'	N65°23'49"W	152.58'	080°17'29"	176.68'	
C11	590.26'	S43°12'26"E	565.60'	057°15'17"	589.84'	
C12	113.92'	N60°28'54"W	119.57'	097°42'24"	134.24'	
C13	85.00'	S65°23'49"W	71.45'	089°16'36"	132.44'	
C14	101.01'	N05°28'30"E	84.47'	049°25'59"	87.15'	
C15	31.26'	N27°03'52"W	43.03'	069°58'08"	47.44'	
C16	230.06'	N42°58'21"W	329.62'	091°30'51"	367.46'	
C17	39.37'	N58°34'12"W	44.77'	069°18'06"	47.62'	
C18	171.90'	N69°23'34"W	179.12'	069°58'08"	209.92'	
C19	54.38'	S66°04'24"E	74.02'	085°46'26"	81.41'	
C20	331.75'	S85°30'21"W	143.19'	024°55'32"	144.32'	
C21	73.62'	N41°43'16"W	100.98'	086°35'56"	111.27'	
C22	100.00'	N11°22'56"E	82.86'	024°43'33"	43.15'	
C23	118.32'	S84°38'12"E	226.92'	147°06'27"	303.79'	
C24	46.46'	N63°55'18"W	74.08'	105°43'37"	85.73'	
C25	149.19'	S76°00'15"E	153.40'	061°52'37"	161.12'	
C26	159.94'	S73°49'34"W	153.91'	057°31'15"	160.57'	
C27	130.68'	S65°34'39"E	157.32'	074°01'04"	168.82'	
C28	62.06'	S75°02'54"E	65.95'	084°11'16"	69.53'	
C29	187.57'	N84°34'59"E	165.10'	052°31'20"	170.96'	
C30	35.50'	N58°28'06"W	52.63'	095°40'25"	59.28'	
C31	170.82'	S56°16'52"W	95.17'	020°50'56"	96.44'	
C32	142.13'	S25°18'36"W	43.05'	017°25'13"	43.21'	
C33	71.53'	S08°44'42"W	21.76'	017°29'51"	21.84'	
C34	75.00'	S13°22'37"W	43.43'	033°39'43"	44.06'	
C35	125.00'	N25°15'12"E	21.59'	009°54'33"	21.62'	
C36	40.00'	N25°49'14"W	72.26'	129°09'54"	90.17'	
C37	680.00'	S29°31'45"E	218.21'	018°27'56"	219.15'	
C38	40.00'	S81°52'26"E	78.20'	155°39'34"	106.67'	
C39	40.00'	S42°46'35"W	58.34'	093°38'29"	65.37'	
C40	275.00'	N26°22'56"E	117.92'	024°45'35"	118.84'	
C125	275.00'	N08°24'55"E	53.55'	011°10'25"	53.63'	
C126	275.00'	S04°21'12"W	14.64'	003°02'59"	14.64'	
C127	275.00'	S19°05'34"E	125.73'	026°25'45"	126.85'	
C128	85.00'	S120°44'45"E	21.20'	014°19'29"	21.25'	
C129	85.00'	S18°03'09"W	66.34'	045°56'20"	68.15'	
C130	85.00'	S55°31'43"W	42.58'	029°04'48"	43.04'	
C131	590.26'	S16°03'24"E	30.42'	002°57'12"	30.43'	
C137	170.82'	S48°11'38"W	48.06'	016°10'28"	48.22'	
C138	170.82'	S64°22'06"W	48.06'	016°10'28"	48.22'	
C139	352.40'	N13°44'12"E	84.48'	013°46'04"	84.68'	
C140	248.00'	S22°48'26"W	136.34'	031°54'34"	138.12'	
C141	295.00'	N37°29'03"E	13.16'	002°33'20"	13.16'	
C142	290.00'	N24°55'24"E	113.04'	022°28'41"	113.77'	
C143	250.00'	S12°18'12"W	57.02'	013°05'50"	57.15'	
C144	260.00'	S25°34'47"W	60.92'	013°27'70"	61.06'	
C150	62.00'	S13°03'29"W	35.86'	034°17'59"	37.12'	
C151	138.00'	N25°15'12"E	23.64'	009°54'33"	23.82'	
C152	337.40'	N13°44'12"E	80.88'	013°46'04"	81.08'	
C153	263.00'	S22°48'26"W	144.59'	031°54'34"	146.47'	
C154	287.40'	N13°45'53"E	69.17'	013°46'26"	69.34'	
C155	313.00'	S22°48'26"W	172.07'	031°54'34"	174.32'	
C156	275.00'	S18°35'30"W	121.04'	025°25'36"	122.04'	
C157	275.00'	S31°48'22"W	4.81'	001°00'38"	4.81'	
C158	185.50'	S89°52'56"E	123.61'	038°55'21"	126.02'	
C159	12.50'	N45°17'07"W	6.26'	081°10'50"	17.70'	
C160	214.50'	S77°16'10"E	16.01'	017°09'44"	64.25'	



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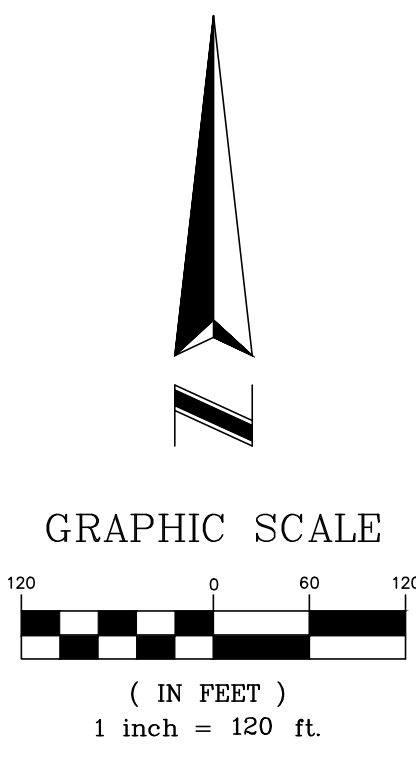
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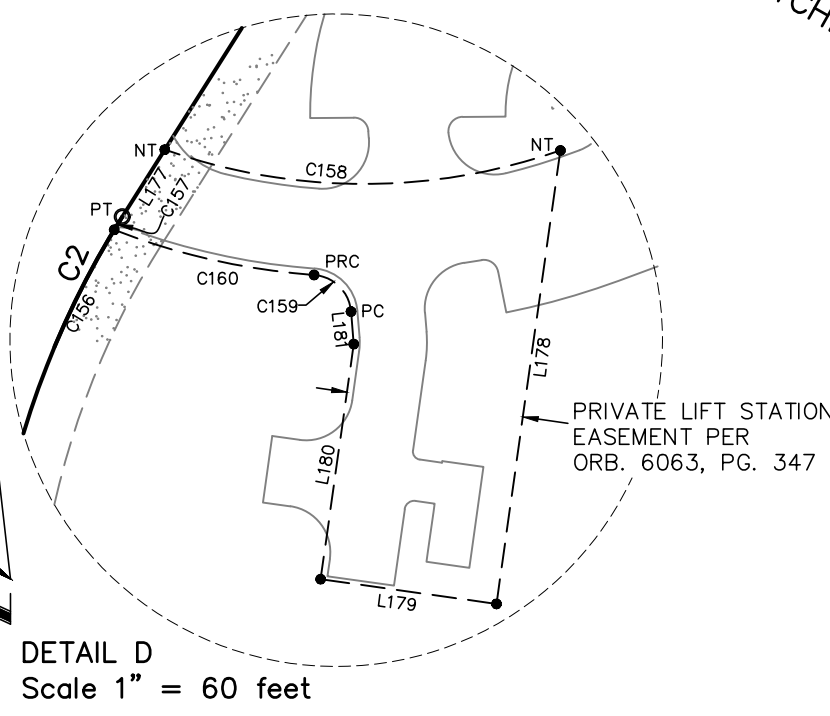
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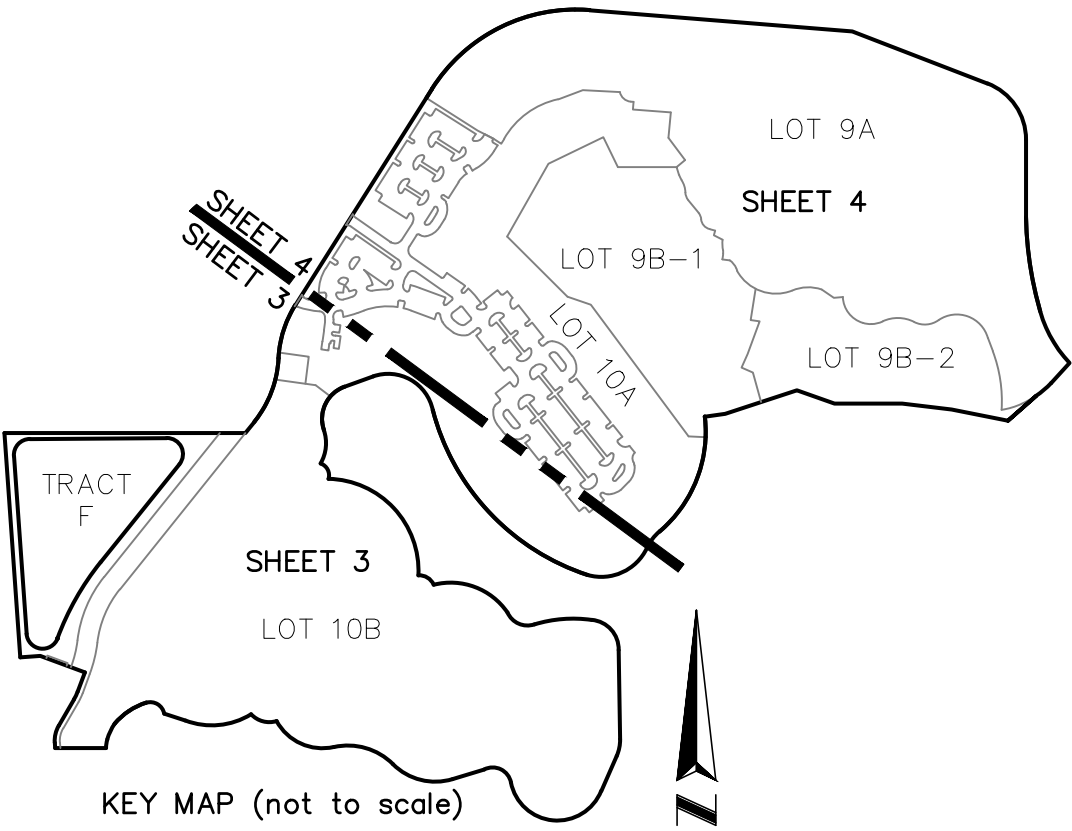


GRAPHIC SCALE

(IN FEET)
1 inch = 120 ft.



