

*Rolling Oaks  
Community Development District*

*Agenda*

*September 26, 2024*

# AGENDA

# *Rolling Oaks*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

September 19, 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, September 26, 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 August 22, 2024 Board of Supervisors Meeting
4. Consideration of Field Operations Management Proposal from Governmental Management Services
5. Consideration of Landscape Maintenance Services Agreement Renewal with Yellowstone Landscape
6. **Consideration of Towing Enforcement Agreement with New Generation Towing and Recovery - ADDED**
7. Ratification of Revised Fiscal Year 2025 Meeting Schedule
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 – October 24, 2024 at West Osceola Branch Library
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 Thursday, **August 22, 2024** at 1:01p.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>
Steven Dougherty	Assistant Secretary

Also present were:

Tricia Adams	Manager
Vivek Babbar	Attorney <i>via Zoom</i>
Dave Schmitt	Engineer <i>via Zoom</i>
Robert Walker	Engineer <i>via Zoom</i>

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 1:01 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 May 23, 2024 Meeting**

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor the minutes of the May 23, 2024 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Public Hearing**

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the public hearings were opened.

There being no public present to comment, the board took the following action.

On MOTION by Mr. Bouskila seconded by Mr. Dougherty with all in favor the public hearings were closed.

**A. Consideration of Resolution 2024-05 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations**

Ms. Adams stated Resolution 2024-05 memorializes that the budget has been provided to the local government, posted on the website and has been noticed in accordance with Florida Statutes. Attached as an exhibit to this resolution is a copy of the proposed budget. The only substantive changes to the proposed budget have been the actuals were updated through June 30, 2024 and as a result of direction of the board there was a desire to keep the assessment level the same as the previous year at \$638.40 for a single family, \$510 for condo and \$319 for apartments. As a result of keeping the assessment level we are recognizing a developer contribution for deficit funding if needed to balance the budget.

Mr. Bouskila asked what is the \$200,000 increase in budget year over year, for mulch and landscape maintenance primarily?

Ms. Adams stated yes, we did go through the field operations, the area where we are realizing the most increase. Increasing the landscape agreement to increase the level of service and added a line item for mulch, which is more than you will see in future years because the mulch has not been replenished for several years other than what has been donated by the resort. This is to get the property up to a first-class standard.

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor Resolution 2024-05 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations was approved.

**B. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Adams stated we propose to fund the budget with the special assessments on the tax roll as well as the developer deficit funding agreement. Resolution 2024-06 approves the special assessments on the tax roll as well as authorizing collection of the debt service that was imposed at the time the bonds were issued. Attached as an exhibit will be a copy of the adopted budget and the tax roll.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2025 Developer Deficit Funding Agreement**

Ms. Adams stated district counsel has prepared the form of agreement.

Mr. Babbar stated it is the same form that has been drafted in previous years.

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor the Fiscal Year 2025 developer funding agreement was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Amended and Restated Declaration of Covenants, Easements and Restrictions for Sunset Walk Hotel Parcel**

Mr. Babbar stated it is something the district had signed on the original declaration consent; some additions were acquired. The only responsibilities are provisions that pertain to the district are with respect to the parking lot and other assets that the district owns and operates. There is nothing in there that I found concerning. I did talk with the developer that there is some language with respect to the option for valet parking, but we don't expect that to be exercised. I don't have any concerns with it and recommend approval.

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor the amended and restated declaration of covenants, easements and restrictions for Sunset Walk Hotel Parcel was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Duke Energy Florida, LLC Easement**

Mr. Babbar stated I recommend the board approve this one insubstantial form. I did provide two notes, one was just a minor item with respect to the full name of the CDD, the Rolling Oaks Community Development District. The other was a concern about giving Duke Energy such broad powers, specifically in section 8, it allows them to increase the voltage and change the type of facilities. If they ever decide to run a really big powerline, I'm sure that will get residents and commercial tenants in an uproar and I prefer that they size it exactly to the specifications they want to install. This also gives the CDD and commercial property owners an opportunity to negotiate and receive compensation if they want to expand it in the future. That is up to the discretion of the board as well as other entities that will be signing this easement,

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor the grant of easement to Duke Energy Florida, LLC for Sunset Walk Residences, LLC was approved in substantial form.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Conveyance of Utility Assets**

Ms. Adams stated this is conveyance of utility assets. I believe this is just a pass through.

Mr. Babbar stated I have reviewed them and they are in the same form that we used for the other phases and recommend approval.

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor the conveyance documents to TWA were approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Solitude Lake Management Contract Renewals**

Ms. Adams stated this is the Solitude Lake Management contract renewals. The amount in the proposal is consistent with the amount in the budget for fiscal year 2025.

On MOTION by Mr. Dougherty seconded by Mr. Chiste with all in favor the Solitude Lake Management Contract renewal was approved.



Ms. Adams stated now that the proposal has been approved that authorizes district counsel to prepare the form of agreement with all the necessary indemnifications and protections for the district.

**TENTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2023 Audit Report**

Ms. Adams stated next is review and acceptance of the fiscal year 2023 audit report. This is a clean audit with no findings, no previous year findings. The district's records are being kept in compliance with the auditor general for the State of Florida.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the Fiscal Year 2023 audit was accepted.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Babbar stated we are working with the county on the boundary amendment and have a call with them later today and hopefully get that pushed along.

**B. Engineer**

**i. Review and Acceptance of Annual Engineer's Report**

Mr. Schmitt stated we assisted with the Rolling Oaks Plaza drainage questions that came up a few days ago and that got resolved.

Ms. Adams stated the annual engineer's report is required by the trust indenture, there is a review of the district's assets as well as the budget to make sure there is adequate funding to maintain the district's infrastructure and a review of the district's insurance.

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor the Annual Engineer's Report was accepted.

Mr. Schmitt and Mr. Walker left the Zoom call at this time.

**C. Manager**

**i. Adoption of District Goals and Objectives**

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor the goals and objectives were approved.

**ii. Approval of Check Register**

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor the check register was approved.

**iii. Balance Sheet and Income Statement**

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

**iv. Approval of Fiscal Year 2025 Meeting Schedule**

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

**TWELFTH ORDER OF BUSINESS                      Supervisor’s Requests**

Mr. Bouskila asked do you have information on the ethics classes?

Ms. Adams stated we have links to free classes. The Florida Commission on Ethics has videos that you can do on your own time and self-report on that. That is not required to be reported until July 2025 but is required to be completed by December 31, 2024. I will send a link to the board members.

**THIRTEENTH ORDER OF BUSINESS                      Next Meeting Date – September 26, 2024**

Ms. Adams noted that the next Board meeting was scheduled for September 26, 2024.

**FOURTEENTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the meeting adjourned at 1:25 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV



DATE: September 16, 2024  
 TO: Rolling Oaks CDD  
 Board of Supervisors  
 FROM: Clayton Smith, Governmental Management Services  
 SUBJECT: Proposal for Field Operations Management

Governmental Management Services – CF, LLC. (“GMS”) was contracted by Rolling Oaks Community Development District (“DISTRICT”) for District Management Services effective **January 30th, 2015**

Pursuant to board request, attached is a Proposal (“Exhibit A”) to modify the scope of services in this Agreement to include providing GMS Field Operations Management.

We currently service 90+ CDD clients in the State of Florida with similar services and are well positioned to support this District. In this Proposal, I am providing a service option for your consideration.

We look forward to continuing to serve this Board and the Rolling Oaks CDD Community.

