

*Rolling Oaks  
Community Development District*

*Agenda*

*October 24, 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

October 17, 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, October 24, 2024, at 1:00 PM at the Crescent Moon Room, 3151 Sunset Walk Drive, 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 September 26, 2024 Board of Supervisors Meeting
4. Consideration of Encroachment Agreement for a Building Pad with MV Rolling Oaks Retail, LLC
5. Consideration of License Agreement for Entry Gates with Rolling Oaks Splendid, LLC
6. Consideration of Mutual Use Agreement for Directional Signage with Rolling Oaks Splendid, LLC
7. Review and Approval of Field Management Services Agreement
8. Ratification of Revised Fiscal Year 2025 Meeting Schedule
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
  - D. Field Manager's Report
10. Supervisor's Requests
11. Next Meeting Date – November 21, 2024 at 3:00 PM at Margaritaville Resort Orlando
12. 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, **September 26, 2024** at 1:05 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 <i>via Zoom</i>
Cora DiFiore	Assistant Secretary <i>via Zoom</i>
Peter Brown	Assistant Secretary
Steven Dougherty	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Vivek Babbar	District Counsel <i>via Zoom</i>
Clayton Smith	Field Services Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 1:05 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 August 22,  
2024 Meeting**

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor the Minutes of the August 22, 2024 Meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Field Operations Management Proposal from Governmental Management Services**

Ms. Adams stated that the District was recently advised of some organizational structure changes within Margaritaville Resort. Previously, there was a landscape manager who oversaw the CDD landscape maintenance. Once that person was no longer employed there was a decision for the respective entities to take responsibility for overseeing the landscape maintenance. Staff had a discussion with Peter Brown, and he asked that GMS prepares a proposal for field management services. Our field services manager, Clayton Smith, who oversees all the Central Florida field operations as well as the maintenance team is attending this meeting.

Mr. Smith stated in your agenda package is a proposal for field operation services. We have a team of about 21 people, field managers, two full maintenance offices that handles our equipment. Field operations has grown significantly in the last two years. We oversee the operation of the CDD assets and property. We manage any of the contracts that are with the District such as landscape maintenance, aquatic weed control and in some places, we do amenity centers as well. Next is facility maintenance where we just manage your assets to make sure they are well maintained, the lights are working, things are pressure washed. We can do this through obtaining quotes or using in-house staff. We do project management as well where we manage your larger projects such as overseeing the installation of playgrounds. We also do field management for the Bonnet Creek Resort, and I have some familiarity with the resort and hospitality standards that are expected. The price that we propose is to oversee it in an effective manner.

Mr. Brown stated this is very similar to what Derick Langel has been doing. These services will be very needed.

Mr. Dougherty asked is this a new incremental charge to the district or has the district had a comparable line item in the budget?

Mr. Brown stated it has not been in the district budget; the developer has been absorbing it.

Mr. Dougherty asked would this start October 1 with the new fiscal year?

Ms. Adams stated that is what we are proposing.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the proposal from GMS for field operations management in the amount of \$23,400 was approved.

*\*Mr. Smith left the meeting at this time.*

**FIFTH ORDER OF BUSINESS**

**Consideration of Landscape Maintenance Services Agreement Renewal with Yellowstone Landscape**

Ms. Adams stated the next item is related to field services as well. Included in the agenda package is the annual landscape services renewal with Yellowstone. You reviewed these numbers when you adopted the fiscal year 2025 budget. This memorializes that we are extending the agreement for an additional 12 months and we are adding back in twice a year palm trimming as well as funding for mulch and plant replacement.

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor the Agreement Renewal with Yellowstone Landscape for Landscape Maintenance Services was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Towing Enforcement Agreement with New Generation Towing and Recovery**

Ms. Adams stated next is the towing enforcement agreement with New Generation Towing and Recovery. You recently adopted towing policies and this is the vendor that would enforce those policies. They would be responsible to operate in compliance with Florida Statutes and in compliance with the policies that the board approved. They are also required to install the required signage. We are looking for approval in substantial form because Vivek’s team may need to do a final review, and we have a new affidavit on human trafficking to add to the agreement.

Mr. Babbar stated we will want that language included and the contractor may have some comments and approval in substantial form will allow us to move forward.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the Towing Enforcement Agreement with New Generation Towing and Recovery was approved in substantial form.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Revised Fiscal Year 2025 Meeting Schedule**

This item tabled to a future meeting.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Babbar stated we were informed by the developer of the expansion area they plan to change so they no longer want it included in the CDD, therefore, the CDD did withdraw the petition to expand the boundaries of the district.

**B. Engineer**

There being no comments, the next item followed.

**C. Manager**

**i. Approval of Check Register**

This item tabled to a future meeting.

**ii. Balance Sheet and Income Statement**

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

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date – October 24, 2024 at West Osceola Branch Library**

Ms. Adams stated the next meeting will be held October 24, 2024 and we will confirm the location.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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



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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

Prepared by and return to:  
Cari Allen Webster, Esq.  
Straley Robin Vericker  
1510 W. Cleveland St.  
Tampa, FL 33606

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**Easement Encroachment Agreement**  
*(Building)*

This Easement Encroachment Agreement (this “**Agreement**”) is entered into as of November 1, 2024 (the “**Effective Date**”), between the **Rolling Oaks Community Development District** (the “**District**”) whose mailing address is c/o GMS 219 East Livingston Street, Orlando, Florida 32801, and **MV Rolling Oaks Retail, LLC**, a Delaware limited liability company (the “**Landowner**”), whose mailing address is One Town Center Rd, Suite 600, Boca Raton, Florida 33486.

**WITNESSETH:**

That for and in consideration of the sum of \$10.00, in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property**. Landowner is the fee simple landowner of Lot 1B, Rolling Oaks (“**Property**”), a subdivision according to the plat thereof recorded in Plat Book 26, Pages 116-125 (“**Plat**”), in the public records of Osceola County Florida. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Osceola County.
2. **District Easement**. The District possesses right-of-way interests over the area known as Inspiration Drive abutting the east boundary of the Property and as shown as Tract A on the Plat (the “**Easement**”). Landowner desires to encroach into the Easement by constructing a building pad (the “**Improvements**”).
3. **Right to Encroach**. To the extent that the District has the right to do so, the District hereby grants consent to the Landowner to construct, maintain, operate, and use the Improvements, subject to compliance with the terms stated herein over that portion of the Easement as described in **Exhibit A** (“**Encroachment Area**”), attached hereto and incorporated herein by reference. Landowner understands and agrees that the District may not have the sole authority to grant the Landowner permission to construct the Improvements. This Agreement merely defines the terms by which the District will not object to the Improvements. It is the Landowner’s responsibility to ensure they have authority and permission from all necessary parties and regulatory authorities to construct the Improvements.
4. **Installation and Maintenance of Improvements**. The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the Easement for public purposes.
5. **Permits, Approvals, and Compliance with Regulations**. Landowner shall apply for and

obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work.

6. **Termination Upon Removal of Improvements.** In the event that the Improvements are removed and/or relocated out of the Encroachment Area, this Agreement shall automatically terminate. If requested by the District, the Landowner agrees to execute a Notice of Termination of Easement Encroachment Agreement that may be recorded in the public records of Osceola County, Florida.
7. **Restoration of Property Upon Termination.** If this Agreement is terminated for any reason, the Landowner shall, at the Landowner's sole cost and expense, remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
8. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Osceola County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.
9. **Public Records.** The Landowner understands and acknowledges that all documents of any kind relating to this Agreement may be subject to Chapter 119, Florida Statutes, Florida's Public Records law, and shall be treated as such by the Landowner in accordance with Florida law. As such, the Landowner shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.
10. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
11. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
12. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Osceola County, Florida.
13. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
14. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

15. **Amendments**. This Agreement may only be amended in writing by the parties.
16. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
17. **Arm's Length Transaction**. 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.
18. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

*[Remainder of this page intentionally left blank]*

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**Witnesses:**

**Rolling Oaks  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

\_\_\_\_\_  
John Chiste  
Chair of the Board of Supervisors

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of physical presence on \_\_\_\_\_, 2024, by John Chiste as Chair of the Board of Supervisors of the Rolling Oaks Community Development District, on behalf of the District, who [ ] is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

**Witnesses:**

**MV Rolling Oaks Retail, LLC**, a Delaware limited liability company

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

Address: \_\_\_\_\_  
\_\_\_\_\_

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

Address: \_\_\_\_\_  
\_\_\_\_\_

**By: MV Rolling Oaks Holdings, LLC**  
its Sole Member

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of physical presence on \_\_\_\_\_, 2024, by \_\_\_\_\_, as \_\_\_\_\_ of MV Rolling Oaks Holdings, LLC, as sole member of MV Rolling Oaks Retail, LLC, a Delaware limited liability company on behalf of the company who [ ] is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

# LEGAL DESCRIPTION

NOT A SURVEY

## Exhibit A

A PARCEL OF LAND BEING A PORTION OF TRACT A, ROLLING OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 116 THROUGH 125 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHWEST CORNER OF LOT 1B OF SAID ROLLING OAKS; THENCE RUN ALONG THE WEST LINE OF SAID LOT 1B NORTH 00°23'34" WEST, FOR A DISTANCE OF 459.82 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°36'26" EAST FOR A DISTANCE OF 532.48 FEET TO A POINT ON THE WESTERLY LINE OF THE AFORESAID TRACT A AND THE **POINT OF BEGINNING**; THENCE RUN SOUTH 26°01'09" WEST FOR A DISTANCE OF 30.70 FEET; THENCE RUN NORTH 63°56'21" WEST FOR A DISTANCE OF 2.26 FEET TO A POINT ON SAID EASTERLY LINE OF TRACT A, ALSO BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 113.00 FEET, WITH A CHORD BEARING OF NORTH 30°13'34" EAST, AND A CHORD DISTANCE OF 30.78 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°39'13" FOR A DISTANCE OF 30.87 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 56 SQUARE FEET OF LAND MORE OR LESS.