DETAIL D
Scale 1" = 60 feet

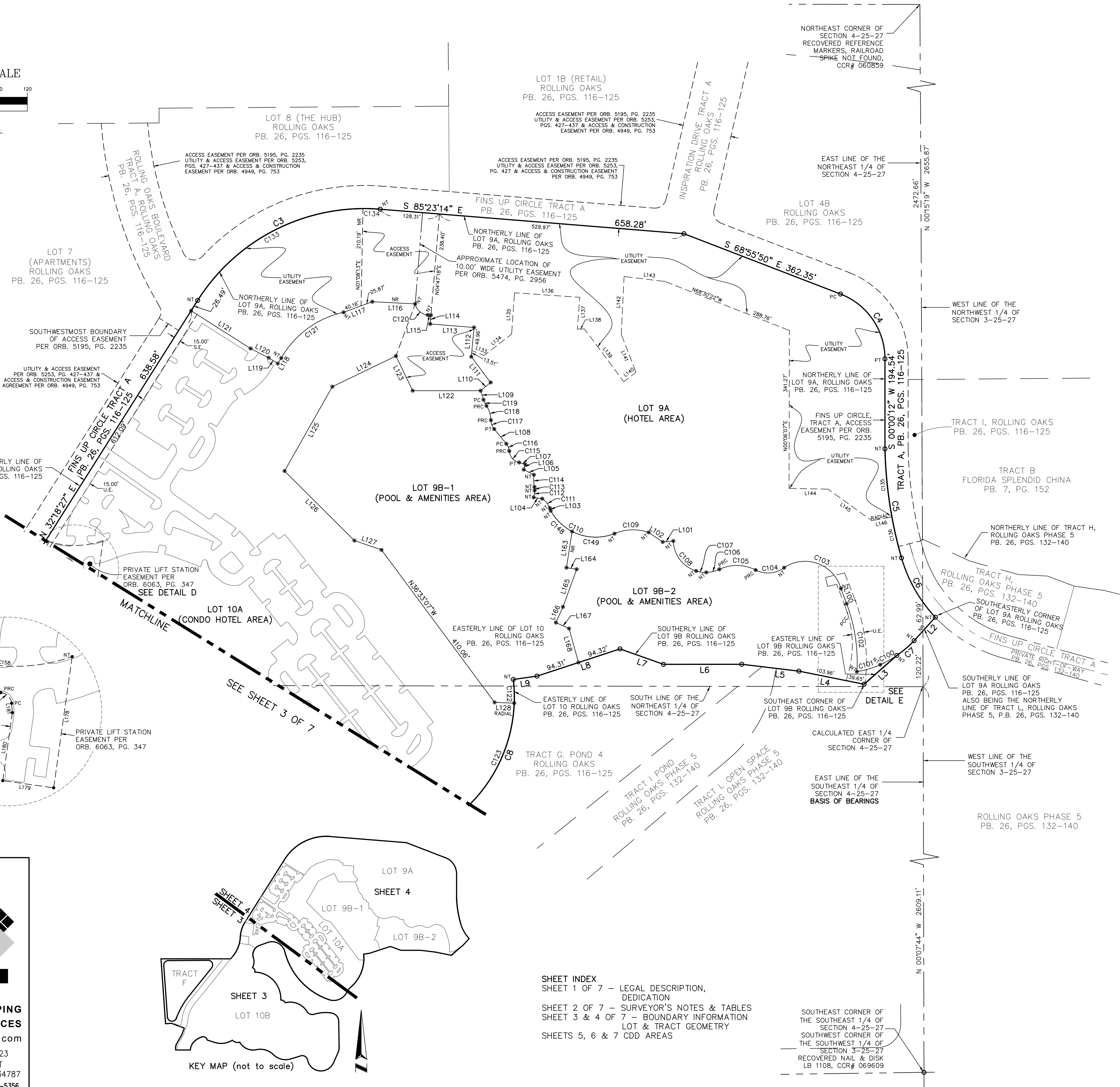


KEY MAP (not to scale)

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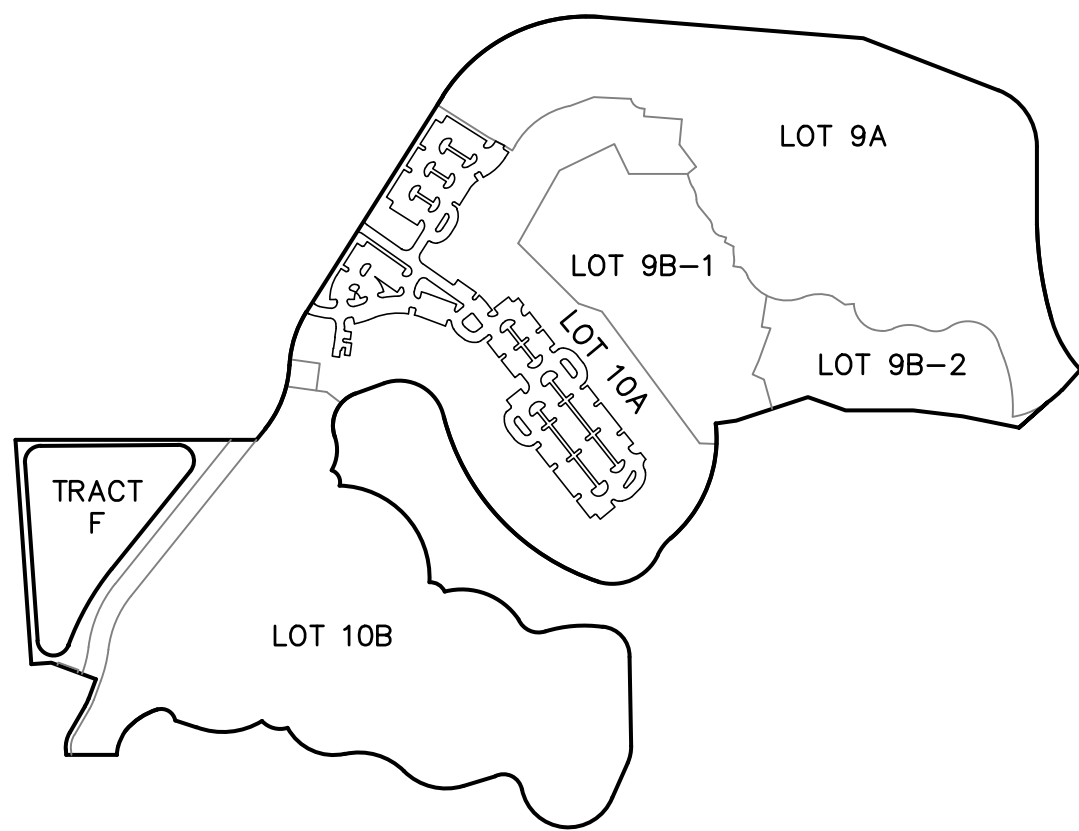
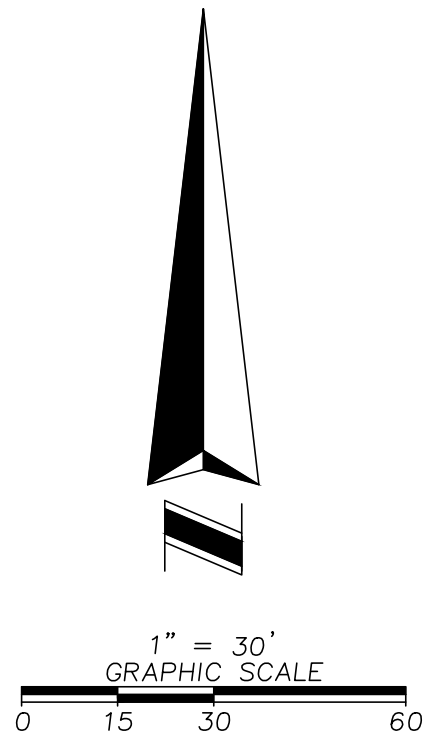
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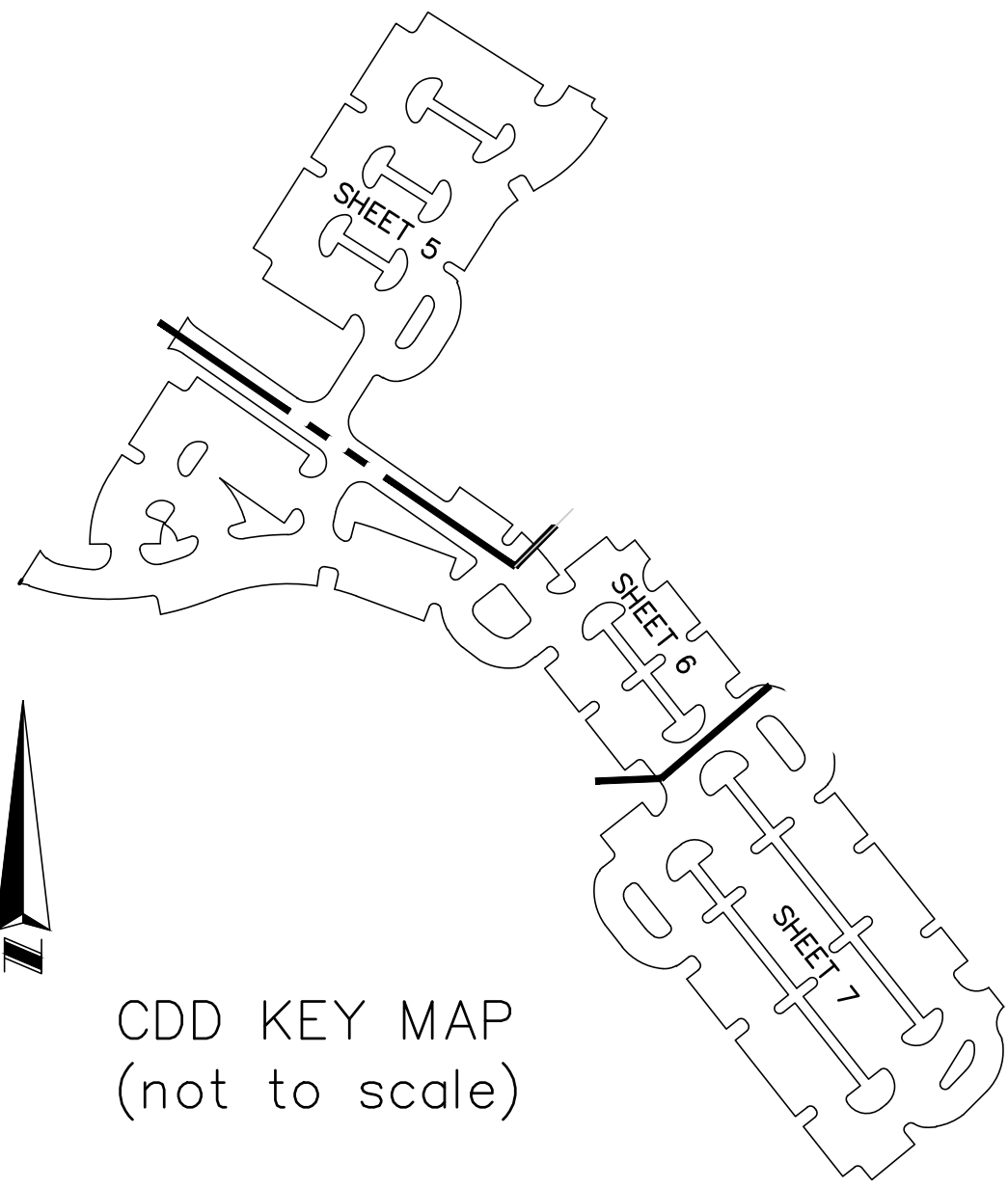


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OVERALL KEY MAP
(not to scale)



CDD KEY MAP
(not to scale)