Thank you,

*/s/ Clayton Smith*

Clayton Smith  
 Director of GMS Field Operations & Maintenance Services  
 Mobile: (407) 201-1514  
 Email: [Clayton Smith](mailto:Clayton.Smith@gmscf.com)

Accepted and approved as of the \_\_\_\_\_ day of \_\_\_\_\_ 2024

Rolling Oaks Community Development District

By:

\_\_\_\_\_

Name, Title

\_\_\_\_\_

Signature

CC: Tricia Adams, Rolling Oaks CDD District Manager  
 George Flint, VP GMS-CF  
 Darrin Mousing, GMS President  
 Keith Nelson, GMS Chief Operating Officer

**ORLANDO**  
 219 E. Livingston St.  
 Orlando, FL 32801  
 (407) 841-5524

**JACKSONVILLE**  
 9655 Florida Mining Blvd. W  
 Suite 305  
 Jacksonville, FL 32257  
 (904) 940-5850

**ST. AUGUSTINE**  
 475 West Town Place  
 Suite 114  
 St. Augustine, FL 32092  
 (904) 288-7667

**FT. LAUDERDALE**  
 5385 N. Nob Hill Road  
 Sunrise, FL 33351  
 (954) 721-8681

**TAMPA**  
 4530 Eagle Falls Pl  
 Tampa, FL 33619  
 (813) 344-4844

**PALM COAST**  
 393 Palm Coast Parkway SW  
 Suite 4  
 Palm Coast, FL 32137  
 (904) 940-5850

**KNOXVILLE**  
 1001 Bradford Way  
 Kingston, TN 37763  
 (865) 717-7700



## Exhibit A

### GOVERNMENTAL MANAGEMENT SERVICES-CF, LLC

#### 1. Field Operations Management Services Proposal

The following standard services are proposed under the Field Operations Management and Maintenance Services agreement between Governmental Management Services-CF, LLC ("MANAGER") and Rolling Oaks Community Development District ("DISTRICT"). Field Operations Manager will provide such necessary services as stated below.

#### Field Operations Management Services

- Create and maintain a fluid monthly report or action item list. This report will be presented at all regularly scheduled Board of Supervisors Meetings;
- Engage and supervise all persons, as needed, necessary to properly maintain and operate the Property; this includes and is not limited to hired service vendors, maintenance staff, contracted vendors, and their subcontractors;
- Purchase tools, equipment, supplies, and materials, ensuring, without qualification or exception, that the District is receiving the benefit and economies of competitive market prices;
- Solicit bids for services and materials and supplies to the District;
- Solicit, analyze, and negotiate informal contracts on behalf of the District, for services reasonably necessary with respect to the operation, maintenance, upkeep, repair, replacement, and preservation of the Property; all of which Service Contracts shall be subject to the prior approval of and be executed by an officer of the District designated by the Board;
- Contract Management: Oversee and manage District field contracts for Landscape Maintenance, Aquatic Maintenance, and other service vendors by meeting with, and coordinating with vendors as needed to ensure contractual standards are being satisfied. Deficiency reports will be created when it is prudent to do so to enhance performance;
- Facility Management: Perform routine inspections as needed and present areas of potential concern to the District as identified; site visits will be on average twice a month. This is to identify possible maintenance items and ensure contracted contractor supplemental work has been performed satisfactorily. Additionally, to proactively monitor the status of district assets;
- Correspond and communicate with Board of Supervisors and District Staff to respond to the various needs of the District and Community;
- Provide regular reports to the Board of the status of pending and completed activities and operations affecting the District and the Property.

#### Field Maintenance Services

- At the direction of the Board of Supervisors, District Manager, and/or Field Operations Manager, facilitate maintenance requests for the Community;
- Include supporting details on the invoices for each maintenance repair assignment as well as for the Monthly Field Operations Report;
- Perform regular general maintenance services as requested at normal rates. This can be done through a monthly allowance for more rapid and voluminous work or proposals can be provided for individual projects.

#### Compensation

The above outlined Field Operations Management Services and Field Maintenance Services will be provided for the fixed monthly fee outlined in the following chart plus reimbursable expenses for but not limited to postage, courier services, printing, copying, and repair materials/supplies. The following represents additional services provided by the MANAGER with their corresponding fees associated with those services.



<b>Services</b> (Charged In Equal Monthly Amounts Excludes Reimbursable Expenses)		<b>GMS Annual Fees</b>
<p><b>Field Operations Management Services:</b></p> <ul style="list-style-type: none"> <li>• The Field Operations Manager oversees District field operations as defined in the scope of services. This includes weekly onsite visits and office time. Office time includes but is not limited to phone calls, emails, invoice approvals and other administrative items related to field matters.</li> <li>• The hours and days of service will be scheduled by the field manager and vary to meet the needs of the District and schedule of the field operations manager.</li> <li>• Dedicated on average (6) hours per week attending to District field matters.</li> <li>• The Field Manager will attend District monthly meetings for field items.</li> </ul>	<b>\$ 23,400</b>	
<p><b>Field Maintenance Services:</b></p> <ul style="list-style-type: none"> <li>• GMS has the ability to offer maintenance services to the district with our GMS Field Maintenance team. The maintenance team specializes in CDD maintenance activities and has a wide range of skills and knowledge pertaining to those services. Our maintenance team performs services for nearly all field clients. This service is provided as needed or when requested based on the board’s and community’s needs. The maintenance team works at a very competitive rate. The Field Manager would oversee any maintenance work being performed by the maintenance team. This work is billed at our most current Labor, mobilization, equipment, and materials rates.</li> </ul> <p>Formal Bids:</p> <ul style="list-style-type: none"> <li>• GMS field staff have the knowledge and experience in creating formal bid packets and proceeding through the entire formal bid process when it comes to field contracts.</li> <li>• Formal bids are an in-depth and time-consuming process billed at a separate rate.</li> </ul> <p><b>Additional Services:</b></p> <ul style="list-style-type: none"> <li>• All other requested items not specifically denoted in Exhibit “A” will be subject to either a flat rate proposal or an hourly rate proposal to the District.</li> </ul>		
<p><b>The GMS Proposal</b>  <b>To The</b>  <b>Rolling Oaks Community Development District</b>  <b>For</b>  <b>Field Operations Management</b></p>		<p><b>GMS Annual Fees</b>  <b>\$23,400</b></p>



## References

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals that are pleased to serve as our references:

### **Randall Greene**

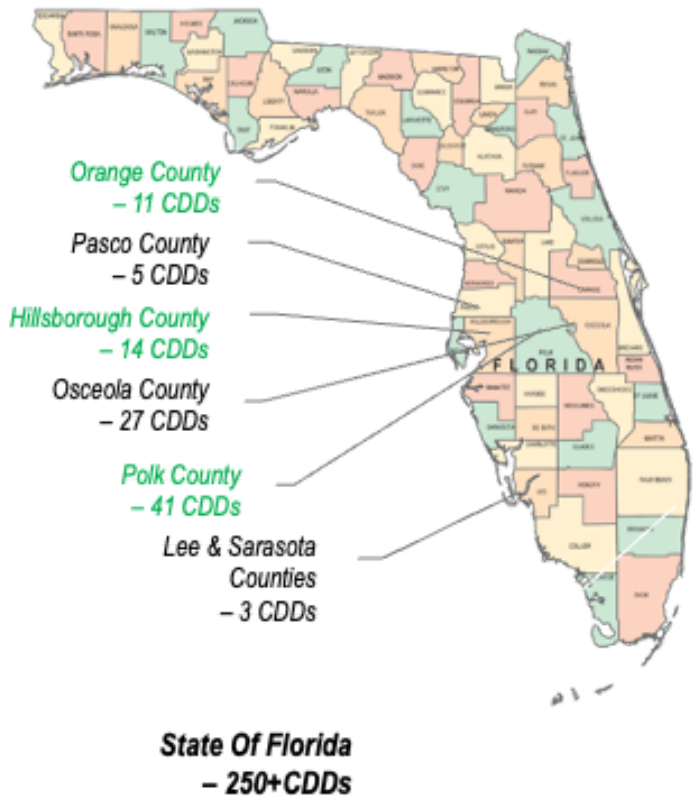
Chair, Bonnet Creek Resort CDD  
 Chelonia Parkway  
 Orlando, Florida 32821  
[rgreene@rgdevelopments.com](mailto:rgreene@rgdevelopments.com)