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#6723

### SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 1B, ROLLING ACRES AS BEING N00°23'34" W ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20240459

CALC BY: BH

DATE: 6/25/24

DRAWN BY: MR

SCALE: 1' = 5'

CHECKED BY: BH

FOR THE LICENSED BUSINESS #6723 BY:

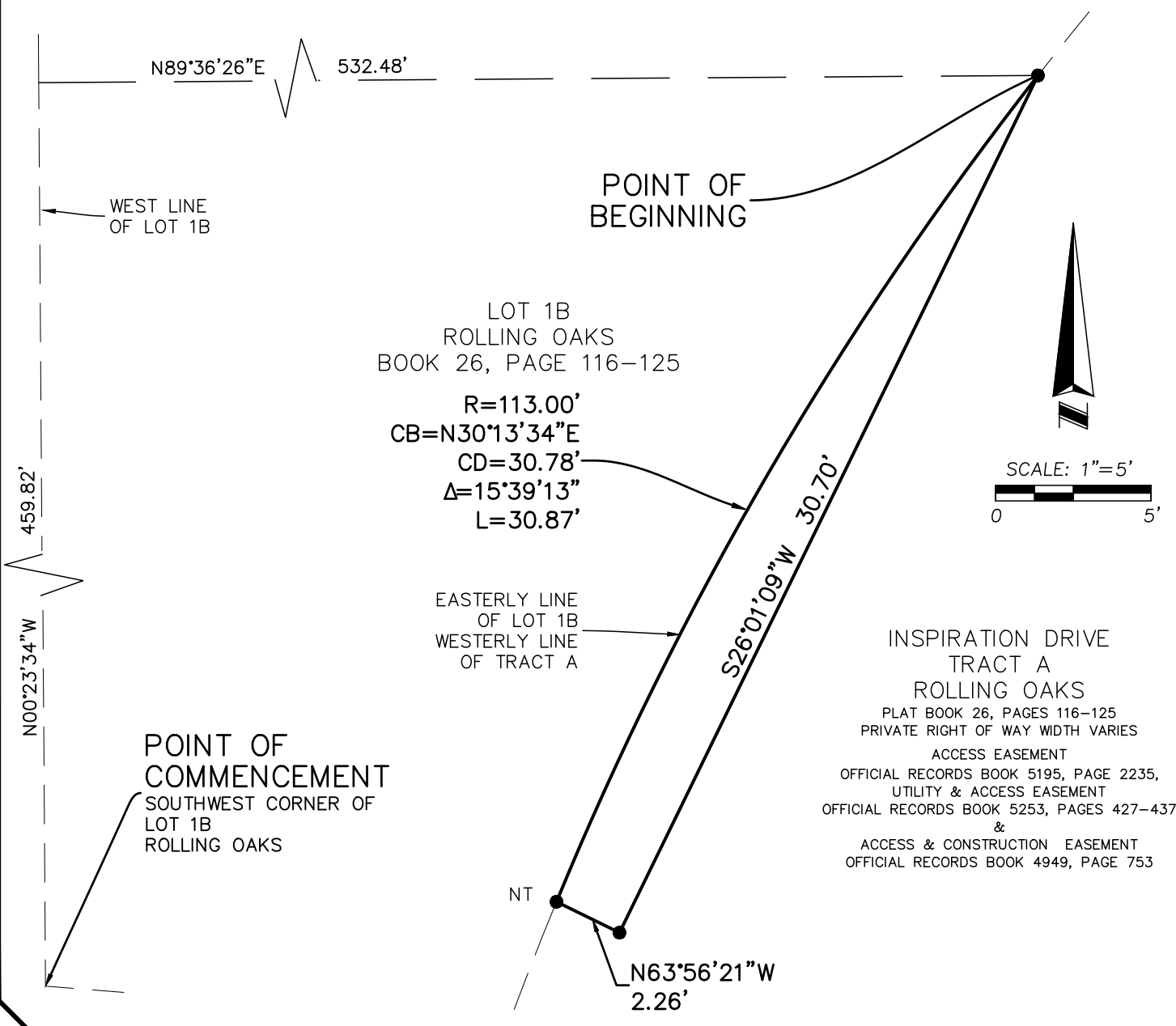
*Brice Hellstrom*  
BRICE HELLSTROM, P.S.M. #7296



# SKETCH OF DESCRIPTION

NOT A SURVEY

Exhibit A



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#6723

## SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- NT NOT TANGENT
- R RADIUS
- CB CHORD BEARING
- CD CHORD DISTANCE
- $\Delta$  CENTRAL ANGLE
- L ARC LENGTH

JOB #: 20240459

DATE: 6/25/24

SCALE: 1" = 5'

CALC BY: BH

DRAWN BY: MR

CHECKED BY: BH

SHEET 2 OF 2  
SEE SHEET 1 FOR  
LEGAL DESCRIPTION

# SECTION V

# **License Agreement**

(Entrance Gates)

This License Agreement (“**Agreement**”) is entered into as of November 1, 2024, by and between the **Rolling Oaks Community Development District** (the “**District**”) and **Rolling Oaks Splendid, LLC**, a Florida limited liability company, together with its successors and assigns (the “**Developer**”).

## **Background Information**

The District is the ownership and maintenance entity over the common areas and rights-of-way throughout the community within the District boundaries (the “**District Property**”). The Developer owns and maintains multiple properties within the District Property and has requested authorization to install and maintain gates at five entrances throughout the District Property. The District desires to grant the Developer a license over the District Property to install and maintain entrance gates pursuant to the terms of this Agreement.

## **Operative Provisions**

1. **Background Information.** The above background information is true and correct and is incorporated herein by this reference and made a part of this Agreement.
2. **Grant of License.** The District hereby grants the Developer a non-exclusive license over the District Property for the sole purpose and as necessary for installing, operating, maintaining, repairing, and replacing entrance gates and any required ancillary equipment (the “**Improvements**”) on the District Property (the “**License**”). The License includes rights of ingress and egress as may be reasonably necessary for the Developer and its employees and contractors to access the District Property to facilitate such services.
3. **Developer’s Installation and Maintenance of Entrance Gates.** The Developer, at its sole cost and expense, will engage with reputable, licensed, insured, and professional contractors to install and service the Improvements for normal wear and tear (including repairs for any vandalism which may occur from time to time), routine maintenance of the Improvements, and all repairs necessary for the Improvements (collectively, the “**Developer Services**”). The Developer agrees to maintain the Improvements in a safe, clean, and aesthetically pleasing condition. The Developer will timely pay all invoices from contractors for the Developer Services.
4. **Electrical Cost.** The District may already have electrical conduits near or adjacent to the District Property. If the Developer desires to tie into such electrical outlets then the District may elect to send the Developer an invoice, on a monthly or other recurring basis, for the increased electrical usage by the Improvements based on an average usage of the electrical charges in the previous year compared to the increased usage on the new bills. If the District elects to do so, the Developer agrees to reimburse the District within 10 days of the date when the District provides proof of payment for the electrical services.
5. **Permits, Approvals, and Compliance with Regulations.**
  - a. Any work performed by or on behalf of the Developer shall be performed in a good, workmanlike, lien-free manner, and using best management practices.
  - b. The Developer shall apply for and obtain, at its sole cost and expense, all necessary permits and permissions or consents from any property owners, easement holders, or applicable governmental entities necessary to perform the Developer Services, prior to undertaking any work (including but not limited to ensuring that all Developer Services satisfy applicable “line-of-sight” standards).

- c. The District will cooperate and assist the Developer with any paperwork required as the owner of the District Property.
- d. The Developer or its vendors 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.
- e. Within 3 business days following receipt, any party shall each promptly deliver and provide to the other party copies of any governmental notice of non-compliance, violation, warning, letters, electronic or other communication or inquiry of any type or kind relating to the Improvements or this License.
- f. Any fees or fines incurred or imposed due to the Developer or its vendor's non-compliance shall be borne solely by the Developer or its vendors.

**6. Developer's Use of the District Property.** The Developer accepts use of the District Property pursuant to the following conditions:

- a. The District will not be responsible for preparing, altering, or modifying the District Property in any manner to accommodate the Developer's use.
- b. The Developer covenants that it will not use the District Property in any manner which may interfere with the District's use of the District Property or cause a hazardous condition to exist.
- c. The Developer's use of the District Property pursuant to this Agreement shall be at the sole risk and expense of the Developer, and the District is expressly relieved of any responsibility for any damage or loss to the Developer resulting from such use.

**7. District's Use of the District Property.** The Developer acknowledges that the District Property consists of right-of-way and the District has the right to install, maintain, repair, and replace any right-of-way infrastructure including but not limited to roadway, sidewalks, drainage, and utilities for the benefit of the District. The District retains the right to use the District Property for any lawful purpose.

