

*Rolling Oaks
Community Development District*

Agenda

March 23, 2023

AGENDA

Rolling Oaks
Community Development District
Meeting Agenda

Thursday
March 23, 2023
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 February 23, 2023 Meeting
4. Consideration of Creative North Lawn & Landscape Maintenance Agreement
5. Consideration of Creative North Pond Mowing Maintenance (Ponds 4 & 5)
6. Consideration of Request for Transfer of Environmental Resource Permit to Operation and Maintenance Entity for Phase 7
7. **Consideration of Request for Transfer of Environmental Resource Permit to Operation and Maintenance Entity for Phase 8 - ADDED**
8. **Consideration of Resolution 2023-05 Approving the Conveyance of Replat Tracts LS-1 and LS-2 Lift Stations to TOHO - 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 - April 27, 2023
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, February 23, 2023 at 1:00 p.m. in the Continental Drifter Room at the Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Vivek Babbar <i>by phone</i>	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Babbar joined the meeting by telephone at this time.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the November 17,
2022 Meeting**

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the minutes of the November 17, 2022 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Data Sharing and Use Agreement

Mr. Flint stated this is an agreement with the property appraiser saying that any confidential information they provide us we will keep confidential.

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

FIFTH ORDER OF BUSINESS

Consideration of Arbitrage Rebate Computation Proposal from AMTEC

Mr. Flint stated next is a proposal from AMTEC for the arbitrage rebate calculation. We are required by the IRS to demonstrate that we are not earning more interest than we are paying and the board has retained AMTEC for that calculation. They are proposing \$450 a year fee and it is a five-year proposal.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the proposal from AMTEC to perform the arbitrage rebate calculation report for the series 2022 bonds for \$450 per year for five years was approved.

SIXTH ORDER OF BUSINESS

Ratification of Proposal for Crosswalk Lights Replacement

Mr. Flint stated next is a proposal to replace the crosswalk lights. These are the lights that are embedded in the pavement at the crosswalks.

Mr. Brown stated they are not that old and when they take them out and if it wasn't hit by lightning, we will get a rebate. Mr. Flint stated this is worst case scenario assuming nothing is covered.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the proposal from Universal Signs & Accessories in the amount of \$17,350 was ratified.

SEVENTH ORDER OF BUSINESS

**Ratification of Lighting Service Agreement
with Duke Energy for Fins Up Circle**

On MOTION by Mr. Bouskila seconded by Mr. Chiste with all in favor the agreement with Duke Energy for lighting on a portion of Fins Up Circle was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Requisition no. 3

On MOTION by Mr. Bouskila seconded by Mr. Chiste with all in favor requisition no. 3 payable to Rolling Oaks Splendid, LLC in the amount of \$464,133.56 was ratified.

NINTH 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 Arbitrage Rebate Calculation Reports

A copy of the arbitrage rebate calculation report for the series 2016 and 2018 bonds was included in the agenda package.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the arbitrage rebate calculation report for the series 2016 and 2018 series bonds was accepted.

TENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Bouskila asked when you look into the rebate concept can you determine if this is a carryover type concept or something that is done annually?

Mr. Flint responded you have to report it every five years, we do the calculation annually. That may answer part of the question right there if you have some years with negative and some years with positive, they may offset each other.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – March 23, 2023

Mr. Flint stated the next meeting is scheduled for March 23, 2023.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

CREATIVE NORTH, INC.

1565 NORTH PARK DRIVE SUITE 102, WESTON FL 33326
WWW.CREATIVENORTHINC.COM



LAWN & LANDSCAPE MAINTENANCE SERVICE CONTRACT

This agreement is made and entered into on March 1st, 2023, through February 28th, 2024, with automatic renewals further defined below.

Between **Client:** Rolling Oaks CDD (Phases 4 & 5 Landscape Roadway Plans)
219 E. Livingston Street
Orlando, FL 32801

And **Contractor:** Creative North, Inc.
1565 North Park Drive Suite 102
Weston, FL 33326

Whereas Contractor provides Landscaping Services.

Whereas Client is the entity responsible for the operation of:
CDD Property Along Fins Up Circle Roadway by Phases 7,8,9,10.

Whereas Client desires to retain the Contractor to provide the Landscaping Services hereinafter required by this agreement for the properties listed above.

Now, therefore, intending to be legally bound, in consideration of the terms, conditions and covenants hereinafter contained, the parties to this agreement do hereby agree to as follows:

Responsibilities

The contractor will be responsible for providing and completing the services outlined in our Service Production Schedule.

The Contractor will not be responsible for sprinkler or other damages which may have occurred by reckless drivers, vandalism, theft, or negligence of others. We will be responsible for all damage to sprinkler heads, light fixtures, walls or any other relevant damage caused as a direct result of services provided on the day the damage occurs. Any corroborating evidence in the possession of the homeowner e.g., pictures, videos or witness statements should be provided to the CDD office within (5) days of the damage occurrence.

The Client agrees to pay in full within 30 days of receipt of the invoice. All services are billed monthly on a per service basis and only services that have been completed will be billed as per the contracted price. 3% will be added per month on past due account balances. The Client maintains the right to withhold payment for failure to complete services satisfactorily. The Contractor accepts that failure to perform duties satisfactorily may result in a reduction in payments for services not completed.

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The Contractor reserves the right to suspend its service due to non-payment by the Client to the Contractor and this shall be grounds for termination of this agreement upon 5 days written notice to allow the default to cure in the event the payment regarding this agreement is delinquent. After proper notice & opportunity to cure and the Contractor institutes action to collect the amount due, or for any other cause of action or enforcement. Client agrees to pay all costs of collection, including reasonable attorney's fees, should the Contractor prevail. Client is entitled to the same remedy. All legal action must commence in Osceola County where the work was performed.

All invoices will be provided to the Client within the month services were rendered. Monthly servicing maintenance invoices will be provided by the 10th of the month, with any changes due to incompleteness or "Acts of God" made on the following month.

In connection with any litigation or dispute arising out of this agreement or any "extra work" the Contractor shall be entitled to recover attorney's fees and costs including but not limited to trial and appellate attorney's fees, should the Contractor prevail. The Client is entitled to the same.

Any changes to this agreement can only be made in writing signed by the Client and the Contractor.

TERM OF CONTRACT

This agreement shall be in effect for an initial period of one (1) year commencing on March 1st, 2023 and will automatically renew for an additional one-year period at the end of each term.

TERMINATION OF CONTRACT

Client may, at the time with or without cause upon ninety (90) days written notice to Contractor specifying the effective date of termination, terminate the contract. Contractor may, at any time with or without cause upon ninety (90) days written notice to Client specifying the effective date of termination, terminate the contract.

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SCOPE OF SERVICES AND SPECIFICATIONS

Service Areas Covered by this Contract.

CDD Property along Fins Up Circle Roadway by Phases 7,8,9,10 (From Rolling Oaks Blvd to Surf Street @ Exit Gate).