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LINE TABLE		
LINE	BEARING	LENGTH
L301	S57°35'05"E	13.69'
L302	N32°19'42"E	18.47'
L303	S32°19'42"W	12.64'
L304	N32°24'54"E	10.03'
L305	N32°25'07"E	3.90'
L306	N57°35'06"W	13.03'
L307	S32°24'54"W	16.90'
L308	S59°36'30"W	10.97'
L309	S30°23'30"E	13.00'
L310	N59°36'30"E	7.75'
L311	N33°42'47"W	12.85'
L312	S57°35'06"E	13.00'
L313	N57°35'06"W	4.93'
L314	S32°24'54"W	1.28'
L315	N32°23'13"E	23.06'
L316	N32°24'54"E	0.50'
L317	S57°35'06"E	2.78'
L318	N32°24'54"E	31.24'
L319	S57°40'18"E	16.60'
L320	S32°19'42"W	13.50'
L321	N32°19'42"E	12.64'
L322	S32°24'54"W	22.02'
L323	N32°19'42"E	11.53'
L324	S32°19'42"W	11.53'
L325	N32°24'55"E	6.00'
L326	S32°19'42"W	11.52'
L327	N32°19'42"E	11.53'
L328	S32°24'54"W	6.00'
L329	S57°35'06"E	13.50'
L330	N32°24'56"E	2.05'
L331	N57°35'05"W	13.50'
L332	N32°24'55"E	6.00'
L333	S31°53'27"W	11.42'
L334	N32°19'42"E	11.50'
L335	S32°24'54"W	6.00'
L336	N32°19'42"E	11.59'
L337	S32°19'42"W	11.46'
L338	S57°35'05"E	13.50'
L339	N57°35'05"W	13.50'
L340	N32°24'55"E	6.00'
L341	S32°19'42"W	12.76'
L342	N32°19'42"E	12.44'
L343	S59°36'30"W	18.00'
L344	N32°19'42"E	12.77'
L345	S32°19'42"W	12.77'
L367	S35°00'00"W	12.96'
L368	S38°35'39"W	13.07'
L372	S38°19'05"E	13.00'
L373	N38°19'05"W	13.00'
L455	S38°19'05"E	33.70'
L516	N32°24'54"E	50.18'
L517	S04°11'42"E	49.15'
L518	N51°03'48"E	29.21'
L519	N85°26'33"W	53.11'
L520	S14°38'41"E	40.30'
L521	N63°03'21"E	51.80'
L522	S51°53'41"E	25.12'
L523	N71°44'02"E	25.38'
L524	S01°43'28"E	28.51'
L530	S49°45'48"E	25.27'
L533	S49°49'31"E	26.25'

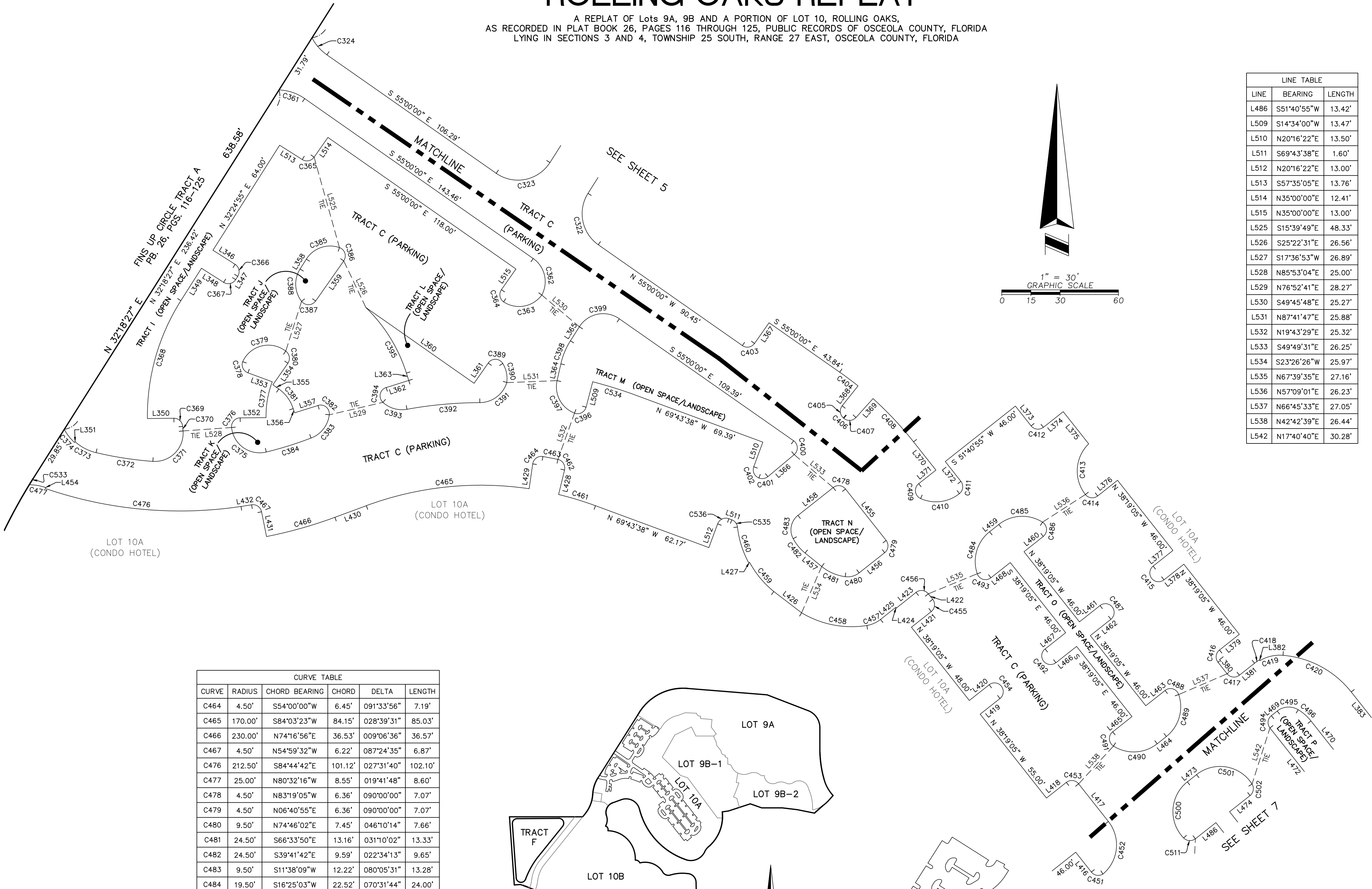
CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C307	4.50'	N77°22'18"E	6.37'	090°05'13"
C308	4.50'	S22°24'26"E	7.35'	109°28'16"
C309	19.50'	N67°38'10"E	22.49'	070°26'32"
C310	4.50'	S12°35'06"E	6.36'	090°00'00"
C311	130.00'	N46°00'42"E	61.12'	027°11'36"
C312	4.50'	N75°23'30"W	6.36'	090°00'00"
C313	4.50'	S12°56'52"W	6.55'	093°19'18"
C314	70.00'	S44°33'20"W	29.44'	024°16'52"
C315	4.50'	S32°24'54"W	9.00'	180°00'00"
C316	20.50'	N45°59'53"W	8.24'	023°10'27"
C317	20.75'	N21°32'12"W	5.20'	014°24'33"
C318	50.00'	N08°25'59"E	38.70'	045°31'50"
C319	50.00'	N55°52'53"E	39.82'	046°55'59"
C320	20.00'	S79°07'07"E	14.68'	043°04'01"
C321	4.50'	S77°24'54"W	6.36'	090°00'00"
C322	19.50'	S11°17'33"E	26.95'	087°24'54"
C323	19.50'	N78°42'27"E	28.19'	092°35'06"
C324	24.50'	S41°11'00"E	11.70'	027°38'00"
C325	4.50'	N12°40'18"W	6.36'	090°00'00"
C326	4.50'	S87°03'50"W	7.35'	109°28'16"
C327	19.50'	N02°53'34"W	22.54'	070°36'56"
C328	4.50'	S19°35'41"E	7.09'	104°01'10"
C329	4.50'	S84°39'46"W	7.12'	104°29'44"
C330	9.50'	N14°09'50"W	9.19'	057°51'04"
C331	24.78'	N24°45'32"E	8.60'	019°59'40"
C332	24.78'	N40°04'16"E	8.60'	019°59'40"
C333	9.50'	N79°06'24"E	9.22'	058°04'35"
C334	19.50'	N62°31'11"E	19.56'	060°12'33"
C335	4.50'	S27°31'25"E	7.78'	119°42'14"
C336	4.50'	S87°48'23"E	7.78'	119°43'50"
C337	19.50'	S02°14'14"W	19.60'	060°21'22"
C338	19.50'	S62°29'11"W	19.54'	060°08'33"
C339	4.50'	N27°33'25"W	7.79'	119°46'14"
C340	4.50'	N87°50'23"W	7.78'	119°39'51"
C341	19.50'	N02°12'13"E	19.62'	060°25'21"
C342	4.50'	N77°24'55"E	6.36'	089°59'58"
C343	4.50'	N12°35'05"W	6.36'	090°00'01"
C344	4.50'	S87°34'20"E	7.80'	120°11'56"
C345	19.50'	S02°28'16"W	19.47'	059°53'17"
C346	19.50'	S62°04'04"W	19.29'	059°18'18"
C347	4.50'	N27°57'50"W	7.82'	120°37'54"
C348	4.50'	N88°04'19"W	7.76'	119°11'59"
C349	19.50'	N01°58'17"E	19.76'	060°53'13"
C350	19.50'	N62°45'00"E	19.70'	060°39'52"
C351	4.50'	S27°17'41"E	7.76'	119°14'46"
C352	4.50'	N32°24'55"E	9.00'	180°00'00"
C353	4.50'	N86°19'42"E	7.28'	107°59'59"
C354	19.50'	S03°37'42"E	22.95'	072°05'13"
C355	19.50'	S68°21'13"W	22.89'	071°52'36"
C356	4.50'	N21°41'24"W	7.28'	108°02'11"
C357	4.50'	N89°20'05"W	7.66'	116°40'26"
C358	14.50'	N14°18'19"E	20.61'	090°36'23"
C359	14.50'	N79°59'10"E	10.10'	040°45'20"
C360	4.50'	S23°39'14"E	7.46'	111°57'52"
C361	24.50'	N71°30'33"W	13.92'	033°01'06"
C362	14.50'	N13°16'18"W	19.30'	083°27'23"
C399	14.50'	S78°42'27"W	20.96'	092°35'06"
C400	4.50'	N02°27'15"W	7.14'	105°05'29"
C403	4.50'	N80°00'00"E	6.36'	090°00'00"
C404	180.00'	N53°07'24"W	11.79'	003°45'12"
C405	4.50'	S05°32'53"E	6.27'	088°17'03"
C406	162.50'	N49°38'14"W	0.30'	000°06'21"
C407	4.50'	N86°16'25"E	6.27'	088°17'03"
C408	180.00'	N43°10'22"W	30.47'	009°42'35"
C409	4.50'	S07°13'38"E	7.71'	117°49'05"
C478	4.50'	N83°19'05"W	6.36'	090°00'00"

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WINTER GARDEN, FLORIDA 34787
(407) 654-5355 FAX (407) 654-5356

ROLLING OAKS REPLAT

A REPLAT OF Lots 9A, 9B AND A PORTION OF LOT 10, ROLLING OAKS,
AS RECORDED IN PLAT BOOK 26, PAGES 116 THROUGH 125, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
LYING IN SECTIONS 3 AND 4, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