- a. If the District is performing any maintenance or repairs of District infrastructure within the District Property, the District agrees to take reasonable precautions to protect and minimize damage to the Improvements. The District shall provide reasonable notice and coordinate with the Developer for any work being done within the District Property which may affect or disrupt the Improvements or use of the Improvements. The District shall have no liability or responsibility for any damage to the Improvements or disruption or inconvenience caused to the Developer's business in connection with the District's work as provided herein.
- b. The District shall have the right, but not the obligation, to perform maintenance of the Improvements within the District Property on an emergency basis if necessary, for the protection of the benefitted public roads or other public infrastructure, or to ensure compliance with any requirements imposed by regulatory agencies. The Developer agrees to reimburse the District for all costs and expenses incurred in connection with such action. Such reimbursement shall be paid within forty-five (45) days after the District presents an invoice for work completed pursuant to this Section.

**8. Inspection.** The Developer shall conduct regular inspections of the Improvements and shall correct any irregularities in accordance with the terms of this Agreement.

**9. Investigation and Report of Accidents/Claims.** The Developer shall promptly investigate and provide a full written report to the District Manager as to all accidents or claims for damage relating to the Improvements or District Property. Such report shall at a minimum include a description of any damage or destruction of property and the estimated cost of repair. Developer shall cooperate and make any and all reports required by any insurance company or the District in connection with any accident or claim.

**10. Default.** If the Developer fails to perform and comply with any obligation, responsibility or liability imposed upon the Developer by this Agreement, or identified by the District, and such failure continues for more than thirty (30) days after the District gives the Developer written notice thereof, or if the Developer fails to commence all reasonable curative action within thirty (30) days after notice thereof and fails to diligently and continuously prosecute the curative action to completion, then the Developer's failure to perform shall be deemed to constitute an event of default.

- a. If a default occurs and the Developer fails to cure such default in accordance with this Agreement, the District may, without further notice, immediately or at any time thereafter, correct the default, in which event the Developer shall immediately reimburse the District for any and all costs, including attorneys' fees, incurred by the District to cure such default.
- b. If a default occurs and the Developer fails to cure such default in accordance with this Agreement, the District may terminate this Agreement by giving written notice to the Developer.
- c. The remedies set forth in this Agreement are cumulative and not in limitation of any remedies available at law or in equity.

**11. Term and Termination.** The initial term of this Agreement shall be for five (5) years from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent one-year terms pursuant to the same contract provisions as the initial term. Either party may terminate this Agreement at any time, without cause, upon 180 days' advance written notice to the other parties.

**12. Insurance.** The Developer and its vendors operating under the License shall maintain general commercial liability insurance in an aggregate amount not less than \$1,000,000.00, including, but not limited to, coverage for personal injury or death and real or personal property damage. The foregoing insurance shall name the District as an additional insured. All insurance premiums in connection with the above referenced insurance coverage shall be promptly paid and a certificate of insurance evidencing the existence of same to the District shall be provided. Such certificate of insurance shall provide the applicable insurance coverage shall not be modified or cancelled without 30 days prior written notice the District.

**13. Indemnification.** The Developer hereby indemnifies and holds the District and its agents and officers harmless from and against all claims, demands, liabilities, causes of action, suits, judgments, damages, fines and expenses (including attorneys' fees and costs) arising from or in connection with 1) the Developer's maintenance and use of the Improvements or District Property, including, without limitation, any work or thing whatsoever done or any condition created in, on or about the District Property; 2) any act, omission or negligence of the Developer, its licensees, members, directors, officers, agents, employees, invitees or contractors; 3) any accident, personal injury or damage whatsoever occurring in or upon the District Property or relating to the Improvements; 4) any lien, claim or encumbrance filed or relating to the Improvements or the District Property; and 5) any violation of any governmental law, ordinance, rule or regulation, arising from or related to use of the License. The indemnity obligations under this Section shall survive the expiration or termination of this Agreement.

**14. Waiver of Claims.** The Developer hereby waives all claims against the District for loss or damage resulting from interference by a public agency, or official, or natural phenomena, including but not limited to, fire, water, tornado, hurricane, or other severe storms, or any commotion, riot, or criminal activity.

- 15. No Waiver of Sovereign Immunity.** Nothing herein shall be deemed a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity of limits of liability, which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statutes.
- 16. Relationship Between the Parties.** It is understood that the Developer is an independent entity and shall perform the services contemplated under this Agreement. As an independent entity, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Developer and the District. The Developer shall 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. The Developer assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Developer during the performance of services to the District.
- 17. Limitation of Agreement.** It is expressly stipulated that the Agreement is a limited to a License for permissive use only, and that neither the License nor use of the District Property shall operate to create or vest any property right or interest in the Developer. The Developer agrees that it does not and shall not claim at any time an ownership interest or estate of any kind or extent whatsoever in the District Property by virtue of this Agreement. Nothing in the Agreement shall prevent or interfere with the District's use of the District Property for any lawful purpose.
- 18. No Violation of Bond Covenants.** Nothing contained in this Agreement shall operate to violate any of the covenants set forth in any document related to the District's issuance of tax-exempt bonds either in the past or in the future (the "**Bond Documents**"). In the event any or all of the obligations contained in this Agreement would constitute a violation of the District's bond covenants, trust indenture or other Bond Documents, as may be supplemented from time to time, the parties agree to negotiate revisions to this Agreement to avoid such violations while maintaining the parties' intent in entering into this Agreement.
- 19. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Developer represents that in entering into this Agreement, the Developer has not been designated as a "scrutinized company" under the statute and, in the event that the Developer is designated as a "scrutinized company", the Developer shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 20. Public Records.** As required under Section 119.0701, Florida Statutes, Developer 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 Developer 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 DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR**

**BY EMAIL AT TADAMS@GMSCFL.COM, OR BY REGULAR MAIL AT 219 E. LIVINGSTON ST., ORLANDO, FLORIDA 32801.**

21. **Controlling Law.** This Agreement is governed under the laws of the State of Florida with venue in Osceola County, Florida.
22. **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.
23. **Non-Waiver.** No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.
24. **Amendment.** This Agreement cannot be altered or modified except by a written instrument signed by both parties.
25. **Assignment.** The parties acknowledge and understand that the Developer intends to create an association or other entity to operate and maintain the Improvements ("**Association**"). Once the Association has been created and given all necessary rights to operate and maintain the Improvements, Developer is permitted to assign this Agreement to the Association and the District hereby consents to said assignment. Upon said assignment, the Association and the Developer shall enter into an assignment and assumption agreement, and the Association shall provide the District with a certificate of insurance evidencing coverage meeting the requirements as stated herein. Following said assignment, the Association shall not assign this Agreement without the prior written consent of the District.
26. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Developer 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.
27. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
28. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer, both the District and the Developer have complied with all the requirements of law, and both the District and the Developer have full power and authority to comply with the terms and provisions of this Agreement.
29. **Notice.** Whenever any party desires to give notice to the other party, notice must be given in writing by Certified Mail (Return Receipt Requested), a nationally recognized express transportation company, or email at the applicable address set forth in this section. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

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

**To the Developer:**  
One Town Center Rd  
Suite 600  
Boca Raton, Florida 33486

- 30. Severability.** In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.
- 31. Entire Agreement.** This Agreement contains the entire agreement and no party is to rely upon any oral representations made by another party or any other written documents preceding this Agreement.
- 32. Title Search.** This License was prepared at the request of the parties without the benefit of a title search.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed to be effective as of the date above.

**Rolling Oaks Splendid, LLC**

**Rolling Oaks  
Community Development District**

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

\_\_\_\_\_  
John Chiste  
Chair of the Board of Supervisors



# SECTION VI

**Mutual Use Agreement**  
(Directional Signage)

This Mutual Use Agreement (“**Agreement**”) is entered into and made effective as of November 1, 2024, by and between the **Rolling Oaks Community Development District** (the “**District**”) and **Rolling Oaks Splendid, LLC**, a Florida limited liability company (the “**Developer**”).

**Recitals:**

WHEREAS, The District is the ownership and maintenance entity over those certain rights-of-way within the District boundaries known as Inspiration Drive, Margaritaville Boulevard, and Fins Up Circle, dedicated to the District as Tract “A” per the plat of Rolling Oaks as recorded in Plat Book 26, Pages 116-125, of the public records of Osceola County, Florida and that certain right-of-way within the District boundaries known as Macaw Street dedicated to the District as Tract “A” per the plat of Rolling Oaks Phase 5 as recorded in Plat Book 26, Pages 132-140, of the public records of Osceola County, Florida (collectively, the “**District Property**”);

WHEREAS, The Developer owns and maintains multiple properties within the District boundaries that are accessible by, from, and through the District Property and the Developer has requested authorization to install and maintain directional signage throughout the District Property to aide residents, guests, and invitees in locating the Developer’s facilities;

WHEREAS, the District and the Developer desire to enter into this Agreement for the purpose of setting forth the terms and conditions under which the Developer may use that portion of the District Property for its signage.

NOW, THEREFORE, for and in consideration of the premises, the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereby agree as follows:

**Operative Provisions**

1. **Recitals.** The above Recitals are true and correct and are incorporated herein by this reference and made a part of this Agreement.
2. **Improvements.** The District hereby consents and agrees to allow the Developer the mutual use of the District Property for the sole purpose and as necessary for installing, operating, maintaining, repairing, and replacing directional signage and any required ancillary equipment (the “**Improvements**”) on the District Property (the “**Mutual Use**”). The Mutual Use includes rights of ingress and egress as may be reasonably necessary for the Developer and its employees and contractors to access the District Property to facilitate such services.
3. **Developer’s Installation and Maintenance of the Improvements.** The Developer, at its sole cost and expense, will engage with reputable, licensed, insured, and professional contractors to install and

service the Improvements for normal wear and tear (including repairs for any vandalism which may occur from time to time), routine maintenance of the Improvements, and all repairs necessary for the Improvements (collectively, the “**Developer Services**”). The Developer agrees to maintain the Improvements in a safe, clean, and aesthetically pleasing condition. The Developer will timely pay all invoices from contractors for the Developer Services.