A. LAWN CARE SERVICE

Lawn Service

1. Common Areas, and grassy areas shall be cut (32) times annually.

Edging & Line Trimming

Service shall be done with each service around the following areas: plant/flower beds, and sidewalks, Service shall be done using care not to damage tree trunks, plants, shrubbery, flowers, plant beds, etc.

Trimming

1. Ornamental Trimming of all hedges, plants and shrubs shall be done once per month, (12) cuts annually. All trimming shall abide by the County Code and Association design specifications. No unit or common area shall be permitted to exceed Code at any time. All units shall receive service even if the unit modified the original landscape. Areas with an abundance of additional foliage or exotic items may be excluded or have the required service modified at the direction of the Client.

B. LANDSCAPE BED WEED CONTROL

Detailing of planted areas will be performed once per month.

1. All bed weeds are to be treated on a continual basis.
2. Pre-emergent and post-emergency chemical weed control shall be used in the shrub beds and tree rings. This shall include weeds in the hard surface cracks and joints.
3. Treatment controls the following weeds: Corn (volunteer), Panicum Rye (common), Shattercane, Sickle pod, Spanish needles, and Starbur (bristly).
4. Treatment suppresses the following weeds: Beggarweed, Bermuda grass, Dogbane (hemp), Dogfennel, Guinea grass, Johnson grass, Milkweed, Nightshade (silverleaf), Pigweed (redroot), Ragweed (common), Ragweed (giant), Smut grass, Sunflower, Thistle (musk), Vasey grass, and Velvet leaf.
5. Treatment does not imply that new weeds will not surface and in no way certify that there will be always zero weeds in the community.

C. LAWN WEED CONTROL

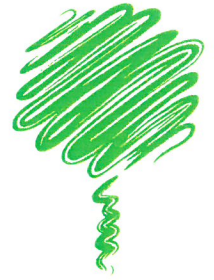
Weed control for Bahia turf only.

1. Two (2) liquid spot treatments.
2. Treatment controls the following Broad leaf:

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- a. Annual morning glory, ground cherry, jimson weed, kochia, lamb's quarters, mustard, nightshade, pigweed, purslane, ragweed, sickle pod, velvet leaf (button weed), wild oats, witch grass (panicum capillare), and yellow foxtail.
- b. Post-emergence: Annual morning glory, cocklebur, jimson weed, lamb's quarters, mustard, pigweed, ragweed, smartweed, velvetleaf (button weed), and wild buckwheat.
3. Treatment does not imply that new weeds will not surface and in no way certify that there will be always zero weeds in the community.

D. LANDSCAPE TREE/PALM MANAGEMENT

The contractor shall be responsible for normal maintenance specified as palm pruning to remove dead or yellow fronds, to a height of 12'. The service is recommended at least once per year, at a cost of \$40.00 per Sabal and \$55.00 per Medjool.

E. FERTILIZATION AND PEST CONTROL

Fertilization

1. Common areas, palms, trees & shrubs shall be done every four months, three (3) applications annually, with Turf fertilization occurring two (2) times using a granular application, including fire-ant treatment. The products used for fertilization shall be such as to ensure the best possible health and color of turf, palms, trees & shrubs.
2. Green Industry Standards do not allow any product applications (fertilization and pest control) within 20 feet of any body of water.

Pest Control

Integrated pest management or IPM will be done once per month (12) Annually, is the management of pest problems that involves the use of the full spectrum of control measures in a coordinated, integrated and foresighted manner. A cornerstone of IPM is the idea that taking preventative steps to preclude a pest problem is preferable to waiting for pests to arrive and then having to eradicate them. This is the recommended means of treatment.

1. Each area will be inspected once a month. Areas that require pest control shall be treated accordingly.
2. The control of lawn & ornamental pests shall include Ornamental damaging insects, cinch bugs, scales, spider, mites, wasp, aphids, leaf hoppers, mealy bugs, thrips, sod webworms, army worms, fire ants, and other common pests which may be killed upon direct contact with the chemical. Due to the added cost of products, this proposal does not include treatment for whiteflies, fleas, ticks or any other exotic pests. However, since native species of plant materials are being installed and no Ficus are present, these problems should really not arise. A separate treatment plan can be proposed if needed.
3. Green Industry Standards do not allow any chemical applications (fertilization and pest control) within 20 feet of any body of water.

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F. IRRIGATION MAINTENANCE

Irrigation Services

1. Irrigation system will be visually checked once per month throughout the community. Adjustments will be performed, if necessary, to correct timing, obstructed heads, proper trajectory and coverage.
2. (Upon determination of the cause of the damage) If proven that the contractor was the cause, contractor agrees to make all necessary repairs at contractor's expense.
3. Damages not caused by the contractor exceeding \$500 will be presented to the Property Manager and invoiced upon approval. All damage under \$500.00 will be repaired and invoiced to the CDD office.
4. All irrigation material/parts used will be invoiced to the CDD.

Contractual irrigation services as provided herein include services during normal business hours, Monday-Friday between 8:00 am – 4:00 pm. After hours, weekend, holiday and or emergency irrigation services are available at the following hourly rates.

1. Manager: \$75 per hour
2. Foreman: \$55 per hour
3. Technician: \$45 per hour

No fee shall be incurred by the Client for the remote control of the irrigation system, to include but not limited to shutting off the system outside of the established business hours.

G. GENERAL CONDITIONS

1. Daily, the Contractor will communicate with the Property Manager for any landscape issues requiring attention and will provide photographic and written descriptions of the matters to include the address(es) affected.
2. A supervisor shall be on site at all times while the work crew is present.
3. Removal of overburdens shall be done the same day as serviced. Overburdens as used here is defined as mowing debris, leaves, branches, trimmings, etc. In the event of inclement weather and the job is not complete, crews shall return the following day or as weather permits.
4. Any extra work in any areas must be approved in advance by Client and supported by a written and signed price proposal/purchase order.

H. CATASTROPHE SERVICE RESPONSE PROVISION

Creative North, Inc. understands the importance of emergency response following a major storm or wind event. To better assist our clients, we established the Priority Service Palm which Margaritaville CDD will be included as part of.

Basic Outline

1. Contractor guarantees response in the event of a major storm or wind event emergency.
2. Aventura Isles will be placed number one on our catastrophic event priority response schedule.