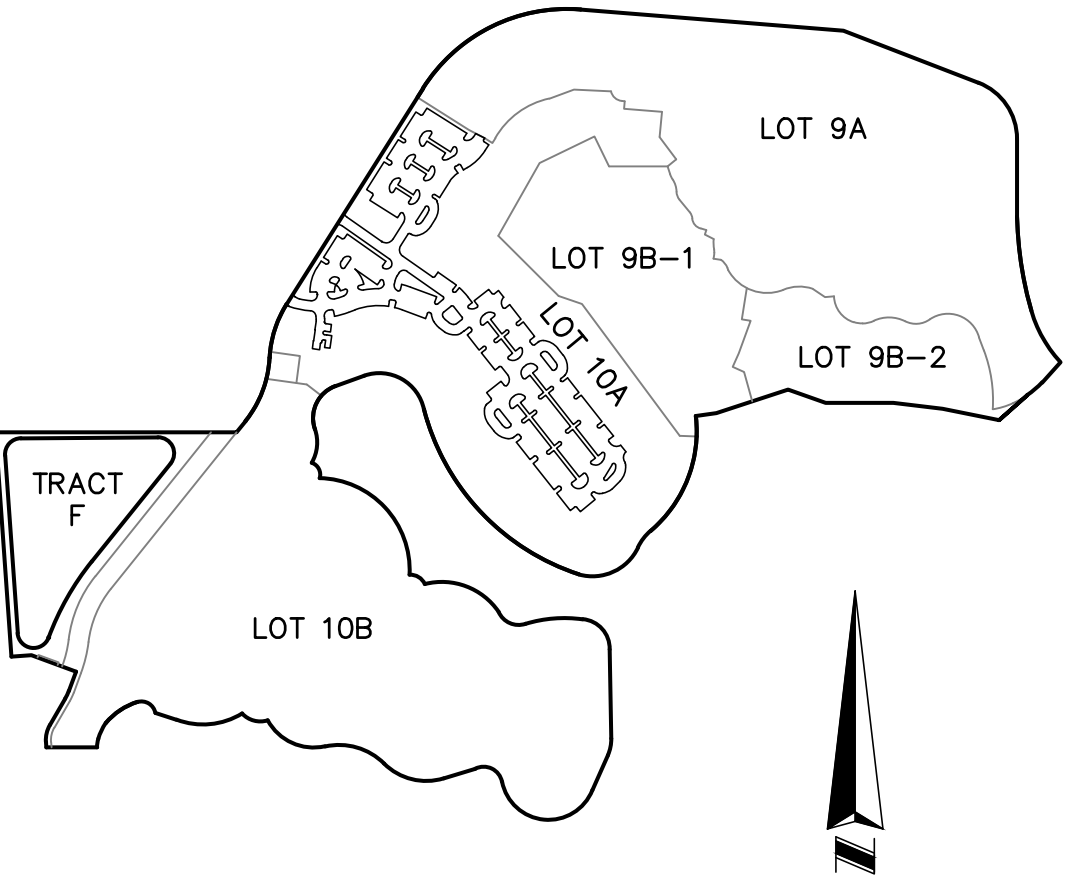


LINE TABLE		
LINE	BEARING	LENGTH
L486	S51°40'55\"W	13.42'
L509	S14°34'00\"W	13.47'
L510	N20°16'22\"E	13.50'
L511	S69°43'38\"E	1.60'
L512	N20°16'22\"E	13.00'
L513	S57°35'05\"E	13.76'
L514	N35°00'00\"E	12.41'
L515	N35°00'00\"E	13.00'
L525	S15°39'49\"E	48.33'
L526	S25°22'31\"E	26.56'
L527	S17°36'53\"W	26.89'
L528	N85°53'04\"E	25.00'
L529	N76°52'41\"E	28.27'
L530	S49°45'48\"E	25.27'
L531	N87°41'47\"E	25.88'
L532	N19°43'29\"E	25.32'
L533	S49°49'31\"E	26.25'
L534	S23°26'26\"W	25.97'
L535	N67°39'35\"E	27.16'
L536	N57°09'01\"E	26.23'
L537	N66°45'33\"E	27.05'
L538	N42°42'39\"E	26.44'
L542	N17°40'40\"E	30.28'

LINE TABLE		
LINE	BEARING	LENGTH
L346	S57°35'05\"E	13.50'
L347	N32°24'55\"E	2.00'
L348	S57°35'05\"E	13.50'
L349	N32°24'55\"E	19.74'
L350	S89°32'48\"W	13.63'
L351	S41°59'24\"W	0.50'
L352	N89°29'53\"E	13.30'
L353	N69°50'51\"W	13.30'
L354	S35°00'00\"W	13.50'
L355	S55°00'00\"E	3.74'
L356	S17°27'16\"E	2.26'
L357	N72°32'44\"E	12.64'
L358	N32°24'55\"E	6.01'
L359	S35°00'00\"W	25.17'
L360	N55°00'00\"W	67.92'
L361	S35°00'00\"W	12.88'
L362	S72°32'44\"W	12.16'
L363	S17°27'16\"E	3.97'
L364	N12°40'20\"E	8.81'
L365	N32°24'54\"E	8.55'
L366	S50°05'29\"W	17.62'
L367	S35°00'00\"W	12.96'
L368	S38°35'39\"W	13.07'
L369	N42°07'53\"E	13.07'
L370	S38°19'05\"E	18.53'
L371	N51°40'55\"E	11.27'
L372	S38°19'05\"E	13.00'
L373	N38°19'05\"W	13.00'
L374	S51°40'55\"W	13.00'
L375	N38°19'05\"W	21.10'
L376	N51°40'55\"E	13.00'
L377	N51°40'55\"E	13.00'
L378	S51°40'55\"W	13.00'
L379	N51°40'55\"E	13.00'
L380	N38°19'05\"W	7.54'
L381	S51°40'55\"W	9.93'
L382	N38°19'05\"W	0.46'
L383	S38°19'05\"E	22.00'
L416	S38°19'05\"E	13.00'
L417	N38°19'05\"W	24.68'
L418	S51°40'55\"W	13.00'
L419	N51°40'55\"E	13.00'
L420	S51°40'55\"W	13.00'
L421	N51°40'55\"E	13.00'
L422	N38°19'05\"W	3.60'
L423	S51°25'27\"W	12.98'
L424	N38°19'05\"W	0.50'
L425	S51°25'27\"W	9.99'
L426	N52°32'16\"W	17.98'
L427	S69°43'38\"E	0.76'
L428	N13°45'21\"E	12.93'
L429	S08°13'02\"W	12.93'
L430	S69°43'38\"W	17.23'
L431	S11°17'15\"E	13.00'
L432	S81°18'10\"W	5.51'
L454	N25°02'17\"E	0.50'
L455	S38°19'05\"E	33.70'
L456	S51°40'55\"W	16.74'
L457	N50°58'49\"W	11.00'
L458	N51°40'55\"E	23.10'
L459	S51°40'55\"W	6.00'
L460	N51°40'55\"E	12.64'
L461	S51°40'55\"W	13.50'
L462	N51°40'55\"E	13.50'
L463	S51°40'55\"W	12.64'
L464	N51°40'55\"E	6.00'
L465	S51°40'55\"W	12.64'
L466	N51°40'55\"E	13.50'
L467	S51°40'55\"W	13.50'
L468	N51°40'55\"E	12.64'
L469	S51°40'55\"W	3.83'
L470	N38°19'05\"W	24.27'
L472	S38°19'05\"E	44.79'
L473	N51°40'55\"E	6.00'
L474	S51°40'55\"W	13.42'

