

***Rolling Oaks
Community Development District***

Agenda

March 28, 2024

AGENDA

Rolling Oaks

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

March 21, 2024

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

Dear Board Members:

The meeting of the Board of Supervisors of **Rolling Oaks Community Development District** will be held **Thursday, March 28, 2024, at 1:00 PM at Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida 34747.** Following is the advance agenda for the meeting:

Zoom Webinar Information:

Link: <https://us06web.zoom.us/j/85744403825>

Webinar ID: 857 4440 3825

Call-in Number: 1-305-224-1968

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the November 14, 2023 Board of Supervisors Meeting
4. Ratification of Landscape Agreement Addendum
5. Ratification of Quote from Fast Professional Cleaning, LLC. for Pressure Washing Services
6. Presentation of Series 2018 and 2022 Arbitrage Rebate Reports
7. Consideration of Resolution 2024-02 Adopting Parking Rules
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
9. Supervisor's Requests
10. Next Meeting Date – April 25, 2024
11. Adjournment

Sincerely,

Tricia Adams

Tricia Adams
District Manager

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 Tuesday **November 14, 2023** at 5:00 p.m. at the Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida.

Present and constituting a quorum were:

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

Also present were:

Tricia Adams	Manager
Bruce Taylor	Engineer
Members of the Public	<i>via Zoom</i>

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 5:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the October 26,
2023 Meeting**

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the minutes of the October 26, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Review of Landscape Maintenance Service Proposals

Ms. Adams stated in response to the district’s RFP for landscape maintenance services we received sealed bids from Creative North, Down to Earth, Floralawn, Omegascapes, Prince & Sons, United Land Service, Weber ES/Continuum, and Yellowstone. We distributed a ranking sheet with the same criteria that was in the project manual. You can individually rank the proposals or we can adopt a consensus ranking.

Mr. Brown read into the record his ranking sheet: For the total score the highest one was Yellowstone at 91.26, the second one United Land Services at 88.35, Weber Continuum at 88, Omegascapes at 86.12, Down to Earth at 84.57, Floralawn at 83.0, Creative North at 76.56 and Price & Sons at 69.

It was the consensus of the board to adopt the total score rankings as read into the record by Supervisor Brown with Yellowstone being ranked no. 1 and United Land Services no. 2.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor Yellowstone was ranked no. 1 and United Land Services was ranked no. 2.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Service Provider

Ms. Adams stated the next action the board needs to take is direct staff to enter into a landscape maintenance services agreement with Yellowstone. We do have two current landscape agreements that need to be terminated. There is a provision in the current agreements that requires a 30-day notice to terminate. With the holidays coming up it might make sense to start the contract with the new calendar year, January 1, 2024.

Mr. Chiste asked if for some reason we can’t come to a mutual agreement with Yellowstone would we then go to United Land Services?

Ms. Adams responded yes.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor staff was directed to terminate the current landscape maintenance agreement and to enter into an agreement with Yellowstone effective January 1, 2024.

SIXTH ORDER OF BUSINESS

Presentation of Series 2016 Rebate Report

Ms. Adams stated next is the arbitrage rebate calculation report for the Series 2016 bonds. It has been provided by AMTEC and based on their computations no liability rebate exists.

On MOTION by Mr. Brown seconded by Mr. Chiste with all in favor the series 2016 arbitrage rebate calculation report was accepted.

SEVENTH ORDER OF BUSINESS

Consideration of Data Sharing Usage Agreement with Osceola County Property Appraiser

Ms. Adams stated this agreement allows us to place our non-ad valorem assessments on the property tax bills.

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

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Status of Boundary Expansion Petition

There being none, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Manager

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Taylor asked we are working on getting the boundary updated for the new CDD boundary, but does the actual engineer’s report need to be updated or is just boundary exhibits?

Ms. Adams stated it is just the boundary exhibits in order to file the petition to expand CDD boundaries. There is a list of required documents that was circulated from district counsel’s office as they are managing the filing.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – January 25, 2024

Ms. Adams stated the next meeting is scheduled January 25, 2024.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the meeting adjourned at 5:16 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

First Addendum to the Landscape Maintenance Agreement

This First Addendum to the Landscape Maintenance Agreement (this “**First Addendum**”) is made and entered into as February 1, 2024, by and between the **Rolling Oaks Community Development District** (the “**District**”) and **Yellowstone, Inc.**, a Florida corporation (the “**Contractor**”).

Background Information:


The District and the Contractor entered into the Landscape Maintenance Agreement dated January 1, 2024 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District desires to reduce the scope of the services. The parties desire to evidence their consent to such changes in the scope and compensation as described below.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:


1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum.
2. **Modification of Scope and Compensation.**
 - a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Revised Proposal dated February 1, 2024.
 - b. As compensation for the Work the District agrees to pay Contractor the amounts listed per the schedule in the Revised Proposal.
3. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions of the Agreement are hereby ratified and confirmed. The District and the Contractor each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

IN WITNESS WHEREOF the undersigned have executed this First Addendum effective as of the date written above.

Yellowstone, Inc.,
a Florida corporation

DocuSigned by:

FDEC18588E9342A...
President

Rolling Oaks
Community Development District

DocuSigned by:

41DECE3BB54E415
John Chiste
Chair of the Board of Supervisors

REVISED SCOPE OF WORK

The work for the exterior landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract.

SCHEDULE "A" – GENERAL SERVICES

A. Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. Turf maintenance operations are to be completed the same day they are begun. High traffic and high-profile areas such as the primary entrances, clubhouse and pool areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation (or as approved by CDD representative if maintenance activities will take place during normal business hours). In the event it becomes necessary to make a change in the mowing schedule for any reason, a CDD representative must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

1. Mowing

- a. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas.
- b. Bahia turf shall be mowed weekly during the growing season from March 15th through October 15th and bi-weekly during the non-growing season from October 15th through March 15th. Based on this schedule, it is estimated that the contractor will perform a minimum of 40 and a maximum of 42 mowing cycles per 12-month period in the performance of this contract. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of a CDD representative. Should the number of mowing cycles fall below 40 in any contract year during the term of this agreement, the contractor will reduce the next month's billing by the amount per cycle for each cycle missed. CDD will pay contractor the per cycle amount for each mowing cycle in excess of 42 per contract year when a CDD representative requests additional mowing cycles. This will be invoiced at the contracted price per cycle in the month following the end of the contract period. Bahia turf in power line easements will be mowed eight (8) times per year.
- c. Bahia turf shall be cut with rotary mowers to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
- d. Mowing height for Bahia turf will be set at 3½" to 4". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting.
- e. Zoysia turf shall be mowed based on 40 to 42 mowing cycles per 12-month period in the performance of this contract. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the owner or owner's representative.
- f. Zoysia turf shall be cut with a reel or rotary mower to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.

- g. Mowing height for Zoysia turf will be set at 2-3". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting.
- h. Contractor shall complete a minimum of two passes along all waterways with a 50" or 60" mower discharging clippings away from the water.
- i. Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is unacceptable and if it occurs they shall be removed prior to the end of each service day.
- j. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractor's mowing equipment may result in the replacement of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of a CDD representative. Replacement material will be of similar size to the material being replaced.

2. Aeration/Overseeding

- a. Bermuda turf will be aerated four (4) times per year in the months of February, May, August and November. Aeration is to be performed utilizing a core aerator and dragging the turf upon completion.
- b. Bermuda turf will be top dressed immediately after two (2) aerations with 3/16" of USGA approved sand as specified in schedule. (May and November)

3. Edging

Sidewalks, curbs, concrete slabs and other paved surfaces will be edged in conjunction with mowing operations. Edging is defined as removal of unwanted turf from the above mentioned borders by use of a mechanical edger. String trimmers will not be used for this function

4. String Trimming

- a. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed with each mowing operation.
- b. Under no circumstance will it be an acceptable practice to string trim bed edges or small areas that may be cut utilizing a push type walk behind mower.
- c. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of a CDD representative.
- d. Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during each mowing cycle.
- e. Damage caused by string trimming to the base of tree and palms is unacceptable and Contractor shall replace trees or palms at their cost that succumb to pests or fungus that enter through damaged bark base of said trees.

5. Blowing

When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces.

6. Damage Prevention/Repair

Special care shall be taken to protect building foundations, light poles, sign posts and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD within 30 days for any damage to property caused by their crew members or equipment.

B. Detail

Detailing of planted areas will be performed weekly in a sectional method. The contractor will completely detail the entire property once every three weeks. High traffic and focal areas and as such will be included in each detail to provide weekly attention. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation.

1. Pruning

- a. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.
- b. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by a CDD representative.
- c. Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet contractor shall propose an extra service to a CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:
 - Provide clearance for pedestrians, vehicles, mowers and buildings.
 - Maintain clearance from shrubs in bed areas.

- Improve visibility in parking lots and around entries.
- d. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
- e. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.
- f. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.
- g. Structural pruning will be required for several varieties of plants bi-annually, annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. Following this schedule, all structural pruning should be completed within a six week cycle each time it is performed. Ornamental Grasses are to be haystack cut one time per year.
- h. Crape Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by a CDD representative.
- i. Pruning of all palms less than 12' CT in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots.

2. Edging

- a. Edging is defined as removal of unwanted vegetation along beds and tree saucers. Edges are to be perpendicular to the ground.
- b. Only mechanical edgers will be used for this function. Use of string trimmers or chemicals will not be allowed.
- c. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

3. Weed Control

- a. Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand.
- b. Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for complete removal.

C. General

1. Policing

- a. Contractor will police the grounds daily or on each service visit to remove trash, debris and fallen tree litter less than 2" in diameter. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval at the labor rates specified in "Exhibit – 3 Extra Services Pricing Summary".

- b. Contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.
- c. All litter shall be removed from the property and disposed of off-site.
- d. Contractor will provide maintenance of traffic during maintenance of roadway areas such as placing traffic cones, redirecting or guiding the flow of traffic.

2. Communication

- a. Daily, the contractor will communicate with a CDD representative for any landscape issues requiring immediate attention.
- b. Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by a CDD representative which details all aspects of the previous week's maintenance activities.
- c. Contractor will provide a Monthly Service Calendar for the upcoming period and a copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental report. A copy of these documents should be submitted to a CDD representative by the 5th of each month electronically or via U.S. mail.
- d. Contractor agrees to take part in monthly inspections of the property to insure their performance of this agreement meets the standards required herein and protects the overall well being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for a minimum of the pre inspection meeting.

3 Staffing

- a. The Contractor shall have a well-experienced Foreman/Supervisor on site at all times with the crew. This person should have extensive knowledge of horticultural practices and be capable of properly supervising others. He/she and other supervisors should be in a certain type of uniform that distinguishes them from the crew. The Foreman/Supervisor should communicate daily with the property's manager and submit a report of the crew's accomplishments at the end of each week to Management. In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of a CDD representative prior to any such change. This will assure Management that maintenance personnel remain familiar with the maintenance specifications, the site and any changing conditions.
- b. The crew members should be properly trained to carry out their assigned task, and should work in a safe professional manner. Each crew member should be in full uniform at all times to include all rain, cold weather gear and hats.
- c. Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.
- d. Contractor agrees to screen all crew members for criminal background, advise Management and not employ persons for this Contract that have been convicted of or

pled guilty to a felony crime or misdemeanor to which Management objects. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee. Contractor is expected to staff the property with adequately trained personnel, five days per week, Monday through Friday. Holidays observed that do not require staffing include New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Normal working hours are from 7:00 AM until 5:00 PM. No power equipment operating near homes before 9:00 AM. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 4 PM on an as needed basis. Management approval is required.

SCHEDULE “B” – TURF CARE PROGRAM - BAHIA (If included, see Exhibit 2 Fee Summary)

A. Application Schedule

<u>Month</u>	<u>Application</u>
March:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
June:	Chelated Iron application and Mole Cricket control.
October:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.