As of the effective date of this Agreement, the Developer has installed five (5) directional monument signs, the location of which are approximately shown on the map attached hereto as **Exhibit “A”** and incorporated herein by reference. The Developer has also installed several smaller directional signs throughout the District Property. At the time this Agreement is entered into, the District hereby consents to all existing signs and their location. If the Developer desires to replace any signs, they shall be placed in approximately the same location and be of approximately the same size as those existing as of the effective date of this Agreement. The Developer must obtain prior written consent from the District if it desires to install any signs (i) in any new locations, (ii) of a greater size than those existing; or (iii) significantly change the look and/or type of the existing signs.

**4. Permits, Approvals, and Compliance with Regulations.**

- a. Any work performed by or on behalf of the Developer shall be performed in a good, workmanlike, lien-free manner, with the least damage possible to the District Property, and using best management practices.
- b. The Developer shall apply for and obtain, at its sole cost and expense, all necessary permits and permissions or consents from any easement holders or applicable governmental entities necessary to perform the Developer Services, prior to undertaking any work (including but not limited to ensuring that all Developer Services satisfy applicable “line-of-sight” standards).
- c. The Developer or its vendors 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.
- d. Within 3 business days following receipt, any party shall each promptly deliver and provide to the other party copies of any governmental notice of non-compliance, violation, warning, letters, electronic or other communication or inquiry of any type or kind relating to the Improvements or this License.
- e. Any fees or fines incurred or imposed due to the Developer or its vendor’s non-compliance shall be borne solely by the Developer or its vendors.

**5. Inspection.** The Developer shall conduct regular inspections of the Improvements and shall correct any irregularities in accordance with the terms of this Agreement.

**6. Developer’s Use of the District Property.** The Developer accepts use of the District Property pursuant to the following conditions:

- a. The District will not be responsible for preparing, altering, or modifying the District Property in any manner to accommodate the Developer’s use.
- b. The Developer covenants that it will not use the District Property in any manner which may interfere with the District’s use of the District Property or cause a hazardous condition to exist.
- c. The Developer’s use of the District Property pursuant to this Agreement shall be at the sole risk and expense of the Developer, and the District is expressly relieved of any responsibility for any damage or loss to the Developer resulting from such use.

**7. District’s Use of the District Property.** The Developer acknowledges that the District Property consists of right-of-way and the District has the right to install, maintain, repair, and replace any right-of-way infrastructure including but not limited to roadway, sidewalks, drainage, and utilities for the benefit of the District. The District retains the right to use the District Property for any lawful purpose.

- a. If the District determines it necessary to remove all or any portion of the Improvements located within the District Property in order to repair, maintain, or replace any District infrastructure, then the District shall only be responsible for restoring the District Property to grade, and the Developer shall be responsible for restoring or replacing any of the Improvements that have been damaged as a result of the District's work, all at the Developer's sole cost and expense. The District shall have no liability or responsibility for any damage to the Improvements or disruption or inconvenience caused to the Developer's business in connection with the District's work as provided herein.
- b. The District shall have the right, but not the obligation, to perform maintenance of the Improvements within the District Property on an emergency basis if necessary, for the protection of the benefitted public roads or other public infrastructure, or to ensure compliance with any requirements imposed by regulatory agencies. The Developer agrees to reimburse the District for all costs and expenses incurred in connection with such action. Such reimbursement shall be paid within forty-five (45) days after the District presents an invoice for work completed pursuant to this Section.

**8. Investigation and Report of Accidents/Claims.** The Developer shall promptly investigate and provide a full written report to the District Manager as to all accidents or claims for damage relating to the Improvements or District Property. Such report shall at a minimum include a description of any damage or destruction of property and the estimated cost of repair. The Developer shall cooperate and make any and all reports required by any insurance company or the District in connection with any accident or claim.

**9. Default.** If the Developer fails to perform and comply with any obligation, responsibility or liability imposed upon the Developer by this Agreement, or identified by the District, and such failure continues for more than thirty (30) days after the District gives the Developer written notice thereof, or if the Developer fails to commence all reasonable curative action within thirty (30) days after notice thereof and fails to diligently and continuously prosecute the curative action to completion, then the Developer's failure to perform shall be deemed to constitute an event of default.

- a. If a default occurs and the Developer fails to cure such default in accordance with this Agreement, the District may, without further notice, immediately or at any time thereafter, correct the default, in which event the Developer shall immediately reimburse the District for any and all costs, including attorneys' fees, incurred by the District to cure such default.
- b. If a default occurs and the Developer fails to cure such default in accordance with this Agreement, the District may terminate this Agreement by giving written notice to the Developer.
- c. The remedies set forth in this Agreement are cumulative and not in limitation of any remedies available at law or in equity.

**10. Restoration of Property Upon Termination.** In the event this Agreement is terminated for any reason, the Developer agrees to restore the District Property to as good or better condition than that existing prior to construction of the Improvements.

**11. Insurance.** The Developer and its vendors operating under the License shall maintain general commercial liability insurance in an aggregate amount not less than \$1,000,000.00, including, but not limited to, coverage for personal injury or death and real or personal property damage. The foregoing insurance shall name the District as an additional insured. All insurance premiums in connection with the above referenced insurance coverage shall be promptly paid and a certificate of insurance evidencing the existence of same to the District shall be provided. Such certificate of insurance shall provide the applicable insurance coverage shall not be modified or cancelled without 30 days prior written notice the District.

- 12. Indemnification.** The Developer hereby indemnifies and holds the District and its agents and officers harmless from and against all claims, demands, liabilities, causes of action, suits, judgments, damages, fines and expenses (including attorneys' fees and costs) arising from or in connection with 1) the Developer's maintenance and use of the Improvements or District Property, including, without limitation, any work or thing whatsoever done or any condition created in, on or about the District Property; 2) any act, omission or negligence of the Developer, its licensees, members, directors, officers, agents, employees, invitees or contractors; 3) any accident, personal injury or damage whatsoever occurring in or upon the District Property or relating to the Improvements; 4) any lien, claim or encumbrance filed or relating to the Improvements or the District Property; and 5) any violation of any governmental law, ordinance, rule or regulation, arising from or related to use of the License. The indemnity obligations under this Section shall survive the expiration or termination of this Agreement.
- 13. Waiver of Claims.** The Developer hereby waives all claims against the District for loss or damage resulting from interference by a public agency, or official, or natural phenomena, including but not limited to, fire, water, tornado, hurricane, or other severe storms, or any commotion, riot, or criminal activity.
- 14. No Waiver of Sovereign Immunity.** Nothing herein shall be deemed a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity of limits of liability, which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statutes.
- 15. Relationship Between the Parties.** It is understood that the Developer is an independent entity and shall perform the services contemplated under this Agreement. As an independent entity, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Developer and the District. The Developer shall 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. The Developer assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Developer during the performance of services to the District.
- 16. No Violation of Bond Covenants.** Nothing contained in this Agreement shall operate to violate any of the covenants set forth in any document related to the District's issuance of tax-exempt bonds either in the past or in the future (the "**Bond Documents**"). In the event any or all of the obligations contained in this Agreement would constitute a violation of the District's bond covenants, trust indenture or other Bond Documents, as may be supplemented from time to time, the parties agree to negotiate revisions to this Agreement to avoid such violations while maintaining the parties' intent in entering into this Agreement.
- 17. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Developer represents that in entering into this Agreement, the Developer has not been designated as a "scrutinized company" under the statute and, in the event that the Developer is designated as a "scrutinized company", the Developer shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 18. Public Records.** As required under Section 119.0701, Florida Statutes, Developer 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 Developer 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 DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT TADAMS@GMSCFL.COM, OR BY REGULAR MAIL AT 219 E. LIVINGSTON ST., ORLANDO, FLORIDA 32801.**

19. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the District Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
20. **Controlling Law.** This Agreement is governed under the laws of the State of Florida with venue in Osceola County, Florida.
21. **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.
22. **Non-Waiver.** No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.
23. **Amendment.** This Agreement cannot be altered or modified except by a written instrument signed by both parties.
24. **Assignment.** The Developer shall not assign this Agreement without the prior written consent of the District.
25. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Developer 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.
26. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
27. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer, both the District and the Developer have complied with all the requirements of law, and both the District and the Developer have full power and authority to comply with the terms and provisions of this Agreement.

**28. Notice.** Whenever any party desires to give notice to the other party, notice must be given in writing by Certified Mail (Return Receipt Requested), a nationally recognized express transportation company, or email at the applicable address set forth in this section. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

**To the District:**

c/o Governmental Management Services  
219 E. Livingston Street  
Orlando, Florida 32801  
Attn: Tricia Adams  
[tadams@gmscfl.com](mailto:tadams@gmscfl.com)

**To the Developer:**

One Town Center Rd  
Suite 600  
Boca Raton, Florida 33486

**29. Severability.** In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

**30. Entire Agreement.** This Agreement contains the entire agreement, and no party is to rely upon any oral representations made by another party or any other written documents preceding this Agreement.

**31. Title Search.** This License was prepared at the request of the parties without the benefit of a title search.

*[Remainder of this page intentionally left blank]*

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed to be effective as of the date above.