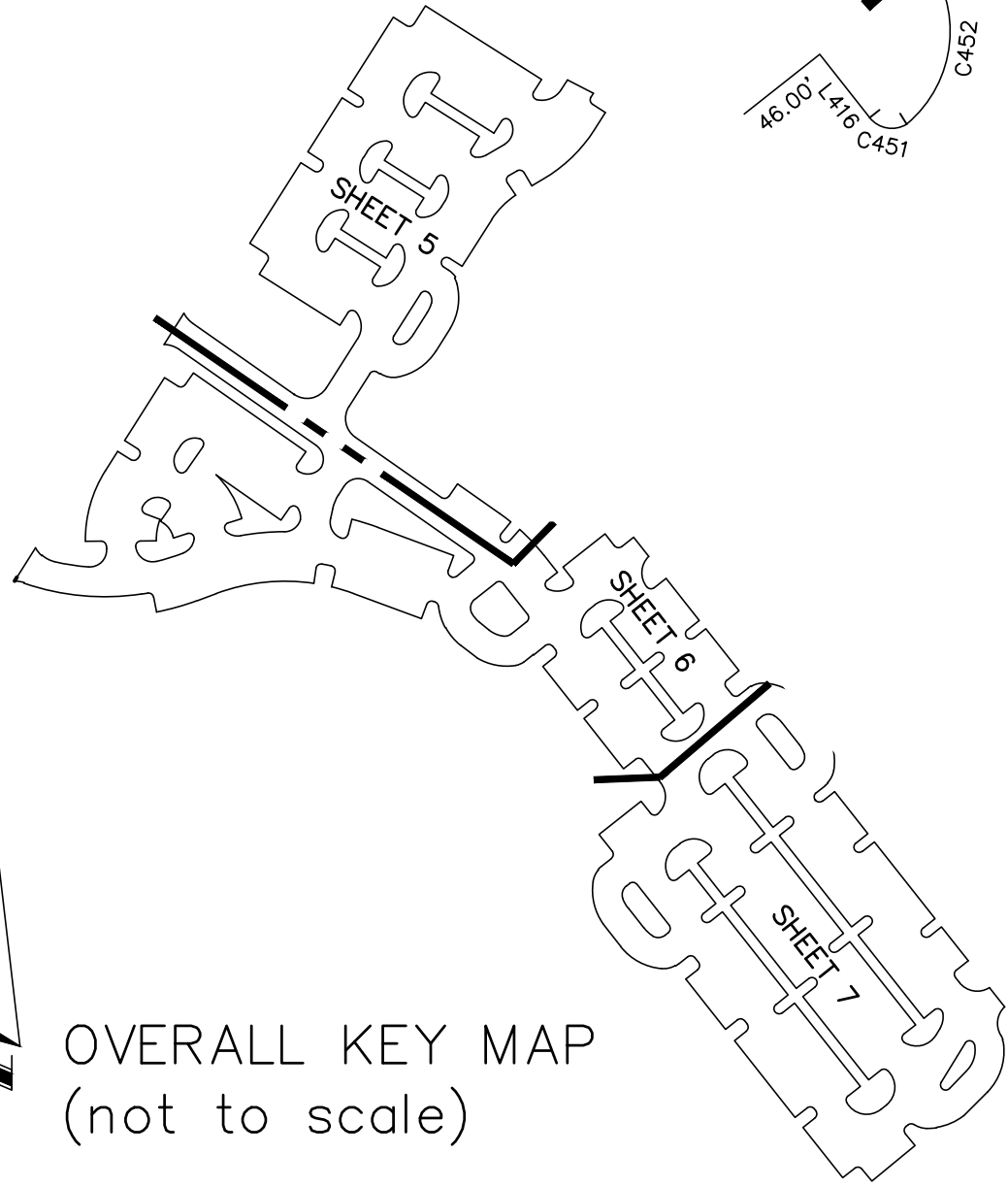
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C322	19.50'	S11°17'33\"E	26.95'	087°24'54\"	29.75'
C323	19.50'	N78°42'27\"E	28.19'	092°35'06\"	31.51'
C324	24.50'	S41°11'00\"E	11.70'	027°38'00\"	11.82'
C361	24.50'	N71°30'33\"W	13.92'	033°01'06\"	14.12'
C362	14.50'	N13°16'18\"W	19.30'	083°27'23\"	21.12'
C363	14.51'	N79°54'05\"E	19.98'	087°01'26\"	22.04'
C364	4.50'	S10°00'00\"E	6.36'	090°00'00\"	7.07'
C365	4.50'	N78°42'27\"E	6.22'	087°24'55\"	6.87'
C366	4.50'	N12°35'05\"W	6.36'	090°00'00\"	7.07'
C367	4.50'	N77°24'55\"E	6.36'	090°00'00\"	7.07'
C368	110.50'	S15°51'05\"W	63.00'	033°07'40\"	63.89'
C369	4.50'	N46°55'50\"W	6.20'	087°02'43\"	6.84'
C370	92.50'	S04°03'50\"E	2.12'	001°18'44\"	2.12'
C371	14.50'	N44°46'10\"E	22.05'	098°58'44\"	25.05'
C372	187.50'	S81°13'29\"E	29.53'	009°01'59\"	29.56'
C373	24.50'	S62°21'33\"E	12.14'	028°41'54\"	12.27'
C374	25.00'	S38°11'43\"E	8.52'	019°37'45\"	8.56'
C375	14.50'	S54°43'50\"E	21.88'	097°56'11\"	24.79'
C376	4.50'	S41°52'04\"W	6.65'	095°15'38\"	7.48'
C377	49.50'	S09°49'31\"W	18.73'	021°48'43\"	18.84'
C378	4.53'	S25°20'44\"E	6.34'	088°40'11\"	7.01'
C379	14.50'	S74°42'35\"W	22.31'	100°34'49\"	25.45'
C380	4.50'	N10°00'00\"W	6.36'	090°00'00\"	7.07'
C381	19.50'	N36°13'38\"W	12.55'	037°32'44\"	12.78'
C382	4.50'	N50°28'44\"W	7.55'	113°57'03\"	8.95'
C383	14.50'	N38°06'43\"E	15.20'	063°13'50\"	16.00'
C384	191.60'	N72°39'22\"E	24.13'	007°13'10\"	24.14'
C385	14.50'	S70°51'39\"W	18.03'	076°53'28\"	19.46'
C386	4.50'	N17°50'48\"W	7.17'	105°41'37\"	8.30'
C387	4.50'	N88°39'22\"E	7.25'	107°18'44\"	8.43'
C388	14.50'	S02°38'11\"E	16.66'	070°06'11\"	17.74'
C389	4.50'	N88°24'46\"W	7.51'	113°10'28\"	8.89'
C390	14.62'	N11°41'25\"W	10.07'	040°16'14\"	10.28'
C391	14.59'	N53°17'03\"E	17.33'	072°52'30\"	18.56'
C392	212.50'	S84°46'17\"W	37.61'	010°09'10\"	37.66'
C393	14.50'	S73°52'47\"E	12.91'	052°51'03\"	13.38'
C394	4.50'	S12°32'44\"W	7.79'	120°00'00\"	9.42'
C395	80.50'	N31°42'25\"W	39.64'	028°30'19\"	40.05'
C396	4.50'	N62°44'53\"E	6.71'	096°21'45\"	7.57'
C397	14.50'	S28°11'58\"E	18.98'	081°44'35\"	20.69'
C398	37.50'	S22°32'37\"W	12.86'	019°44'34\"	12.92'
C399	14.50'	S78°42'27\"W	20.96'	092°35'06\"	23.43'
C400	4.50'	N02°27'15\"W	7.14'	105°05'29\"	8.25'
C401	4.50'	N80°10'56\"E	4.51'	060°10'53\"	4.73'
C402	4.50'	S24°43'38\"E	6.36'	090°00'00\"	7.07'
C403	4.50'	N80°00'00\"E	6.36'	090°00'00\"	7.07'
C404	180.00'	N53°07'24\"W	11.79'	003°45'12\"	11.79'
C405	4.50'	S05°32'53\"E	6.27'	088°17'03\"	6.93'
C407	4.50'	N86°16'25\"E	6.27'	088°17'03\"	6.93'
C408	180.00'	N43°10'22\"W	30.47'	009°42'35\"	30.50'
C409	4.50'	S07°13'38\"E	7.71'	117°49'05\"	9.25'
C410	19.50'	N82°46'22\"E	20.14'	062°10'55\"	21.16'
C411	4.50'	N06°40'55\"E	6.36'	090°00'00\"	7.07'
C412	4.50'	S83°19'05\"E	6.36'	090°00'00\"	7.07'
C413	19.50'	S03°44'19\"W	26.12'	084°06'47\"	28.63'
C414	4.50'	S83°19'05\"E	6.36'	090°00'00\"	7.07'
C415	4.50'	S38°19'05\"E	9.00'	180°00'00\"	14.14'
C416	4.50'	S06°40'55\"W	6.36'	090°00'00\"	7.07'
C417	4.50'	S83°19'05\"E	6.36'	090°00'00\"	7.07'
C418	20.50'	S55°59'04\"W	3.08'	008°36'18\"	3.08'
C419	20.00'	S77°08'06\"W	12.10'	035°13'42\"	12.30'
C420	50.00'	N61°47'04\"W	39.82'	046°55'59\"	40.96'
C451	4.55'	S80°06'12\"E	6.04'	083°03'39\"	6.60'
C452	19.51'	N05°54'23\"E	27.21'	088°25'19\"	30.11'
C453	4.50'	N83°19'05\"W	6.36'	090°00'00\"	7.07'
C454	4.50'	N38°19'04\"W	9.00'	180°00'02\"	14.14'
C455	4.50'	N06°40'55\"E	6.36'	090°00'00\"	7.07'
C456	4.50'	N83°26'49\"W	6.38'	090°15'28\"	7.09'
C457	15.00'	N66°13'03\"E	7.66'	029°35'12\"	7.75'
C458	50.00'	S78°59'36\"E	34.20'	039°59'31\"	34.90'
C459	50.00'	S39°50'06\"E	19.33'	022°17'25\"	19.45'
C460	50.50'	S17°14'08\"E	18.94'	021°36'48\"	19.05'
C461	170.00'	N73°04'12\"W	19.82'	006°41'08\"	19.84'
C462	4.50'	N32°01'37\"W	6.45'	091°33'56\"	7.19'
C463	187.50'	N79°00'48\"W	7.88'	002°24'26\"	7.88'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C464	4.50'	S54°00'00\"W	6.45'	091°33'56\"	7.19'
C465	170.00'	S84°03'23\"W	84.15'	028°39'31\"	85.03'
C466	230.00'	N74°16'56\"E	36.53'	009°06'36\"	36.57'
C467	4.50'	N54°59'32\"W	6.22'	087°24'35\"	6.87'
C476	212.50'	S84°44'42\"E	101.12'	027°31'40\"	102.10'
C477	25.00'	N80°32'16\"W	8.55'	019°41'48\"	8.60'
C478	4.50'	N83°19'05\"W	6.36'	090°00'00\"	7.07'
C479	4.50'	N06°40'55\"E	6.36'	090°00'00\"	7.07'
C480	9.50'	N74°46'02\"E	7.45'	046°10'14\"	7.66'
C481	24.50'	S66°33'50\"E	13.16'	031°10'02\"	13.33'
C482	24.50'	S39°41'42\"E	9.59'	022°34'13\"	9.65'
C483	9.50'	S11°38'09\"W	12.22'	080°05'31\"	13.28'
C484	19.50'	S16°25'03\"W	22.52'	070°31'44\"	24.00'
C485	19.50'	S86°56'47\"W	22.52'	070°31'44\"	24.00'
C486	4.50'	N03°03'13\"W	7.35'	109°28'16\"	8.60'
C487	4.50'	N38°19'04\"W	9.00'	180°00'02\"	14.14'
C488	4.50'	N73°34'57\"W	7.35'	109°28'16\"	8.60'
C489	19.50'	N16°25'03\"E	22.52'	070°31'44\"	24.00'
C490	19.50'	N86°56'47\"E	22.52'	070°31'44\"	24.00'
C491	4.50'	S03°03'13\"E	7.35'	109°28'16\"	8.60'
C492	4.50'	S38°19'02\"E	9.00'	180°00'06\"	14.14'
C493	4.50'	S73°34'57\"E	7.35'	109°28'16\"	8.60'
C494	4.50'	S06°40'55\"W	6.36'	090°00'00\"	7.07'
C495	9.50'	S86°24'49\"W	10.82'	069°27'48\"	11.52'
C496	24.50'	N48°35'11\"W	8.73'	020°32'12\"	8.78'
C500	19.50'	S03°45'10\"W	28.95'	095°51'32\"	32.62'
C501	19.50'	N80°23'20\"W	28.95'	095°51'30\"	32.62'
C502	4.50'	N09°36'40\"E	6.03'	084°08'30\"	6.61'
C511	4.50'	S86°14'50\"E	6.03'	084°08'30\"	6.61'
C533	275.00'	S31°54'12\"W	3.88'	000°48'31\"	3.88'
C534	230.50'	N72°38'32\"W	23.45'	005°49'49\"	23.46'
C535	4.50'	N38°04'41\"W	4.72'	063°17'53\"	4.97'
C536	4.50'	S65°16'22\"W	6.36'	090°00'00\"	7.07'



CDD KEY MAP
(not to scale)

SHEET INDEX
SHEET 1 OF 7 - LEGAL DESCRIPTION, DEDICATION
SHEET 2 OF 7 - SURVEYOR'S NOTES & TABLES
SHEET 3 & 4 OF 7 - BOUNDARY INFORMATION LOT & TRACT GEOMETRY
SHEETS 5, 6 & 7 CDD AREAS



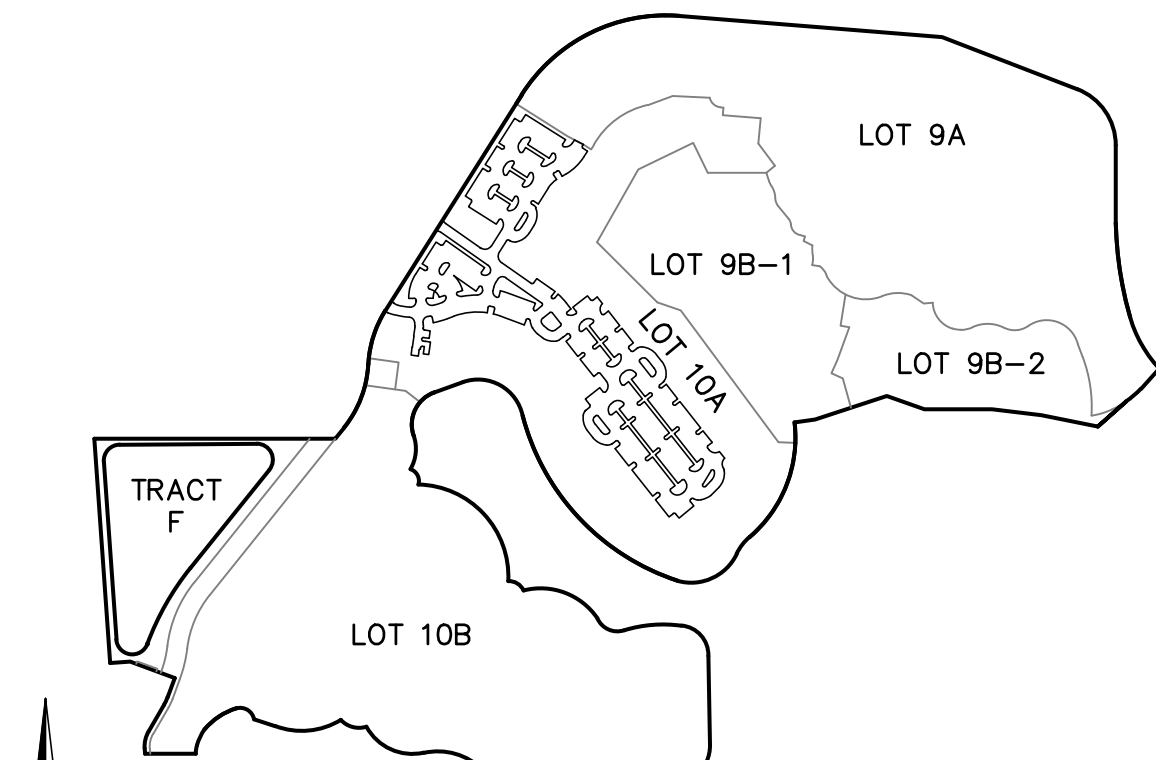
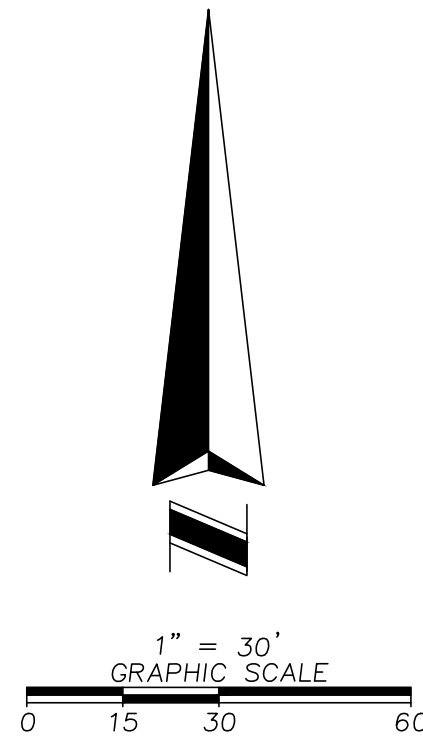
OVERALL KEY MAP
(not to scale)