B. Application Requirements

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. A 15’ minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
- d. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- e. The irrigation system will be fully operational prior to any fertilizer application.

- f. Soils shall be tested at a reliable testing facility twice per year to monitor for PH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

2. Insect/Disease Control

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

- a. Weed control will be limited to the broadleaf variety under this program.
- b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.

4. Warranty

No warranty is provided for Bahia turf.

SCHEDULE "B" – TURF CARE PROGRAM - ZOYSIA

A. Application Schedule - Zoysia

<u>Month</u>	<u>Application</u>
January:	IPM spot treatment for weeds as necessary and inspect/treat fungal activity.
February:	Pre-emergent herbicide/spot treatment for weeds and fungal activity.
March:	Fertilization (granular 20-0-10) with 1lb N to 1lb K, 50% slow release w/minors. Spot treat weeds and treat fungal and insect activity as necessary.
April:	Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
May:	Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
June:	Fertilization (granular 20-0-10) with .5lb N, slow release w/minors. Insect/weed/disease control as necessary.
July:	Liquid fertilization with .5lb N w/ Iron. Insect/weed/disease control as necessary.
August:	Blanket Potash 0-0-62 application at 4 lbs. per 1,000 SF, IPM-spot treat weeds as necessary, inspect/treat fungal activity.
September:	Fertilization with 14-0-40 or similar. Weed/insect/disease control as necessary.
October:	Liquid Fertilization with .25lb N, with Iron, post emergent weed control, insect/disease control as necessary.
November:	Blanket pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.

December: Blanket Potash 0-0-62 application at 4 lbs. per 1,000 SF, IPM-spot treat weeds as necessary, inspect/treat fungal activity.

B. Application Requirements

1. Fertilization

- a. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- b. A 15' minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- d. The irrigation system will be fully operational prior to any fertilizer application.
- e. Soils shall be tested at a reliable testing facility twice per year to monitor for pH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

2. Insect/Disease Control

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

- a. Weed control will not be limited to only the broadleaf variety under this program.
- b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.

4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes high traffic areas, drainage problems, or acts of God.

A. Application Requirements

1. Fertilization

- a. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- b. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- c. A 15' minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
- d. The irrigation system will be fully operational prior to any fertilizer application.
- e. Soils shall be tested at a reliable testing facility twice per year to monitor for pH and chemical make up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

2. Insect/Disease Control

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
- c. TopChoice will be applied in early May for insect control.

3. Weed Control

- a. Sedge and Crabgrass control are included as a part of this program.

4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, high traffic areas, drainage problems, or acts of God. In the event these conditions are pre-existing, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

SCHEDULE “C” – TREE/SHRUB CARE PROGRAM (If included, see Exhibit 2 Fee Summary)

A. Application Schedule

<u>Month</u>	<u>Application</u>
February:	Spring granular fertilization and insect/disease control as needed
March/April:	Insect/disease control/fertilization as needed
May/June:	Insect/disease control. Fertilization as needed.
July/August:	Minor nutrient blend with insect/disease control
October:	Fall granular fertilization and insect/disease control as needed
December:	Insect/disease control/fertilization as needed

B. Application Requirements

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.
- b. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.
- c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- d. A 15' minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
- e. This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

- f. There will be a deep root feeding on an as needed basis to establish newly planted trees.
- g. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.
- h. The irrigation system will be fully operational prior to any fertilizer application.
- i. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the Tree/Shrub care program based on these results.

2. Insect/Disease Control

- a. Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.
- b. Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.
- c. This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
- d. Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.
- e. Contractor will provide a copy of the license for the Certified Operator in charge of chemical applications for this property.

3. Specialty Palms

- a. When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

4. Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to management.

1. Bed Dressing

- a. Schedule
 - Bed dressing will be replenished in all bed areas according to the month

indicated on the Exhibit 2 Fee Summary.

- Application will be completed within a three week time period.

b. Installation

- Prior to application, areas will be prepared by removing all foreign debris and accumulated mulch material and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place.
- Bed dressing should be installed in weed free beds that have been properly edged and prepared.
- Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by a CDD representative.
- If mulch becomes infested with green algae then mulch areas compromised shall be replaced entirely.
- No bed dressing should be installed without written approval from a CDD representative. The CDD reserves the right to increase or decrease quantities based on site conditions or to altogether forgo bed dressing (and commensurate billing) for whatever time period deemed necessary by the CDD representative.
- A summary of shipping tickets or invoices for products or subcontract services will be submitted prior to requesting payment for this work.

2. **Palm Trimming**

- a. All palms including Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) Washingtonia palms, and all other Palms in excess of 12' CT will be trimmed one times per year in May. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process.
- b. All palms less than 12' CT will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

- c. Trimming shall include removal of all dead fronds, loose boots and seed stalks.
- d. Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile. "Hurricane" cuts are only to be done at the direction of a CDD representative.
- e. When trimming, cut the frond close to the trunk without leaving a stub.

SCHEDULE "E" – IRRIGATION MAINTENANCE (If included, see Schedule "E" Fee Summary)

A. Frequency of Service

- a. Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week.
- b. The irrigation inspection will be performed during the same week(s) each month.

B. Specifications

- 1. Activate each zone of the system.
- 2. Visually check for any damaged heads or heads needing repair.
- 3. Visually check all landscape areas irrigated with drip lines to ensure proper water flow and pressure.
- 4. Clean filters located at each zone valve monthly if applicable.
- 5. Clean, straighten or adjust any heads not functioning properly.
- 6. Straighten, re-attach to bracing and touch up paint on riser heads as needed.
- 7. Report any valve or valve box that may be damaged in any way.
- 8. Leave areas in which repairs or adjustments are made free of debris.
- 9. Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- 10. Contractor will provide a written report of the findings by zone.

C. Qualifying Statements

1. Repairs

- a. Repairs that become necessary and that are over and above the routine maintenance contract will be done on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary".
- b. Request for authorization must be submitted to a CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by a CDD representative prior to initiating any work.

2. Service Calls

- a. Service Calls required between scheduled visits will be billed on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary".
- b. When not an emergency, request for authorization must be submitted in written form

to a CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by a CDD representative prior to initiating any work.

3. Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking areas.
 - a. Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.
4. Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.
5. Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.
6. Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.
7. Contractor will visually inspect irrigation system weekly while performing routine maintenance.
8. Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

unpublished work / design in progress

unpublished work / design in progress

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	Yellowstone Current Pricing	January Monthly Fee	Proposed Pricing	New Monthly Fee Effective February 2024
GENERAL SERVICES Schedule "A"	\$ 145,164.00		\$ 145,164.00	
TURF CARE Schedule "B"	\$ 6,000.00		\$ 6,000.00	
TREE/SHRUB CARE Schedule "C"	\$ 21,000.00		\$ 12,200.00	
BEDDING PLANTS Schedule "D"	\$ -			
BED DRESSING Schedule "D"	\$ 58,896.00		NA	
PALM TRIMMING Schedule "D"	\$ 88,836.00		\$ 61,356.00	
	<i>705 Other, 88 D, 207 W</i>			
IRRIGATION MAINTENANCE Schedule "E"	\$ 11,700.00		\$ 11,700.00	
TOTAL (excludes bed dressing)	\$ 272,700.00	\$ 22,725.00	\$ 236,420.00	\$ 19,701.67

SECTION V

SECTION VI

REBATE REPORT

\$13,160,000

Rolling Oaks Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2018 (2018 Project)

**Dated: November 8, 2018
Delivered: November 8, 2018**

**Rebate Report to the Computation Date
October 31, 2023
Reflecting Activity Through
October 31, 2023**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

December 12, 2023

Rolling Oaks Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$13,160,000 Rolling Oaks Community Development District (Osceola County, Florida),
Special Assessment Bonds, Series 2018 (2018 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Rolling Oaks Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled the next Report as of October 31, 2024. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the October 31, 2023 Computation Date
Reflecting Activity from November 8, 2018 through October 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	1.417391%	159,348.44	(547,049.05)
Capitalized Interest Fund	2.861957%	14,823.95	(16,637.37)
Debt Service Reserve Fund	1.653173%	74,990.26	(192,669.48)
Costs of Issuance Account	1.347196%	24.23	(93.37)
Totals	1.528581%	\$249,186.88	\$(756,449.27)
Bond Yield	5.413796%		
Rebate Computation Credits			(10,079.13)
Net Rebatable Arbitrage			\$(766,528.40)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from November 8, 2018, the date of the closing, through October 31, 2023, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of October 31, 2023.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between November 8, 2018 and October 31, 2023, the District made periodic payments into the Principal and Interest Accounts that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Principal and Interest Accounts and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

October 31, 2023.

7. Computation Period

The period beginning on November 8, 2018, the date of the closing, and ending on October 31, 2023, the Computation Date.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on October 31st, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and Regions Bank, Trustee, as follows:

Fund / Account	Account Number
Project	1001007975
Capitalized Interest	1001007978
Debt Service Reserve	1001007980
Cost of Issuance	1001008159
Revenue	1001007976
Sinking	1001007979
Interest	1001007977

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of October 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to October 31, 2023. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on October 31, 2023, is the Rebateable Arbitrage.

\$13,160,000
Rolling Oaks Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2018 (2018 Project)
Delivered: November 8, 2018

Sources of Funds

Par Amount	\$13,160,000.00
Total	\$13,160,000.00

Uses of Funds

Project Fund	\$11,096,886.45
Capitalized Interest Fund	687,982.29
Debt Service Reserve Fund	899,831.26
Costs of Issuance Account	212,100.00
Underwriter's Discount	263,200.00
Total	\$13,160,000.00

PROOF OF ARBITRAGE YIELD

\$13,160,000

Rolling Oaks Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2018 (2018 Project)

Date	Debt Service	Present Value to 11/08/2018 @ 5.4137960186%
05/01/2019	337,169.79	328,624.65
11/01/2019	350,812.50	332,910.07
05/01/2020	350,812.50	324,136.04
11/01/2020	545,812.50	491,016.54
05/01/2021	346,546.88	303,539.37
11/01/2021	551,546.88	470,365.92
05/01/2022	342,062.50	284,026.77
11/01/2022	557,062.50	450,358.25
05/01/2023	337,359.38	265,550.65
11/01/2023	562,359.38	430,991.71
05/01/2024	332,437.50	248,064.93
11/01/2024	562,437.50	408,629.78
05/01/2025	326,831.25	231,195.68
11/01/2025	571,831.25	393,844.15
05/01/2026	320,859.38	215,165.01
11/01/2026	575,859.38	375,987.79
05/01/2027	314,643.75	200,021.55
11/01/2027	584,643.75	361,867.33
05/01/2028	308,062.50	185,651.00
11/01/2028	588,062.50	345,050.24
05/01/2029	301,237.50	172,095.00
11/01/2029	596,237.50	331,649.16
05/01/2030	293,309.38	158,849.54
11/01/2030	603,309.38	318,126.96
05/01/2031	284,978.13	146,309.43
11/01/2031	609,978.13	304,912.64
05/01/2032	276,243.75	134,447.90
11/01/2032	621,243.75	294,390.62
05/01/2033	266,971.88	123,176.50
11/01/2033	631,971.88	283,896.78
05/01/2034	257,162.50	112,478.82
11/01/2034	642,162.50	273,469.21
05/01/2035	246,815.63	102,337.91
11/01/2035	651,815.63	263,141.31
05/01/2036	235,931.25	92,736.38
11/01/2036	660,931.25	252,942.22
05/01/2037	224,509.38	83,656.54
11/01/2037	674,509.38	244,711.18
05/01/2038	212,415.63	75,033.06
11/01/2038	687,415.63	236,420.97
05/01/2039	199,650.00	66,855.37
11/01/2039	699,650.00	228,112.04
05/01/2040	185,900.00	59,012.92
11/01/2040	710,900.00	219,723.57
05/01/2041	171,462.50	51,598.57
11/01/2041	726,462.50	212,854.15
05/01/2042	156,200.00	44,560.53
11/01/2042	741,200.00	205,875.70
05/01/2043	140,112.50	37,891.95
11/01/2043	755,112.50	198,830.10
05/01/2044	123,200.00	31,585.05
11/01/2044	773,200.00	193,002.57
05/01/2045	105,325.00	25,597.83
11/01/2045	790,325.00	187,015.55
05/01/2046	86,487.50	19,926.26
11/01/2046	811,487.50	182,034.88
05/01/2047	66,550.00	14,535.21
11/01/2047	831,550.00	176,832.44