**Witnesses:**

**Rolling Oaks  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
John Chiste  
Chair of the Board of Supervisors

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of physical presence on \_\_\_\_\_, 2024, by John Chiste as Chair of the Board of Supervisors of the Rolling Oaks Community Development District, on behalf of the District, who [ ] is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp



**Witnesses:**

**Rolling Oaks Splendid, LLC,**  
a Florida limited liability company

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

Address: \_\_\_\_\_

\_\_\_\_\_

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

Address: \_\_\_\_\_

\_\_\_\_\_

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

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

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of physical presence on \_\_\_\_\_, 2024, by \_\_\_\_\_ as \_\_\_\_\_ of Rolling Oaks Splendid, LLC, a Florida limited liability company, on behalf of the company, who [ ] is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public Signature

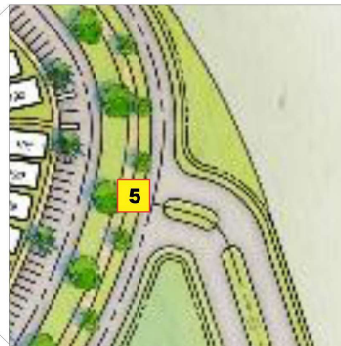
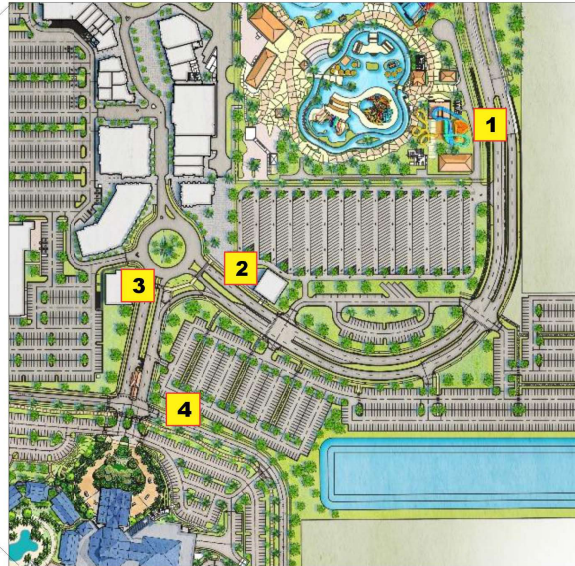
\_\_\_\_\_  
Notary Stamp

# Exhibit A

UPDATED ENGINEERING 11/21/19-AF

# SITE PLAN

R1-REMOVED ILLUM., ADJUSTED COLORS, HEIGHTS  
MADE (3) S/F, (1) D/F, & (1) S/F 11'-0"  
R2-REMOVED ACRYLIC COPY ON TOPPER  
R3-ADDED "SUNSET WALK" REVISED ARROW DIRECTIONS  
R4-NEW ARROWS/DIRECTIONS PER CUSTOMER  
R5-ADDED SHEET 6  
R6-REVISED ARROW SHAPES



MARGARITAVILLE

DESIGN #: **1900368 R8**

DATE: 06.11.19

DRAWN BY: Andrew

Revisions / Date / Initials

R3-10.29.19-AF

R4-11.04.19-AF

R5-11.07.19-AF

R6-11.19.19-AF

R7-12.11.19-AF

R8-01.06.20-AF

REVISED VINYL COPY

ETL Acct. #115459  
UL 48 Listed Signage  
All Sign Components shall be UL  
listed and Recognized in the SAM Manual  
All Wiring shall be at least 90° C rated

ETL ACCOUNT #115459  120 Volt  
us  277 Volt

## SHEET 0

ACCOUNT  
Margaritaville Orlando

STREET 8000 Fins Up Cir

CITY Kissimmee STATE FL

SALES REP Mandy Moore

SCALE As Noted

FILE NAME

PROGRAM Core!DRAW

POINTS USED CUSTOMER APPROVAL DATE

### PRIMARY ELECTRIC BY OTHERS.

This design (except registered or existing trademarks) is the property of DON BELL SIGNS LLC and shall not be reproduced or copied in whole or in part without the written permission of the above named owner.



365 OAK PLACE  
PORT ORANGE, FL 32127  
386-788-8084  
800-824-0080

# SECTION VII

# Field Management Agreement

Draft

This District and Field Management Agreement (this “**Agreement**”) is made as of October 1<sup>st</sup>, 2024, by and between the **Rolling Oaks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Governmental Management Services-Central Florida LLC**, a Florida limited liability company (“**GMS-CF**” the “**Manager**”).

## Background Information:

The District desires to have Field Management Services. **GMS-CF** represents that it is duly licensed in the state of Florida and qualified to perform the job duties and has any and all approvals and licenses as required by law to provide these services. In consideration of **GMS-CF**’s agreement to perform the services described below and the District’s agreement to compensate **GMS-CF**, the parties desire to enter into this Agreement.

## 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. **Scope of Service**: **GMS-CF** will provide the District with Field Management services described in the Scope of Services for each attached hereto as **Exhibit A** and **Exhibit B**, respectively.
3. **Compensation**.
  - a. **GMS-CF** will invoice the District monthly or as described on the **Exhibit A** and **Exhibit B** fee schedules and may be amended annually as evidenced by the budget approved by the Board.
4. **Term and Renewal**: The initial term of this Agreement shall begin officially when all parties have signed this Agreement and will be for one (1) year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for 1-year terms with the same contract provisions as the initial term (or as may be amended), until terminated by either party pursuant to the termination provision below. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Fiscal Year Budget.
5. **Termination**: Either party may terminate with or without cause any portion of or the entire Agreement upon 60 days written notice.
6. **Conflicts of Interest**: **GMS-CF** represents that it presently has no interest and shall acquire no interest either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. **GMS-CF** further represents that no person having any interest shall be employed for said performance.
7. **Records Custodian**. **GMS-CF** acknowledges that it agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. **GMS-CF** understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records.
8. **Relationship between the Parties**. **GMS-CF** is and shall remain at all times an independent contractor. Neither **GMS-CF** nor employees of **GMS-CF**, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws. **GMS-CF** agrees to assume all

liabilities or obligations imposed by any one or more of such laws with respect to employees of GMS-CF, if there are any, in the performance of this Agreement. It is further acknowledged that nothing herein will be deemed to create or establish a partnership or joint venture, express or implied, between the District and GMS-CF. GMS-CF has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District, unless authorized by the District. GMS-CF shall not have the authority to assume or create any obligation, express or implied, on behalf of the District and GMS-CF shall have no authority to represent the District as an agent or in any other capacity, unless authorized by the District.

**9. Additional Services.** When authorized in advance in writing by the District, GMS-CF may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.

**10. Insurance:** Prior to commencing the services under this Agreement, at all times during the term of this Agreement, GMS-CF shall maintain in full force and effect, at GMS-CF's expense, the following insurance, the certificate of which is attached as **Exhibit C:**

- a. Workers' Compensation insurance as required by applicable law.
- b. Commercial General Liability insurance, including personal injury, with limits not less than \$1,000,000 per occurrence.
- c. Errors and Omissions insurance with limits not less than \$1,000,000.
- d. GMS-CF shall require the insurers to give the District at least 30 days prior written notice of modification or cancellation, and except for worker's compensation shall provide that the District be named as "a named additional insured". Upon execution of this Agreement, and thereafter from time to time upon request by the District, GMS-CF shall provide the District with a certificate evidencing such insurance.

**11. Indemnification:** To the extent allowable under applicable law (and only up to the monetary limitations of liability set forth in Section 768.28, Florida Statutes, and without waiving any sovereign immunity protections afforded thereby), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Manager, the District agrees to indemnify, defend, and hold harmless the Manager and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the grossly negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Manager may be entitled and shall continue after the Manager has ceased to be engaged under this Contract. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Manager only up to the amounts and if such indemnification obligation is covered by the District's insurance.

The Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Contract or at law, or grossly negligent, reckless, and/or intentionally wrongful acts or omissions of the Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Manager has ceased to be engaged under this Contract.

**12. Governing Law:** This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in the county in which the District is located.

**13. Enforcement of Agreement:** In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees and costs. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

**14. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

GMS-CF represents that in entering into this Agreement, GMS-CF has not been placed on the convicted vendor list within the last 36 months and, in the event that GMS-CF is placed on the convicted vendor list, GMS-CF shall immediately notify the District whereupon this Agreement may be terminated by the District.

**15. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, GMS-CF represents that in entering into this Agreement, GMS-CF has not been designated as a "scrutinized company" under the statute and, in the event that GMS-CF is designated as a "scrutinized company", GMS-CF shall immediately notify the District whereupon this Agreement may be terminated by the District.

**16. E-Verify.** Pursuant to Section 448.095(2), Florida Statutes,

- a. GMS-CF represents that it 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 GMS-CF 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 GMS-CF has otherwise complied with its obligations thereunder, the District shall promptly notify GMS-CF and GMS-CF will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then GMS-CF will be liable for any additional costs incurred by the District.

**17. Public Records:** As required under Section 119.0701, Florida Statutes, GMS-CF shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time 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 for the duration of this Agreement term and following completion of this Agreement if GMS-CF does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of GMS-CF 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 GMS-CF HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO GMS-CF'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 407-841-5524, BY EMAIL AT [RECORDREQUEST@GMSCFL.COM](mailto:RECORDREQUEST@GMSCFL.COM) WITH A COPY TO [TADAMS@GMSCFL.COM](mailto:TADAMS@GMSCFL.COM) OR BY REGULAR MAIL AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801**

**18. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement. In 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.

**19. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

**20. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**21. Assignment.** GMS-CF may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

**22. Notices.** Whenever any party desires to give notice to the other party, 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 party shall be made.