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3. Up front fixed costs for most common types of emergency equipment and labor (See Schedule below)

Hurricane/Catastrophic Event Fixed Fee Schedule

Description	Specifications	Size	HP	Notes	Units	Rates
Back-Pack Blower					hour	\$45
Ride-On Blower			18		hour	\$50
Chainsaw	Bar Length 20"	20 in.	3.0 cu in		hour	\$65
Chainsaw	Bar Length 20"	20 in.	5.0 cu in		hour	\$65
Chainsaw	Bar Length 20"	20 in.	6.0 cu in		hour	\$65
Chainsaw	Bar Length	16 in.			hour	\$65
Chainsaw	Bar Length	25 in.			hour	\$65
Chainsaw, Pole	Bar Size	18 in.			hour	\$65
Chipper, Brush	Chipping Capacity	14 in.	to 85	Trailer Mounted	hour	\$23
Loader-Wheel			to 240	Bucket	hour	\$120
Aerial Lift, Self-Propelled	Max. Platform Height	40 ft.	to 60		hour	\$135
Stump Grinder			102		hour	\$145
Chipper			125		hour	\$145
Truck, Dump	Struck Capacity	10 CY	to 220		hour	\$125
Truck, Dump	Struck Capacity	14 CY	to 320		hour	\$160
General Manager					hour	\$85
Landscape Manager					hour	\$65
Laborer					hour	\$45

*All equipment costs include operator.

I. Communication Requirements by Client

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Contractor will respond to the Client within 24-hours, Monday through Friday (during business hours), on all matters and will provide a resolution timeline within 48-hours (during business hours). Contractor will notify Client within 24-hours when a matter has been resolved, which will include pictures documenting as such.

All communications will be in writing or as defined by the Client.

This agreement was executed by the Parties involved below, on the date specified.

Date: _____

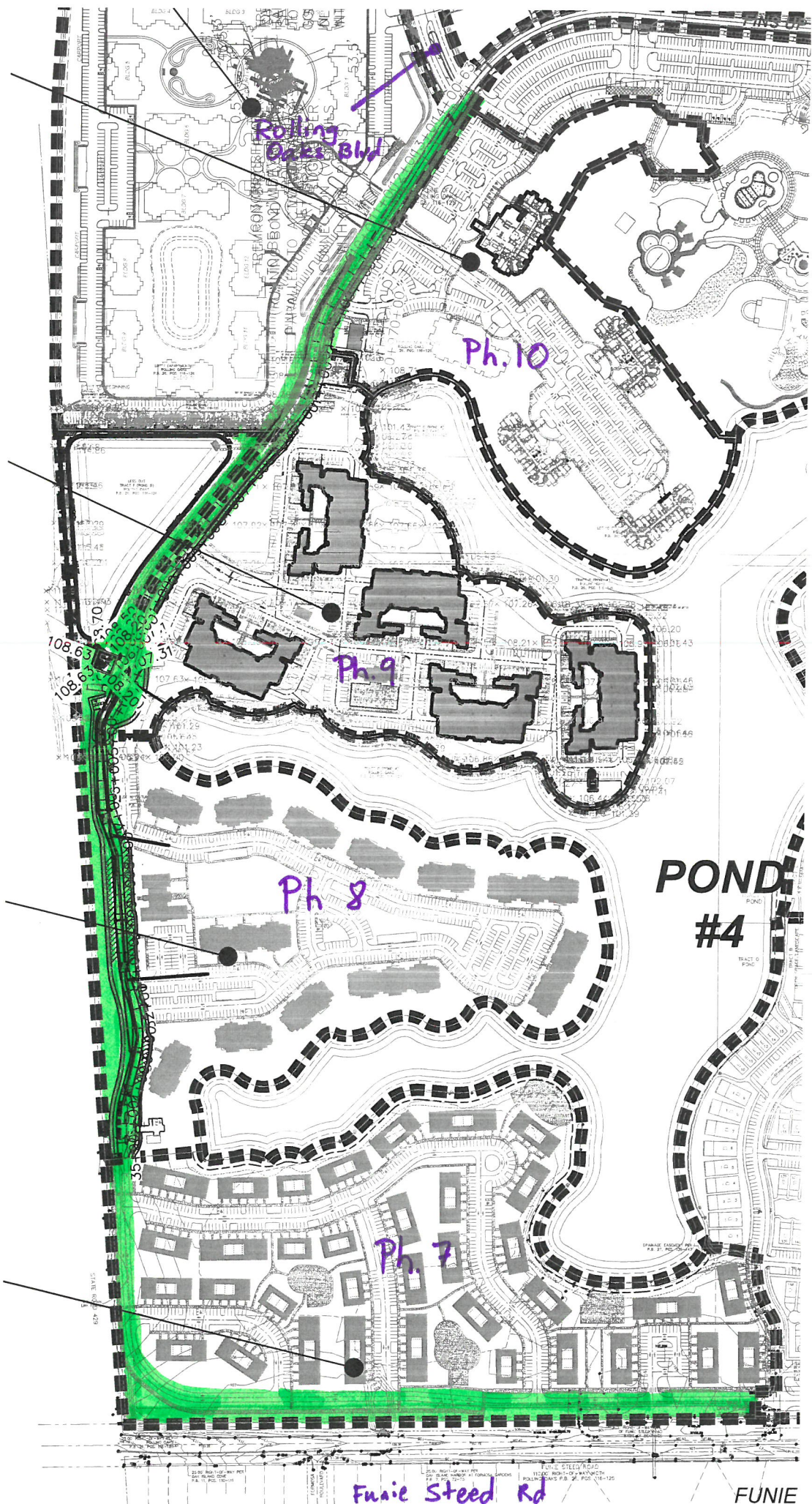
By: _____
Rolling Oaks CDD

Name: _____

Date: _____

By: _____
Creative North, Incorporated

Name: _____



Rolling
Oaks Blvd

Ph. 10

Ph. 9

Ph. 8

Ph. 7

POND
#4

Funie Steed Rd

FUNIE

Rolling Oaks CDD - Phase 4 & 5 Schedule

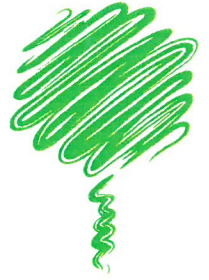
Job Description	Monthly Schedule												Totals	Annual Investment	COST PER SERVICE/PER JOB
	January	February	March	April	May	June	July	August	September	October	November	December			
Landscape Maintenance- Common Areas	2	2	3	3	3	3	3	3	3	3	2	2	32	\$51,400.00	\$1,606.25
Ornamental Trimming- Common Areas	1	1	1	1	1	1	1	1	1	1	1	1	12	\$26,796.00	\$2,233.00
Landscape Tree/Palm Trimming (Sabal & Medjools)													1	TBD	TBD
Integrated Pest Management (IPM)	1	1	1	1	1	1	1	1	1	1	1	1	12	\$7,200.00	\$600.00
Fertilization - Palms, Shrubs & Ground Cover			1										3	\$13,500.00	\$4,500.00
Fertilization - Truf Lawn Weed Control Including Fire Ants (Granular Weed & Feed)				1							1		2	\$9,000.00	\$4,500.00
	\$ 6,045.50	\$ 6,045.50	\$ 12,151.75	\$ 12,151.75	\$ 7,651.75	\$ 7,651.75	\$ 12,151.75	\$ 7,651.75	\$ 7,651.75	\$ 15,045.50	\$ 6,045.50	\$ 107,896.00			

SECTION V

CREATIVE NORTH, INC.