PROOF OF ARBITRAGE YIELD

\$13,160,000
 Rolling Oaks Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2018 (2018 Project)

Date	Debt Service	Present Value to 11/08/2018 @ 5.4137960186%
05/01/2048	45,512.50	9,423.34
11/01/2048	850,512.50	171,456.93
05/01/2049	23,375.00	4,588.03
11/01/2049	873,375.00	166,907.50
	27,613,913.63	13,160,000.00

Proceeds Summary

Delivery date	11/08/2018
Par Value	13,160,000.00
Target for yield calculation	13,160,000.00

BOND DEBT SERVICE

\$13,160,000

Rolling Oaks Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2018 (2018 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/08/2018					
05/01/2019			337,169.79	337,169.79	
11/01/2019			350,812.50	350,812.50	687,982.29
05/01/2020			350,812.50	350,812.50	
11/01/2020	195,000	4.375%	350,812.50	545,812.50	896,625.00
05/01/2021			346,546.88	346,546.88	
11/01/2021	205,000	4.375%	346,546.88	551,546.88	898,093.76
05/01/2022			342,062.50	342,062.50	
11/01/2022	215,000	4.375%	342,062.50	557,062.50	899,125.00
05/01/2023			337,359.38	337,359.38	
11/01/2023	225,000	4.375%	337,359.38	562,359.38	899,718.76
05/01/2024			332,437.50	332,437.50	
11/01/2024	230,000	4.875%	332,437.50	562,437.50	894,875.00
05/01/2025			326,831.25	326,831.25	
11/01/2025	245,000	4.875%	326,831.25	571,831.25	898,662.50
05/01/2026			320,859.38	320,859.38	
11/01/2026	255,000	4.875%	320,859.38	575,859.38	896,718.76
05/01/2027			314,643.75	314,643.75	
11/01/2027	270,000	4.875%	314,643.75	584,643.75	899,287.50
05/01/2028			308,062.50	308,062.50	
11/01/2028	280,000	4.875%	308,062.50	588,062.50	896,125.00
05/01/2029			301,237.50	301,237.50	
11/01/2029	295,000	5.375%	301,237.50	596,237.50	897,475.00
05/01/2030			293,309.38	293,309.38	
11/01/2030	310,000	5.375%	293,309.38	603,309.38	896,618.76
05/01/2031			284,978.13	284,978.13	
11/01/2031	325,000	5.375%	284,978.13	609,978.13	894,956.26
05/01/2032			276,243.75	276,243.75	
11/01/2032	345,000	5.375%	276,243.75	621,243.75	897,487.50
05/01/2033			266,971.88	266,971.88	
11/01/2033	365,000	5.375%	266,971.88	631,971.88	898,943.76
05/01/2034			257,162.50	257,162.50	
11/01/2034	385,000	5.375%	257,162.50	642,162.50	899,325.00
05/01/2035			246,815.63	246,815.63	
11/01/2035	405,000	5.375%	246,815.63	651,815.63	898,631.26
05/01/2036			235,931.25	235,931.25	
11/01/2036	425,000	5.375%	235,931.25	660,931.25	896,862.50
05/01/2037			224,509.38	224,509.38	
11/01/2037	450,000	5.375%	224,509.38	674,509.38	899,018.76
05/01/2038			212,415.63	212,415.63	
11/01/2038	475,000	5.375%	212,415.63	687,415.63	899,831.26
05/01/2039			199,650.00	199,650.00	
11/01/2039	500,000	5.500%	199,650.00	699,650.00	899,300.00
05/01/2040			185,900.00	185,900.00	
11/01/2040	525,000	5.500%	185,900.00	710,900.00	896,800.00
05/01/2041			171,462.50	171,462.50	
11/01/2041	555,000	5.500%	171,462.50	726,462.50	897,925.00
05/01/2042			156,200.00	156,200.00	
11/01/2042	585,000	5.500%	156,200.00	741,200.00	897,400.00
05/01/2043			140,112.50	140,112.50	
11/01/2043	615,000	5.500%	140,112.50	755,112.50	895,225.00
05/01/2044			123,200.00	123,200.00	
11/01/2044	650,000	5.500%	123,200.00	773,200.00	896,400.00
05/01/2045			105,325.00	105,325.00	
11/01/2045	685,000	5.500%	105,325.00	790,325.00	895,650.00
05/01/2046			86,487.50	86,487.50	
11/01/2046	725,000	5.500%	86,487.50	811,487.50	897,975.00
05/01/2047			66,550.00	66,550.00	
11/01/2047	765,000	5.500%	66,550.00	831,550.00	898,100.00

BOND DEBT SERVICE

\$13,160,000

Rolling Oaks Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2018 (2018 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2048			45,512.50	45,512.50	
11/01/2048	805,000	5.500%	45,512.50	850,512.50	896,025.00
05/01/2049			23,375.00	23,375.00	
11/01/2049	850,000	5.500%	23,375.00	873,375.00	896,750.00
	13,160,000		14,453,913.63	27,613,913.63	27,613,913.63

\$13,160,000
 Rolling Oaks Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2018 (2018 Project)
 Project Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.413796%)
11/08/18	Beg Bal	-11,096,886.45	-14,479,253.54
02/05/19		4,190,806.93	5,398,041.32
07/23/19		4,777,142.38	6,001,784.97
12/24/19		3,500.00	4,299.81
03/08/21		3,500.00	4,031.64
10/25/21		-45.36	-50.52
12/09/21		2,281,083.53	2,524,008.61
04/21/22		-53.62	-58.18
10/21/22		-3,792.52	-4,006.56
02/28/23		1,629.98	1,689.83
10/31/23	Bal	2,452.73	2,452.73
10/31/23	Acc	10.84	10.84

10/31/23	TOTALS:	159,348.44	-547,049.05

ISSUE DATE:	11/08/18	REBATABLE ARBITRAGE:	-547,049.05
COMP DATE:	10/31/23	NET INCOME:	159,348.44
BOND YIELD:	5.413796%	TAX INV YIELD:	1.417391%

\$13,160,000
 Rolling Oaks Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2018 (2018 Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.413796%)
11/08/18	Beg Bal	-687,982.29	-897,681.53
05/01/19		337,169.80	428,790.53
11/01/19		350,812.50	434,382.14
05/01/20		14,823.94	17,871.50

10/31/23	TOTALS:	14,823.95	-16,637.37

ISSUE DATE:	11/08/18	REBATABLE ARBITRAGE:	-16,637.37
COMP DATE:	10/31/23	NET INCOME:	14,823.95
BOND YIELD:	5.413796%	TAX INV YIELD:	2.861957%

\$13,160,000
 Rolling Oaks Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2018 (2018 Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.413796%)
11/08/18	Beg Bal	-899,831.26	-1,174,102.76
04/30/19		6,176.57	7,856.12
10/29/19		10,204.83	12,639.55
04/22/20		7,376.42	8,904.77
10/16/20		971.11	1,142.44
04/15/21		44.63	51.13
10/25/21		45.36	50.52
04/21/22		53.62	58.18
10/21/22		3,792.52	4,006.56
03/30/23		15,739.41	16,239.99
10/11/23		22,531.53	22,598.50
10/31/23	Bal	903,792.37	903,792.37
10/31/23	Acc	4,093.15	4,093.15

10/31/23	TOTALS:	74,990.26	-192,669.48

ISSUE DATE:	11/08/18	REBATABLE ARBITRAGE:	-192,669.48
COMP DATE:	10/31/23	NET INCOME:	74,990.26
BOND YIELD:	5.413796%	TAX INV YIELD:	1.653173%

\$13,160,000
 Rolling Oaks Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2018 (2018 Project)
 Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.413796%)
11/08/18	Beg Bal	-212,100.00	-276,748.77
11/08/18		55,000.00	71,764.18
11/08/18		27,500.00	35,882.09
11/08/18		1,500.00	1,957.20
11/08/18		5,000.00	6,524.02
11/08/18		35,500.00	46,320.52
11/09/18		42,500.00	55,445.91
11/15/18		40,000.00	52,137.95
12/26/18		5,000.00	6,477.71
10/31/20		124.23	145.82

10/31/23	TOTALS:	24.23	-93.37

ISSUE DATE:	11/08/18	REBATABLE ARBITRAGE:	-93.37
COMP DATE:	10/31/23	NET INCOME:	24.23
BOND YIELD:	5.413796%	TAX INV YIELD:	1.347196%

\$13,160,000
Rolling Oaks Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2018 (2018 Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.413796%)
10/31/19		-1,730.00	-2,142.12
10/31/20		-1,760.00	-2,065.90
10/31/21		-1,780.00	-1,980.70
10/31/22		-1,830.00	-1,930.41
10/31/23		-1,960.00	-1,960.00

10/31/23	TOTALS:	-9,060.00	-10,079.13

ISSUE DATE: 11/08/18 REBATABLE ARBITRAGE: -10,079.13
COMP DATE: 10/31/23
BOND YIELD: 5.413796%

REBATE REPORT

\$7,635,000

Rolling Oaks Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2022

(2022 Assessment Area)

Dated: November 22, 2022
Delivered: November 22, 2022

Rebate Report to the Computation Date
November 22, 2025
Reflecting Activity Through
October 31, 2023



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
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www.amteccorp.com

December 12, 2023

Rolling Oaks Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$7,635,000 Rolling Oaks Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2022 (2022 Assessment Area)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Rolling Oaks Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of November 30, 2024. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the November 22, 2025 Computation Date
Reflecting Activity from November 22, 2022 through October 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	3.746224%	20,930.39	(18,023.00)
Capitalized Interest Fund	4.475281%	14,091.59	(7,278.37)
Debt Service Reserve Fund	4.776857%	25,976.35	(10,490.61)
Cost of Issuance Fund	0.000000%	0.00	0.00
Totals	4.299875%	\$60,998.33	\$(35,791.98)
Bond Yield	6.464139%		

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from November 22, 2022, the date of the closing, through October 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of November 22, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between November 22, 2022 and October 31, 2023, the District made periodic payments into the Principal and Interest Accounts that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Principal and Interest Accounts and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

November 22, 2025.

7. Computation Period

The period beginning on November 22, 2022, the date of the closing, and ending on October 31, 2023.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on November 22nd, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

12. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and Regions Bank, Trustee, as follows:

Fund / Account	Account Number
Project	1001030615
Capitalized Interest	1001030618
Debt Service Reserve	1001030619
Prepayment	1001030620
Revenue	1001030671
Interest	1001030617

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of October 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to November 22, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on November 22, 2025, is the Rebateable Arbitrage.