### **Stephanie Cornelius**

Chair, Randal Park CDD  
 8730 Randal Park Blvd,  
 Orlando, FL 32832  
[Stephany.cornelius@gmail.com](mailto:Stephany.cornelius@gmail.com)

### **Eric Baker**

Vice Chair, Riverwalk CDD  
 6456 Mossy Wood Ave,  
 Orlando, FL 32829  
[Eric.Baker@Pulte.com](mailto:Eric.Baker@Pulte.com)





# SECTION V



407.396.0529 tel  
407.396.2023 fax

1773 Business Center Lane  
Kissimmee, FL 34758

[www.yellowstonelandscape.com](http://www.yellowstonelandscape.com)

September 24, 2024

Tricia L. Adams  
District Manager GMS  
Cell: 863-241-8050  
[tadams@gmscfl.com](mailto:tadams@gmscfl.com)

**Re: Yellowstone Landscape Extension – Rolling Oaks CDD - 10/1/24-9/30/25**

Dear Board of Directors and Management Staff,

On behalf of your local Yellowstone Landscape Professionals, I would like to begin by saying “Thank you” for the privilege of serving as your property’s landscape maintenance service partner. With the board’s approval, we would like to continue our partnership and extend our services for this upcoming fiscal year. This would extend the contract through end of fiscal year 2025 (10-1-24 through 9-30-25).

Pricing was previously provided to management staff for fiscal year 2025 and you will find that attached.

Your Account Manager Jose and I are available to answer any specific questions you may have in regards to extension and fee schedule. Again, on behalf of Yellowstone Landscape, thank you for the opportunity to serve your landscape service needs. We look forward to continuing our partnership with you for many years to come!

Sincerely,

Pete Wittman  
Branch Manager  
[pwittman@yellowstonelandscape.com](mailto:pwittman@yellowstonelandscape.com)  
407-319-8298

**Yellowstone  
2025 Pricing**

<b>GENERAL SERVICES</b> Schedule "A"	\$ 145,164.00
<b>TURF CARE</b> Schedule "B"	\$ 6,000.00
<b>TREE/SHRUB CARE</b> Schedule "C"	\$ 12,200.00
<b>BEDDING PLANTS</b> Schedule "D"	\$ -
<b>BED DRESSING</b> Schedule "D"	\$ 58,896.00
<i>To be proposed separately when requested</i>	
<b>PALM TRIMMING</b> Schedule "D"	\$ 88,836.00
	<i>705 Other, 88 D, 207 W</i>
<b>IRRIGATION MAINTENANCE</b> Schedule "E"	\$ 11,700.00
<b>Annual TOTAL (excludes bed dressing)</b>	<b>\$ 263,900.00</b>
<b>Monthly TOTAL (excludes bed dressing)</b>	\$ 21,991.67

**Additional Budgeting Considerations Outside of Agreement**

plus bed dressing	\$ 58,896.00
plus landscape replacement	50000
plus irrigation repairs	10000

# SECTION VI

# **Towing Authorization Agreement**

This Towing Authorization Agreement (this “**Agreement**”) is entered as of May 23, 2024 between the **Rolling Oaks Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and **New Generation Towing and Recovery, LLC** a Florida limited liability company (“**Towing Operator**”).

## **Background Information:**

The District is the owner of the Rolling Oaks Community Development District (the “**District Property**”). The District desires to authorize the Towing Operator to tow any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policy.

The Towing Operator represents that it is regularly engaged in the business of towing vehicles or vessels, is authorized under Florida law and Osceola County regulations, to tow vehicles or vessels, and that the Towing Operator abides by all applicable laws and regulations.

## **Operative Provisions:**

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **District Authorized Representatives.**
  - a. The District shall designate in writing certain persons, employees, vendors, and other authorized agents who are authorized to inform the Towing Operator of any vehicles or vessels that need to be towed (the “**Authorized Representatives**”). The list of Authorized Representatives may be updated from time to time.
  - b. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representatives shall verify that:
    - i. the vehicle or vessel is parked on District Property,
    - ii. is in violation of the District’s Parking and Towing Policy
    - iii.
3. **Authorization to Tow.** In accordance with section 715.07(2), Florida Statutes, the District hereby authorizes the Authorized Representatives, only after complying with the District’s Parking and Towing Policy and applicable laws and regulations, to provide authorization to the Towing Operator to remove any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policy. The Towing Operator is not authorized to patrol the community for violations of the District’s Parking and Towing Policy. The Towing Operator shall photograph or video the vehicle or vessel to sufficiently detail the violation for which the vehicle or vessel is being towed. The photographs or video shall be maintained by the Towing Operator for a minimum of 6 months, and be produced upon request by the District or any law enforcement agency
4. **Compliance with Laws and Regulations.** The Towing Operator shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder (including specifically Sections 715.07 and 713.78, Florida Statutes as they may be amended from time to time). Towing Operator will be responsible for any fines or penalties assessed against District as a result of any the Towing Operator’s operations authorized under this Agreement.

5. **Signage.** The Towing Operator shall either provide the signage required by applicable laws and regulations or inspect and certify to the District that any existing signage complies with the applicable laws and regulations.
6. **No Monetary Compensation between the Parties.** Both parties acknowledge and agree that the District has authorized the towing services by the Towing Operator without monetary obligation. No fee will be paid to the Towing Operator by the District for services as outlined in this Agreement, including, but not limited to, the costs associated with the placement of signage or with providing personal notice as required by section 715.07, Florida Statutes. The Towing Operator shall ensure that all fees to be charged for towing and storage shall not exceed the amounts established by Osceola County.
7. **Manner of Performance and Care of District Property.** Any towing shall be done, furnished, and performed in a workmanlike manner with the best management practices in the industry. Towing Operator shall use all due care to protect the property of the District, its residents and landowners from damage.
8. **Insurance.** The Towing Operator shall carry commercial general liability insurance of no less than \$1,000,000 and commercial automobile liability insurance of no less than \$1,000,000. The Towing Operator shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as “Additional Insured” under such policy. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Towing Operator will maintain Workers Compensation insurance as required by law.
9. **Indemnification.** The Towing Operator, for and on behalf of itself, its agents, employees and assigns, and any person or entity claiming by, through or under them, shall indemnify and agree to defend and hold the District, its supervisors, agents and employees, harmless from any and all claims (including attorneys fees and costs) for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to, personal injury or death resulting in any way from or in any fashion arising from or connected with the Towing Operator’s actions.
10. **Relationship Between the Parties.** It is understood that the Towing Operator is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Towing Operator and the District. The Towing Operator will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District.
11. **No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
12. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Towing Operator represents that in entering into this Agreement, the Towing Operator has not been designated as a “scrutinized company” under the statute and, in the event that the Towing Operator is designated as a “scrutinized company”, the Towing Operator shall immediately notify the District whereupon this Agreement may be terminated by the District.

13. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
- a. Towing Operator represents that Towing Operator is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
  - b. If the District has a good faith belief that the Towing Operator has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
    - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Towing Operator otherwise complied with its obligations thereunder, the District shall promptly notify the Towing Operator and the Towing Operator will immediately terminate its contract with the subcontractor.

14. **Public Records.** As required under Section 119.0701, Florida Statutes, Towing Operator shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Towing Operator upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE TOWING OPERATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE TOWING OPERATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT [ECORDREQUEST@GMSCFL.COM](mailto:ECORDREQUEST@GMSCFL.COM), OR BY REGULAR MAIL AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

15. **Term.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent 1-year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
16. **Termination.** Either party may terminate this Agreement at any time, without cause, with 10 days written notice to the other party.
17. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.
18. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.

19. **Controlling Law.** This Agreement is governed under the laws of the State of Florida with venue in Osceola County, Florida.
20. **Enforcement of Agreement.** In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney’s fees at both trial and appellate levels against the non-prevailing party.
21. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

**To the Contractor:**  
 2603 Old Dixie Hwy,  
 Kissimmee, FL 34744  
[newgenerationtowing@gmail.com](mailto:newgenerationtowing@gmail.com)

**To the District:**  
 c/o GMS  
 219 East Livingston Street  
 Orlando, Florida 32801  
 Attn: Tricia Adams  
[tadams@gmscfl.com](mailto:tadams@gmscfl.com)

22. **Arm’s Length Transaction and Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
23. **Severability.** Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.
24. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement will control over provisions in any exhibit.

**New Generation Towing and Recovery, LLC**

**Rolling Oaks  
 Community Development District**

\_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

\_\_\_\_\_  
 Chair of the Board of Supervisors





**2603 Old Dixie Hwy.  
Kissimmee, FL. 34744**  
Ph.; (321) 442-3772  
Fax; (407) 308-0905  
[newgenerationtowing@gmail.com](mailto:newgenerationtowing@gmail.com)

**AGREEMENT FOR TOWING SERVICES**

GATE CODE \_\_\_\_\_

**New Generation Towing & Recovery Services** (Hereinafter referred to as "Towing Service"), whose address is 2603 Old Dixie Hwy, Kissimmee, FL 34744, and \_\_\_\_\_ (Hereinafter referred to as "Property Representative"), whose address is \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_, hereby enter into the following agreement for the provision of towing services and agree to as follows;

- 1) This agreement shall commence on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, and shall terminate at any time upon written notification from either the Property Representative or the Towing Service. Agreement length is 1 year and will automatically renew if not terminated in writing by certified mail.
- 2) By this agreement, the Property Representative authorizes the Towing Service to remove any unauthorized vehicles (hereinafter referred to as "Trespass Towing") parked on the following property; \_\_\_\_\_ hereinafter referred to as "The Property".
- 3) Trespass towing shall be authorized twenty four (24) hours per day, seven (7) days per week. Any request to skip a day or a certain car shall be faxed to (407) 308-0905, or emailed to [newgenerationtowing@gmail.com](mailto:newgenerationtowing@gmail.com)
- 4) Any vehicle **trespass towed** from **the Premises** shall be towed to **2603 Old Dixie Hwy Kissimmee, FL 34744**, a fenced impound yard.
- 5) The Property Representative affirms that he/she is the owner/tenant or the agent for the owner/tenant and has the authority to enter into this agreement.
- 6) The parties to the agreement agree that all fees are to be paid by the vehicles owner/operator. All fees shall be in accordance with chapters 713 and 715 of the Florida Statutes.
- 7) The parties to this agreement shall be governed by and shall comply with the provisions of chapters 713 and 715 of the Florida Statutes.
- 8) The parties, by signing this agreement, stipulate that they have read and understand the Ordinances and statutes listed in line 7 above.

**Parking Violations: \_\_\_\_\_ Hrs. S = Sticker / A = Automatic Tow (Circle One)**

- |  |                               |                                    |
|--|-------------------------------|------------------------------------|
| ____ No Parking Permit S/A                       | ____ Missing Tag S/A          | ____ Invalid/Expired Tag S/A       |
| ____ Parked on grass S/A                         | ____ Backed-In S/A            | ____ Handicap w/o Placard S/A      |
| ____ Blocking sidewalk S/A                       | ____ Blocking Garage S/A      | ____ Trailers S/A                  |
| ____ Parked on Street S/A                        | ____ Fire Lane S/A            | ____ Parked in car wash area S/A   |
| ____ Double Parked S/A                           | ____ Flat/Missing Tire(s) S/A | ____ Blocking Dumpster S/A         |
| ____ Inoperable {Wrecked, Burnt, Dismantled} S/A |                               | ____ Resident in guest parking S/A |

\_\_\_\_ Commercial Vehicles (\_\_\_\_ Light duty, \_\_\_\_ Med duty, \_\_\_\_ Heavy duty) S/A

Additional Requests: \_\_\_\_\_

\_\_\_\_\_  
**Towing Service Agent**                      **Date**

\_\_\_\_\_  
**Property Representative**                      **Date**

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Print Name**

# SECTION VII

**NOTICE OF REVISED MEETING DATES  
ROLLING OAKS  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Rolling Oaks Community Development District* will hold a portion of their regularly scheduled public meetings for **Fiscal Year 2025** at **1:00 pm at the Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida 34747** on the **fourth Thursday** of the below listed months, unless otherwise indicated:

**Exception: November 21, 2024 - 3:00 pm**

**May 22, 2025**

**June 26, 2025**

**August 28, 2025**

**September 25, 2025**

In addition to the dates above, the Board of Supervisors will hold another portion of regularly scheduled public meetings for **Fiscal Year 2025** at **1:00pm at the West Osceola Branch Library, 305 Campus Street, Celebration, FL 34747** on the **fourth Thursday** of the below listed months:

**October 24, 2024**

**January 23, 2025**

**February 27, 2025**

**March 27, 2025**

**April 24, 2025**

**July 24, 2025**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 219 East Livingston Street, Orlando, Florida 32801. Additionally, interested parties may refer to the District's website for the latest information: [www.rollingoakscdd.com](http://www.rollingoakscdd.com).

The meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tricia Adams  
Governmental Management Services – Central Florida, LLC  
District Manager