ROLLING OAKS REPLAT

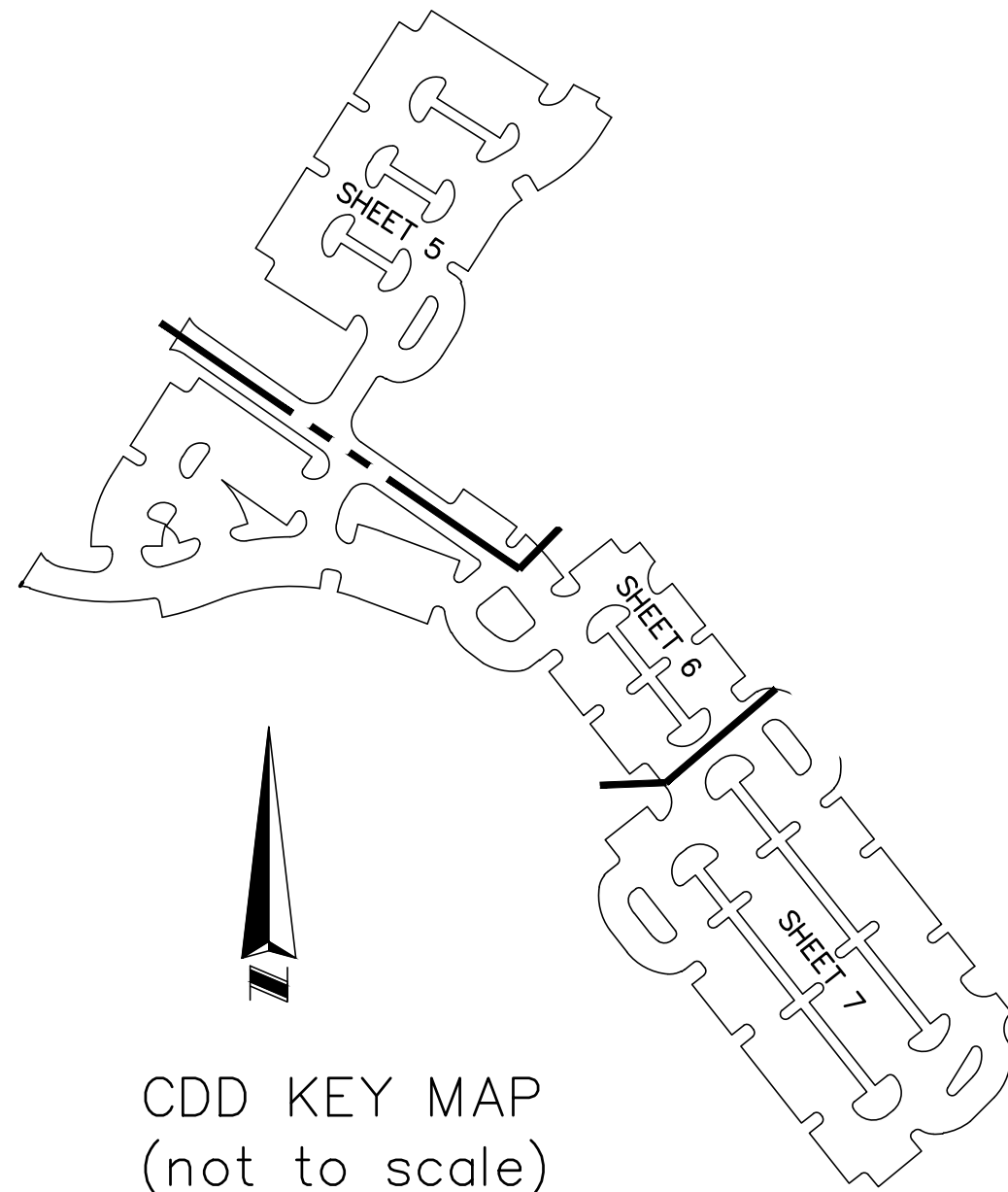
A REPLAT OF Lots 9A, 9B AND A PORTION OF LOT 10, ROLLING OAKS,
AS RECORDED IN PLAT BOOK 26, PAGES 116 THROUGH 125, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
LYING IN SECTIONS 3 AND 4, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

SHEET 7 OF 7

PLAT BOOK ____ PAGE ____



OVERALL KEY MAP
(not to scale)



CDD KEY MAP
(not to scale)

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LOT & TRACT GEOMETRY
SHEETS 5, 6 & 7 CDD AREAS

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C527	4.50'	N06°40'55"E	6.36'	090°00'00"
C528	9.50'	N86°23'41"E	10.82'	069°25'33"
C529	24.79'	S47°26'00"E	9.85'	022°55'05"
C530	24.80'	S29°10'16"E	9.85'	022°54'37"
C531	9.50'	S16°58'59"W	10.82'	069°23'52"
C532	4.50'	N83°19'05"W	6.36'	090°00'00"

LINE TABLE		
LINE	BEARING	LENGTH
L501	N51°40'55"E	13.50'
L502	S51°40'55"W	13.50'
L503	N51°40'55"E	13.60'
L504	S51°40'55"W	13.60'
L505	S38°19'05"E	44.79'
L506	S51°40'55"W	3.51'
L507	N38°18'14"W	22.02'
L508	N51°40'55"E	3.50'
L537	N66°45'33"E	27.05'
L538	N42°42'39"E	26.44'
L539	N57°11'57"E	25.56'
L540	N79°09'16"E	28.29'
L541	N02°44'05"E	45.19'
L542	N17°40'40"E	30.28'
L543	N75°15'22"E	27.59'
L544	N31°18'43"E	28.13'
L545	N84°20'20"E	53.38'
L546	S60°11'25"E	25.01'
L547	N27°41'26"W	26.34'

LINE TABLE		
LINE	BEARING	LENGTH
L379	N51°40'55"E	13.00'
L380	N38°19'05"W	7.54'
L381	S51°40'55"W	9.93'
L382	N38°19'05"W	0.46'
L383	S38°19'05"E	22.00'
L384	N38°19'05"W	0.46'
L385	N51°40'55"E	9.93'
L386	N51°40'55"E	13.00'
L387	N51°40'55"E	13.00'
L388	S51°40'55"W	13.00'
L389	N51°40'55"E	13.04'
L390	S51°40'55"W	13.04'
L391	N38°19'05"W	37.00'
L392	N51°40'55"E	13.00'
L393	S38°19'05"E	5.51'
L394	N38°19'05"W	21.18'
L395	N07°57'43"E	1.06'
L396	S44°59'38"W	28.98'
L397	N50°28'34"E	0.97'
L398	N50°28'34"E	2.04'
L399	N39°31'26"W	13.00'
L400	S39°31'26"E	13.41'
L401	N51°40'55"E	13.08'
L402	S51°40'55"W	13.00'
L403	S38°19'05"E	2.00'
L404	N51°40'55"E	13.00'
L405	S51°40'55"W	13.00'
L406	S38°19'05"E	3.38'
L407	N51°40'55"E	13.00'
L408	N51°40'55"E	13.00'
L409	N38°19'05"W	5.00'
L410	S51°41'07"W	9.96'
L411	N38°19'05"W	0.51'
L412	N38°09'49"W	24.46'
L413	N01°28'07"W	0.75'
L414	N51°40'55"E	10.93'
L415	N38°19'05"W	18.23'
L416	S38°19'05"E	13.00'
L417	N38°19'05"W	24.68'
L418	S51°40'55"W	13.00'
L419	S51°40'55"W	12.64'
L420	N51°40'55"E	6.00'
L421	S51°40'55"W	12.64'
L422	S51°40'55"W	3.83'
L423	S38°19'05"E	44.79'
L424	N51°40'55"E	6.00'
L425	S51°40'55"W	13.50'
L426	S51°40'55"W	13.50'
L427	S51°40'55"W	13.50'
L428	S51°40'55"W	11.66'
L429	S31°29'52"W	6.39'
L430	N51°40'55"E	12.64'
L431	S51°40'55"W	13.50'
L432	S51°40'55"W	13.50'
L433	N51°40'55"E	13.50'
L434	S51°40'55"W	13.50'
L435	S51°40'55"W	13.50'
L436	N31°29'52"E	39.19'
L437	S51°40'55"E	20.72'
L438	N51°40'55"E	13.30'
L439	S50°28'34"W	6.00'
L440	N51°40'55"E	13.28'
L441	S51°40'55"W	13.40'
L442	S51°40'55"W	13.40'
L443	S51°40'55"W	13.50'
L444	S51°40'55"E	13.50'
L445	N38°19'05"W	37.00'
L446	N38°19'05"W	13.42'
L447	S51°40'55"W	6.00'
L448	S51°40'55"E	6.00'
L449	S51°40'55"W	13.34'
L450	S38°11°01"E	37.00'

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C416	4.50'	S06°40'55"W	6.36'	090°00'00"
C417	4.50'	S83°19'05"E	6.36'	090°00'00"
C418	20.50'	S55°59'04"W	3.08'	008°36'18"
C419	20.00'	S77°08'06"W	12.10'	035°13'42"
C420	50.00'	N61°47'04"W	39.82'	046°55'59"
C421	50.00'	N14°51'06"W	39.82'	046°55'59"
C422	20.00'	N26°13'45"E	12.10'	035°13'42"
C423	20.50'	N47°22'46"E	3.08'	008°36'18"
C424	4.50'	S38°19'05"E	9.00'	180°00'00"
C425	4.50'	S38°19'05"E	9.00'	180°00'00"
C426	4.50'	S38°19'05"E	9.00'	180°00'00"
C427	4.50'	S06°40'55"W	6.36'	090°00'00"
C428	19.50'	S80°22'29"E	26.12'	084°06'47"
C429	19.50'	S07°42'04"W	24.53'	077°57'58"
C430	20.50'	N26°20'01"W	3.54'	009°53'48"
C431	50.00'	N18°59'25"E	42.32'	050°04'27"
C432	50.00'	N66°30'49"E	24.98'	028°56'07"
C433	50.50'	N86°26'44"E	7.95'	009°01'47"
C434	20.50'	S72°43'29"E	11.52'	032°37'48"
C435	4.50'	S87°01'59"W	5.36'	073°06'51"
C436	4.50'	S05°28'34"W	6.36'	090°00'00"
C437	4.50'	N83°55'16"W	6.30'	088°47'39"
C438	4.50'	N06°40'55"E	6.36'	090°00'00"
C439	4.50'	N83°19'05"W	6.36'	090°00'00"
C440	4.50'	N06°40'55"E	6.36'	090°00'00"
C441	4.50'	N83°19'05"W	6.36'	090°00'00"
C442	4.50'	N06°40'55"E	6.36'	090°00'00"
C443	4.50'	N83°18'59"W	6.36'	089°59'48"
C444	20.50'	N55°57'44"E	3.05'	008°31'58"
C445	20.00'	N77°36'13"E	11.80'	034°19'09"
C446	50.00'	S61°46'13"E	39.82'	046°55'59"
C447	49.96'	S13°25'33"E	37.55'	044°08'46"
C448	20.00'	S24°05'17"W	10.66'	030°55'04"
C449	20.50'	S46°24'45"W	3.78'	010°34'03"
C450	4.50'	N06°40'55"E	6.36'	090°00'00"
C451	4.55'	S80°06'12"E	6.04'	083°03'39"
C452	19.51'	N05°54'23"E	27.21'	088°25'19"
C453	4.50'	N83°19'05"W	6.36'	090°00'00"
C454	4.50'	N73°34'57"W	7.35'	109°28'16"
C455	19.50'	N16°25'03"E	22.52'	070°31'44"
C456	4.50'	S06°40'55"W	6.36'	090°00'00"
C457	4.50'	S86°24'49"W	10.82'	069°27'48"
C458	24.50'	N48°35'11"W	8.73'	020°32'12"
C459	24.50'	N28°02'59"W	8.73'	020°32'12"
C460	9.50'	N16°57'01"E	10.82'	069°27'48"
C461	N51°40'55"E	6.00'		
C462	S51°40'55"W	12.64'		
C463	S51°40'55"W	3.83'		
C464	S31°29'52"W	6.39'		
C465	N51°40'55"E	12.64'		
C466	S51°40'55"W	13.50'		
C467	S51°40'55"W	13.50'		
C468	S51°40'55"W	13.50'		
C469	S51°40'55"W	13.50'		
C470	S51°40'55"W	13.50'		
C471	S51°40'55"W	13.50'		
C472	S51°40'55"W	13.50'		
C473	S51°40'55"W	13.50'		
C474	S51°40'55"W	13.50'		
C475	S51°40'55"W	13.50'		
C476	S51°40'55"W	13.50'		
C477	S51°40'55"W	13.50'		
C478	S51°40'55"W	13.50'		
C479	S51°40'55"W	13.50'		
C480	S51°40'55"W	13.50'		
C481	S51°40'55"W	13.50'		
C482	S51°40'55"W	13.50'		
C483	S51°40'55"W	13.50'		
C484	S51°40'55"W	13.50'		
C485	S51°40'55"W	13.50'		
C486	S51°40'55"W	13.50'		
C487	S51°40'55"W	13.50'		
C488	S51°40'55"W	13.50'		
C489	S51°40'55"W	13.50'		
C490	S51°40'55"W	13.50'		
C491	S51°40'55"W	13.50'		
C492	S51°40'55"W	13.50'		
C493	S51°40'55"W	13.50'		
C494	S51°40'55"W	13.50'		
C495	S51°40'55"W	13.50'		
C496	S51°40'55"W	13.50'		
C497	S51°40'55"W	13.50'		
C498	S51°40'55"W	13.50'		
C499	S51°40'55"W	13.50'		
C500	S51°40'55"W	13.50'		
C501	S51°40'55"W	13.50'		
C502	S51°40'55"W	13.50'		
C503	S51°40'55"W	13.50'		
C504	S51°40'55"W	13.50'		
C505	S51°40'55"W	13.50'		
C506	S51°40'55"W	13.50'		