\$7,635,000
Rolling Oaks Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2022
(2022 Assessment Area)
Delivered: November 22, 2022

Sources of Funds	
-------------------------	--

Par Amount	\$7,635,000.00
Net Original Issue Discount	<u>-46,390.50</u>
Total	\$7,588,609.50

Uses of Funds	
----------------------	--

Project Fund	\$6,220,765.38
Capitalized Interest Fund	456,231.62
Debt Service Reserve Fund	576,162.50
Costs of Issuance Account	182,750.00
Underwriter's Discount	<u>152,700.00</u>
Total	\$7,588,609.50

PROOF OF ARBITRAGE YIELD

\$7,635,000

Rolling Oaks Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2022
(2022 Assessment Area)

Date	Debt Service	Present Value to 11/22/2022 @ 6.464138929%
05/01/2023	213,984.74	208,055.82
11/01/2023	242,246.88	228,160.59
05/01/2024	332,246.88	303,129.86
11/01/2024	239,715.63	211,860.27
05/01/2025	334,715.63	286,559.32
11/01/2025	237,043.75	196,585.92
05/01/2026	342,043.75	274,783.68
11/01/2026	234,090.63	182,170.76
05/01/2027	344,090.63	259,389.77
11/01/2027	230,996.88	168,683.07
05/01/2028	345,996.88	244,750.12
11/01/2028	227,762.50	156,069.60
05/01/2029	347,762.50	230,836.36
11/01/2029	224,387.50	144,279.79
05/01/2030	354,387.50	220,734.69
11/01/2030	220,325.00	132,935.61
05/01/2031	355,325.00	207,677.14
11/01/2031	216,106.25	122,353.28
05/01/2032	361,106.25	198,047.18
11/01/2032	211,575.00	112,404.42
05/01/2033	366,575.00	188,654.53
11/01/2033	206,731.25	103,061.37
05/01/2034	371,731.25	179,516.43
11/01/2034	201,575.00	94,296.85
05/01/2035	376,575.00	170,646.49
11/01/2035	196,106.25	86,084.04
05/01/2036	381,106.25	162,055.09
11/01/2036	190,325.00	78,396.70
05/01/2037	390,325.00	155,744.85
11/01/2037	184,075.00	71,148.79
05/01/2038	394,075.00	147,549.23
11/01/2038	177,512.50	64,383.17
05/01/2039	402,512.50	141,419.13
11/01/2039	170,481.25	58,021.74
05/01/2040	410,481.25	135,329.62
11/01/2040	162,981.25	52,050.22
05/01/2041	417,981.25	129,308.50
11/01/2041	155,012.50	46,453.92
05/01/2042	425,012.50	123,379.41
11/01/2042	146,575.00	41,217.94
05/01/2043	436,575.00	118,924.30
11/01/2043	137,150.00	36,190.36
05/01/2044	447,150.00	114,297.23
11/01/2044	127,075.00	31,465.01
05/01/2045	457,075.00	109,632.84
11/01/2045	116,350.00	27,033.67
05/01/2046	471,350.00	106,088.29
11/01/2046	104,812.50	22,851.90
05/01/2047	479,812.50	101,336.57
11/01/2047	92,625.00	18,949.96
05/01/2048	492,625.00	97,629.67
11/01/2048	79,625.00	15,286.22
05/01/2049	509,625.00	94,773.48
11/01/2049	65,650.00	11,826.50
05/01/2050	520,650.00	90,855.81
11/01/2050	50,862.50	8,597.85
05/01/2051	540,862.50	88,565.47

PROOF OF ARBITRAGE YIELD

\$7,635,000
 Rolling Oaks Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2022
 (2022 Assessment Area)

Date	Debt Service	Present Value to 11/22/2022 @ 6.4641389929%
11/01/2051	34,937.50	5,541.85
05/01/2052	554,937.50	85,269.24
11/01/2052	18,037.50	2,684.79
05/01/2053	573,037.50	82,623.22
	17,654,484.78	7,588,609.50

Proceeds Summary

Delivery date	11/22/2022
Par Value	7,635,000.00
Premium (Discount)	-46,390.50
	7,588,609.50
Target for yield calculation	7,588,609.50

BOND DEBT SERVICE

\$7,635,000

Rolling Oaks Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2022
(2022 Assessment Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/22/2022					
05/01/2023			213,984.74	213,984.74	213,984.74
11/01/2023			242,246.88	242,246.88	
05/01/2024	90,000	5.625%	242,246.88	332,246.88	574,493.76
11/01/2024			239,715.63	239,715.63	
05/01/2025	95,000	5.625%	239,715.63	334,715.63	574,431.26
11/01/2025			237,043.75	237,043.75	
05/01/2026	105,000	5.625%	237,043.75	342,043.75	579,087.50
11/01/2026			234,090.63	234,090.63	
05/01/2027	110,000	5.625%	234,090.63	344,090.63	578,181.26
11/01/2027			230,996.88	230,996.88	
05/01/2028	115,000	5.625%	230,996.88	345,996.88	576,993.76
11/01/2028			227,762.50	227,762.50	
05/01/2029	120,000	5.625%	227,762.50	347,762.50	575,525.00
11/01/2029			224,387.50	224,387.50	
05/01/2030	130,000	6.250%	224,387.50	354,387.50	578,775.00
11/01/2030			220,325.00	220,325.00	
05/01/2031	135,000	6.250%	220,325.00	355,325.00	575,650.00
11/01/2031			216,106.25	216,106.25	
05/01/2032	145,000	6.250%	216,106.25	361,106.25	577,212.50
11/01/2032			211,575.00	211,575.00	
05/01/2033	155,000	6.250%	211,575.00	366,575.00	578,150.00
11/01/2033			206,731.25	206,731.25	
05/01/2034	165,000	6.250%	206,731.25	371,731.25	578,462.50
11/01/2034			201,575.00	201,575.00	
05/01/2035	175,000	6.250%	201,575.00	376,575.00	578,150.00
11/01/2035			196,106.25	196,106.25	
05/01/2036	185,000	6.250%	196,106.25	381,106.25	577,212.50
11/01/2036			190,325.00	190,325.00	
05/01/2037	200,000	6.250%	190,325.00	390,325.00	580,650.00
11/01/2037			184,075.00	184,075.00	
05/01/2038	210,000	6.250%	184,075.00	394,075.00	578,150.00
11/01/2038			177,512.50	177,512.50	
05/01/2039	225,000	6.250%	177,512.50	402,512.50	580,025.00
11/01/2039			170,481.25	170,481.25	
05/01/2040	240,000	6.250%	170,481.25	410,481.25	580,962.50
11/01/2040			162,981.25	162,981.25	
05/01/2041	255,000	6.250%	162,981.25	417,981.25	580,962.50
11/01/2041			155,012.50	155,012.50	
05/01/2042	270,000	6.250%	155,012.50	425,012.50	580,025.00
11/01/2042			146,575.00	146,575.00	
05/01/2043	290,000	6.500%	146,575.00	436,575.00	583,150.00
11/01/2043			137,150.00	137,150.00	
05/01/2044	310,000	6.500%	137,150.00	447,150.00	584,300.00
11/01/2044			127,075.00	127,075.00	
05/01/2045	330,000	6.500%	127,075.00	457,075.00	584,150.00
11/01/2045			116,350.00	116,350.00	
05/01/2046	355,000	6.500%	116,350.00	471,350.00	587,700.00
11/01/2046			104,812.50	104,812.50	
05/01/2047	375,000	6.500%	104,812.50	479,812.50	584,625.00
11/01/2047			92,625.00	92,625.00	
05/01/2048	400,000	6.500%	92,625.00	492,625.00	585,250.00
11/01/2048			79,625.00	79,625.00	
05/01/2049	430,000	6.500%	79,625.00	509,625.00	589,250.00
11/01/2049			65,650.00	65,650.00	
05/01/2050	455,000	6.500%	65,650.00	520,650.00	586,300.00
11/01/2050			50,862.50	50,862.50	
05/01/2051	490,000	6.500%	50,862.50	540,862.50	591,725.00

BOND DEBT SERVICE

\$7,635,000

Rolling Oaks Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2022
(2022 Assessment Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2051			34,937.50	34,937.50	
05/01/2052	520,000	6.500%	34,937.50	554,937.50	589,875.00
11/01/2052			18,037.50	18,037.50	
05/01/2053	555,000	6.500%	18,037.50	573,037.50	591,075.00
	7,635,000		10,019,484.78	17,654,484.78	17,654,484.78

\$7,635,000
 Rolling Oaks Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2022
 (2022 Assessment Area)
 Project Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.464139%)
11/22/22	Beg Bal	-6,220,765.38	-7,528,901.66
12/20/22		5,776,399.78	6,956,585.10
02/21/23		464,133.56	552,968.26
10/31/23	Bal	1,157.31	1,319.46
10/31/23	Acc	5.12	5.84

11/22/25	TOTALS:	20,930.39	-18,023.00

ISSUE DATE:	11/22/22	REBATABLE ARBITRAGE:	-18,023.00
COMP DATE:	11/22/25	NET INCOME:	20,930.39
BOND YIELD:	6.464139%	TAX INV YIELD:	3.746224%

\$7,635,000
 Rolling Oaks Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2022
 (2022 Assessment Area)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.464139%)
11/22/22	Beg Bal	-456,231.62	-552,170.48
05/01/23		213,984.74	251,806.93
10/13/23		242,242.85	277,014.61
10/31/23	Bal	14,035.31	16,001.81
10/31/23	Acc	60.31	68.76

11/22/25	TOTALS:	14,091.59	-7,278.37

ISSUE DATE:	11/22/22	REBATABLE ARBITRAGE:	-7,278.37
COMP DATE:	11/22/25	NET INCOME:	14,091.59
BOND YIELD:	6.464139%	TAX INV YIELD:	4.475281%

\$7,635,000
 Rolling Oaks Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2022
 (2022 Assessment Area)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.464139%)
11/22/22	Beg Bal	-576,162.50	-697,321.07
03/30/23		6,405.85	7,579.50
10/13/23		14,413.48	16,482.40
10/31/23	Bal	578,698.74	659,780.58
10/31/23	Acc	2,620.78	2,987.98

11/22/25	TOTALS:	25,976.35	-10,490.61

ISSUE DATE:	11/22/22	REBATABLE ARBITRAGE:	-10,490.61
COMP DATE:	11/22/25	NET INCOME:	25,976.35
BOND YIELD:	6.464139%	TAX INV YIELD:	4.776857%

\$7,635,000
 Rolling Oaks Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2022
 (2022 Assessment Area)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.464139%)
11/22/22	Beg Bal	-182,750.00	-221,179.66
11/22/22		182,750.00	221,179.66

11/22/25	TOTALS:	0.00	0.00

ISSUE DATE:	11/22/22	REBATABLE ARBITRAGE:	0.00
COMP DATE:	11/22/25	NET INCOME:	0.00
BOND YIELD:	6.464139%	TAX INV YIELD:	0.000000%

SECTION VII

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING GENERAL PARKING, OVERNIGHT/EXTENDED PARKING, AND TOWING FOR DISTRICT PROPERTY AND THE DISTRICT RIGHTS OF WAY; DESIGNATING AUTHORIZED REPRESENTATIVES TO WORK WITH TOWING OPERATORS; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the term District-Owned Property shall include all parking lot, rights of ways and roadway, sidewalks, common areas, and stormwater parcels and ponds owned by the District;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15), 190.012(2)(d), and 190.035, Florida Statutes, to establish a parking and towing policy and to have vehicles or vessels towed that are parked in violation of the District’s policies or applicable regulatory requirements;

WHEREAS, unauthorized vehicles or vessels on District-Owned Property may pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public;

WHEREAS, the District desires to designate authorized personnel the authority to work with authorized towing operators to tow unauthorized vehicles or vessels; and

WHEREAS, the District desires to authorize the engagement of a towing operator to tow unauthorized vehicles or vessels.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of Parking and Towing Policy.** The Board hereby adopts the finalized form of the parking and towing policy (including parking pass fees) attached hereto as **Exhibit A** (the “**Parking and Towing Policy**”).
3. **Authorizing District Representatives to work with Towing Operators.**
 - a. The Board hereby authorizes the following representatives on behalf of the District (“**Authorized Representative**”) to authorize the towing of unauthorized vehicles or vessels on District-Owned Property pursuant to the Parking and Towing Policy:
 - i. Chair or, in the Chair’s absence, the Vice Chair
 - ii. The District Manager
 - iii. The Homeowners Association Manager

- b. The Board may authorize additional representatives from time to time.
4. **Authorizing the Engagement of an Approved Towing Operator.**
- a. The Board hereby authorizes the entering into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Osceola County regulations, and the Parking and Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District-Owned Property in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).
5. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
6. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
7. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on March 28, 2024

Attest:

**Rolling Oaks
Community Development District**

Assistant Secretary

Chair of the Board of Supervisors

Exhibit A Parking and Towing Policy

The Rolling Oaks Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by section 715.07, Florida Statutes) on District-Owned Property. The term District-Owned Property shall include all parking lot, rights of ways and roadway, sidewalks, common areas, and stormwater parcels and ponds owned by the District. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

General Parking:

1. There should be no parking of Recreational Vehicles, Trailers, U-Haul Type Moving Trucks/Vans, or Golf Carts on any District-Owned Property between the hours of 10:00 p.m. to 6:00 a.m. except as permitted by the District.
2. There should be no parking of Commercial Vehicles or Vehicles with Commercial Advertisements on any District Property except on a temporary basis for the purpose of loading or unloading, or providing other services to adjacent residential property, or as permitted by the District.
3. There should be no parking of abandoned (a vehicle which has not moved for seven days) and/or broken-down or inoperable Vehicles on any District-Owned property at any time.
4. There should be no parking of Vehicles with “For Sale” on any District-Owned Property at any time.
5. The District does not provide any security or monitoring for parked cars on District-Owned Property and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
6. Unauthorized parking may result in being reported to the local authorities for trespassing.
7. Any District property not designated as a designated parking area is a Tow Away Zone.

