

*Rolling Oaks  
Community Development District*

*Agenda*

*April 24, 2025*

# 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

April 17, 2025

**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, April 24, 2025, at 1:00 PM at the Embassy Suites Boardroom, 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 February 27, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-03 Authorizing Chairperson to Execute Plats, Permits, and Conveyances
5. **Consideration of Landscaping Installation Agreement with McMaster Landscape - ADDED**
6. Ratification of Special Warranty Deed with Rolling Oaks Apartments LLC
7. 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
    - i. Consideration of Proposal for LaneLight Upgrade
    - ii. Consideration of Proposal for Non-Cloud LaneLight Upgrade
8. Supervisor's Requests
9. Next Meeting Date – May 22, 2025 at Margaritaville Resort Orlando
10. 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, February 27, 2025 at 1:04 p.m. at the Embassy Suites Boardroom, 3151 Sunset Walk Drive, Kissimmee, Florida

Present and constituting a quorum were:

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

Also present were:

Tricia Adams	District Manager
Vivek Babbar <i>by Zoom</i>	District Counsel
Clayton Smith	Field Services Manager
Ashley Hilyard	Field Services
Darrin Mossing, Jr.	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 1:04 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 November 21, 2024 Board of Supervisors Meeting and Acceptance of the Minutes of the November 21, 2014 Landowners' Meeting**

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the minutes of the November 21, 2024 board meeting were approved as presented and the November 21, 2024 landowners' meeting minutes were accepted.

**FOURTH ORDER OF BUSINESS**

**Consideration of Drainage Easement Agreement with Rolling Oaks Splendid and Rolling Oaks Apartments**

Ms. Adams stated the form of legal agreement has been reviewed by district counsel. The form of agreement in the packet incorporates his comments.

Mr. Babbar asked that it be approved in substantial form then it can be finalized and recorded.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the Drainage Easement Agreement with Rolling Oaks Splendid and Rolling Oaks Apartments was approved in substantial form.

**FIFTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

Ms. Adams stated this is an agreement between Osceola County and the Rolling Oaks CDD regarding exempt data on the tax roll.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the Data Sharing and Usage Agreement with Osceola County Property Appraiser was ratified.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no comments, the next item followed.

**B. Engineer**

There being no comments, the next item followed.

**C. Manager**

**i. Approval of Check Register**

Ms. Adams presented the check register.

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

**ii. Balance Sheet and Income Statement**

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

**iii. Presentation of Series 2016, 2018 and 2022 Arbitrage Rebate Calculation Reports**

Ms. Adams stated the arbitration rebate calculation report for the series 2016, 2018 and 2022 bonds was included in the agenda package. Each report shows that there is no arbitrage issue.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the Arbitrage Rebate Calculation Reports for the Series 2015, 2018 and 2023 Bonds were accepted.

**D. Field Manager's Report**

**i. Landscape Service Agreement**

Ms. Hilyard reviewed the field manager's report, a copy of which was included in the agenda package.

**ii. Consideration of License Agreement**

Mr. Smith stated the next few items are some requests we received within the community.

The apartments want the responsibility to maintain the monuments that are technically on CDD property. . I don't have any issues with them maintaining it, the only challenge may be the irrigation, but we can coordinate with them to make sure the irrigation is set how they want it.

Mr. Brown asked who did the request come from?

Ms. Adams stated it came from Anna and she referenced the apartment management team. If the board wants to delegate authority to the chairman to approve a form of license agreement and amend the landscape agreement based on further information, we can do that.

Mr. Brown stated the reason I'm bringing it up is those apartments are for sale and they should close in the next 30 days and there will be a new owner. I don't know who is requesting this now.

On MOTION by Mr. Brown seconded by Mr. Chiste with all in favor authority was delegated to the chairman to approve the form of license agreement and to amend the landscape service agreement for the apartment monument area maintenance.

Ms. Adams stated we will gather more information and get with Vivek if we need to move forward with the license agreement.

**iii. Consideration of Proposals for Pressure Washing**

Mr. Smith stated we have a couple quotes to pressure wash the sidewalks and curbs along Inspiration.

Ms. Hilyard reviewed the proposals received for pressure washing and the board took the following action.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the proposal from Pressure Plus Services LLC in the amount of \$2,486 was approved.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Next Meeting Date March 27, 2025 at the Embassy Suites Boardroom**

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the meeting adjourned at 1:20 p.m.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION IV

## **RESOLUTION 2025-03**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT GRANTING THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, AND PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Rolling Oaks Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, stormwater management system, roadway improvements, water and sewer utility systems, recreation improvements, undergrounding of electric utilities, and other improvements; and

**WHEREAS**, the Board of Supervisors of the District (the "Board") has adopted, or intends to adopt, a report of its District Engineer, as may be amended and/or supplemented (the "Engineer's Report"), which sets forth the scope of the District's capital improvement plan and the improvements which are to be constructed therewith (the "Improvements"); and