SECTION IX

SECTION C

SECTION 1

Rolling Oaks Community Development District

Summary of Check Register

May 01, 2022 to May 31, 2022

Fund	Date	Check No.'s	Amount
General Fund			
	5/4/22	387	\$ 9,005.00
	5/12/22	388-390	\$ 6,415.42
	5/18/22	391	\$ 109,162.25
Total Amount			\$ 124,582.67

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/04/22	00028	5/01/22 INV12376	202205 320-53800-46200	LANDSCAPE MAINT MAY 22	*	9,005.00	
				REW LAWN & IRRIGATION			9,005.00 000387
5/12/22	00001	5/01/22 103	202205 310-51300-34000	MANAGEMENT FEES MAY 22	*	3,004.17	
		5/01/22 103	202205 310-51300-35200	WEBSITE ADMIN MAY 22	*	39.58	
		5/01/22 103	202205 310-51300-35100	INFORMATION TECH MAY 22	*	66.67	
		5/01/22 103	202205 310-51300-31300	DISSEMINATION SVCS MAY 22	*	583.33	
		5/01/22 103	202205 310-51300-51000	OFFICE SUPPLIES MAY 22	*	.39	
		5/01/22 103	202205 310-51300-42000	POSTAGE MAY 22	*	27.93	
				GOVERNMENTAL MANAGEMENT SERVICES			3,722.07 000388
5/12/22	00028	5/10/22 INV12521	202205 320-53800-46201	REPLACE IRRIGATION ZONES	*	238.00	
				REW LAWN & IRRIGATION			238.00 000389
5/12/22	00019	5/01/22 PI-A0080	202205 320-53800-47000	POND MAINTENANCE MAY 22	*	465.41	
		5/01/22 PI-A0080	202205 320-53800-47000	POND MAINTENANCE MAY 22	*	1,989.94	
				SOLITUDE LAKE MANAGEMENT			2,455.35 000390
5/18/22	00013	5/18/22 05182022	202205 300-20700-10300	TXFER TAX RCPTS S2016	*	109,162.25	
				ROLLING OAKS CDD C/O REGIONS BANK			109,162.25 000391
TOTAL FOR BANK A						124,582.67	
TOTAL FOR REGISTER						124,582.67	

ROAK ROLLING OAKS IARAUJO

SECTION 2

Rolling Oaks
Community Development District

Unaudited Financial Reporting
May 31, 2022



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10	<u>Assessment Receipt Schedule</u>
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Rolling Oaks
Community Development District
Combined Balance Sheet
May 31, 2022

	<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	\$ 40,887	\$ -	\$ -	\$ 40,887
<u>Investments</u>				
Series 2016				
Reserve	\$ -	\$ 1,124,896	\$ -	\$ 1,124,896
Revenue	\$ -	\$ 762,348	\$ -	\$ 762,348
Interest	\$ -	\$ 20	\$ -	\$ 20
Sinking Fund	\$ -	\$ 1	\$ -	\$ 1
Construction	\$ -	\$ -	\$ 1,397	\$ 1,397
Series 2018				
Reserve	\$ -	\$ 899,983	\$ -	\$ 899,983
Revenue	\$ -	\$ 375,763	\$ -	\$ 375,763
Interest	\$ -	\$ 14	\$ -	\$ 14
Sinking Fund	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 165	\$ 165
Total Assets	\$ 40,887	\$ 3,163,025	\$ 1,562	\$ 3,205,474
Liabilities:				
Accounts Payable	\$ 8,742	\$ -	\$ -	\$ 8,742
Total Liabilities	\$ 8,742	\$ -	\$ -	\$ 8,742
Fund Balances:				
Unassigned	\$ 32,145	\$ -	\$ -	\$ 32,145
Assigned for Debt Service 2016	\$ -	\$ 1,887,265	\$ -	\$ 1,887,265
Assigned for Debt Service 2018	\$ -	\$ 1,275,761	\$ -	\$ 1,275,761
Assigned for Capital Projects 2016	\$ -	\$ -	\$ 1,397	\$ 1,397
Assigned for Capital Projects 2018	\$ -	\$ -	\$ 165	\$ 165
Total Fund Balances	\$ 32,145	\$ 3,163,025	\$ 1,562	\$ 3,196,733
Total Liabilities & Fund Balance	\$ 40,887	\$ 3,163,025	\$ 1,562	\$ 3,205,474

Rolling Oaks
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<u>Revenues</u>				
Assessments	\$ 225,536	\$ 225,536	\$ 222,643	\$ (2,893)
Miscellaneous Income	\$ -	\$ -	\$ 5,049	\$ 5,049
Developer Contributions	\$ 267,801	\$ 90,111	\$ 90,111	\$ -
Total Revenues	\$ 493,337	\$ 315,647	\$ 317,803	\$ 5,049
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 3,800	\$ 4,200
FICA Expense	\$ 918	\$ 612	\$ 291	\$ 321
Engineering	\$ 10,000	\$ 6,667	\$ 114	\$ 6,553
Attorney	\$ 15,000	\$ 10,000	\$ 4,703	\$ 5,297
Arbitrage	\$ 900	\$ 900	\$ 900	\$ -
Dissemination	\$ 7,000	\$ 4,667	\$ 4,667	\$ 0
Assessment Administration	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,000	\$ 7,000	\$ 7,000	\$ -
Management Fees	\$ 36,050	\$ 24,033	\$ 24,033	\$ (0)
Information Technology	\$ 800	\$ 533	\$ 533	\$ (0)
Website Maintenance	\$ 475	\$ 317	\$ 317	\$ 0
Telephone	\$ 150	\$ 100	\$ -	\$ 100
Postage	\$ 800	\$ 533	\$ 337	\$ 196
Insurance	\$ 6,483	\$ 6,483	\$ 6,405	\$ 78
Printing & Binding	\$ 800	\$ 533	\$ 327	\$ 206
Legal Advertising	\$ 2,000	\$ 1,333	\$ -	\$ 1,333
Other Current Charges	\$ 2,000	\$ 1,333	\$ 281	\$ 1,052
Office Supplies	\$ 125	\$ 83	\$ 54	\$ 29
Property Appraiser Fee	\$ 180	\$ 180	\$ 229	\$ (49)
Property Taxes	\$ 150	\$ 8	\$ 8	\$ -
Meeting Room	\$ 750	\$ 500	\$ 558	\$ (58)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 117,756	\$ 83,992	\$ 64,733	\$ 19,259

Rolling Oaks
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<u>Operations and Maintenance Expenses</u>				
<i><u>Field Operations</u></i>				
Property Insurance	\$ -	\$ -	\$ 7,265	\$ (7,265)
Utility-Electric	\$ 110,000	\$ 73,333	\$ 74,604	\$ (1,271)
Utility-Water and Sewer	\$ 85,000	\$ 56,667	\$ 36,761	\$ 19,906
Landscape Maintenance	\$ 85,560	\$ 57,040	\$ 66,415	\$ (9,375)
Landscape Enhancements	\$ 22,500	\$ 22,500	\$ 47,049	\$ (24,549)
Landscape Irrigation	\$ 6,500	\$ 4,333	\$ 3,216	\$ 1,118
Lawn Mowing/Trimming	\$ 26,400	\$ 17,600	\$ 15,400	\$ 2,200
Lake Maintenance	\$ 32,251	\$ 21,501	\$ 23,508	\$ (2,007)
General Repair/Maintenance	\$ -	\$ -	\$ 890	\$ (890)
Contingency	\$ 7,370	\$ 4,913	\$ -	\$ 4,913
Total Operations and Maintenance:	\$ 375,581	\$ 257,887	\$ 275,108	\$ (17,220)
Total Expenditures	\$ 493,337	\$ 341,879	\$ 339,840	\$ 2,039
Excess Revenues (Expenditures)	\$ 0	\$ (22,037)		
Fund Balance - Beginning	\$ -	\$ 54,182		
Fund Balance - Ending	\$ 0	\$ 32,145		

Rolling Oaks
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
Revenues				
Assessments - Tax Roll	\$ 1,014,751	\$ 1,014,751	\$ 1,001,736	\$ (13,015)
Assessments - Direct	\$ 114,750	\$ 82,688	\$ 82,688	\$ -
Interest	\$ 500	\$ 333	\$ 465	\$ 132
Total Revenues	\$ 1,130,001	\$ 1,097,772	\$ 1,084,889	\$ (12,883)
Expenditures:				
Interest - 11/01	\$ 434,853	\$ 434,853	\$ 434,853	\$ -
Principal - 11/01	\$ 255,000	\$ 255,000	\$ 255,000	\$ -
Interest - 05/01	\$ 429,116	\$ 429,116	\$ 429,116	\$ -
Total Expenditures	\$ 1,118,968	\$ 1,118,969	\$ 1,118,969	\$ -
Other Financing Sources/(Uses)				
Transfer In/Out	\$ -	\$ -	\$ (124)	\$ (124)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (124)	\$ (124)
Excess Revenues (Expenditures)	\$ 11,033		\$ (34,204)	
Fund Balance - Beginning	\$ 796,901		\$ 1,921,469	
Fund Balance - Ending	\$ 807,934		\$ 1,887,265	

Rolling Oaks
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
Revenues				
Assessments - Direct	\$ 900,000	\$ 675,000	\$ 675,000	\$ -
Interest	\$ 5,000	\$ 3,333	\$ 317	\$ (3,017)
Total Revenues	\$ 905,000	\$ 678,333	\$ 675,317	\$ (3,017)
Expenditures:				
Interest - 11/01	\$ 346,547	\$ 346,547	\$ 346,547	\$ -
Principal - 11/01	\$ 205,000	\$ 205,000	\$ 205,000	\$ -
Interest - 05/01	\$ 342,063	\$ 342,063	\$ 342,063	\$ -
Total Expenditures	\$ 893,609	\$ 893,609	\$ 893,609	\$ -
Other Financing Sources/(Uses)				
Transfer in/Out	\$ -	\$ -	\$ (99)	\$ (99)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (99)	\$ (99)
Excess Revenues (Expenditures)	\$ 11,391		\$ (218,392)	
Fund Balance - Beginning	\$ 594,355		\$ 1,494,152	
Fund Balance - Ending	\$ 605,746		\$ 1,275,761	