# SECTION VIII

# SECTION C

# SECTION 1

# Rolling Oaks Community Development District

## Summary of Check Register

July 1, 2024 to August 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	7/10/24	596-599	\$ 30,116.20
	7/16/24	601	\$ 4,252.22
	7/22/24	602	\$ 3,447.38
	7/29/24	603-604	\$ 430,150.00
	8/7/24	605-608	\$ 24,843.20
	8/20/24	609-613	\$ 7,995.70
	8/28/24	614	\$ 365.00
<b>Total Amount</b>			<b>\$ 501,169.70</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/10/24	00040	6/10/24	0806062	202406 320-53800-48600		PRESSURE WASHING 06/10/24	*	2,900.00		
IDALIZ E. TRINIDAD DBA FAST										2,900.00 000596
7/10/24	00027	5/29/24	05292024	202405 310-51300-49300		HEMISPHERE DANCER MAY24	*	141.79		
MARGARITAVILLE RESORT										141.79 000597
7/10/24	00003	5/17/24	24638	202404 310-51300-49400		BOUNDARY EXPANSION APR24	*	2,144.62		
STRALEY ROBIN VERICKER										2,144.62 000598
7/10/24	00019	7/01/24	PSI08534	202407 320-53800-47000		POND MAINTENANCE JUL24	*	743.60		
7/01/24		PSI08538	202407 320-53800-47000			QRLTY POND MAINT JUL24	*	1,260.80		
7/01/24		PSI08538	202407 320-53800-47000			POND MAINTENANCE JUL24	*	2,069.54		
7/01/24		PSI08543	202407 320-53800-47000			POND MAINTENANCE JUL24	*	1,154.19		
SOLITUDE LAKE MANAGEMENT LLC DBA										5,228.13 000599
7/10/24	00038	7/01/24	OS 72369	202407 320-53800-46200		LANDSCAPE MAINT JUL24	*	19,701.66		
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC										19,701.66 000600
7/16/24	00001	7/01/24	132	202407 310-51300-34000		MANAGEMENT FEES JUL24	*	3,343.67		
7/01/24		132	202407 310-51300-35200			WEBSITE ADMIN JUL24	*	61.92		
7/01/24		132	202407 310-51300-35100			INFORMATION TECH JUL24	*	104.17		
7/01/24		132	202407 310-51300-31300			DISSEMINATION SVCS JUL24	*	666.67		
7/01/24		132	202407 310-51300-51000			OFFICE SUPPLIES JUL24	*	.18		
7/01/24		132	202407 310-51300-42000			POSTAGE JUL24	*	75.61		
GOVERNMENTAL MANAGEMENT SERVICES										4,252.22 000601
7/22/24	00038	7/17/24	OS 73615	202407 320-53800-46202		LANDSCAPE ENHANCE JUL24	*	3,447.38		
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC										3,447.38 000602
7/29/24	00041	7/15/24	90103108	202406 310-51300-32200		AUDIT SERVICES-FY23	*	3,400.00		
DIBARTOLOMEO,MCBEE,HARTLEY & BARNES										3,400.00 000603
ROAK ROLLING OAKS IARAUJO										



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/29/24	00003	7/22/24	24959	202406	310-51300-31500			GENERAL COUNSEL-JUN24 STRALEY ROBIN VERICKER	*	901.50	901.50	000604
8/07/24	00001	6/30/24	135	202406	320-53800-48000			SIGNAGE REPAIR JUN24 GOVERNMENTAL MANAGEMENT SERVICES	*	316.70	316.70	000605
8/07/24	00003	6/18/24	24793	202405	310-51300-49400			BOUNDARY EXPANSION MAY24 STRALEY ROBIN VERICKER	*	857.50	857.50	000606
8/07/24	00019	8/01/24	PSI09407	202408	320-53800-47000			POND MAINTENANCE AUG24	*	743.60		
		8/01/24	PSI09410	202408	320-53800-47000			POND MAINTENANCE AUG24	*	2,069.54		
		8/01/24	PSI09414	202408	320-53800-47000			POND MAINTENANCE AUG24	*	1,154.19		
								SOLITUDE LAKE MANAGEMENT LLC DBA			3,967.33	000607
8/07/24	00038	8/01/24	OS 74219	202408	320-53800-46200			LANDSCAPE MAINT AUG24 YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	19,701.67	19,701.67	000608
8/20/24	00032	7/01/24	12202	202406	310-51300-31100			GENERAL ENGINEERING JUN24 DAVE SCHMITT ENGINEERING, INC.	*	1,200.00	1,200.00	000609
8/20/24	00037	8/16/24	15	202408	310-51300-49000			AMORT SERIES 2018 9-1-24 DISCLOSURE SERVICES LLC	*	250.00	250.00	000610
8/20/24	00001	8/01/24	133	202408	310-51300-34000			MANAGEMENT FEES AUG24	*	3,343.67		
		8/01/24	133	202408	310-51300-35200			WEBSITE ADMIN AUG24	*	61.92		
		8/01/24	133	202408	310-51300-35100			INFORMATION TECH AUG24	*	104.17		
		8/01/24	133	202408	310-51300-31300			DISSEMINATION SVCS AUG24	*	666.67		
		8/01/24	133	202408	310-51300-51000			OFFICE SUPPLIES AUG24	*	.15		
		8/01/24	133	202408	310-51300-42000			POSTAGE AUG24	*	10.70		
								GOVERNMENTAL MANAGEMENT SERVICES			4,187.28	000611

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/20/24	00023	7/29/24	AEF0E159	202408	310	51300	48000		PUBLIC HEARING/BOS MEETNG	*	157.92	157.92	000612
OSCEOLA NEWS GAZETTE													
8/20/24	00003	8/13/24	25096	202407	310	51300	31500		GENERAL COUNSEL JUL24	*	2,200.50	2,200.50	000613
STRALEY ROBIN VERICKER													
8/28/24	00001	7/31/24	136	202407	320	53800	48000		GENERAL MAINTENANCE JUL24	*	365.00	365.00	000614
GOVERNMENTAL MANAGEMENT SERVICES													
TOTAL FOR BANK A											75,321.20		
TOTAL FOR REGISTER											75,321.20		

# SECTION 2

***Rolling Oaks***  
***Community Development District***

***Unaudited Financial Reporting***  
***August 31, 2024***



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**Rolling Oaks**  
**Community Development District**  
**Combined Balance Sheet**  
**August 31, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Operating Account - Suntrust	\$ 262,081	\$ -	\$ -	\$ 262,081
Due from General Fund	\$ -	\$ 348	\$ -	\$ 348
Due From Developer	\$ 554	\$ -	\$ -	\$ 554
<b>Investments</b>				
<u>Series 2016</u>				
Reserve	\$ -	\$ 1,149,631	\$ -	\$ 1,149,631
Revenue	\$ -	\$ 919,024	\$ -	\$ 919,024
Principal	\$ -	\$ 249	\$ -	\$ 249
Interest	\$ -	\$ 967	\$ -	\$ 967
Sinking Fund	\$ -	\$ 861	\$ -	\$ 861
Prepayment	\$ -	\$ 27,730	\$ -	\$ 27,730
Construction	\$ -	\$ -	\$ 6,703	\$ 6,703
<u>Series 2018</u>				
Reserve	\$ -	\$ 919,769	\$ -	\$ 919,769
Revenue	\$ -	\$ 851,679	\$ -	\$ 851,679
Interest	\$ -	\$ 363	\$ -	\$ 363
Principal	\$ -	\$ 537	\$ -	\$ 537
Prepayment	\$ -	\$ 525	\$ -	\$ 525
Sinking Fund	\$ -	\$ 202	\$ -	\$ 202
Construction	\$ -	\$ -	\$ 2,562	\$ 2,562
<u>Series 2022</u>				
Reserve	\$ -	\$ 588,929	\$ -	\$ 588,929
Revenue	\$ -	\$ 155,909	\$ -	\$ 155,909
Interest	\$ -	\$ 563	\$ -	\$ 563
Capitalized Interest	\$ -	\$ 97	\$ -	\$ 97
Sinking Fund	\$ -	\$ 208	\$ -	\$ 208
Construction	\$ -	\$ -	\$ 1,209	\$ 1,209
<b>Total Assets</b>	<b>\$ 262,635</b>	<b>\$ 4,732,958</b>	<b>\$ 10,473</b>	<b>\$ 5,006,066</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 5,293	\$ -	\$ -	\$ 5,293
Due to Debt Service	\$ 348	\$ -	\$ -	\$ 348
<b>Total Liabilities</b>	<b>\$ 5,641</b>	<b>\$ 115,368</b>	<b>\$ -</b>	<b>\$ 121,008</b>
<b>Fund Balances:</b>				
Unassigned	\$ 256,994	\$ -	\$ -	\$ 256,994
Assigned for Debt Service 2016	\$ -	\$ 2,214,024	\$ -	\$ 2,214,024
Assigned for Debt Service 2018	\$ -	\$ 1,657,861	\$ -	\$ 1,657,861
Assigned for Debt Service 2022	\$ -	\$ 745,705	\$ -	\$ 745,705
Assigned for Capital Projects 2016	\$ -	\$ -	\$ 6,703	\$ 6,703
Assigned for Capital Projects 2018	\$ -	\$ -	\$ 2,562	\$ 2,562
Assigned for Capital Projects 2022	\$ -	\$ -	\$ 1,209	\$ 1,209
<b>Total Fund Balances</b>	<b>\$ 256,994</b>	<b>\$ 4,617,590</b>	<b>\$ 10,473</b>	<b>\$ 4,885,057</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 262,635</b>	<b>\$ 4,732,958</b>	<b>\$ 10,473</b>	<b>\$ 5,006,066</b>