**WHEREAS**, in connection with the development of the Improvements in accordance with the Engineer's Report, which includes, but is not limited to, obtaining all necessary permits and approvals from local governments and agencies for the construction and/or operation of infrastructure improvements, the District is required, from time to time, to accept, convey and dedicate certain interests in real and personal property, including, but not limited to easements, plat dedications, deeds and bills of sale for infrastructure improvements (the "Permits and Conveyances"); and

**WHEREAS**, to facilitate the efficient development of the Improvements, the District desires to authorize the Chair of the Board to approve and execute the Permits and Conveyances necessary to finalize the development of the District's capital improvement plan (the "Conveyance Authority"); and

**WHEREAS**, the Conveyance Authority shall be subject to the District Engineer and District Counsel agreeing that each such proposed Permit or Conveyance is legal, consistent with the District's improvement plan and necessary for the development of the Improvements; and

**WHEREAS**, the Board finds that granting to the Chair the Conveyance Authority is in the best interests of the District so that the development of the Improvements may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD:**

**1. INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**2. DELEGATION OF AUTHORITY.** The Chair of the Board is hereby authorized to sign, accept or execute Permits and Conveyances as defined above. In the event that the Chair is unavailable, any Board Supervisor is authorized to sign, accept or execute Permits and Conveyances as defined above. The Vice Chair, Secretary, and Assistant Secretary of the Board are hereby authorized to countersign any such Permits and Conveyances. Such authority shall be subject to the District Engineer and District Counsel's review and approval.

**3. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED THIS 24<sup>TH</sup> DAY OF APRIL, 2025.**

**ATTEST:**

**ROLLING OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

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

## SECTION V

# Landscaping Installation Agreement

This Landscaping Installation Agreement (this “**Agreement**”) is entered into as of April 24, 2025, between the **Rolling Oaks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **McMaster Landscape, LLC**, a Florida limited liability company (the “**Contractor**”).

## **Background Information:**

The District is responsible for the operation and maintenance of certain common areas within the boundaries of the District. The District desires to retain an independent contractor to perform certain landscaping installation services. The Contractor represents that it has any and all required approvals and licenses and is qualified to provide such services. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **Incorporation of Background Information and Proposal.** The background information stated above is true and correct and by this reference the background information and all exhibits are incorporated by reference as a material part of this Agreement.
2. **Scope of Work.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the work described in their quotation no. SO25/00248 and quotation no. SO25/00246, both dated March 13, 2025, relevant portions of which are attached hereto as **Composite Exhibit A (“Proposal”)**. The fact that any part of the work necessary to meet the requirements of District, or any governmental or other appropriate authorities, are not specifically mentioned in this Agreement or Proposal, will not excuse Contractor from performance thereof if said part of the work to be performed is usual and normal in the crafts or trades required to perform the work or the crafts or trades usually employed to perform work similar to the work.
3. **Manner of Performance and Care of the Property.**
  - a. Prior to performing any excavation work or digging operations, Contractor shall locate any underground utility lines or pipes.
  - b. At the conclusion of the work, Contractor shall dispose of any waste material at an off-site waste disposal facility.
  - c. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry. The District and any representatives or consultants, at all times, shall have access to the work for any lawful purpose, including inspection.
  - d. Contractor shall use all due care to protect the property of all landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
  - e. Contractor shall utilize safety equipment such as bright vests and traffic cones, and shall manage and minimize the disturbance to traffic patterns.

4. **Governmental Compliance.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by Federal, State, County, or regulatory bodies, relating to the contemplated operations and services hereunder. Contractor will be responsible for any fines or penalties assessed against District as a result of any the Contractor's operations authorized under this Agreement.
5. **Permits and Approvals.** Contractor shall be responsible for obtaining and paying for all necessary permits and other governmental approvals and any delay in obtaining such permits and approvals will not serve to extend the time of completion unless such delay is specifically shown to be outside Contractor's control.
6. **Time of Completion.** Contractor will coordinate with the District for the start date of the work (currently anticipated to start within 1 week of the date of this Agreement). The work is anticipated to be completed within 4 weeks after commencing the work. Time is of the essence with respect to this Agreement and all of Contractor's obligations.
7. **Florida Sales Tax Exemption.** Contractor acknowledges that the District is exempt from the Florida Sales and Use Tax and shall not charge the District any Florida Sales and Use Tax for the work.
8. **Compensation.**
  - a. The District agrees to compensate the Contractor for the Scope of Work described above in the total amount of **\$122,474.51**.
  - b. Upon completion of the work and after a District representative has inspected and signed off on the work, the Contractor shall submit an invoice to the District for the work. The District agrees to pay to Contractor within 45 days of receipt of the invoice from Contractor.
  - c. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness.
9. **Concealed Conditions.**
  - a. Contractor has reviewed all existing conditions and limitations affecting the work, including, without limitation, all property lines, utility locations, existing improvements, elevations, and site and local conditions, as applicable to the work. Claims for additional compensation or extensions of time because of the failure of Contractor to familiarize itself with conditions at the site will not be allowed.
  - b. If conditions are encountered at the site which are (i) subsurface or otherwise concealed physical conditions which differ materially from those indicated in this Agreement, or (ii) unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in this Agreement, then notice by the observing party shall be given to the other party promptly before the conditions are disturbed and in no event later than 3 business days after first observance of the conditions. District Representative will promptly investigate such conditions and, if they are not governed by subsection (c) below and cause an increase or decrease in Contractor's cost of, or time required for, performance of any part of the work, will recommend an equitable adjustment in the compensation or time of completion or both. If District Representative determines that conditions at the site are not as described in clauses (i) and (ii), above, and that no change in the terms of this Agreement is justified, District Representative shall so notify the District and Contractor in writing, stating