Overnight /Extended Parking:

1. Residents or Renters may request an overnight/extended parking pass (“**Overnight Parking Pass**”) by sending an email to the HOA Management team Amanda Narehood anarehood@artemislifestyles.com. Availability is on a first come, first serve basis.
2. The Overnight Parking Pass must be placed on the driver’s side dashboard of the vehicle.
3. Any vehicle parked longer than the time period permitted by the Overnight Parking Pass, will be towed at the owner's expense.

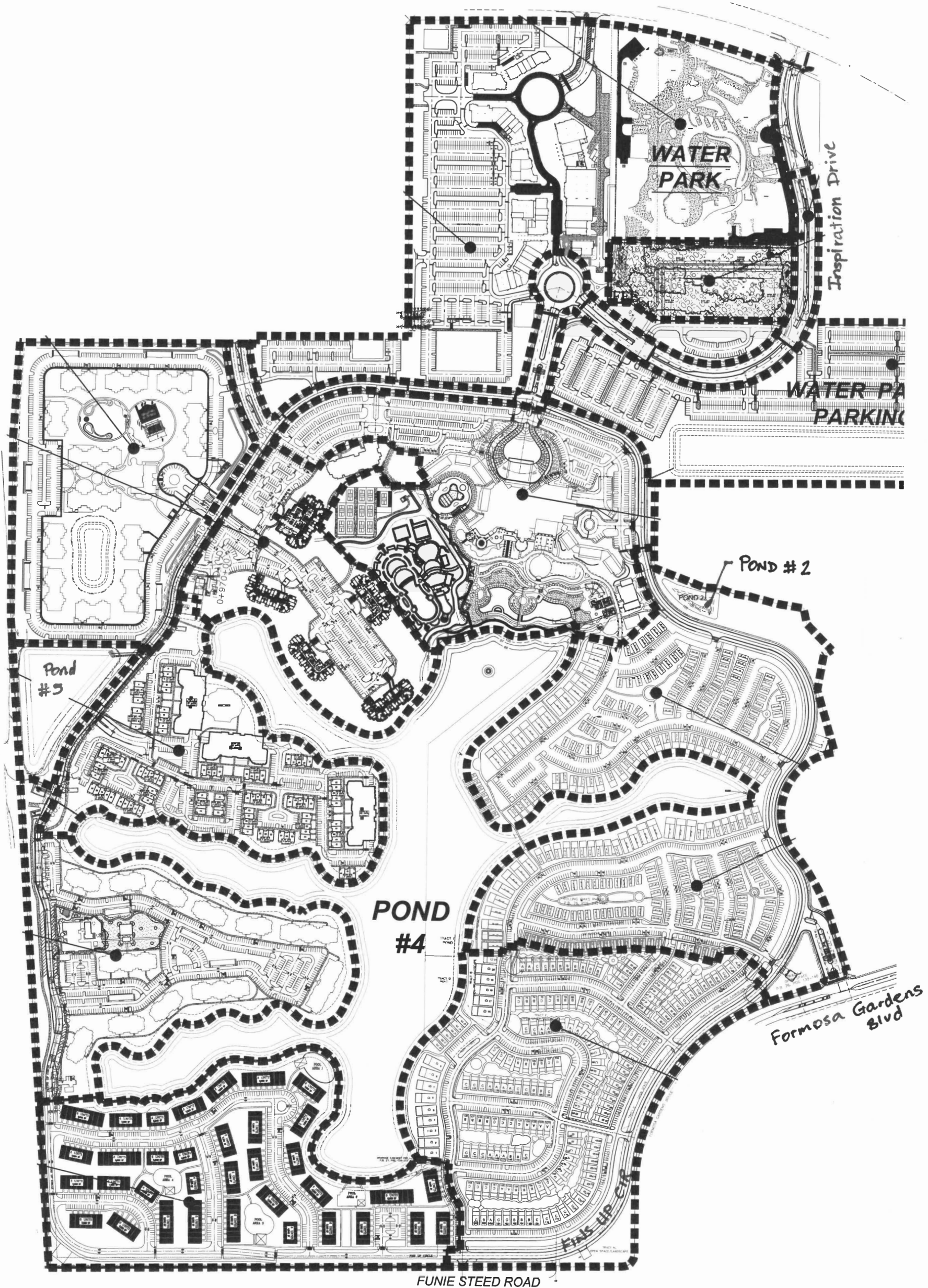
Towing from District-Owned Property:

1. Any vehicle or vessel that is parked on District-Owned Property in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The towing operator with whom the District enters into a towing authorization agreement (the “**Towing Operator**”) may receive authorization to tow from the District Manager, District Chair, or their designee.

This policy was adopted by Resolution 2024-XX on March 28, 2024.

Exhibit B

45 192



FUNIE STEED ROAD

Formosa Gardens Blvd

POND #4

POND #2

Pond #5

WATER PARK

WATER PARK PARKING

Inspiration Drive

SECTION VIII

SECTION C

SECTION 1

Rolling Oaks Community Development District

Summary of Check Register

October 01, 2023 to March 15, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	10/9/23	514-515	\$ 3,809.96
	10/16/23	516	\$ 175.00
	10/26/23	517-524	\$ 76,605.04
	11/6/23	525-530	\$ 33,367.39
	11/28/23	531	\$ 8.00
	12/1/23	532-537	\$ 6,946.27
	12/4/23	538-540	\$ 13,112.47
	12/21/23	541-545	\$ 1,287,052.95
	1/8/24	546-551	\$ 8,712.86
	1/18/24	552	\$ 4,181.71
	1/22/24	553-554	\$ 12,276.44
	1/23/24	555-556	\$ 22,866.60
	2/6/24	557-559	\$ 41,977.08
	2/13/24	560-562	\$ 1,936.72
	2/19/24	563	\$ 4,230.15
	2/29/24	564-566	\$ 190,307.24
	3/4/24	567-568	\$ 291,304.29
	3/11/24	569-570	\$ 43,585.43
Total Amount			\$ 2,042,455.60

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/09/23	00014	9/24/23	364006	202309	310-51300-32200		BERGER TOOMBS ELAM GAINES & FRANK	*	3,675.00	3,675.00	000514
			FY22 ANNUAL AUDIT								
10/09/23	00023	7/31/23	AEF0E159	202308	310-51300-48000		OSCEOLA NEWS GAZETTE	*	71.05		
			NOT BOS MEETING 8/3/23								
		8/14/23	AEF0E159	202308	310-51300-48000		OSCEOLA NEWS GAZETTE	*	63.91		
			NOT BOS MEETING 8/17/23							134.96	000515
10/16/23	00002	10/02/23	89161	202310	310-51300-54000		DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00	000516
			SPECIAL DISTRICT FEE FY24								
10/26/23	00034	9/25/23	ROCP9SEP	202309	320-53800-46200		CREATIVE NORTH, INC.	*	7,651.75		
			LANDSCAPE MAINT SEPT 23								
		9/25/23	9SEPROCL	202309	320-53800-46200		CREATIVE NORTH, INC.	*	5,268.00		
			LANDSCAPE MAINT SEPT 23							12,919.75	000517
10/26/23	00005	9/20/23	19909	202310	310-51300-45000		EGIS INSURANCE ADVISORS LLC	*	19,164.00	19,164.00	000518
			FY24 INSURANCE POLICY								
10/26/23	00001	9/30/23	123	202310	310-51300-31700		GOVERNMENTAL MANAGEMENT SERVICES	*	10,000.00		
			ASSESSMENT ROLL CERT FY24								
		10/01/23	122	202310	310-51300-34000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,343.67		
			MANAGEMENT FEES OCT 23								
		10/01/23	122	202310	310-51300-35200		GOVERNMENTAL MANAGEMENT SERVICES	*	61.92		
			WEBSITE ADMIN OCT 23								
		10/01/23	122	202310	310-51300-35100		GOVERNMENTAL MANAGEMENT SERVICES	*	104.17		
			INFORMATION TECH OCT 23								
		10/01/23	122	202310	310-51300-31300		GOVERNMENTAL MANAGEMENT SERVICES	*	666.67		
			DISSEMINATION SVC OCT 23								
		10/01/23	122	202310	310-51300-51000		GOVERNMENTAL MANAGEMENT SERVICES	*	.42		
			OFFICE SUPPLIES OCT 23								
		10/01/23	122	202310	310-51300-42000		GOVERNMENTAL MANAGEMENT SERVICES	*	31.04		
			POSTAGE OCT 23							14,207.89	000519
10/26/23	00023	8/30/23	AEF0E159	202309	310-51300-48000		OSCEOLA NEWS GAZETTE	*	73.91		
			NOT AUDIT MTG 9/7/23								
		9/11/23	AEF0E159	202309	310-51300-48000		OSCEOLA NEWS GAZETTE	*	63.91		
			NOT CDD MEETING 9/14/23								
		10/09/23	AEF0E159	202310	310-51300-48000		OSCEOLA NEWS GAZETTE	*	112.48		
			NOT MAINT MTG 10/12/23							250.30	000520