1565 NORTH PARK DRIVE SUITE 102, WESTON FL 33326

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LAWN & LANDSCAPE MAINTENANCE SERVICE CONTRACT

This agreement is made and entered into on March 1st, 2023, through February 28th, 2024, with automatic renewals further defined below.

Between **Client:** **Rolling Oaks CDD (Lake Banks)**
219 E. Livingston Street
Orlando, FL 32801

And **Contractor:** **Creative North, Inc.**
1565 North Park Drive Suite 102
Weston, FL 33326

Whereas Contractor provides Landscaping Services.

Whereas Client is the entity responsible for the operation of:
Rolling Oaks CDD Lake Banks: (Pond #4 & #5)

Whereas Client desires to retain the Contractor to provide the Landscaping Services hereinafter required by this agreement for the properties listed above.

Now, therefore, intending to be legally bound, in consideration of the terms, conditions and covenants hereinafter contained, the parties to this agreement do hereby agree to as follows:

Responsibilities

The contractor will be responsible for providing and completing the services outlined in our Service Production Schedule.

The Contractor will not be responsible for sprinkler or other damages which may have occurred by reckless drivers, vandalism, theft, or negligence of others. We will be responsible for all damage to sprinkler heads, light fixtures, walls or any other relevant damage caused as a direct result of services provided on the day the damage occurs. Any corroborating evidence in the possession of the homeowner e.g., pictures, videos or witness statements should be provided to the CDD office within (5) days of the damage occurrence.

The Client agrees to pay in full within 30 days of receipt of the invoice. All services are billed monthly on a per service basis and only services that have been completed will be billed as per the contracted price. 3% will be added per month on past due account balances. The Client maintains the right to withhold payment for failure to complete services satisfactorily. The Contractor accepts that failure to perform duties satisfactorily may result in a reduction in payments for services not completed.

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The Contractor reserves the right to suspend its service due to non-payment by the Client to the Contractor and this shall be grounds for termination of this agreement upon 5 days written notice to allow the default to cure in the event the payment regarding this agreement is delinquent. After proper notice & opportunity to cure and the Contractor institutes action to collect the amount due, or for any other cause of action or enforcement. Client agrees to pay all costs of collection, including reasonable attorney's fees, should the Contractor prevail. Client is entitled to the same remedy. All legal action must commence in Osceola County where the work was performed.

All invoices will be provided to the Client within the month services were rendered. Monthly servicing maintenance invoices will be provided by the 10th of the month, with any changes due to incompletion or "Acts of God" made on the following month.

In connection with any litigation or dispute arising out of this agreement or any "extra work" the Contractor shall be entitled to recover attorney's fees and costs including but not limited to trial and appellate attorney's fees, should the Contractor prevail. The Client is entitled to the same.

Any changes to this agreement can only be made in writing signed by the Client and the Contractor.

TERM OF CONTRACT

This agreement shall be in effect for an initial period of one (1) year commencing on March 1st, 2023 and will automatically renew for an additional one-year period at the end of each term.

TERMINATION OF CONTRACT

Client may, at the time with or without cause upon ninety (90) days written notice to Contractor specifying the effective date of termination, terminate the contract. Contractor may, at any time with or without cause upon ninety (90) days written notice to Client specifying the effective date of termination, terminate the contract.

SCOPE OF SERVICES AND SPECIFICATIONS

Service Areas Covered by this Contract.

Rolling Oaks CDD Pond Banks of Ponds #4 & #5

A. LAWN CARE SERVICE

Lawn Service

1. Common Areas, and grassy areas shall be cut (32) times annually.

Edging & Line Trimming

Service shall be done with each service around the following areas: Lake banks and walkways. Service shall be done using care not to damage tree trunks, plants, shrubbery, flowers, plant beds, etc.

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B. FERTILIZATION AND PEST CONTROL

Fertilization

1. Turf fertilization will occur two (2) times using a granular application, including fire-ant treatment. The products used for fertilization shall be such as to ensure the best possible health and color of turf.
2. Green Industry Standards do not allow any product applications (fertilization and pest control) within 20 feet of any body of water.

GENERAL CONDITIONS

1. Daily, the Contractor will communicate with the Property Manager for any landscape issues requiring attention and will provide photographic and written descriptions of the matters to include the address(es) affected.
2. Contractor agrees to take part in a minimum of bi-monthly (twice a month) inspections of the property to ensure performance of this agreement.
3. A supervisor shall be on site at all times while the work crew is present.
4. Removal of overburdens shall be done the same day as serviced. Overburdens as used here is defined as mowing debris, leaves, branches, trimmings, etc. In the event of inclement weather and the job is not complete, crews shall return the following day or as weather permits.
5. Any extra work in any areas must be approved in advance by Client and supported by a written and signed price proposal/purchase order.

C. Communication Requirements by Client

Contractor will respond to the Client within 24-hours, Monday through Friday (during business hours), on all matters and will provide a resolution timeline within 48-hours (during business hours). Contractor will notify Client within 24-hours when a matter has been resolved, which will include pictures documenting as such.

All communications will be in writing or as defined by the Client.

CREATIVE NORTH, INC.

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This agreement was executed by the Parties involved below, on the date specified.

Date: _____

By: _____
Rolling Oaks CDD

Name: _____

Date: _____

By: _____
Creative North, Incorporated

Name: _____



**EXISTING
PHASE 3A
& 3B
RESORT HOTEL**

**EXISTING
PHASE 5
RECREATIONAL
HOMES**

**EXISTING
PHASE 6
RECREATIONAL
HOMES**

**POND
#4**

POND #5

**PROPOSED
PHASE 9
CONDOS**

**PERMITTED
PHASE 8
MULTY FAMILY**

**PERMITTED
PHASE 7
RECREATIONAL
TOWNHOMES**

FUNIE STEED ROAD

FORMOSA GARDENS BLVD

Rolling Oaks CDD - Lake Banks Schedule

Job Description	Monthly Schedule												Annual Investment	COST PER SERVICE/PER JOB	
	January	February	March	April	May	June	July	August	September	October	November	December			Totals
Landscape Mowing - Lake Banks: Including Blowing Walkways and Line Trimming	2	2	3	3	3	3	3	3	3	3	2	2	32	\$56,192.00	\$1,756.00
Fertilization - Turf Lawn Weed Control Including Fire Ants (Granular Weed & Feed)				1							1		2	\$9,000.00	\$4,500.00
	\$3,512.00	\$3,512.00	\$5,268.00	\$9,768.00	\$5,268.00	\$5,268.00	\$5,268.00	\$5,268.00	\$5,268.00	\$5,268.00	\$8,012.00	\$3,512.00	\$65,192.00	\$65,192.00	