the reasons. Claims by either party in opposition to such determination must be made within 14 days after District Representative has given notice of her determination.

- c. No adjustment in the time of completion or compensation shall be permitted, however, in connection with a concealed or unknown condition (i) which does not differ materially from those conditions disclosed or (ii) which reasonably should have been disclosed by (a) Contractor's inspections, tests, reviews and preconstruction services performed in connection with the work, including any tests made by or in the possession of Contractor, or (b) inspections, tests, reviews and preconstruction services which Contractor negligently failed to request in connection with the work.

10. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor 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 Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
11. **Insurance.** The Contractor shall carry commercial general liability insurance of not less than \$1,000,000 per occurrence and \$2,000,000 in the general aggregate, and commercial automobile liability insurance of not less than \$1,000,000 per occurrence. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
12. **Indemnification.** Contractor agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
13. **Limitation on Governmental Liability.** The Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability beyond the amount the State waived in Section 768.28, Florida Statutes, or other statute or law.
14. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
15. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative

of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

16. **Public Records**. As required under Section 119.0701, Florida Statutes, Contractor 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 Contractor upon termination of the contract 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT [ECORDREQUEST@GMSCFL.COM](mailto:ECORDREQUEST@GMSCFL.COM), OR BY REGULAR MAIL AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

17. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.
18. **Amendment**. This Agreement may not be altered, changed, or amended, without the written approval of both parties.
19. **Termination**. Either party may terminate this Agreement without cause with 10 days written notice to the other party. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. If the deposit exceeds such payments owed to the Contractor, then Contractor shall refund the appropriate amount to the District.
20. **No Waiver**. The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.
21. **Governing Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in in the county where the District is located.
22. **Enforcement of Agreement**. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
23. **Arm's Length Transaction and Interpretation**. This Agreement has been negotiated fully between the District and the Contractor 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.

24. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
25. **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.
26. **Conflicts with Exhibits and Priority of Contract Documents.** With respect to the Proposal and this Agreement, to the extent there are any conflicting provisions in this Agreement or the Proposal, the provisions in this Agreement shall control.
27. **Notice.** 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.

**To the District:**

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

**To the Contractor:**

1635 N Garfield Ave  
DeLand, FL 32724  
Attn: David McMaster  
[david@mcm-landscape.com](mailto:david@mcm-landscape.com)

1. **E-Verify.** Pursuant to Section 448.095(2), Florida Statutes,
  - A. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
  - B. If the District has a good faith belief that the Contractor 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. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
  - C. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
28. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

29. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

**McMaster Landscape, LLC**  
a Florida limited liability company

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

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

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice-Chair of the Board of  
Supervisors



1635 N Garfield Ave

DeLand, FL 32724

**Invoicing and Shipping Address:**

Rolling Oaks Community Development District  
3230 Inspiration Drive  
Kissimmee FL 34747  
United States  
☎ +1 407-308-0060

Ray Stines  
8011 Finns Up circle  
Kissimmee FL 34747  
United States

## Quotation # SO25/00246

**Your Reference:**

Guard Shack Road Area Total

**Quotation Date:**

03/13/2025

**Salesperson:**

David McMaster

Description	Quantity	Unit Price	Disc.%	Taxes	Amount
<b>Labor</b>					
Demo Labor	30.00 Hour(s)	50.00	3.00		\$ 1,455.00
Labor to remove old landscape area and to prepare for new plantings.					
<b>Subtotal</b>					<b>\$ 1,455.00</b>
<b>Groundcover</b>					
Artificial Turf	6,250.00 Square Foot	9.50	3.00		\$ 57,593.75
Debris Removal (20 CY)	1.00 Each	650.00	3.00		\$ 630.50
Clean up all landscape beds adjacent to this turf.					
Install Artificial Turf as indicated on map.					
Repair and adjust all irrigation to insure the sod and plants are adequately covered.					
<b>Subtotal</b>					<b>\$ 58,224.25</b>
<b>Total</b>					<b>\$ 59,679.25</b>

info@mcm-landscape.com | <https://www.mcm-landscape.com>

Approved  
Jared Bouskela  
Jared Bouskela  
Vice Chairman



1635 N Garfield Ave

DeLand, FL 32724

**Invoicing and Shipping Address:**

Rolling Oaks Community Development District  
3230 Inspiration Drive  
Kissimmee FL 34747  
United States  
☎ +1 407-308-0060