# Rolling Oaks

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
<b>Revenues</b>				
Assessments	\$ 647,504	\$ 647,504	\$ 657,709	\$ 10,205
Assessments - Direct	\$ 165,627	\$ 165,627	\$ 124,220	\$ (41,407)
Developer Contributions	\$ -	\$ -	\$ 56,570	\$ 56,570
Boundary Amendment Contributions	\$ -	\$ -	\$ 5,712	\$ 5,712
<b>Total Revenues</b>	<b>\$ 813,131</b>	<b>\$ 813,131</b>	<b>\$ 844,211</b>	<b>\$ 31,080</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 5,400	\$ 5,600
FICA Expense	\$ 918	\$ 842	\$ 413	\$ 428
Engineering	\$ 10,000	\$ 9,167	\$ 9,389	\$ (223)
Attorney	\$ 15,000	\$ 13,750	\$ 7,959	\$ 5,791
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 8,000	\$ 7,333	\$ 7,333	\$ -
Assessment Administration	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Annual Audit	\$ 5,000	\$ 5,000	\$ 3,400	\$ 1,600
Trustee Fees	\$ 11,041	\$ 7,000	\$ 7,000	\$ -
Management Fees	\$ 40,124	\$ 36,780	\$ 36,780	\$ -
Information Technology	\$ 1,250	\$ 1,146	\$ 1,146	\$ -
Website Maintenance	\$ 743	\$ 681	\$ 681	\$ -
Telephone	\$ 100	\$ 92	\$ -	\$ 92
Postage	\$ 800	\$ 733	\$ 432	\$ 301
Insurance	\$ 7,918	\$ 7,918	\$ 5,626	\$ 2,292
Printing & Binding	\$ 800	\$ 733	\$ -	\$ 733
Legal Advertising	\$ 2,000	\$ 1,833	\$ 428	\$ 1,405
Other Current Charges	\$ 2,000	\$ 1,833	\$ 957	\$ 876
Office Supplies	\$ 130	\$ 119	\$ 3	\$ 116
Property Appraiser Fee	\$ 350	\$ 350	\$ 421	\$ (71)
Property Taxes	\$ 80	\$ 73	\$ 8	\$ 65
Meeting Room	\$ 1,701	\$ 1,559	\$ 567	\$ 992
Boundary Amendment	\$ -	\$ -	\$ 7,138	\$ (7,138)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 131,480</b>	<b>\$ 119,469</b>	<b>\$ 106,608</b>	<b>\$ 12,860</b>

# Rolling Oaks

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b><u>Operations and Maintenance Expenses</u></b>				
<i>Field Operations</i>				
Property Insurance	\$ 15,384	\$ 15,384	\$ 12,038	\$ 3,346
Electric	\$ 16,614	\$ 15,230	\$ 8,721	\$ 6,508
Streetlights	\$ 183,496	\$ 168,205	\$ 148,135	\$ 20,069
Utility-Water and Sewer	\$ 172,192	\$ 157,843	\$ 102,307	\$ 55,535
Landscape Maintenance	\$ 173,088	\$ 173,088	\$ 234,380	\$ (61,292)
Landscape Enhancements	\$ 50,000	\$ 45,833	\$ 3,995	\$ 41,838
Landscape Irrigation	\$ 6,500	\$ 5,958	\$ 4,755	\$ 1,203
Lawn Mowing/Trimming	\$ 12,000	\$ 11,000	\$ -	\$ 11,000
Lake Maintenance	\$ 45,007	\$ 41,256	\$ 44,453	\$ (3,197)
Pressure Washing	\$ -	\$ -	\$ 2,900	\$ (2,900)
Contingency	\$ 7,370	\$ 6,756	\$ 7,382	\$ (626)
<b>Total Operations and Maintenance:</b>	<b>\$ 681,651</b>	<b>\$ 640,553</b>	<b>\$ 569,068</b>	<b>\$ 71,485</b>
<b>Total Expenditures</b>	<b>\$ 813,131</b>	<b>\$ 760,021</b>	<b>\$ 675,676</b>	<b>\$ 84,345</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 168,535</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 88,459</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 256,994</b>	



# Rolling Oaks

## Community Development District

### Debt Service Fund - Series 2016

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 1,125,001	\$ 1,125,001	\$ 1,142,733	\$ 17,732
Interest	\$ 500	\$ 500	\$ 93,662	\$ 93,162
<b>Total Revenues</b>	<b>\$ 1,125,501</b>	<b>\$ 1,125,501</b>	<b>\$ 1,236,395</b>	<b>\$ 110,894</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 423,153	\$ 423,153	\$ 423,153	\$ -
Principal - 11/01	\$ 275,000	\$ 275,000	\$ 275,000	\$ -
Interest - 05/01	\$ 415,934	\$ 415,934	\$ 415,206	\$ 728
<b>Total Expenditures</b>	<b>\$ 1,114,087</b>	<b>\$ 1,114,087</b>	<b>\$ 1,113,359</b>	<b>\$ 728</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 11,414</b>		<b>\$ 123,036</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 921,703</b>		<b>\$ 2,090,988</b>	
<b>Fund Balance - Ending</b>	<b>\$ 933,117</b>		<b>\$ 2,214,024</b>	

# Rolling Oaks

## Community Development District

### Debt Service Fund - Series 2018

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
<b>Revenues</b>				
Assessments	\$ 899,947	\$ 899,947	\$ 914,132	\$ 14,185
Assessments - Prepayment	\$ -	\$ -	\$ 30,227	\$ 30,227
Interest	\$ 500	\$ 500	\$ 71,217	\$ 70,717
<b>Total Revenues</b>	<b>\$ 900,447</b>	<b>\$ 900,447</b>	<b>\$ 1,015,576</b>	<b>\$ 115,129</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 337,359	\$ 337,359	\$ 337,359	\$ -
Principal - 11/01	\$ 225,000	\$ 225,000	\$ 225,000	\$ -
Interest - 05/01	\$ 332,438	\$ 332,438	\$ 332,847	\$ (409)
Special Call - 08/01	\$ -	\$ -	\$ 30,000	\$ (30,000)
<b>Total Expenditures</b>	<b>\$ 894,797</b>	<b>\$ 894,797</b>	<b>\$ 925,206</b>	<b>\$ (30,409)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 5,650</b>		<b>\$ 90,370</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 661,541</b>		<b>\$ 1,567,492</b>	
<b>Fund Balance - Ending</b>	<b>\$ 667,191</b>		<b>\$ 1,657,861</b>	