ROAK ROLLING OAKS AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/26/23	00036	10/19/23	10192023	202310	320-53800	49000	PETITION FEE	*	6,700.00		
		10/19/23	10192023	202310	320-53800	49000	PETITION FEE	V	6,700.00-		
OSCEOLA COUNTY BOARD OF COUNTY										.00	000521
10/26/23	00028	8/30/23	INV16671	202308	320-53800	46200	SUPER EDGE/WASHED SHELL	*	12,950.00		
		9/19/23	168814	202309	320-53800	46201	REPAIR POP UP/SOLENOID	*	168.00		
		10/01/23	INV16986	202310	320-53800	46200	LANDSCAPE MAINT OCT 23	*	9,450.00		
		10/12/23	INV17106	202310	320-53800	46201	REPAIR POP UPS	*	302.50		
		10/17/23	INV17163	202310	320-53800	46201	REPLACE POP UP/SOLENOID	*	317.50		
		10/17/23	INV17163	202310	320-53800	46201	REPLACE SOLENOID/POP UPS	*	227.50		
REW LAWN & IRRIGATION										23,415.50	000522
10/26/23	00003	10/13/23	23699	202309	310-51300	31500	GENERAL COUNSEL SEPT 23	*	1,346.00		
		10/13/23	23700	202309	310-51300	49400	BOUNDARY EXPANSION SEPT23	*	177.50		
STRALEY ROBIN VERICKER										1,523.50	000523
10/26/23	00019	10/01/23	PSI01413	202310	320-53800	47000	POND MAINTENANCE OCT 23	*	1,154.19		
		10/01/23	PSI01431	202310	320-53800	47000	POND MAINTENANCE OCT 23	*	1,260.80		
		10/01/23	PSI01440	202310	320-53800	47000	POND MAINTENANCE OCT 23	*	2,069.54		
		10/01/23	PSI01444	202310	320-53800	47000	POND MAINTENANCE OCT 23	*	639.57		
SOLITUDE LAKE MANAGEMENT										5,124.10	000524
11/06/23	00034	10/23/23	ROCP100C	202310	320-53800	46200	LANDSCAPE MAINT OCT 23	*	7,651.75		
		10/23/23	10OCTROC	202310	320-53800	46200	LANDSCAPE MAINT OCT 23	*	5,268.00		
CREATIVE NORTH, INC.										12,919.75	000525
11/06/23	00027	10/26/23	10262023	202310	310-51300	49300	HEMISPHERE DANCER OCT 23	*	141.79		
MARGARITAVILLE RESORT										141.79	000526
ROAK ROLLING OAKS AGUZMAN											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/06/23	00023	10/30/23	AEF0E159 202311 310-51300-48000	OSCEOLA NEWS GAZETTE	*	79.62	79.62 000527
NOT MEETING DATES 11/2/23							
11/06/23	00012	10/18/23	112893 202310 310-51300-32300	TRUSTEE FEES SER16 FY24	*	3,500.00	
		10/18/23	112894 202310 310-51300-32300	TRUSTEE FEE SER22 FY24	*	3,500.00	
REGIONS							
						7,000.00	000528
11/06/23	00028	10/24/23	INV17200 202310 320-53800-46201	REPLACE POP UPS	*	279.50	
		10/24/23	INV17200 202310 320-53800-46201	REPLACE POP UPS	*	273.00	
		11/01/23	INV17281 202311 320-53800-46200	LANDSCAPE MAINT NOV 23	*	9,450.00	
REW LAWN & IRRIGATION							
						10,002.50	000529
11/06/23	00019	11/01/23	PSI02250 202311 320-53800-47000	POND MAINTENANCE NOV 23	*	2,069.54	
		11/01/23	PSI02266 202311 320-53800-47000	POND MAINTENANCE NOV 23	*	1,154.19	
SOLITUDE LAKE MANAGEMENT							
						3,223.73	000530
11/28/23	00017	11/30/23	R042527- 202311 310-51300-49200	FIRE RESCUE FEE FY23	*	5.69	
		11/30/23	R042527- 202311 310-51300-49200	FIRE RESCUE FEE FY23	*	2.31	
BRUCE VICKERS OSCEOLA TAX COLLECTOR							
						8.00	000531
12/01/23	00032	11/01/23	11323 202309 310-51300-31100	ENGINEER SVC SEPT 23	*	100.00	
DAVE SCHMITT ENGINEERING, INC.							
						100.00	000532
12/01/23	00001	11/01/23	124 202311 310-51300-34000	MANAGEMENT FEES NOV 23	*	3,343.67	
		11/01/23	124 202311 310-51300-35200	WEBSITE ADMIN NOV 23	*	61.92	
		11/01/23	124 202311 310-51300-35100	INFORMATION TECH NOV 23	*	104.17	
		11/01/23	124 202311 310-51300-31300	DISSEMINATION SVC NOV 23	*	666.67	
		11/01/23	124 202311 310-51300-51000	OFFICE SUPPLIES NOV 23	*	.15	
		11/01/23	124 202311 310-51300-42000	POSTAGE NOV 23	*	61.41	
GOVERNMENTAL MANAGEMENT SERVICES							
						4,237.99	000533
ROAK ROLLING OAKS AGUZMAN							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/23	00023	10/02/23	AEF0E159	202310	310-51300	48000	OSCEOLA NEWS GAZETTE	*	78.19	78.19	000534
			NOT MTG DATES 10/5/23								
12/01/23	00028	11/07/23	INV17378	202311	320-53800	46201	REW LAWN & IRRIGATION	*	433.00		
			REPLACE SOLENOID/POP UP								
		11/14/23	INV17409	202311	320-53800	46201	REW LAWN & IRRIGATION	*	218.19	651.19	000535
			REPAIR BROKEN ZONE LINE								
12/01/23	00003	11/07/23	23846	202309	310-51300	31500	STRALEY ROBIN VERICKER	*	319.50	319.50	000536
			GENERAL COUNSEL SEPT 23								
12/01/23	00019	11/07/23	PSI02905	202311	320-53800	47000	SOLITUDE LAKE MANAGEMENT	*	1,559.40	1,559.40	000537
			POND MAINTENANCE NOV 23								
12/04/23	00027	10/14/23	10142023	202310	310-51300	49300	MARGARITAVILLE RESORT	*	141.79	141.79	000538
			HEMISPHERE DANCER								
12/04/23	00028	11/28/23	INV17515	202311	320-53800	46201	REW LAWN & IRRIGATION	*	296.95		
			REPLACE BROKEN SPRAYHEADS								
		12/01/23	INV17557	202312	320-53800	46200	REW LAWN & IRRIGATION	*	9,450.00	9,746.95	000539
			LANDSCAPE MAINT DEC 23								
12/04/23	00019	12/01/23	PSI02975	202312	320-53800	47000	SOLITUDE LAKE MANAGEMENT	*	1,154.19		
			POND MAINTENANCE DEC 23								
		12/01/23	PSI03209	202312	320-53800	47000	SOLITUDE LAKE MANAGEMENT	*	2,069.54	3,223.73	000540
			POND MAINTENANCE DEC23								
12/21/23	00034	11/16/23	ROCP11NO	202311	320-53800	46200	CREATIVE NORTH, INC.	*	15,045.50		
			LANDSCAPE MAINT NOV23								
		11/16/23	11NOVROC	202311	320-53800	46200	CREATIVE NORTH, INC.	*	8,012.00		
			LANDSCAPE MAINT NOV23								
		12/05/23	ROCP12DE	202312	320-53800	46200	CREATIVE NORTH, INC.	*	6,045.50		
			LANDSCAPE MAINT DEC23								
		12/05/23	12DECROC	202312	320-53800	46200	CREATIVE NORTH, INC.	*	3,512.00	32,615.00	000541
			LANDSCAPE MAINT DEC23								
12/21/23	00037	12/05/23	1	202311	310-51300	49000	DISCLOSURE SERVICES LLC	*	250.00	250.00	000542
			AMORT SERIES 2018 11-1								

ROAK ROLLING OAKS AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/21/23	00001	12/01/23	125	202312	310-51300-34000		MANAGEMENT FEES DEC23	*	3,343.67		
12/01/23		125	202312	310-51300-35200		WEBSITE ADMIN DEC23	*	61.92			
12/01/23		125	202312	310-51300-35100		INFORMATION TECH DEC23	*	104.17			
12/01/23		125	202312	310-51300-31300		DISSEMINATION SVCS DEC23	*	666.67			
12/01/23		125	202312	310-51300-51000		OFFICE SUPPLIES DEC23	*	.78			
12/01/23		125	202312	310-51300-42000		POSTAGE DEC23	*	38.55			
GOVERNMENTAL MANAGEMENT SERVICES									4,215.76	000543	
12/21/23	00028	11/30/23	INV17638	202311	320-53800-46201		REPLACE TWO BROKN POP UPS	*	141.60		
REW LAWN & IRRIGATION									141.60	000544	
12/21/23	00013	12/18/23	12182023	202312	300-20700-10300		TXFER TAX RCPT S2016	*	694,368.68		
12/18/23		12182023	202312	300-20700-10300		TXFER OF TAX RCPT S2018	*	555,461.91			
ROLLING OAKS CDD C/O REGIONS BANK									1,249,830.59	000545	
1/08/24	00015	11/07/23	6000-11-	202311	310-51300-31200		SPECIAL SERIES S2016	*	450.00		
12/12/23		6001-12-	202312	310-51300-31200		SPECIAL SERIES S2018	*	450.00			
12/12/23		7169-12-	202312	310-51300-31200		SPECIAL SERIES S2022	*	450.00			
AMTEC									1,350.00	000546	
1/08/24	00034	12/21/23	MVH11223	202312	320-53800-46201		REPLCD DEFECTIVE IRR CONT	*	1,851.50		
CREATIVE NORTH, INC.									1,851.50	000547	
1/08/24	00032	12/01/23	11433	202311	310-51300-31100		GENERAL ENGINEERING NOV23	*	312.83		
DAVE SCHMITT ENGINEERING, INC.									312.83	000548	
1/08/24	00028	12/19/23	INV17756	202312	320-53800-46201		IRRIGATION REPAIRS DEC23	*	272.50		
REW LAWN & IRRIGATION									272.50	000549	
1/08/24	00003	12/18/23	23912	202310	310-51300-31500		GENERAL COUNSEL OCT23	*	284.00		