SECTION VI

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

Instructions: Complete this form to transfer 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.: 49-104059-P Application No(s): 200904-4214

Project Name: Rolling Oaks, Phase 7 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 Rolling Oaks Splendid LLC _____ Company Name Peter.Brown@encorefunds.com _____ Phone/email address	Peter Brown, Authorized Signatory _____ Name and Title One Town Center Road Suite 600 _____ Company Address Boca Raton, FL 33486 _____ 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 Jared Bouskila, Vice Chairman _____ Name and Title gflint@gmscfl.com _____ Email Address (407) 841-5524 _____ Phone	Rolling Oaks CDD _____ Name of Entity for O&M 219 E Livingston St _____ Address Orlando, FL 32801 _____ City, State, Zip _____ 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)
- 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 VII

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.: 49-103850-P Application No(s): 200729-3967
 Project Name: Rolling Oaks, Phase 8 Phase (if applicable): Fins Up Circle

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 Rolling Oaks Splendid LLC _____ Company Name Peter.Brown@encorefunds.com _____ Phone/email address	Peter Brown, Authorized Signatory _____ Name and Title One Town Center Road Suite 600 _____ Company Address Boca Raton, FL 33486 _____ 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 Jared Bouskila, Vice Chairman _____ Name and Title gflint@gmscfl.com _____ Email Address (407) 841-5524 _____ Phone	Rolling Oaks CDD _____ Name of Entity for O&M 219 E. Livingston Street _____ Address Orlando, FL 32801 _____ City, State, Zip _____ 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)
- 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 VIII

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING THE CONVEYANCE OF THE REPLAT LIFT STATION LANDS AND IMPROVEMENTS TO TOHO; AND AUTHORIZING THE EXECUTION OF ANY DOCUMENTS NECESSARY TO CARRYOUT THE FOREGOING.

WHEREAS, the Rolling Oaks Apartments, LLC (the “**Developer**”) constructed certain lift station improvements, including all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment as specified on the Construction Plans for Rolling Oaks Replat as prepared by Madden, Moorhead & Stokes, LLC and as approved by TOHO on May 6, 2021 upon certain real property in Osceola County, more particularly described as Tract LS-1 and Tract LS-2, Rolling Oaks Replat, according to the plat thereof, recorded in Plat Book 32, Pages 171 through 177, of the Public Records of Osceola County, Florida (collectively, the “**Replat Lands and Improvements**”);

WHEREAS, the Replat Lands and Improvements were part of the public capital improvement project of the Rolling Oaks Community Development District (the “**District**”);

WHEREAS, pursuant to the agreements between the Developer and the District with respect to the District’s issuance of its special assessment bonds, the District is to acquire the Replat Lands and Improvements and then convey them to the appropriate public entity for ownership and maintenance;

WHEREAS, the Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature (“**Toho**”) has indicated its willingness to accept the ownership and maintenance of the Replat Lands and Improvements;

WHEREAS, the District has on file documents and correspondence pertaining to the Replat Lands and Improvements and in reliance upon such information and certification by the District Engineer it has determined that the Replat Lands and Improvements were constructed in compliance with all permits, specifications, and requirements and it is in the District’s best interest to accept the Replat Lands and Improvements from the Developer and then convey such Replat Lands and Improvements to Toho.

Now Therefore, Be It Resolved By The Board of Supervisors of the District:

Section 1. The District hereby accepts the conveyance from the Developer of the Replat Lands and Improvements.

Section 2. The Chair or Vice Chair of the Board is authorized and directed to sign the Warranty Deed, Affidavit, and Bill of Sale to convey the Replat Lands and Improvements to Toho, subject only to final review and approval by the District's legal counsel.

Section 3. The Chair or Vice Chair of the Board, and all officers and staff of the District, are 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 and for any other tracts in the same plat.

Passed and Adopted on March 23, 2023.

Attested By:

**Rolling Oaks
Community Development District**

Secretary/Assistant Secretary

Chair/Vice-Chair of the Board of Supervisors

SECTION IX

SECTION C

SECTION 1

Rolling Oaks Community Development District

Summary of Check Register

February 1, 2023 to February 28, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	2/3/23	449	\$ 170.48
	2/9/23	450-451	\$ 12,233.08
	2/16/23	452-454	\$ 182,235.51
Total Amount			\$ 194,639.07

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/23	00028	1/19/23	INV14855	202301	320	53800	46201		IRRIGATION REPAIR	*	170.48		
REW LAWN & IRRIGATION												170.48	000449
2/09/23	00028	2/01/23	INV14999	202302	320	53800	46203		LANDSCAPE MAINT FEB 23	*	9,450.00		
		2/06/23	INV15021	202302	320	53800	46201		REPAIR BASELINE TIMER	*	143.84		
REW LAWN & IRRIGATION												9,593.84	000450
2/09/23	00019	2/01/23	PSI-4908	202302	320	53800	47000		POND MAINTENANCE FEB 23	*	1,109.80		
		2/01/23	PSI-5170	202302	320	53800	47000		POND MAINTENANCE FEB 23	*	1,529.44		
SOLITUDE LAKE MANAGEMENT												2,639.24	000451
2/16/23	00001	2/01/23	114	202302	310	51300	34000		MANAGEMENT FEES FEB 23	*	3,154.42		
		2/01/23	114	202302	310	51300	35200		WEBSITE ADMIN FEB 23	*	49.50		
		2/01/23	114	202302	310	51300	35100		INFORMATION TECH FEB 23	*	83.33		
		2/01/23	114	202302	310	51300	31300		DISSEMINATION SVC FEB 23	*	666.67		
		2/01/23	114	202302	310	51300	51000		OFFICE SUPPLIES FEB 23	*	.81		
		2/01/23	114	202302	310	51300	42000		POSTAGE FEB 23	*	38.85		
		2/01/23	114	202302	310	51300	42000		STAMPS FEB 23	*	38.01		
GOVERNMENTAL MANAGEMENT SERVICES												4,031.59	000452
2/16/23	00013	2/14/23	02142023	202302	300	20700	10300		TSFR OF TAX RCPTS S18	*	43,811.82		
ROLLING OAKS CDD C/O REGIONS BANK												43,811.82	000453
2/16/23	00013	2/14/23	02142023	202302	300	20700	10300		TSFR OF TAX RCPTS S16	*	134,392.10		
ROLLING OAKS CDD C/O REGIONS BANK												134,392.10	000454
TOTAL FOR BANK A											194,639.07		
TOTAL FOR REGISTER											194,639.07		