# Rolling Oaks

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b>Revenues</b>				
Assessments - Direct	\$ 576,163	\$ 576,163	\$ 432,121	\$ (144,042)
Interest	\$ -	\$ -	\$ 35,773	\$ 35,773
<b>Total Revenues</b>	<b>\$ 576,163</b>	<b>\$ 576,163</b>	<b>\$ 467,894</b>	<b>\$ (108,269)</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 242,247	\$ 242,247	\$ 242,247	\$ -
Principal - 05/01	\$ 90,000	\$ 90,000	\$ 90,000	\$ -
Interest - 05/01	\$ 242,247	\$ 242,247	\$ 242,247	\$ -
<b>Total Expenditures</b>	<b>\$ 574,494</b>	<b>\$ 574,494</b>	<b>\$ 574,494</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,669</b>		<b>\$ (106,599)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 269,953</b>		<b>\$ 852,305</b>	
<b>Fund Balance - Ending</b>	<b>\$ 271,622</b>		<b>\$ 745,705</b>	

**Rolling Oaks**  
**Community Development District**  
**Capital Projects Fund - Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2024**

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 313	\$ 313
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 313</b>	<b>\$ 313</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 313</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 6,390</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 6,703</b>	

**Rolling Oaks**  
**Community Development District**  
**Capital Projects Fund - Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2024**

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 119	\$ 119
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 119</b>	<b>\$ 119</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 119</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,442</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,562</b>	

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 56	\$ 56
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56</b>	<b>\$ 56</b>
<b>Expenditures:</b>				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,152</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,209</b>	

**Rolling Oaks**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments - On Roll	\$ -	\$ 58,190	\$ 353,972	\$ 29,380	\$ 29,331	\$ 6,266	\$ 154,471	\$ 5,225	\$ 20,763	\$ 111	\$ -	\$ -	\$ 657,709
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 82,813	\$ -	\$ 41,407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,220
Developer Contributions	\$ 56,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,570
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ 581	\$ 683	\$ 893	\$ 2,145	\$ 858	\$ -	\$ 554	\$ -	\$ 5,712
<b>Total Revenues</b>	<b>\$ 56,570</b>	<b>\$ 58,190</b>	<b>\$ 353,972</b>	<b>\$ 29,380</b>	<b>\$ 112,725</b>	<b>\$ 6,949</b>	<b>\$ 196,770</b>	<b>\$ 7,370</b>	<b>\$ 21,620</b>	<b>\$ 111</b>	<b>\$ 554</b>	<b>\$ -</b>	<b>\$ 844,211</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 1,800	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ 5,400
FICA Expense	\$ -	\$ 138	\$ 77	\$ -	\$ -	\$ -	\$ 77	\$ 61	\$ -	\$ -	\$ 61	\$ -	\$ 413
Engineering	\$ -	\$ 313	\$ -	\$ 1,125	\$ 2,131	\$ 3,200	\$ 700	\$ 395	\$ 1,200	\$ -	\$ 325	\$ -	\$ 9,389
Attorney	\$ 284	\$ -	\$ -	\$ 391	\$ 35	\$ 284	\$ -	\$ 1,389	\$ 902	\$ 2,201	\$ 2,475	\$ -	\$ 7,959
Arbitrage	\$ -	\$ 450	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Dissemination	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ -	\$ 7,333
Assessment Administration	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ 3,400
Trustee Fees	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ 36,780
Information Technology	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ 1,146
Website Maintenance	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ -	\$ 681
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 31	\$ 61	\$ 39	\$ 5	\$ 53	\$ 5	\$ 47	\$ 78	\$ 27	\$ 76	\$ 11	\$ -	\$ 432
Insurance	\$ 7,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,500)	\$ -	\$ -	\$ 5,626
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 191	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158	\$ -	\$ 428
Other Current Charges	\$ 39	\$ 288	\$ 40	\$ 39	\$ 41	\$ 41	\$ 41	\$ 56	\$ 40	\$ 41	\$ 291	\$ -	\$ 957
Office Supplies	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 3
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 421
Property Taxes	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Meeting Room	\$ 284	\$ -	\$ -	\$ -	\$ -	\$ 142	\$ -	\$ 142	\$ -	\$ -	\$ -	\$ -	\$ 567
Boundary Amendment	\$ -	\$ 158	\$ -	\$ 581	\$ 683	\$ 893	\$ 2,145	\$ 858	\$ -	\$ 554	\$ 1,269	\$ -	\$ 7,138
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 29,306</b>	<b>\$ 7,472</b>	<b>\$ 6,232</b>	<b>\$ 6,317</b>	<b>\$ 7,541</b>	<b>\$ 8,741</b>	<b>\$ 8,185</b>	<b>\$ 7,955</b>	<b>\$ 9,745</b>	<b>\$ 5,547</b>	<b>\$ 9,566</b>	<b>\$ -</b>	<b>\$ 106,608</b>

**Rolling Oaks**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Operations and Maintenance Expenses</b>													
<i>Field Operations</i>													
Property Insurance	\$ 12,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,038
Utility - Electric	\$ 1,025	\$ 997	\$ 951	\$ 740	\$ 689	\$ 625	\$ 602	\$ 620	\$ 836	\$ 854	\$ 781	\$ -	\$ 8,721
Streetlights	\$ 10,114	\$ 15,977	\$ 13,360	\$ 9,998	\$ 17,477	\$ 13,684	\$ 13,684	\$ 13,686	\$ 11,694	\$ 14,846	\$ 13,615	\$ -	\$ 148,135
Utility - Water & Sewer	\$ 361	\$ 3,083	\$ 17,077	\$ 12,205	\$ 9,754	\$ 15,993	\$ 8,902	\$ 3,562	\$ 6,019	\$ 17,996	\$ 7,355	\$ -	\$ 102,307
Landscape Maintenance	\$ 22,370	\$ 32,508	\$ 19,008	\$ 22,725	\$ 39,262	\$ 19,702	\$ 19,702	\$ -	\$ 19,702	\$ 19,702	\$ 19,702	\$ -	\$ 234,380
Landscape Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,447	\$ 548	\$ -	\$ 3,995
Landscape Irrigation	\$ 1,400	\$ 1,231	\$ 2,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,755
Lawn Mowing/Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 5,124	\$ 4,783	\$ 3,224	\$ 4,485	\$ 2,847	\$ 3,224	\$ 5,124	\$ 3,224	\$ 3,224	\$ 5,228	\$ 3,967	\$ -	\$ 44,453
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,900	\$ -	\$ -	\$ -	\$ 2,900
Contingency	\$ 6,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 317	\$ 365	\$ -	\$ -	\$ 7,382
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 59,132</b>	<b>\$ 58,579</b>	<b>\$ 55,744</b>	<b>\$ 50,153</b>	<b>\$ 70,029</b>	<b>\$ 53,228</b>	<b>\$ 48,014</b>	<b>\$ 21,091</b>	<b>\$ 44,692</b>	<b>\$ 62,437</b>	<b>\$ 45,968</b>	<b>\$ -</b>	<b>\$ 569,068</b>
<b>Total Expenditures</b>	<b>\$ 88,438</b>	<b>\$ 66,052</b>	<b>\$ 61,975</b>	<b>\$ 56,470</b>	<b>\$ 77,570</b>	<b>\$ 61,969</b>	<b>\$ 56,199</b>	<b>\$ 29,047</b>	<b>\$ 54,437</b>	<b>\$ 67,984</b>	<b>\$ 55,534</b>	<b>\$ -</b>	<b>\$ 675,676</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (31,869)</b>	<b>\$ (7,861)</b>	<b>\$ 291,996</b>	<b>\$ (27,090)</b>	<b>\$ 35,155</b>	<b>\$ (55,020)</b>	<b>\$ 140,571</b>	<b>\$ (21,677)</b>	<b>\$ (32,817)</b>	<b>\$ (67,873)</b>	<b>\$ (54,981)</b>	<b>\$ -</b>	<b>\$ 168,535</b>