Rolling Oaks
Community Development District
Capital Projects Fund - Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>				
Transfer In/Out	\$ -	\$ -	\$ 124	\$ 124
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 124	\$ 124
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 124	
Fund Balance - Beginning	\$ -	\$ -	\$ 1,273	
Fund Balance - Ending	\$ -	\$ -	\$ 1,397	

Rolling Oaks
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 85	\$ 85
Total Revenues	\$ -	\$ -	\$ 85	\$ 85
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 2,281,084	\$ (2,281,084)
Total Expenditures	\$ -	\$ -	\$ 2,281,084	\$ (2,281,084)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/Out	\$ -	\$ -	\$ 99	\$ 99
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 99	\$ 99
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (2,280,900)	
Fund Balance - Beginning	\$ -	\$ -	\$ 2,281,065	
Fund Balance - Ending	\$ -	\$ -	\$ 165	

Rolling Oaks
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments	\$ -	\$ 33,602	\$ 158,692	\$ 6,087	\$ 7,148	\$ 3,999	\$ 10,446	\$ 2,669	\$ -	\$ -	\$ -	\$ -	222,643
Miscellaneous Income	\$ 5,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,049
Developer Contributions	\$ 31,540	\$ -	\$ -	\$ 9,303	\$ -	\$ -	\$ -	\$ 49,268	\$ -	\$ -	\$ -	\$ -	90,111
Total Revenues	\$ 36,589	\$ -	\$ -	\$ 9,303	\$ -	\$ -	\$ -	\$ 49,268	\$ -	\$ -	\$ -	\$ -	\$ 317,803
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,800
FICA Expense	\$ 77	\$ 61	\$ 77	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	291
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114	\$ -	\$ -	\$ -	\$ -	114
Attorney	\$ -	\$ 770	\$ 998	\$ -	\$ 371	\$ 2,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,703
Arbitrage	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	900
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	4,667
Assessment Administration	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,000
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	24,033
Information Technology	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ -	\$ -	\$ -	\$ -	533
Website Maintenance	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	317
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 6	\$ 50	\$ 105	\$ 78	\$ 3	\$ 25	\$ 43	\$ 28	\$ -	\$ -	\$ -	\$ -	337
Insurance	\$ 6,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,405
Printing & Binding	\$ 115	\$ 46	\$ 160	\$ -	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	327
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 45	\$ 35	\$ 49	\$ 39	\$ 38	\$ 30	\$ 38	\$ 5	\$ -	\$ -	\$ -	\$ -	281
Office Supplies	\$ 18	\$ 18	\$ 18	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	54
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	229
Property Taxes	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8
Meeting Room	\$ 140	\$ 140	\$ -	\$ -	\$ -	\$ 140	\$ -	\$ 140	\$ -	\$ -	\$ -	\$ -	558
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 21,673	\$ 13,521	\$ 6,100	\$ 3,811	\$ 4,106	\$ 7,759	\$ 3,783	\$ 3,980	\$ -	\$ -	\$ -	\$ -	\$ 64,733

Rolling Oaks
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations and Maintenance Expenses													
<i><u>Field Operations</u></i>													
Property Insurance	\$ 7,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,265
Utility - Electric	\$ 12,390	\$ 7,658	\$ 7,173	\$ 4,518	\$ 13,393	\$ 9,283	\$ 9,349	\$ 10,841	\$ -	\$ -	\$ -	\$ -	74,604
Utility - Water & Sewer	\$ 4,966	\$ 5,483	\$ 4,337	\$ 3,457	\$ 2,317	\$ 2,781	\$ 5,195	\$ 8,225	\$ -	\$ -	\$ -	\$ -	36,761
Landscape Maintenance	\$ 7,130	\$ 7,130	\$ 7,130	\$ 9,005	\$ 9,005	\$ 9,005	\$ 9,005	\$ 9,005	\$ -	\$ -	\$ -	\$ -	66,415
Landscape Enhancements	\$ -	\$ 11,424	\$ 5,625	\$ -	\$ 8,950	\$ -	\$ 21,050	\$ -	\$ -	\$ -	\$ -	\$ -	47,049
Landscape Irrigation	\$ -	\$ 774	\$ 203	\$ 491	\$ 1,334	\$ -	\$ 175	\$ 238	\$ -	\$ -	\$ -	\$ -	3,216
Lawn Mowing/Trimming	\$ 2,200	\$ 2,200	\$ -	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ -	\$ -	\$ -	\$ -	15,400
Lake Maintenance	\$ 4,002	\$ 2,295	\$ 2,295	\$ 3,428	\$ 2,295	\$ 2,455	\$ 4,283	\$ 2,455	\$ -	\$ -	\$ -	\$ -	23,508
General Repair/Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 890	\$ -	\$ -	\$ -	\$ -	890
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations and Maintenance Expenses	\$ 37,954	\$ 36,964	\$ 26,762	\$ 23,098	\$ 39,494	\$ 25,724	\$ 51,257	\$ 33,855	\$ -	\$ -	\$ -	\$ -	275,108
Total Expenditures	\$ 59,627	\$ 50,485	\$ 32,862	\$ 26,909	\$ 43,600	\$ 33,483	\$ 55,040	\$ 37,835	\$ -	\$ -	\$ -	\$ -	339,840
Excess Revenues (Expenditures)	\$ (23,038)	\$ (50,485)	\$ (32,862)	\$ (17,607)	\$ (43,600)	\$ (33,483)	\$ (55,040)	\$ 11,433	\$ -	\$ -	\$ -	\$ -	(22,037)

Rolling Oaks
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments \$ 239,932.00 \$ 1,079,522.62 \$ 1,319,454.62
Net Assessments \$ 225,536.08 \$ 1,014,751.26 \$ 1,240,287.34

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>
11/22/21	ACH	\$190,165.30	(\$3,803.30)	(\$7,454.53)	\$0.00	\$178,907.47	\$32,532.86	\$146,374.61	\$178,907.47
11/26/21	ACH	\$6,339.66	(\$126.78)	(\$331.36)	\$0.00	\$5,881.52	\$1,069.51	\$4,812.01	\$5,881.52
12/08/21	ACH	\$874,760.38	(\$17,495.19)	(\$34,290.25)	\$0.00	\$822,974.94	\$149,651.24	\$673,323.70	\$822,974.94
12/22/21	ACH	\$52,661.16	(\$1,014.61)	(\$1,930.92)	\$0.00	\$49,715.63	\$9,040.38	\$40,675.25	\$49,715.63
01/10/22	ACH	\$32,181.82	(\$643.65)	(\$946.15)	\$0.00	\$30,592.02	\$5,562.91	\$25,029.11	\$30,592.02
01/10/22	ACH	\$3,033.33	(\$60.67)	(\$89.17)	\$0.00	\$2,883.49	\$524.34	\$2,359.15	\$2,883.49
02/10/22	ACH	\$40,958.68	(\$819.17)	(\$831.46)	\$0.00	\$39,308.05	\$7,147.85	\$32,160.20	\$39,308.05
03/10/22	ACH	\$2,221.80	(\$44.44)	\$0.00	\$0.00	\$2,177.36	\$395.94	\$1,781.42	\$2,177.36
03/10/22	ACH	\$20,479.34	(\$409.59)	(\$258.05)	\$0.00	\$19,811.70	\$3,602.60	\$16,209.10	\$19,811.70
04/08/22	ACH	\$55,586.78	(\$1,111.73)	\$0.00	\$0.00	\$54,475.05	\$9,905.84	\$44,569.21	\$54,475.05
04/08/22	ACH	\$3,033.31	(\$60.67)	\$0.00	\$0.00	\$2,972.64	\$540.55	\$2,432.09	\$2,972.64
05/09/22	ACH	\$14,628.10	(\$292.56)	\$344.05	\$0.00	\$14,679.59	\$2,669.36	\$12,010.23	\$14,679.59
TOTAL		\$ 1,296,049.66	\$ (25,882.36)	\$ (45,787.84)	\$ -	\$ 1,224,379.46	\$ 222,643.38	\$ 1,001,736.08	\$ 1,224,379.46

99%	Net Percent Collected
\$ 15,907.88	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Rolling Oaks Splendid, LLC					Total	\$110,250.15	\$900,000.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2016 Debt	Series 2018 Debt	
2/25/22	12/1/21	197902	\$505,125.07	\$505,125.07	\$55,125.07	\$450,000.00	
4/8/22	2/1/22	198067	\$252,562.54	\$252,562.54	\$27,562.54	\$225,000.00	
7/1/22	5/1/22	8285	\$252,562.54	\$252,562.54	\$27,562.54	\$225,000.00	
				\$1,010,250.15	\$1,010,250.15	\$110,250.15	\$900,000.00

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	\$1,124,896	
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)
LESS: PRINCIPAL PAYMENT 11/1/21		(\$255,000)
CURRENT BONDS OUTSTANDING		\$14,695,000

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	\$899,983	
BONDS OUTSTANDING - 11/8/18		\$13,160,000
LESS: PRINCIPAL PAYMENT 11/1/20		(\$195,000)
LESS: PRINCIPAL PAYMENT 11/1/21		(\$205,000)
CURRENT BONDS OUTSTANDING		\$12,760,000

Rolling Oaks
Community Development District
Special Assessment Bonds, Series 2016

Date	Requisition #	Contractor	Description	Requisitions
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Fiscal Year 2021

TOTAL				\$ -
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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
9/1/21		Interest		\$ 0.01

TOTAL				\$ 1,269.48
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Acquisition/Construction Fund at 09/30/2020 \$ 3.81

Interest Earned and Transfer In thru 09/30/21 \$ 1,269.48

Requisitions Paid thru 09/30/21 \$ -

Remaining Acquisition/Construction Fund \$ 1,273.29

Date	Requisition #	Contractor	Description	Requisitions
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Fiscal Year 2022

TOTAL				\$ -
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Fiscal Year 2022

10/1/21		Transfer		\$ 56.70
10/1/21		Interest		\$ 0.01
11/1/21		Interest		\$ 0.01
12/1/21		Interest		\$ 0.02
1/1/22		Interest		\$ 0.01
2/1/22		Interest		\$ 0.01
3/1/22		Interest		\$ 0.01
4/1/22		Interest		\$ 0.07
4/1/22		Transfer		\$ 67.03
5/1/22		Interest		\$ 0.16

TOTAL				\$ 124.03
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Acquisition/Construction Fund at 09/30/2021 \$ 1,273.29

Interest Earned and Transfer In thru 05/31/22 \$ 124.03

Requisitions Paid thru 05/31/22 \$ -

Remaining Acquisition/Construction Fund \$ 1,397.32

Rolling Oaks
Community Development District
Special Assessment Bonds, Series 2018

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
9/1/21	Interest	\$ 19.38
TOTAL		\$ 228.30

Acquisition/Construction Fund at 09/30/20	\$ 2,284,336.48
Interest Earned 09/30/21	\$ 228.30
Requisitions Paid thru 09/30/21	\$ (3,500.00)

Remaining Acquisition/Construction Fund	\$ 2,281,064.78
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Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2022				
12/1/21	5	Rolling Oaks Splendid, LLC	Public facility roadway, drainage, and utility infrastructure	\$ 2,281,083.53
TOTAL				\$ 2,281,083.53

Fiscal Year 2022

10/1/21	Transfer	\$ 45.36
10/1/21	Interest	\$ 18.75
11/1/21	Interest	\$ 19.38
12/1/21	Interest	\$ 41.56
1/1/22	Interest	\$ 5.00
2/1/22	Interest	\$ -
3/1/22	Interest	\$ -
4/1/22	Interest	\$ 0.01
4/1/22	Interest	\$ 53.62
5/1/22	Interest	\$ 0.02
9/1/22		
TOTAL		\$ 183.70

Acquisition/Construction Fund at 09/30/21	\$ 2,281,064.78
Interest Earned 05/31/22	\$ 183.70
Requisitions Paid thru 05/31/22	\$ (2,281,083.53)

Remaining Acquisition/Construction Fund	\$ 164.95
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