ROAK ROLLING OAKS NRUIZ

SECTION 2

Rolling Oaks
Community Development District

Unaudited Financial Reporting
February 28, 2023



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Rolling Oaks
Community Development District
Combined Balance Sheet
February 28, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account - Suntrust	\$ 540,051	\$ -	\$ -	\$ 540,051
Due from General Fund	\$ -	\$ 266,599	\$ -	\$ 266,599
Due From Capital	\$ 1,630	\$ -	\$ -	\$ 1,630
Investments				
<u>Series 2016</u>				
Reserve	\$ -	\$ 1,140,503	\$ -	\$ 1,140,503
Revenue	\$ -	\$ 1,039,465	\$ -	\$ 1,039,465
Interest	\$ -	\$ 374	\$ -	\$ 374
Sinking Fund	\$ -	\$ 232	\$ -	\$ 232
Construction	\$ -	\$ -	\$ 6,213	\$ 6,213
<u>Series 2018</u>				
Reserve	\$ -	\$ 912,469	\$ -	\$ 912,469
Revenue	\$ -	\$ 342,253	\$ -	\$ 342,253
Interest	\$ -	\$ 298	\$ -	\$ 298
Sinking Fund	\$ -	\$ 187	\$ -	\$ 187
Construction	\$ -	\$ -	\$ 2,371	\$ 2,371
<u>Series 2022</u>				
Reserve	\$ -	\$ 580,595	\$ -	\$ 580,595
Capitalized Interest	\$ -	\$ 459,741	\$ -	\$ 459,741
Costs of Issuance	\$ -	\$ -	\$ 4	\$ 4
Total Assets	\$ 541,681	\$ 4,742,715	\$ 8,588	\$ 5,292,983
Liabilities:				
Accounts Payable	\$ 6,812	\$ -	\$ -	\$ 6,812
Due to Debt Service	\$ 266,599	\$ -	\$ -	\$ 266,599
Fica Payable	\$ 122	\$ -	\$ -	\$ 122
Total Liabilities	\$ 273,533	\$ -	\$ -	\$ 273,533
Fund Balances:				
Unassigned	\$ 268,148	\$ -	\$ -	\$ 268,148
Assigned for Debt Service 2016	\$ -	\$ 2,180,573	\$ -	\$ 2,180,573
Assigned for Debt Service 2018	\$ -	\$ 1,521,806	\$ -	\$ 1,521,806
Assigned for Debt Service 2022	\$ -	\$ 1,040,336	\$ -	\$ 1,040,336
Assigned for Capital Projects 2016	\$ -	\$ -	\$ 6,213	\$ 6,213
Assigned for Capital Projects 2018	\$ -	\$ -	\$ 2,371	\$ 2,371
Assigned for Capital Projects 2022	\$ -	\$ -	\$ 4	\$ 4
Total Fund Balances	\$ 268,148	\$ 4,742,715	\$ 8,588	\$ 5,019,450
Total Liabilities & Fund Balance	\$ 541,681	\$ 4,742,715	\$ 8,588	\$ 5,292,983

Rolling Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues				
Assessments - On Roll	\$ 331,553	\$ 265,161	\$ 265,161	\$ -
Assessments - Direct	\$ 208,033	\$ 104,017	\$ 104,017	\$ -
Developer Contributions	\$ 45,457	\$ 45,457	\$ 59,750	\$ 14,292
Total Revenues	\$ 585,044	\$ 414,635	\$ 428,928	\$ 14,292
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,000	\$ 2,000
FICA Expense	\$ 918	\$ 383	\$ 230	\$ 153
Engineering	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Attorney	\$ 15,000	\$ 6,250	\$ 1,512	\$ 4,738
Arbitrage	\$ 1,350	\$ 900	\$ 900	\$ -
Dissemination	\$ 8,000	\$ 3,333	\$ 3,167	\$ 167
Assessment Administration	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Annual Audit	\$ 3,675	\$ -	\$ -	\$ -
Trustee Fees	\$ 11,041	\$ 7,000	\$ 7,000	\$ -
Management Fees	\$ 37,853	\$ 15,772	\$ 15,772	\$ (0)
Information Technology	\$ 1,000	\$ 417	\$ 417	\$ 0
Website Maintenance	\$ 594	\$ 247	\$ 248	\$ (0)
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage	\$ 800	\$ 333	\$ 154	\$ 180
Insurance	\$ 7,686	\$ 7,686	\$ 6,885	\$ 801
Printing & Binding	\$ 800	\$ 333	\$ 91	\$ 242
Legal Advertising	\$ 2,000	\$ 833	\$ 196	\$ 637
Other Current Charges	\$ 2,000	\$ 833	\$ 195	\$ 639
Office Supplies	\$ 130	\$ 54	\$ 2	\$ 52
Property Appraiser Fee	\$ 300	\$ -	\$ -	\$ -
Property Taxes	\$ 80	\$ 80	\$ 10	\$ 70
Meeting Room	\$ 1,674	\$ 698	\$ 284	\$ 414
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 127,176	\$ 64,536	\$ 50,236	\$ 14,301

Rolling Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Operations and Maintenance Expenses				
<i>Field Operations</i>				
Property Insurance	\$ 8,718	\$ 8,718	\$ 7,889	\$ 829
Electric	\$ 9,689	\$ 4,037	\$ 4,461	\$ (424)
Streetlights	\$ 112,151	\$ 46,729	\$ 43,657	\$ 3,072
Utility-Water and Sewer	\$ 85,000	\$ 35,417	\$ 45,591	\$ (10,175)
Landscape Maintenance	\$ 113,400	\$ 47,250	\$ 49,325	\$ (2,075)
Landscape Enhancements	\$ 50,000	\$ 22,500	\$ -	\$ 22,500
Landscape Irrigation	\$ 6,500	\$ 2,708	\$ 1,445	\$ 1,264
Lawn Mowing/Trimming	\$ 27,720	\$ 11,550	\$ 4,400	\$ 7,150
Lake Maintenance	\$ 37,321	\$ 15,550	\$ 19,394	\$ (3,844)
Contingency	\$ 7,370	\$ 3,071	\$ -	\$ 3,071
Total Operations and Maintenance:	\$ 457,868	\$ 197,530	\$ 176,162	\$ 21,368
Total Expenditures	\$ 585,044	\$ 262,067	\$ 226,398	\$ 35,669
Excess Revenues (Expenditures)	\$ (0)		\$ 202,530	
Fund Balance - Beginning	\$ -		\$ 65,618	
Fund Balance - Ending	\$ (0)		\$ 268,148	

Rolling Oaks

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted		Prorated Budget		Actual	
	Budget		Thru 02/28/23		Thru 02/28/23	Variance
Revenues						
Assessments - Tax Roll	\$ 1,125,001	\$	899,726	\$	899,726	-
Interest	\$ 500	\$	500	\$	22,214	21,714
Total Revenues	\$ 1,125,501	\$	900,226	\$	921,940	21,714
Expenditures:						
Interest - 11/01	\$ 429,116	\$	429,116	\$	429,116	(0)
Principal - 11/01	\$ 265,000	\$	265,000	\$	265,000	-
Interest - 05/01	\$ 423,153	\$	-	\$	-	-
Total Expenditures	\$ 1,117,269	\$	694,116	\$	694,116	(0)
Other Financing Sources/(Uses)						
Transfer In/Out	\$ -	\$	-	\$	(4,740)	(4,740)
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	(4,740)	(4,740)
Excess Revenues (Expenditures)	\$ 8,233			\$	223,084	
Fund Balance - Beginning	\$ 810,612			\$	1,957,490	
Fund Balance - Ending	\$ 818,844			\$	2,180,573	