ROAK ROLLING OAKS AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/18/23	23913	202311	310-51300-49400	BOUNDARY EXPANSION NOV23	*	157.50	
				STRALEY ROBIN VERICKER			441.50 000550
1/08/24	00019	1/01/24	PSI03812 202401 320-53800-47000	POND MAINTENANCE JAN24	*	1,154.19	
		1/01/24	PSI03813 202401 320-53800-47000	POND MAINTENANCE JAN24	*	1,260.80	
		1/01/24	PSI03878 202401 320-53800-47000	POND MAINTENANCE JAN24	*	2,069.54	
				SOLITUDE LAKE MANAGEMENT			4,484.53 000551
1/18/24	00001	1/01/24	126 202401 310-51300-34000	MANAGEMENT FEES JAN24	*	3,343.67	
		1/01/24	126 202401 310-51300-35200	WEBSITE ADMIN JAN24	*	61.92	
		1/01/24	126 202401 310-51300-35100	INFORMATION TECH JAN24	*	104.17	
		1/01/24	126 202401 310-51300-31300	DISSEMINATION SVCS JAN24	*	666.67	
		1/01/24	126 202401 310-51300-51000	OFFICE SUPPLIES JAN24	*	.24	
		1/01/24	126 202401 310-51300-42000	POSTAGE JAN24	*	5.04	
				GOVERNMENTAL MANAGEMENT SERVICES			4,181.71 000552
1/22/24	00013	1/18/24	01182024 202401 300-20700-10300	TXFER TAX RCPT S2016	*	9,258.25	
				ROLLING OAKS CDD C/O REGIONS BANK			9,258.25 000553
1/22/24	00013	1/18/24	01182024 202401 300-20700-10300	TXFER OF TAX RCPT S2018	*	3,018.19	
				ROLLING OAKS CDD C/O REGIONS BANK			3,018.19 000554
1/23/24	00039	11/30/23	INV17638 202311 320-53800-46201	IRRIGATION REPAIRS NOV23	*	141.60	
				SSS DOWN TO EARTH OPCO LLC DBA			141.60 000555
1/23/24	00038	1/15/24	OS 64684 202401 320-53800-46200	LANDSCAPE MAINT JAN24	*	22,725.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			22,725.00 000556
2/06/24	00013	2/06/24	02062024 202402 300-20700-10300	TXFER OF TAX RCPTS S18	*	17,390.63	
				ROLLING OAKS CDD C/O REGIONS BANK			17,390.63 000557
				ROAK ROLLING OAKS AGUZMAN			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/06/24	00013	2/06/24	02062024	202402	300-20700-10300		TXFER OF TAX RCPTS S16	*	21,739.58		
							ROLLING OAKS CDD C/O REGIONS BANK			21,739.58	000558
2/06/24	00019	2/02/24	PSI04768	202402	320-53800-47000		POND MAINTENANCE FEB24	*	2,069.54		
		2/02/24	PSI04772	202402	320-53800-47000		POND MAINTENANCE FEB24	*	777.33		
							SOLITUDE LAKE MANAGEMENT			2,846.87	000559
2/13/24	00032	2/01/24	11634	202401	310-51300-31100		GENERAL ENGINEERING JAN24	*	1,125.00		
							DAVE SCHMITT ENGINEERING, INC.			1,125.00	000560
2/13/24	00008	2/01/24	2018817	202402	310-51300-49100		2023 TAX ROLL	*	421.22		
							OSCEOLA COUNTY PROPERTY APPRAISER			421.22	000561
2/13/24	00003	2/09/24	24165	202401	310-51300-31500		GENERAL COUNSEL JAN24	*	390.50		
							STRALEY ROBIN VERICKER			390.50	000562
2/19/24	00001	2/01/24	127	202402	310-51300-34000		MANAGEMENT FEES FEB24	*	3,343.67		
		2/01/24	127	202402	310-51300-35200		WEBSITE ADMIN FEB24	*	61.92		
		2/01/24	127	202402	310-51300-35100		INFORMATION TECH FEB24	*	104.17		
		2/01/24	127	202402	310-51300-31300		DISSEMINATION SVCS FEB24	*	666.67		
		2/01/24	127	202402	310-51300-51000		OFFICE SUPPLIES FEB24	*	.48		
		2/01/24	127	202402	310-51300-42000		POSTAGE FEB24	*	53.24		
							GOVERNMENTAL MANAGEMENT SERVICES			4,230.15	000563
2/29/24	00036	10/19/23	10192023	202310	320-53800-49000		PETITION FEE	*	6,700.00		
							OSCEOLA COUNTY BOARD OF COUNTY			6,700.00	000564
2/29/24	00013	2/29/24	02292024	202402	300-20700-10300		TXFER OF TAX RCPTS-S2018	*	81,600.52		
							ROLLING OAKS CDD C/O REGIONS BANK			81,600.52	000565
2/29/24	00013	2/29/24	02292024	202402	300-20700-10300		TXFER OF TAX RCPTS-S2016	*	102,006.72		
							ROLLING OAKS CDD C/O REGIONS BANK			102,006.72	000566
							ROAK ROLLING OAKS AGUZMAN				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/04/24	00013	3/04/24 03042024	202403 300-20700-10300	TXFER OF DIRECT ASSES S22	*	288,080.56	
							ROLLING OAKS CDD C/O REGIONS BANK
							288,080.56 000567
3/04/24	00019	3/01/24 PSI05416	202403 320-53800-47000	POND MAINTENANCE MAR24	*	2,069.54	
		3/01/24 PSI05419	202403 320-53800-47000	POND MAINTENANCE MAR24	*	1,154.19	
							SOLITUDE LAKE MANAGEMENT
							3,223.73 000568
3/11/24	00001	3/01/24 128	202403 310-51300-34000	MANAGEMENT FEES MAR24	*	3,343.67	
		3/01/24 128	202403 310-51300-35200	WEBSITE ADMIN MAR24	*	61.92	
		3/01/24 128	202403 310-51300-35100	INFORMATION TECH MAR24	*	104.17	
		3/01/24 128	202403 310-51300-31300	DISSEMINATION SVCS MAR24	*	666.67	
		3/01/24 128	202403 310-51300-51000	OFFICE SUPPLIES MAR24	*	.27	
		3/01/24 128	202403 310-51300-42000	POSTAGE MAR24	*	5.39	
							GOVERNMENTAL MANAGEMENT SERVICES
							4,182.09 000569
3/11/24	00038	2/29/24 OS 66849	202402 320-53800-46200	LANDSCAPE MAINT FEB24	*	19,701.67	
		3/01/24 OS 66200	202403 320-53800-46200	LANDSCAPE MAINT MAR24	*	19,701.67	
							YELLOWSTONE LANDSCAPE-SOUTHEAST LLC
							39,403.34 000570
							TOTAL FOR BANK A
						2,042,455.60	
							TOTAL FOR REGISTER
						2,042,455.60	

SECTION 2

Rolling Oaks
Community Development District

Unaudited Financial Reporting
January 31, 2024



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Rolling Oaks
Community Development District
Combined Balance Sheet
January 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account - Suntrust	\$ 420,501	\$ -	\$ -	\$ 420,501
Due from General Fund	\$ -	\$ 131,011	\$ -	\$ 131,011
Investments				
<u>Series 2016</u>				
Reserve	\$ -	\$ 1,144,675	\$ -	\$ 1,144,675
Revenue	\$ -	\$ 942,740	\$ -	\$ 942,740
Principal	\$ -	\$ 242	\$ -	\$ 242
Interest	\$ -	\$ 1,296	\$ -	\$ 1,296
Sinking Fund	\$ -	\$ 835	\$ -	\$ 835
Construction	\$ -	\$ -	\$ 6,503	\$ 6,503
<u>Series 2018</u>				
Reserve	\$ -	\$ 915,803	\$ -	\$ 915,803
Revenue	\$ -	\$ 665,553	\$ -	\$ 665,553
Interest	\$ -	\$ 742	\$ -	\$ 742
Principal	\$ -	\$ 521	\$ -	\$ 521
Sinking Fund	\$ -	\$ 196	\$ -	\$ 196
Construction	\$ -	\$ -	\$ 2,485	\$ 2,485
<u>Series 2022</u>				
Reserve	\$ -	\$ 586,399	\$ -	\$ 586,399
Revenue	\$ -	\$ 21,231	\$ -	\$ 21,231
Interest	\$ -	\$ 561	\$ -	\$ 561
Capitalized Interest	\$ -	\$ 14,746	\$ -	\$ 14,746
Construction	\$ -	\$ -	\$ 1,173	\$ 1,173
Total Assets	\$ 420,501	\$ 4,426,550	\$ 10,160	\$ 4,857,211
Liabilities:				
Accounts Payable	\$ 8,797	\$ -	\$ -	\$ 8,797
Due to Debt Service	\$ 131,011	\$ -	\$ -	\$ 131,011
Total Liabilities	\$ 139,807	\$ -	\$ -	\$ 139,807
Fund Balances:				
Unassigned	\$ 280,693	\$ -	\$ -	\$ 280,693
Assigned for Debt Service 2016	\$ -	\$ 2,162,574	\$ -	\$ 2,162,574
Assigned for Debt Service 2018	\$ -	\$ 1,641,040	\$ -	\$ 1,641,040
Assigned for Debt Service 2022	\$ -	\$ 622,937	\$ -	\$ 622,937
Assigned for Capital Projects 2016	\$ -	\$ -	\$ 6,503	\$ 6,503
Assigned for Capital Projects 2018	\$ -	\$ -	\$ 2,485	\$ 2,485
Assigned for Capital Projects 2022	\$ -	\$ -	\$ 1,173	\$ 1,173
Total Fund Balances	\$ 280,693	\$ 4,426,550	\$ 10,160	\$ 4,717,404
Total Liabilities & Fund Balance	\$ 420,501	\$ 4,426,550	\$ 10,160	\$ 4,857,211

Rolling Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues				
Assessments	\$ 813,131	\$ 441,542	\$ 441,542	\$ -
Developer Contributions	\$ -	\$ -	\$ 56,570	\$ 56,570
Total Revenues	\$ 813,131	\$ 441,542	\$ 498,112	\$ 56,570
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,800	\$ 1,200
FICA Expense	\$ 918	\$ 306	\$ 214	\$ 92
Engineering	\$ 10,000	\$ 3,333	\$ 1,438	\$ 1,896
Attorney	\$ 15,000	\$ 5,000	\$ 675	\$ 4,326
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 8,000	\$ 2,667	\$ 2,667	\$ -
Assessment Administration	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 11,041	\$ 7,000	\$ 7,000	\$ -
Management Fees	\$ 40,124	\$ 13,375	\$ 13,375	\$ -
Information Technology	\$ 1,250	\$ 417	\$ 417	\$ -
Website Maintenance	\$ 743	\$ 248	\$ 248	\$ -
Telephone	\$ 100	\$ 33	\$ -	\$ 33
Postage	\$ 800	\$ 267	\$ 136	\$ 131
Insurance	\$ 7,918	\$ 7,918	\$ 7,126	\$ 792
Printing & Binding	\$ 800	\$ 267	\$ -	\$ 267
Legal Advertising	\$ 2,000	\$ 667	\$ 270	\$ 396
Other Current Charges	\$ 2,000	\$ 667	\$ 406	\$ 260
Office Supplies	\$ 130	\$ 43	\$ 2	\$ 42
Property Appraiser Fee	\$ 350	\$ 117	\$ -	\$ 117
Property Taxes	\$ 80	\$ 27	\$ 8	\$ 19
Meeting Room	\$ 1,701	\$ 567	\$ 284	\$ 283
Boundary Amendment	\$ -	\$ -	\$ 739	\$ (739)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 131,480	\$ 58,442	\$ 49,328	\$ 9,114

Rolling Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<u>Operations and Maintenance Expenses</u>				
<i>Field Operations</i>				
Property Insurance	\$ 15,384	\$ 15,384	\$ 12,038	\$ 3,346
Electric	\$ 16,614	\$ 5,538	\$ 3,714	\$ 1,824
Streetlights	\$ 183,496	\$ 61,165	\$ 82,390	\$ (21,225)
Utility-Water and Sewer	\$ 172,192	\$ 57,397	\$ 32,727	\$ 24,671
Landscape Maintenance	\$ 173,088	\$ 57,696	\$ 96,610	\$ (38,914)
Landscape Enhancements	\$ 50,000	\$ 16,667	\$ -	\$ 16,667
Landscape Irrigation	\$ 6,500	\$ 2,167	\$ 4,755	\$ (2,589)
Lawn Mowing/Trimming	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
Lake Maintenance	\$ 45,007	\$ 15,002	\$ 17,615	\$ (2,613)
Contingency	\$ 7,370	\$ 2,457	\$ 6,700	\$ (4,243)
Total Operations and Maintenance:	\$ 681,651	\$ 237,473	\$ 256,550	\$ (19,077)
Total Expenditures	\$ 813,131	\$ 295,915	\$ 305,877	\$ (9,963)
Excess Revenues (Expenditures)	\$ -		\$ 192,234	
Fund Balance - Beginning	\$ -		\$ 88,459	
Fund Balance - Ending	\$ -		\$ 280,693	

Rolling Oaks

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues				
Assessments - Tax Roll	\$ 1,125,001	\$ 767,154	\$ 767,154	\$ -
Interest	\$ 500	\$ 500	\$ 30,315	\$ 29,815
Total Revenues	\$ 1,125,501	\$ 767,654	\$ 797,469	\$ 29,815
Expenditures:				
Interest - 11/01	\$ 423,153	\$ 423,153	\$ 423,153	\$ -
Principal - 11/01	\$ 275,000	\$ 275,000	\$ 275,000	\$ -
Interest - 05/01	\$ 415,934	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,114,087	\$ 698,153	\$ 698,153	\$ -
Excess Revenues (Expenditures)	\$ 11,414		\$ 99,316	
Fund Balance - Beginning	\$ 921,703		\$ 2,063,258	
Fund Balance - Ending	\$ 933,117		\$ 2,162,574	

Rolling Oaks

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues				
Assessments	\$ 899,947	\$ 613,687	\$ 613,687	\$ -
Interest	\$ 500	\$ 500	\$ 22,221	\$ 21,721
Total Revenues	\$ 900,447	\$ 614,187	\$ 635,908	\$ 21,721
Expenditures:				
Interest - 11/01	\$ 337,359	\$ 337,359	\$ 337,359	\$ -
Principal - 11/01	\$ 225,000	\$ 225,000	\$ 225,000	\$ -
Interest - 05/01	\$ 332,438	\$ -	\$ -	\$ -
Total Expenditures	\$ 894,797	\$ 562,359	\$ 562,359	\$ -
Excess Revenues (Expenditures)	\$ 5,650		\$ 73,548	
Fund Balance - Beginning	\$ 661,541		\$ 1,567,492	
Fund Balance - Ending	\$ 667,191		\$ 1,641,040	