Rolling Oaks Community Development  
c/o Straley & Robin  
1501 W. Cleveland Street  
Tampa, Florida 33606  
Attn: Vivek Babbar, District Counsel  
[VBabbar@srwlegal.com](mailto:VBabbar@srwlegal.com)

If notice is sent to Manager, it shall be sent to:

Governmental Management Services-Central Florida LLC  
219 East Livingston Street  
Orlando, Florida 32801  
Attention: Tricia Adams, District Manager  
[TAdams@gmscfl.com](mailto:TAdams@gmscfl.com)

With copy to

Governmental Management Services-Central Florida LLC  
219 East Livingston Street  
Orlando, Florida 32801  
Attention: Darrin Mossing, President  
[DMossing@gmstnn.com](mailto:DMossing@gmstnn.com)

Governmental Management Services-Central Florida LLC  
219 East Livingston Street  
Orlando, Florida 32801  
Attention: Keith Nelson, Chief Operating Officer  
[KNelson@gmstnn.com](mailto:KNelson@gmstnn.com)

And

Governmental Management Services-Central Florida LLC  
699 N. Federal Highway, Suite 300  
Fort Lauderdale, FL 33304  
Attn: Kurt Zimmerman, Registered Agent  
[kurt@zimmermanlaw.com](mailto:kurt@zimmermanlaw.com)

**23. Assignment.** GMS-CF may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

*[Signatures on Following Page]*



**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 shall control over provisions in any exhibit.

**Rolling Oaks Community Development District**

**By:** \_\_\_\_\_

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

**Title: Chair, Board of Supervisors**

**Governmental Management Services-Central  
Florida LLC**

**By:** \_\_\_\_\_

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

**Title:** \_\_\_\_\_

**Exhibit A:** Field Management Services Scope of Services

**Exhibit B:** Field Management Services Fee Schedule

**Exhibit C:** Field Management Certificate Of Insurance

## **Exhibit A: Field Management Services Scope of Services**

### **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.

## **Exhibit A: Field Management Services Scope of Services**

### 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.

**Exhibit B: Field Management Services Fee Schedule**



<p><b><i>Field Operations Management Services:</i></b></p> <ul style="list-style-type: none"><li>● <i>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.</i></li><li>● <i>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.</i></li><li>● <i>Dedicated on average (6) hours per week attending to District field matters.</i></li><li>● <i>The Field Manager will attend District monthly meetings for field items.</i></li></ul>	<p><b>\$ 23,400</b></p>
<p><b><i>Field Maintenance Services:</i></b></p> <ul style="list-style-type: none"><li>● <i>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.</i></li></ul> <p><b><i>Formal Bids:</i></b></p> <ul style="list-style-type: none"><li>● <i>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.</i></li><li>● <i>Formal bids are an in-depth and time-consuming process billed at a separate rate.</i></li></ul> <p><b><i>Additional Services:</i></b></p> <ul style="list-style-type: none"><li>● <i>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.</i></li></ul>	

[ THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK ]

## Exhibit C: Field Management Certificate Of Insurance

	<b>CERTIFICATE OF LIABILITY INSURANCE</b>	DATE (MM/DD/YYYY) 10/02/2024					
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>							
<b>PRODUCER</b> Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	<b>CONTACT NAME:</b> Holly Howe <b>PHONE (A/C No. Ext.):</b> (904) 262-8080 <b>FAX (A/C No.):</b> (904) 262-1444 <b>E-MAIL ADDRESS:</b> holly@zelenrisk.com						
<b>INSURED</b>	<b>INSURER(S) AFFORDING COVERAGE</b> <b>NAIC #</b> INSURER A: Northfield Insurance Company INSURER B: _____ INSURER C: _____ INSURER D: _____ INSURER E: _____ INSURER F: _____						
Governmental Management Services-Central Florida, LLC 1001 Bradford Way Kingston TN 37763-3146							
<b>COVERAGES</b>	<b>CERTIFICATE NUMBER:</b>	<b>REVISION NUMBER:</b>					
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>							
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			WS623406	09/02/2024	09/02/2025	EACH OCCURRENCE § 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) § 100,000 MED EXP (Any one person) § 5,000 PERSONAL & ADV INJURY § 2,000,000 GENERAL AGGREGATE § 3,000,000 PRODUCTS - COMP/OP AGG § 3,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			WC STATU-TORY LIMITS    OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required) Certificate holder is additional insured when required by written contract.							
<b>CERTIFICATE HOLDER</b>				<b>CANCELLATION</b>			
Rolling Oaks CDD 219 E Livingston St  Orlando, FL 32801				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <HH>			
© 1988-2010 ACORD CORPORATION. All rights reserved. ACORD 25 (2010/05)      The ACORD name and logo are registered marks of ACORD							

# Exhibit C: Field Management Certificate Of Insurance

	<b>CERTIFICATE OF LIABILITY INSURANCE</b>	DATE (MM/DD/YYYY) 10/02/2024														
<b>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</b>																
<b>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</b>																
<b>PRODUCER</b>  <b>StateFarm</b> Eddie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082	<b>CONTACT NAME:</b> Angela Dietrich <b>PHONE (A/C, No, Ext):</b> 904-425-4054 <b>FAX (A/C, No):</b> 904-425-4049 <b>E-MAIL ADDRESS:</b> Angela@EddieWilliams.com															
<b>INSURED</b> Governmental Management Services Central FL LLC 1001 Bradford Way Kingston, TN 37763		<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th><th style="text-align: left;">NAIC #</th></tr></thead><tbody><tr><td>INSURER A : State Farm Mutual Automobile Insurance Company</td><td>25178</td></tr><tr><td>INSURER B :</td><td></td></tr><tr><td>INSURER C :</td><td></td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : State Farm Mutual Automobile Insurance Company	25178	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSR LTR	TYPE OF INSURANCE	ADDL NSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS									
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$									
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> AUTOS ONLY			K20 4805-B15-59	08/15/2024	02/15/2025	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$									
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$									
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© 1988-2015 ACORD CORPORATION. All rights reserved.																
ACORD 25 (2016/03) <span style="float: right;">The ACORD name and logo are registered marks of ACORD</span> <span style="float: right;">1001486 132849.12 03-16-2016</span>																

# SECTION VIII

**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 Crescent Moon Room, 3151 Sunset Walk Drive, Kissimmee, 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 IX

# 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	\$ 4,301.50
	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>\$ 75,321.20</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		
								2,900.00	000596
IDALIZ E. TRINIDAD DBA FAST									
7/10/24	00027	5/29/24	05292024	202405 310-51300-49300	HEMISPHERE DANCER MAY24	*	141.79		
								141.79	000597
MARGARITAVILLE RESORT									
7/10/24	00003	5/17/24	24638	202404 310-51300-49400	BOUNDARY EXPANSION APR24	*	2,144.62		
								2,144.62	000598
STRALEY ROBIN VERICKER									
7/10/24	00019	7/01/24	PSI08534	202407 320-53800-47000	POND MAINTENANCE JUL24	*	743.60		
7/10/24		7/01/24	PSI08538	202407 320-53800-47000	QRLTY POND MAINT JUL24	*	1,260.80		
7/10/24		7/01/24	PSI08538	202407 320-53800-47000	POND MAINTENANCE JUL24	*	2,069.54		
7/10/24		7/01/24	PSI08543	202407 320-53800-47000	POND MAINTENANCE JUL24	*	1,154.19		
								5,228.13	000599
SOLITUDE LAKE MANAGEMENT LLC DBA									
7/10/24	00038	7/01/24	OS 72369	202407 320-53800-46200	LANDSCAPE MAINT JUL24	*	19,701.66		
								19,701.66	000600
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC									
7/16/24	00001	7/01/24	132	202407 310-51300-34000	MANAGEMENT FEES JUL24	*	3,343.67		
7/16/24		7/01/24	132	202407 310-51300-35200	WEBSITE ADMIN JUL24	*	61.92		
7/16/24		7/01/24	132	202407 310-51300-35100	INFORMATION TECH JUL24	*	104.17		
7/16/24		7/01/24	132	202407 310-51300-31300	DISSEMINATION SVCS JUL24	*	666.67		
7/16/24		7/01/24	132	202407 310-51300-51000	OFFICE SUPPLIES JUL24	*	.18		
7/16/24		7/01/24	132	202407 310-51300-42000	POSTAGE JUL24	*	75.61		
								4,252.22	000601
GOVERNMENTAL MANAGEMENT SERVICES									
7/22/24	00038	7/17/24	OS 73615	202407 320-53800-46202	LANDSCAPE ENHANCE JUL24	*	3,447.38		
								3,447.38	000602
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC									
7/29/24	00041	7/15/24	90103108	202406 310-51300-32200	AUDIT SERVICES-FY23	*	3,400.00		
								3,400.00	000603
DIBARTOLOMEO,MCBEE,HARTLEY & BARNES									
ROAK ROLLING OAKS IARAUJO									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	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	*	901.50		
STRALEY ROBIN VERICKER												901.50	000604
8/07/24	00001	6/30/24	135	202406	320	53800	48000		SIGNAGE REPAIR JUN24	*	316.70		
GOVERNMENTAL MANAGEMENT SERVICES												316.70	000605
8/07/24	00003	6/18/24	24793	202405	310	51300	49400		BOUNDARY EXPANSION MAY24	*	857.50		
STRALEY ROBIN VERICKER												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	*	19,701.67		
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC												19,701.67	000608
8/20/24	00032	7/01/24	12202	202406	310	51300	31100		GENERAL ENGINEERING JUN24	*	1,200.00		
DAVE SCHMITT ENGINEERING, INC.												1,200.00	000609
8/20/24	00037	8/16/24	15	202408	310	51300	49000		AMORT SERIES 2018 9-1-24	*	250.00		
DISCLOSURE SERVICES LLC												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		
									OSCEOLA NEWS GAZETTE			157.92	000612
8/20/24	00003	8/13/24	25096	202407	310	51300	31500		GENERAL COUNSEL JUL24	*	2,200.50		
									STRALEY ROBIN VERICKER			2,200.50	000613
8/28/24	00001	7/31/24	136	202407	320	53800	48000		GENERAL MAINTENANCE JUL24	*	365.00		
									GOVERNMENTAL MANAGEMENT SERVICES			365.00	000614
TOTAL FOR BANK A											75,321.20		
TOTAL FOR REGISTER											75,321.20		