Rolling Oaks

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues				
Assessments - On Roll	\$ 366,750	\$ 293,311	\$ 293,311	\$ -
Assessments - Direct	\$ 533,197	\$ 266,599	\$ 266,599	\$ -
Interest	\$ 500	\$ 500	\$ 16,242	\$ 15,742
Total Revenues	\$ 900,447	\$ 560,409	\$ 576,151	\$ 15,742
Expenditures:				
Interest - 11/01	\$ 342,063	\$ 342,063	\$ 342,063	\$ -
Principal - 11/01	\$ 215,000	\$ 215,000	\$ 215,000	\$ -
Interest - 05/01	\$ 337,359	\$ -	\$ -	\$ -
Total Expenditures	\$ 894,422	\$ 557,063	\$ 557,063	\$ -
Other Financing Sources/(Uses)				
Transfer in/Out	\$ -	\$ -	\$ (3,793)	\$ (3,793)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,793)	\$ (3,793)
Excess Revenues (Expenditures)	\$ 6,025		\$ 15,296	
Fund Balance - Beginning	\$ 601,733		\$ 1,506,510	
Fund Balance - Ending	\$ 607,758		\$ 1,521,806	

Rolling Oaks
Community Development District
Debt Service Fund - Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 7,942	\$ 7,942
Total Revenues	\$ -	\$ -	\$ 7,942	\$ 7,942
Expenditures:				
Interest - 11/01	\$ -	\$ -	\$ -	\$ -
Principal - 11/01	\$ -	\$ -	\$ -	\$ -
Interest - 05/01	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Bond Proceed	\$ -	\$ -	\$ 1,032,394	\$ 1,032,394
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,032,394	\$ 1,032,394
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 1,040,336	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 1,040,336	

Rolling Oaks

Community Development District Capital Projects Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 70	\$ 70
Total Revenues	\$ -	\$ -	\$ 70	\$ 70
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/Out	\$ -	\$ -	\$ 4,740	\$ 4,740
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,740	\$ 4,740
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 4,810	
Fund Balance - Beginning	\$ -	\$ -	\$ 1,403	
Fund Balance - Ending	\$ -	\$ -	\$ 6,213	

Rolling Oaks

Community Development District Capital Projects Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual		
	Budget	Thru 02/28/23	Thru 02/28/23	Variance	
Revenues					
Interest	\$ -	\$ -	\$ 42	\$	42
Total Revenues	\$ -	\$ -	\$ 42	\$	42
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ 1,630	\$	(1,630)
Total Expenditures	\$ -	\$ -	\$ 1,630	\$	(1,630)
Other Financing Sources/(Uses)					
Transfer In/Out	\$ -	\$ -	\$ 3,793	\$	3,793
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,793	\$	3,793
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 2,205		
Fund Balance - Beginning	\$ -		\$ 166		
Fund Balance - Ending	\$ -		\$ 2,371		

Rolling Oaks

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 19,772	\$ 19,772
Total Revenues	\$ -	\$ -	\$ 19,772	\$ 19,772
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 6,240,533	\$ (6,240,533)
Capital Outlay - COI	\$ -	\$ -	\$ 335,450	\$ (335,450)
Total Expenditures	\$ -	\$ -	\$ 6,575,983	\$ (6,575,983)
Other Financing Sources/(Uses)				
Bond Proceed	\$ -	\$ -	\$ 6,556,215	\$ 6,556,215
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,556,215	\$ 6,556,215
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 4	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 4	

Rolling Oaks
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - On Roll	\$ -	\$ 48,276	\$ 177,278	\$ 18,097	\$ 21,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 265,161
Assessments - Direct	\$ -	\$ -	\$ -	\$ 44,007	\$ 60,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,017
Developer Contributions	\$ 33,201	\$ 26,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,750
Total Revenues	\$ 33,201	\$ 26,549	\$ -	\$ 44,007	\$ 60,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428,928
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,400	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	\$ 107	\$ 61	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,185	\$ -	\$ 327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,512
Arbitrage	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 583	\$ 583	\$ 667	\$ 667	\$ 667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,167
Assessment Administration	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,772
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Website Maintenance	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 25	\$ 45	\$ 6	\$ 1	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154
Insurance	\$ 6,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,885
Printing & Binding	\$ 51	\$ -	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91
Legal Advertising	\$ 196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 38	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Meeting Room	\$ -	\$ 142	\$ -	\$ -	\$ 142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 30,934	\$ 4,968	\$ 5,267	\$ 3,993	\$ 5,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,236

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>Field Operations</i>													
Property Insurance	\$ 7,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,889
Utility - Electric	\$ 906	\$ 741	\$ 721	\$ 944	\$ 1,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,461
Streetlights	\$ 8,689	\$ 8,701	\$ 8,701	\$ 8,725	\$ 8,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,657
Utility - Water & Sewer	\$ 9,259	\$ 7,174	\$ 11,192	\$ 6,961	\$ 11,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,591
Landscape Maintenance	\$ 9,450	\$ 11,525	\$ 9,450	\$ 9,450	\$ 9,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,325
Landscape Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Irrigation	\$ -	\$ 595	\$ 240	\$ 170	\$ 439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,445
Lawn Mowing/Trimming	\$ 2,200	\$ 2,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
Lake Maintenance	\$ 4,927	\$ 5,629	\$ 3,100	\$ 3,100	\$ 2,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,394
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations and Maintenance Expenses	\$ 43,321	\$ 36,565	\$ 33,404	\$ 29,349	\$ 33,524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176,162
Total Expenditures	\$ 74,255	\$ 41,533	\$ 38,670	\$ 33,342	\$ 38,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,398
Excess Revenues (Expenditures)	\$ (41,054)	\$ (14,984)	\$ (38,670)	\$ 10,665	\$ 21,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202,530

Rolling Oaks
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments \$ 352,716.00 \$ 1,196,810.00 \$ 390,160.06 \$ 1,939,686.06
 Net Assessments \$ 331,553.04 \$ 1,125,001.40 \$ 366,750.46 \$ 1,823,304.90