Rolling Oaks

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues				
Assessments	\$ 576,163	\$ -	\$ -	-
Interest	\$ -	\$ -	\$ 12,879	\$ 12,879
Total Revenues	\$ 576,163	\$ -	\$ 12,879	\$ 12,879
Expenditures:				
Interest - 11/01	\$ 242,247	\$ 242,247	\$ 242,247	-
Principal - 05/01	\$ 90,000	\$ -	\$ -	-
Interest - 05/01	\$ 242,247	\$ -	\$ -	-
Total Expenditures	\$ 574,494	\$ 242,247	\$ 242,247	\$ -
Excess Revenues (Expenditures)	\$ 1,669		\$ (229,368)	
Fund Balance - Beginning	\$ 269,953		\$ 852,305	
Fund Balance - Ending	\$ 271,622		\$ 622,937	

Rolling Oaks

Community Development District

Capital Projects Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 01/31/24	Thru 01/31/24	
Revenues				
Interest	\$ -	\$ -	\$ 113	\$ 113
Total Revenues	\$ -	\$ -	\$ 113	\$ 113
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 113	
Fund Balance - Beginning	\$ -	\$ -	\$ 6,390	
Fund Balance - Ending	\$ -	\$ -	\$ 6,503	

Rolling Oaks

Community Development District

Capital Projects Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 01/31/24	Thru 01/31/24	
Revenues				
Interest	\$ -	\$ -	\$ 43	\$ 43
Total Revenues	\$ -	\$ -	\$ 43	\$ 43
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 43	
Fund Balance - Beginning	\$ -	\$ -	\$ 2,442	
Fund Balance - Ending	\$ -	\$ -	\$ 2,485	

Rolling Oaks
Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 20	\$ 20
Total Revenues	\$ -	\$ -	\$ 20	\$ 20
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 20	
Fund Balance - Beginning	\$ -	\$ -	\$ 1,152	
Fund Balance - Ending	\$ -	\$ -	\$ 1,173	

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	\$ -	\$ 58,190	\$ 353,972	\$ 29,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 441,542
Developer Contributions	\$ 56,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,570
Total Revenues	\$ 56,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 498,112

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
FICA Expense	\$ -	\$ 138	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214
Engineering	\$ -	\$ 313	\$ -	\$ 1,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,438
Attorney	\$ 284	\$ -	\$ -	\$ 391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675
Arbitrage	\$ -	\$ 450	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Dissemination	\$ 667	\$ 667	\$ 667	\$ 667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,667
Assessment Administration	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,375
Information Technology	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Website Maintenance	\$ 62	\$ 62	\$ 62	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 31	\$ 61	\$ 39	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136
Insurance	\$ 7,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,126
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 191	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270
Other Current Charges	\$ 39	\$ 288	\$ 40	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 406
Office Supplies	\$ 0	\$ 0	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Meeting Room	\$ 284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284
Boundary Amendment	\$ -	\$ 158	\$ -	\$ 581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 739
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 29,306	\$ 7,472	\$ 6,232	\$ 6,317	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,328

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	\$ 12,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,038
Utility - Electric	\$ 1,025	\$ 997	\$ 951	\$ 740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,714
Streetlights	\$ 43,055	\$ 15,977	\$ 13,360	\$ 9,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,390
Utility - Water & Sewer	\$ 361	\$ 3,083	\$ 17,077	\$ 12,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,727
Landscape Maintenance	\$ 22,370	\$ 32,508	\$ 19,008	\$ 22,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,610
Landscape Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Irrigation	\$ 1,400	\$ 1,231	\$ 2,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,755
Lawn Mowing/Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 5,124	\$ 4,783	\$ 3,224	\$ 4,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,615
Contingency	\$ 6,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,700
Total Operations and Maintenance Expenses	\$ 92,074	\$ 58,579	\$ 55,744	\$ 50,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,550
Total Expenditures	\$ 121,380	\$ 66,052	\$ 61,975	\$ 56,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 305,877
Excess Revenues (Expenditures)	\$ (64,810)	\$ (66,052)	\$ (61,975)	\$ (56,470)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192,234

Rolling Oaks
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments	\$ 688,833.60	\$ 1,196,810.00	\$ 957,391.06	\$ 2,843,034.66
Net Assessments	\$ 647,503.58	\$ 1,125,001.40	\$ 899,947.60	\$ 2,672,452.58

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	24%			42%			34%			100%		
							General Fund	2016 Debt Service	2018 Debt Service	Total	General Fund	2016 Debt Service	2018 Debt Service	Total	General Fund	2016 Debt Service	2018 Debt Service	Total
11/10/23	ACH	\$ 9,816.07	\$ (515.35)	\$ (186.01)	\$ -	\$ 9,114.71	\$ 2,208.39	\$ 3,836.95	\$ 3,069.38	\$ 9,114.71								
11/24/23	ACH	\$ 245,593.62	\$ (9,823.68)	\$ (4,715.40)	\$ -	\$ 231,054.54	\$ 55,981.78	\$ 97,265.22	\$ 77,807.55	\$ 231,054.54								
12/11/23	ACH	\$ 1,497,991.54	\$ (58,720.91)	\$ (29,959.84)	\$ -	\$ 1,409,310.79	\$ 341,459.30	\$ 593,266.51	\$ 474,584.98	\$ 1,409,310.79								
12/22/23	ACH	\$ 54,576.36	\$ (1,879.84)	\$ (1,053.92)	\$ -	\$ 51,642.60	\$ 12,512.39	\$ 21,739.58	\$ 17,390.63	\$ 51,642.60								
1/9/24	ACH	\$ 5,704.03	\$ (171.11)	\$ (110.67)	\$ -	\$ 5,422.25	\$ 1,313.75	\$ 2,282.56	\$ 1,825.94	\$ 5,422.25								
1/9/24	ACH	\$ 120,047.12	\$ (3,601.48)	\$ (2,328.91)	\$ -	\$ 114,116.73	\$ 27,649.14	\$ 48,038.82	\$ 38,428.77	\$ 114,116.73								
1/31/24	ACH	\$ -	\$ -	\$ -	\$ 1,721.35	\$ 1,721.35	\$ 417.07	\$ 724.62	\$ 579.66	\$ 1,721.35								
Total		\$ 1,933,728.74	\$ (74,712.37)	\$ (38,354.75)	\$ 1,721.35	\$ 1,822,382.97	\$ 441,541.82	\$ 767,154.26	\$ 613,686.91	\$ 1,822,382.97								

68% Net Percent Collected
\$ 850,069.61 Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Rolling Oaks Splendid, LLC					2024-01		
Date Received	Due Date	Check Number	O&M Total	Net Assessments	\$ 741,787.61	\$ 165,626.50	\$ 576,161.11
				S2022 Debt Total	Amount Received	General Fund	Series 2022
	12/1/23		\$ 82,813.25	\$ 288,080.56			
	2/1/24		\$ 41,406.63	\$ 144,040.28			
	5/1/24		\$ 41,406.63	\$ 144,040.28			
			\$ 165,626.50	\$ 576,161.11	\$ -	\$ -	\$ -

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	\$1,144,675
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)
LESS: PRINCIPAL PAYMENT 11/1/23	(\$275,000)
CURRENT BONDS OUTSTANDING	\$14,155,000

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	\$915,803
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)
LESS: PRINCIPAL PAYMENT 11/1/23	(\$225,000)
CURRENT BONDS OUTSTANDING	\$12,320,000

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	\$586,399
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 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
3/1/23	Interest	\$ 21.13
4/1/23	Interest	\$ 24.03
5/1/23	Interest	\$ 24.28
6/1/23	Interest	\$ 26.39
7/1/23	Interest	\$ 25.85
8/1/23	Interest	\$ 27.03
9/1/23	Interest	\$ 28.14

TOTAL	\$ 4,987.06
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Acquisition/Construction Fund at 09/30/2022	\$ 1,402.97
Interest Earned and Transfer In thru 09/30/23	\$ 4,987.06
Requisitions Paid thru 09/30/23	\$ -

Remaining Acquisition/Construction Fund	\$ 6,390.03
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Date	Requisition #	Contractor	Description	Requisitions
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Fiscal Year 2024

TOTAL	\$ -
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Fiscal Year 2024

10/1/23	Interest	\$ 27.46
11/1/23	Interest	\$ 28.51
12/1/23	Interest	\$ 27.75
1/1/24	Interest	\$ 28.81

TOTAL	\$ 112.53
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Acquisition/Construction Fund at 09/30/2023	\$ 6,390.03
Interest Earned and Transfer In thru 12/31/23	\$ 112.53
Requisitions Paid thru 12/31/23	\$ -

Remaining Acquisition/Construction Fund	\$ 6,502.56
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Rolling Oaks
Community Development District
Special Assessment Bonds, Series 2018

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
2/28/23	6	Rolling Oaks CDD	Reimburse RO O&M Ithink Graphics Invoice # 78762 - Custom Wildlife Signs	\$1,629.98
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
3/1/23		Interest		\$ 12.21
4/1/23		Interest		\$ 9.18
5/1/23		Interest		\$ 9.28
6/1/23		Interest		\$ 10.09
7/1/23		Interest		\$ 9.88
8/1/23		Interest		\$ 10.33
9/1/23		Interest		\$ 10.76
TOTAL				\$ 3,906.60

Acquisition/Construction Fund at 09/30/22	\$ 165.62
Interest Earned 09/30/23	\$ 3,906.60
Requisitions Paid thru 09/30/23	\$ (1,629.98)
Remaining Acquisition/Construction Fund	\$ 2,442.24

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2024				
TOTAL				\$ -

Fiscal Year 2024

10/1/23		Interest		\$ 10.49
11/1/23		Interest		\$ 10.89
12/1/23		Interest		\$ 10.61
1/1/24		Interest		\$ 11.01
TOTAL				\$ 43.00

Acquisition/Construction Fund at 09/30/23	\$ 2,442.24
Interest Earned 12/31/23	\$ 43.00
Requisitions Paid thru 12/31/23	\$ -
Remaining Acquisition/Construction Fund	\$ 2,485.24

Rolling Oaks
Community Development District
Special Assessment Bonds, Series 2020

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
1/1/23		Interest		\$ 12,684.83
2/1/23		Interest		\$ 1,625.30
3/1/23		Interest		\$ 1,124.42
4/1/23		Interest		\$ 4.20
5/1/23		Interest		\$ 4.38
6/1/23		Interest		\$ 4.76
7/1/23		Interest		\$ 4.66
8/1/23		Interest		\$ 4.87
9/1/23		Interest		\$ 5.07
TOTAL				\$ 20,920.32

Acquisition/Construction Fund at 11/22/2022	\$ 6,220,765.38
Interest Earned 06/30/23	\$ 20,920.32
Requisitions Paid thru 06/30/23	\$ (6,240,533.34)
Remaining Acquisition/Construction Fund	\$ 1,152.36

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2024				
TOTAL				\$ -

Fiscal Year 2024				
10/1/23		Interest		\$ 4.95
11/1/23		Interest		\$ 5.14
12/1/23		Interest		\$ 5.00
1/1/24		Interest		\$ 5.19
TOTAL				\$ 20.28

Acquisition/Construction Fund at 09/30/2023	\$ 1,152.36
Interest Earned 12/31/23	\$ 20.28
Requisitions Paid thru 12/31/23	\$ -
Remaining Acquisition/Construction Fund	\$ 1,172.64