# Rolling Oaks Community Development District

## Summary of Check Register

September 1, 2024 to September 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	9/5/24	615-616	\$ 23,668.99
	9/11/24	617	\$ 325.00
	9/17/24	618-621	\$ 7,919.61
	9/19/24	622-623	\$ 25,406.00
	9/27/24	624	\$ 3,500.00
<b>Total Amount</b>			<b>\$ 60,819.60</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/05/24	00019	9/01/24	PSI10230	202409	320	53800	47000		POND MAINTENANCE SEP24	*	743.60		
		9/01/24	PSI10234	202409	320	53800	47000		POND MAINTENANCE SEP24	*	2,069.54		
		9/01/24	PSI10237	202409	320	53800	47000		POND MAINTENANCE SEP24	*	1,154.19		
SOLITUDE LAKE MANAGEMENT LLC DBA												3,967.33	000615
9/05/24	00038	9/01/24	757576	202409	320	53800	46200		LANDSCAPE MAINT SEP24	*	19,701.66		
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC												19,701.66	000616
9/11/24	00032	9/01/24	12343	202408	310	51300	31100		GENERAL ENGINEERING AUG24	*	325.00		
DAVE SCHMITT ENGINEERING, INC.												325.00	000617
9/17/24	00001	9/01/24	137	202409	310	51300	34000		MANAGEMENT FEES SEP24	*	3,343.67		
		9/01/24	137	202409	310	51300	35200		WEBSITE ADMIN SEP24	*	61.92		
		9/01/24	137	202409	310	51300	35100		INFORMATION TECH SEP24	*	104.17		
		9/01/24	137	202409	310	51300	31300		DISSEMINATION SVCS SEP24	*	666.67		
		9/01/24	137	202409	310	51300	51000		OFFICE SUPPLIES SEP24	*	.24		
		9/01/24	137	202409	310	51300	42000		POSTAGE SEP24	*	69.22		
		9/01/24	137	202409	310	51300	42500		COPIES SEP24	*	17.10		
GOVERNMENTAL MANAGEMENT SERVICES												4,262.99	000618
9/17/24	00023	9/05/24	AEF0E159	202409	310	51300	48000		NOTICE FY25 MEETING DATES	*	80.16		
OSCEOLA NEWS GAZETTE												80.16	000619
9/17/24	00003	8/13/24	25097	202407	310	51300	49400		BOUNDARY EXPANSION JUL24	*	553.50		
		9/11/24	25200	202408	310	51300	31500		GENERAL COUNSEL AUG24	*	2,475.00		
STRALEY ROBIN VERICKER												3,028.50	000620
9/17/24	00038	8/26/24	754514	202408	320	53800	46202		FLUSH CUT STUMP GRIND	*	547.96		
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC												547.96	000621

ROAK ROLLING OAKS IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/19/24	00005	9/03/24 25134	202409 300-15500-10000	EGIS INSURANCE ADVISORS LLC	*	14,906.00	14,906.00 000622
-----							
9/19/24	00001	9/15/24 138	202409 300-15500-10000	GOVERNMENTAL MANAGEMENT SERVICES	*	10,500.00	10,500.00 000623
-----							
9/27/24	00012	8/29/24 118968	202408 310-51300-32300	REGIONS BANK	*	3,500.00	3,500.00 000624
-----							
TOTAL FOR BANK A						60,819.60	
TOTAL FOR REGISTER						60,819.60	

# SECTION 2

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

***Unaudited Financial Reporting***  
***September 30, 2024***



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**Rolling Oaks**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Operating Account - Suntrust	\$ 226,962	\$ -	\$ -	\$ 226,962
Prepaid Expense	\$ 25,406	\$ -	\$ -	\$ 25,406
Due from General Fund	\$ -	\$ 348	\$ -	\$ 348
Due From Developer	\$ 1,269	\$ -	\$ -	\$ 1,269
<b>Investments</b>				
<u>Series 2016</u>				
Reserve	\$ -	\$ 1,154,715	\$ -	\$ 1,154,715
Revenue	\$ -	\$ 1,038,695	\$ -	\$ 1,038,695
Principal	\$ -	\$ 250	\$ -	\$ 250
Interest	\$ -	\$ 971	\$ -	\$ 971
Sinking Fund	\$ -	\$ 865	\$ -	\$ 865
Prepayment	\$ -	\$ 27,730	\$ -	\$ 27,730
Construction	\$ -	\$ -	\$ 6,732	\$ 6,732
<u>Series 2018</u>				
Reserve	\$ -	\$ 899,831	\$ -	\$ 899,831
Revenue	\$ -	\$ 763,843	\$ -	\$ 763,843
Interest	\$ -	\$ 364	\$ -	\$ 364
Principal	\$ -	\$ 539	\$ -	\$ 539
Prepayment	\$ -	\$ 527	\$ -	\$ 527
Sinking Fund	\$ -	\$ 203	\$ -	\$ 203
Construction	\$ -	\$ -	\$ 2,573	\$ 2,573
<u>Series 2022</u>				
Reserve	\$ -	\$ 591,533	\$ -	\$ 591,533
Revenue	\$ -	\$ 300,639	\$ -	\$ 300,639
Interest	\$ -	\$ 565	\$ -	\$ 565
Capitalized Interest	\$ -	\$ 97	\$ -	\$ 97
Sinking Fund	\$ -	\$ 209	\$ -	\$ 209
Construction	\$ -	\$ -	\$ 1,214	\$ 1,214
<b>Total Assets</b>	<b>\$ 253,637</b>	<b>\$ 4,781,924</b>	<b>\$ 10,519</b>	<b>\$ 5,046,080</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 11,206	\$ -	\$ -	\$ 11,206
Due to Debt Service	\$ 348	\$ -	\$ -	\$ 348
<b>Total Liabilities</b>	<b>\$ 11,554</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,554</b>
<b>Fund Balances:</b>				
Unassigned	\$ 242,083	\$ -	\$ -	\$ 242,083
Assigned for Debt Service 2016	\$ -	\$ 2,223,419	\$ -	\$ 2,223,419
Assigned for Debt Service 2018	\$ -	\$ 1,665,462	\$ -	\$ 1,665,462
Assigned for Debt Service 2022	\$ -	\$ 893,043	\$ -	\$ 893,043
Assigned for Capital Projects 2016	\$ -	\$ -	\$ 6,732	\$ 6,732
Assigned for Capital Projects 2018	\$ -	\$ -	\$ 2,573	\$ 2,573
Assigned for Capital Projects 2022	\$ -	\$ -	\$ 1,214	\$ 1,214
<b>Total Fund Balances</b>	<b>\$ 242,083</b>	<b>\$ 4,781,924</b>	<b>\$ 10,519</b>	<b>\$ 5,034,527</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 253,637</b>	<b>\$ 4,781,924</b>	<b>\$ 10,519</b>	<b>\$ 5,046,080</b>

# Rolling Oaks

## Community Development District

### General Fund

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

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues</b>				
Assessments	\$ 647,504	\$ 647,504	\$ 657,709	\$ 10,205
Assessments - Direct	\$ 165,627	\$ 165,627	\$ 165,627	\$ (0)
Developer Contributions	\$ -	\$ -	\$ 56,570	\$ 56,570
Boundary Amendment Contributions	\$ -	\$ -	\$ 6,981	\$ 6,981
<b>Total Revenues</b>	<b>\$ 813,131</b>	<b>\$ 813,131</b>	<b>\$ 886,887</b>	<b>\$ 73,756</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 5,400	\$ 6,600
FICA Expense	\$ 918	\$ 918	\$ 413	\$ 505
Engineering	\$ 10,000	\$ 10,000	\$ 9,389	\$ 611
Attorney	\$ 15,000	\$ 15,000	\$ 7,959	\$ 7,041
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Assessment Administration	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Annual Audit	\$ 5,000	\$ 5,000	\$ 3,400	\$ 1,600
Trustee Fees	\$ 11,041	\$ 11,041	\$ 10,500	\$ 541
Management Fees	\$ 40,124	\$ 40,124	\$ 40,124	\$ -
Information Technology	\$ 1,250	\$ 1,250	\$ 1,250	\$ -
Website Maintenance	\$ 743	\$ 743	\$ 743	\$ -
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Postage	\$ 800	\$ 800	\$ 502	\$ 298
Insurance	\$ 7,918	\$ 7,918	\$ 5,626	\$ 2,292
Printing & Binding	\$ 800	\$ 800	\$ 17	\$ 783
Legal Advertising	\$ 2,000	\$ 2,000	\$ 604	\$ 1,396
Other Current Charges	\$ 2,000	\$ 2,000	\$ 1,023	\$ 977
Office Supplies	\$ 130	\$ 130	\$ 3	\$ 127
Property Appraiser Fee	\$ 350	\$ 350	\$ 421	\$ (71)
Property Taxes	\$ 80	\$ 80	\$ 8	\$ 72
Meeting Room	\$ 1,701	\$ 1,701	\$ 567	\$ 1,134
Boundary Amendment	\$ -	\$ -	\$ 7,138	\$ (7,138)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 131,480</b>	<b>\$ 131,480</b>	<b>\$ 114,613</b>	<b>\$ 16,867</b>