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	18.18%	61.70%	20.11%	100.00%
							O&M Portion	2016 Debt Service	2018 Debt Service	Total
11/18/22	ACH	\$7,276.00	(\$145.50)	(\$374.37)	\$0.00	\$6,756.13	\$1,228.55	\$4,168.61	\$1,358.97	\$6,756.13
11/22/22	ACH	\$275,008.28	(\$5,500.14)	(\$10,780.61)	\$0.00	\$258,727.53	\$47,047.48	\$159,638.05	\$52,042.00	\$258,727.53
12/09/22	ACH	\$950,826.50	(\$19,016.57)	(\$37,272.42)	\$0.00	\$894,537.51	\$162,664.31	\$551,940.57	\$179,932.63	\$894,537.51
12/22/22	ACH	\$84,842.98	(\$1,696.82)	(\$2,781.17)	\$0.00	\$80,364.99	\$14,613.72	\$49,586.18	\$16,165.09	\$80,364.99
01/10/23	ACH	\$4,326.78	(\$86.53)	(\$127.20)	\$0.00	\$4,113.05	\$747.93	\$2,537.80	\$827.32	\$4,113.05
01/10/23	ACH	\$99,471.08	(\$1,989.43)	(\$2,924.49)	\$0.00	\$94,557.16	\$17,194.45	\$58,342.92	\$19,019.79	\$94,557.16
01/24/23	ACH	\$0.00	\$0.00	\$0.00	\$850.92	\$850.92	\$154.73	\$525.03	\$171.16	\$850.92
02/09/23	ACH	\$812.09	(\$16.24)	\$0.00	\$0.00	\$795.85	\$144.72	\$491.05	\$160.08	\$795.85
02/09/23	ACH	\$122,876.04	(\$2,457.50)	(\$2,924.43)	\$0.00	\$117,494.11	\$21,365.34	\$72,495.30	\$23,633.47	\$117,494.11
TOTAL		\$ 1,545,439.75	\$ (30,908.73)	\$ (57,184.69)	\$ 850.92	\$ 1,458,197.25	\$ 265,161.23	\$ 899,725.51	\$ 293,310.51	\$ 1,458,197.25

80%	Net Percent Collected
\$ 365,107.65	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Rolling Oaks Splendid, LLC Invoice# 2023-01						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2018 Debt
				Total	\$120,019.20	\$533,197.15
2/20/23	12/1/22	19931	\$326,608.17	\$326,608.17	\$60,009.60	\$266,598.57
	2/1/23		\$163,304.07			
	5/1/23		\$163,304.09			
			\$653,216.33	\$326,608.17	\$60,009.60	\$266,598.57

Rolling Oaks Apartments, LLC Invoice# 2023-02						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operation & Maintenance	
				Total	\$88,014.08	
1/5/23	12/1/22	382	\$44,007.04	\$44,007.04	\$44,007.04	
2/24/23	2/1/23	819	\$22,003.52	\$22,003.52	\$22,003.52	
	5/1/23		\$22,003.52			
			\$88,014.08	\$66,010.56	\$66,010.56	

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	\$1,140,503
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)
LESS: PRINCIPAL PAYMENT 11/1/22	(\$265,000)
CURRENT BONDS OUTSTANDING	\$14,430,000

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	\$912,469
BONDS OUTSTANDING - 11/8/18	\$13,160,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$195,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$205,000)
LESS: PRINCIPAL PAYMENT 11/1/22	(\$215,000)
CURRENT BONDS OUTSTANDING	\$12,545,000

SERIES 2022, SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	5.7%, 6.3%, 6.55%
MATURITY DATE:	5/1/2053
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$576,163
RESERVE FUND BALANCE	\$580,595
BONDS OUTSTANDING - 11/22/22	\$7,635,000
CURRENT BONDS OUTSTANDING	\$7,635,000

Rolling Oaks
Community Development District
Special Assessment Bonds, Series 2016

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
6/1/22		Interest		\$ 0.61
7/1/22		Interest		\$ 1.06
8/1/22		Interest		\$ 1.61
9/1/22		Interest		\$ 2.37

TOTAL				\$ 129.68
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Acquisition/Construction Fund at 09/30/2021	\$ 1,273.29
Interest Earned and Transfer In thru 09/30/22	\$ 129.68
Requisitions Paid thru 09/30/22	\$ -

Remaining Acquisition/Construction Fund	\$ 1,402.97
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Date	Requisition #	Contractor	Description	Requisitions
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Fiscal Year 2023

TOTAL				\$ -
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Fiscal Year 2023

10/1/22		Transfer		\$ 4,740.48
10/1/22		Interest		\$ 2.66
11/1/22		Interest		\$ 7.47
12/1/22		Interest		\$ 17.58
1/1/23		Interest		\$ 20.21
2/1/23		Interest		\$ 21.81

TOTAL				\$ 4,810.21
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Acquisition/Construction Fund at 09/30/2022	\$ 1,402.97
Interest Earned and Transfer In thru 02/28/23	\$ 4,810.21
Requisitions Paid thru 02/28/23	\$ -

Remaining Acquisition/Construction Fund	\$ 6,213.18
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Rolling Oaks
Community Development District
Special Assessment Bonds, Series 2018

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
6/1/22		Interest		\$ 0.07
7/1/22		Interest		\$ 0.13
8/1/22		Interest		\$ 0.19
9/1/22		Interest		\$ 0.28
TOTAL				\$ 184.37

Acquisition/Construction Fund at 09/30/21	\$ 2,281,064.78
Interest Earned 09/30/22	\$ 184.37
Requisitions Paid thru 09/30/22	\$ (2,281,083.53)
Remaining Acquisition/Construction Fund	\$ 165.62

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
2/28/23	1/6/00	Rolling Oaks CDD	Reimburse RO O&M Ithink Graphics Invoice # 78762 - Custom Wildlife Signs	6/16/04
TOTAL				\$ 1,629.98

Fiscal Year 2023

10/1/22		Transfer		\$ 3,792.52
10/1/22		Interest		\$ 0.31
11/1/22		Interest		\$ 3.67
12/1/22		Interest		\$ 11.32
1/1/23		Interest		\$ 13.01
2/1/23		Interest		\$ 14.04
TOTAL				\$ 3,834.87

Acquisition/Construction Fund at 09/30/22	\$ 165.62
Interest Earned 02/28/23	\$ 3,834.87
Requisitions Paid thru 02/28/23	\$ (1,629.98)
Remaining Acquisition/Construction Fund	\$ 2,370.51

**Rolling Oaks
Community Development District
Special Assessment Bonds, Series 2022**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
12/31/22	2	Rolling Oaks Splendid, LLC	Reimbursement	\$ 5,776,399.78
2/21/23	3	Rolling Oaks Splendid, LLC	Reimbursement	\$ 464,133.56
TOTAL				\$ 6,240,533.34
Fiscal Year 2023				
12/1/22		Interest		\$ 5,457.83
1/31/23		Interest		\$ 12,684.83
2/28/23		Interest		\$ 1,625.30
TOTAL				\$ 19,767.96
Acquisition/Construction Fund at 11/22/2022				\$ 6,220,765.38
Interest Earned 02/28/23				\$ 19,767.96
Requisitions Paid thru 02/28/23				\$ (6,240,533.34)
Remaining Acquisition/Construction Fund				\$ -