**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
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
2/7/24	ACH	\$ 126,111.16	\$ (2,582.86)	\$ (2,470.57)	\$ -	\$ 121,057.73	\$ 29,330.86	\$ 50,960.72	\$ 40,766.15	\$ 121,057.73
3/8/24	ACH	\$ 26,657.65	\$ (266.57)	\$ (527.82)	\$ -	\$ 25,863.26	\$ 6,266.37	\$ 10,887.45	\$ 8,709.44	\$ 25,863.26
4/8/24	ACH	\$ 5,704.04	\$ -	\$ (114.08)	\$ -	\$ 5,589.96	\$ 1,354.38	\$ 2,353.16	\$ 1,882.42	\$ 5,589.96
4/8/24	ACH	\$ 644,202.47	\$ -	\$ (12,884.05)	\$ -	\$ 631,318.42	\$ 152,960.97	\$ 265,761.16	\$ 212,596.29	\$ 631,318.42
4/19/24	ACH	\$ -	\$ -	\$ -	\$ 642.38	\$ 642.38	\$ 155.64	\$ 270.42	\$ 216.32	\$ 642.38
5/8/24	ACH	\$ 22,006.92	\$ -	\$ (440.14)	\$ -	\$ 21,566.78	\$ 5,225.37	\$ 9,078.80	\$ 7,262.61	\$ 21,566.78
6/7/24	ACH	\$ 21,860.88	\$ -	\$ (437.21)	\$ -	\$ 21,423.67	\$ 5,190.71	\$ 9,018.55	\$ 7,214.41	\$ 21,423.67
6/18/24	ACH	\$ 65,582.60	\$ -	\$ (1,311.66)	\$ -	\$ 64,270.94	\$ 15,572.09	\$ 27,055.63	\$ 21,643.22	\$ 64,270.94
7/11/24	ACH	\$ -	\$ -	\$ -	\$ 459.05	\$ 459.05	\$ 111.22	\$ 193.24	\$ 154.58	\$ 459.04
<b>Total</b>		<b>\$ 2,845,854.46</b>	<b>\$ (77,561.80)</b>	<b>\$ (56,540.28)</b>	<b>\$ 2,822.78</b>	<b>\$ 2,714,575.16</b>	<b>\$ 657,709.43</b>	<b>\$ 1,142,733.39</b>	<b>\$ 914,132.35</b>	<b>\$ 2,714,575.15</b>

102% Net Percent Collected
0 Balance Remaining to Collect

**DIRECT BILL ASSESSMENTS**

Rolling Oaks Splendid, LLC				Net Assessments					
2024-01						\$ 741,787.61	\$ 165,626.50	\$ 576,161.11	
Date Received	Due Date	Check Number	O&M Total	S2022 Debt Total	Amount Received	General Fund	Series 2022		
2/21/24	12/1/23	200077	\$ 82,813.25	\$ 288,080.56	\$ 370,893.81	\$ 82,813.25	\$ 288,080.56		
4/12/24	2/1/24	Wire	\$ 41,406.63	\$ 144,040.28	\$ 185,446.90	\$ 41,406.63	\$ 144,040.28		
	5/1/24		\$ 41,406.63	\$ 144,040.28					
			\$ 165,626.51	\$ 576,161.12	\$ 556,340.71	\$ 124,219.88	\$ 432,120.84		

# 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	\$1,149,631	
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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$14,155,000</b>

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	\$919,769	
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)
LESS: SPECIAL CALL 08/01/24		(\$30,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$12,290,000</b>

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	\$588,929	
BONDS OUTSTANDING - 11/22/22		\$7,635,000
LESS: PRINCIPAL PAYMENT 5/1/24		(\$90,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$7,545,000</b>

**Rolling Oaks**  
**Community Development District**

**Special Assessment Bonds, Series 2016**

**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

<b>TOTAL</b>	<b>\$ 4,987.06</b>
<hr/>	
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	\$ -
<b>Remaining Acquisition/Construction Fund</b>	<b>\$ 6,390.03</b>

**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
2/1/24	Interest	\$ 28.85
3/1/24	Interest	\$ 27.02
4/1/24	Interest	\$ 29.00
5/1/24	Interest	\$ 28.12
6/1/24	Interest	\$ 29.18
7/1/24	Interest	\$ 28.39
8/1/24	Interest	\$ 29.62

<b>TOTAL</b>	<b>\$ 312.71</b>
<hr/>	
Acquisition/Construction Fund at 09/30/2023	\$ 6,390.03
Interest Earned and Transfer In thru 08/30/24	\$ 312.71
Requisitions Paid thru 08/30/24	\$ -
<b>Remaining Acquisition/Construction Fund</b>	<b>\$ 6,702.74</b>

**Rolling Oaks**  
**Community Development District**

**Special Assessment Bonds, Series 2018**

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisitions</b>
<b>Fiscal Year 2023</b>				
2/28/23	6	Rolling Oaks CDD	Reimburse RO O&M Ithink Graphics Invoice # 78762 - Custom Wildlife Signs	\$1,629.98
<b>TOTAL</b>				<b>\$ 1,629.98</b>
<b>Fiscal Year 2023</b>				
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
<b>TOTAL</b>				<b>\$ 3,906.60</b>
<b>Acquisition/Construction Fund at 09/30/22</b>				<b>\$ 165.62</b>
<b>Interest Earned 09/30/23</b>				<b>\$ 3,906.60</b>
<b>Requisitions Paid thru 09/30/23</b>				<b>\$ (1,629.98)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 2,442.24</b>
<b>Fiscal Year 2024</b>				
10/1/23		Interest		\$ 10.49
11/1/23		Interest		\$ 10.89
12/1/23		Interest		\$ 10.61
1/1/24		Interest		\$ 11.01
2/1/24		Interest		\$ 11.02
3/1/24		Interest		\$ 10.32
4/1/24		Interest		\$ 11.08
5/1/24		Interest		\$ 10.74
6/1/24		Interest		\$ 11.15
7/1/24		Interest		\$ 10.85
8/1/24		Interest		\$ 11.28
<b>TOTAL</b>				<b>\$ 119.44</b>
<b>Acquisition/Construction Fund at 09/30/23</b>				<b>\$ 2,442.24</b>
<b>Interest Earned 08/30/24</b>				<b>\$ 119.44</b>
<b>Requisitions Paid thru 08/30/24</b>				<b>\$ -</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 2,561.68</b>

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

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2023</b>				
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
<b>TOTAL</b>				<b>\$ 6,240,533.34</b>

**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
<b>TOTAL</b>				<b>\$ 20,920.32</b>

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	<u>\$ 1,152.36</u>
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**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
2/1/24		Interest		\$ 5.20
3/1/24		Interest		\$ 4.87
4/1/24		Interest		\$ 5.23
5/1/24		Interest		\$ 5.07
6/1/24		Interest		\$ 5.26
7/1/24		Interest		\$ 5.12
8/1/24		Interest		\$ 5.32
<b>TOTAL</b>				<b>\$ 56.35</b>

Acquisition/Construction Fund at 09/30/2023	\$ 1,152.36
Interest Earned 08/30/24	\$ 56.35
Requisitions Paid thru 08/30/24	\$ -

Remaining Acquisition/Construction Fund	<u>\$ 1,208.71</u>
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