# Rolling Oaks

## Community Development District

### General Fund

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

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	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	\$ 16,614	\$ 9,430	\$ 7,184
Streetlights	\$ 183,496	\$ 183,496	\$ 161,751	\$ 21,745
Utility-Water and Sewer	\$ 172,192	\$ 172,192	\$ 104,055	\$ 68,137
Landscape Maintenance	\$ 173,088	\$ 173,088	\$ 254,081	\$ (80,993)
Landscape Enhancements	\$ 50,000	\$ 50,000	\$ 3,995	\$ 46,005
Landscape Irrigation	\$ 6,500	\$ 6,500	\$ 6,261	\$ 239
Lawn Mowing/Trimming	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Fountain Maintenance	\$ -	\$ -	\$ 7,836	\$ (7,836)
Lake Maintenance	\$ 45,007	\$ 45,007	\$ 48,420	\$ (3,413)
Pressure Washing	\$ -	\$ -	\$ 2,900	\$ (2,900)
Contingency	\$ 7,370	\$ 7,370	\$ 7,882	\$ (512)
<b>Total Operations and Maintenance:</b>	<b>\$ 681,651</b>	<b>\$ 681,651</b>	<b>\$ 618,649</b>	<b>\$ 63,002</b>
<b>Total Expenditures</b>	<b>\$ 813,131</b>	<b>\$ 813,131</b>	<b>\$ 733,262</b>	<b>\$ 79,869</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 153,624</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 88,459</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 242,083</b>	

# Rolling Oaks

## Community Development District

### Debt Service Fund - Series 2016

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

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 1,125,001	\$ 1,125,001	\$ 1,142,733	\$ 17,732
Interest	\$ 500	\$ 500	\$ 103,057	\$ 102,557
<b>Total Revenues</b>	<b>\$ 1,125,501</b>	<b>\$ 1,125,501</b>	<b>\$ 1,245,791</b>	<b>\$ 120,289</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>\$ 132,431</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>\$ 2,223,419</b>	

# Rolling Oaks

## Community Development District

### Debt Service Fund - Series 2018

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

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues</b>				
Assessments	\$ 899,947	\$ 899,947	\$ 914,132	\$ 14,185
Assessments - Prepayment	\$ -	\$ -	\$ 30,227	\$ 30,227
Interest	\$ 500	\$ 500	\$ 78,818	\$ 78,318
<b>Total Revenues</b>	<b>\$ 900,447</b>	<b>\$ 900,447</b>	<b>\$ 1,023,177</b>	<b>\$ 122,730</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>\$ 97,971</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>\$ 1,665,462</b>	

# Rolling Oaks

## Community Development District

### Debt Service Fund - Series 2022

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

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues</b>				
Assessments - Direct	\$ 576,163	\$ 576,163	\$ 576,161	\$ (2)
Interest	\$ -	\$ -	\$ 39,071	\$ 39,071
<b>Total Revenues</b>	<b>\$ 576,163</b>	<b>\$ 576,163</b>	<b>\$ 615,232</b>	<b>\$ 39,069</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>\$ 40,738</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 269,953</b>		<b>\$ 852,305</b>	
<b>Fund Balance - Ending</b>	<b>\$ 271,622</b>		<b>\$ 893,043</b>	

# Rolling Oaks

## Community Development District

### Capital Projects Fund - Series 2016

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

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 09/30/24	Thru 09/30/24	
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 342	\$ 342
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 342</b>	<b>\$ 342</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>\$ 342</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,390</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,732</b>	

# Rolling Oaks

## Community Development District

### Capital Projects Fund - Series 2018

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

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 09/30/24	Thru 09/30/24	
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 131	\$ 131
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 131</b>	<b>\$ 131</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>\$ 131</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,442</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,573</b>	

# Rolling Oaks

## Community Development District

### Capital Projects Fund - Series 2022

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

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 09/30/24	Thru 09/30/24	
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 62	\$ 62
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 62</b>	<b>\$ 62</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>\$ 62</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,152</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,214</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	\$ -	\$ -	\$ -	\$ -	\$ 41,407	\$ 165,627
Developer Contributions	\$ 56,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,570
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ 581	\$ 683	\$ 893	\$ 2,145	\$ 858	\$ -	\$ 554	\$ 1,269	\$ 6,981
<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>\$ 42,676</b>	<b>\$ 886,887</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</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	\$ 667	\$ 8,000
Assessment Administration	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ 3,400
Trustee Fees	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ 10,500
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 40,124
Information Technology	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 1,250
Website Maintenance	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62	\$ 743
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 31	\$ 61	\$ 39	\$ 5	\$ 53	\$ 5	\$ 47	\$ 78	\$ 27	\$ 76	\$ 11	\$ 69	\$ 502
Insurance	\$ 7,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,500)	\$ -	\$ -	\$ 5,626
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17	\$ 17
Legal Advertising	\$ 191	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158	\$ 176	\$ 604
Other Current Charges	\$ 39	\$ 288	\$ 40	\$ 39	\$ 41	\$ 41	\$ 41	\$ 56	\$ 40	\$ 41	\$ 291	\$ 66	\$ 1,023
Office Supplies	\$ 0	\$ 0	\$ 1	\$ 0	\$ 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>\$ 13,066</b>	<b>\$ 4,505</b>	<b>\$ 114,613</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	\$ 709	\$ 9,430
Streetlights	\$ 10,114	\$ 15,977	\$ 13,360	\$ 9,998	\$ 17,477	\$ 13,684	\$ 13,684	\$ 13,686	\$ 11,694	\$ 14,846	\$ 13,615	\$ 13,615	\$ 161,751
Utility - Water & Sewer	\$ 361	\$ 3,083	\$ 17,077	\$ 12,205	\$ 9,754	\$ 15,993	\$ 8,902	\$ 3,562	\$ 6,019	\$ 17,996	\$ 7,355	\$ 1,747	\$ 104,055
Landscape Maintenance	\$ 22,370	\$ 32,508	\$ 19,008	\$ 22,725	\$ 39,262	\$ 19,702	\$ 19,702	\$ -	\$ 19,702	\$ 19,702	\$ 19,702	\$ 19,702	\$ 254,081
Landscape Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,447	\$ 548	\$ -	\$ 3,995
Landscape Irrigation	\$ 1,400	\$ 1,231	\$ 2,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,506	\$ 6,261
Lawn Mowing/Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,836	\$ 7,836
Lake Maintenance	\$ 5,124	\$ 4,783	\$ 3,224	\$ 4,485	\$ 2,847	\$ 3,224	\$ 5,124	\$ 3,224	\$ 3,224	\$ 5,228	\$ 3,967	\$ 3,967	\$ 48,420
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,900	\$ -	\$ -	\$ -	\$ 2,900
Contingency	\$ 6,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 317	\$ 365	\$ 500	\$ -	\$ 7,882
<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>\$ 46,468</b>	<b>\$ 49,082</b>	<b>\$ 618,649</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>\$ 59,534</b>	<b>\$ 53,587</b>	<b>\$ 733,262</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>\$ (58,981)</b>	<b>\$ (10,911)</b>	<b>\$ 153,624</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		
9/27/24	5/1/24	200331	\$ 41,406.63	\$ 144,040.28	\$ 185,446.90	\$ 41,406.63	\$ 144,040.27		
				\$ 165,626.51	\$ 576,161.12	\$ 741,787.61	\$ 165,626.51	\$ 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	\$1,154,715	
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	\$899,831	
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	\$591,533	
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
9/1/24	Interest	\$ 29.64

<b>TOTAL</b>	<b>\$ 342.35</b>
<hr/>	
Acquisition/Construction Fund at 09/30/2023	\$ 6,390.03
Interest Earned and Transfer In thru 09/30/24	\$ 342.35
Requisitions Paid thru 09/30/24	\$ -
<b>Remaining Acquisition/Construction Fund</b>	<b>\$ 6,732.38</b>

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

**Special Assessment Bonds, Series 2018**

Date	Requisition #	Contractor	Description	Requisitions
<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
9/1/24		Interest		\$ 11.33
<b>TOTAL</b>				<b>\$ 130.77</b>
<b>Acquisition/Construction Fund at 09/30/23</b>				<b>\$ 2,442.24</b>
<b>Interest Earned 09/30/24</b>				<b>\$ 130.77</b>
<b>Requisitions Paid thru 09/30/24</b>				<b>\$ -</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 2,573.01</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>

<b>Fiscal Year 2023</b>				
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>

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

<b>Fiscal Year 2024</b>				
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
9/1/24		Interest		\$ 5.34
<b>TOTAL</b>				<b>\$ 61.69</b>

<b>Acquisition/Construction Fund at 09/30/2023</b>	<b>\$ 1,152.36</b>
<b>Interest Earned 09/30/24</b>	<b>\$ 61.69</b>
<b>Requisitions Paid thru 09/30/24</b>	<b>\$ -</b>
<b>Remaining Acquisition/Construction Fund</b>	<b>\$ 1,214.05</b>

# SECTION D

*This item will be provided under  
separate cover*