Ray Stines  
8011 Finns Up circle  
Kissimmee FL 34747  
United States

## Quotation # SO25/00248

**Your Reference:**

Inspiration Way Landscape Clean Up

**Quotation Date:**

03/13/2025

**Salesperson:**

David McMaster

Description	Quantity	Unit	Disc.%	Taxes	Amount
<b>Groundcover</b>					
<i>Labor and materials included. No Taxes Charged.</i>					
<i>Remove all bad groups of small plants and replace with new low maintenance variety.</i>					
<i>Limb up all hardwood trees and remove dead palms stump grinding included.</i>					
<i>Create a mulch circle under each palm to help hide seed and trash debris droppings.</i>					
<i>Create definition between shell and mulch with new aluminum edging.</i>					
<i>Freshen up all shell beds.</i>					
<i>Freshen up mulch beds with new mulch.</i>					
<i>Replace sod strip along the water park across from WaWa.</i>					
Demo Labor	25.00	Hour(s)	50.00	3.00	\$ 1,212.50
Labor to remove old landscape area and to prepare for new plantings.					
Tree Trimming Labor	2.00	Each	3,750.00	3.00	\$ 7,275.00
Washed Shell Rock	45.00	Cubic Yard(s)	325.00	3.00	\$ 14,186.25
Landscape Edging	3,250.00	foot(ft)	5.35	3.00	\$ 16,865.88
1 Gallon Plants	550.00	Each	5.25	3.00	\$ 2,800.88
Used to fill in gaps in various spaces.					



1635 N Garfield Ave

DeLand, FL 32724

3 Gallon Plants Used to fill in gaps in various spaces.	400.00 Each	14.00	3.00	\$ 5,432.00
7 Gallon Plants This product includes labor and materials to plant 7 gallon materials.	150.00 Each	35.00	0.00	\$ 5,250.00
Bagged Mulch Cocoa Brown	1,450.00 Bags	5.50	3.00	\$ 7,735.75
Sod Pallets Installed Floratam St Augustine	2.00 Each	400.00	3.00	\$ 776.00
Debris Removal (20 CY)	2.00 Each	650.00	3.00	\$ 1,261.00
			<b>Subtotal</b>	<b>\$ 62,795.26</b>
<b>Total</b>				<b>\$ 62,795.26</b>

Approved  
Jared Bouskila  
Vice Chairman

## SECTION VI

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**

Marina Ross, Esq.  
Greenberg Traurig, P.A.  
333 SE 2<sup>nd</sup> Avenue  
Miami, Florida 33131

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PARCEL IDENTIFICATION NO.: 04-25-27-5284-0001-00A0

NOTE TO RECORDING CLERK: THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

**SPECIAL WARRANTY DEED**

**THIS INDENTURE** is made this 31 day of March, 2025 by and between **ROLLING OAKS APARTMENTS LLC**, a Delaware limited liability company (hereinafter called "**Grantor**"), whose address is One Town Center Road, Suite 600, Boca Raton, FL 33486, and **ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (hereinafter called "**Grantee**"), whose address is c/o Governmental Management Services, 219 E. Livingston Street, Orlando, FL 32801.

**WITNESSETH**

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold and does hereby grant, bargain and sell to Grantee the following described real estate, situated, lying and being in the County of Osceola, State of Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof, together with all improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "**Real Property**").

**SUBJECT TO** the matters reflected below ("**Permitted Exceptions**"):

General and special taxes or assessments for the year 2025 and subsequent years.

Conditions, easements, restrictions, limitations, reservations and declarations of record, if any, but this reference shall not operate to reimpose same.

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ACTIVE 708832815v4

Applicable zoning ordinances, codes, rules and regulations as the same affect the Real Property.

**TO HAVE AND TO HOLD** the aforesaid Real Property, together with all the improvements, licenses, tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee simple of the aforesaid Real Property; that Grantor has good right to sell and convey the same; that the same is unencumbered except for the Permitted Exceptions, to all of which this conveyance is expressly made. Grantor hereby specially warrants the title to the aforesaid real estate and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

Grantor represents that the Real Property was developed, permitted, and designed to include fifty-three (53) parking spaces located along Fins Up Circle, fronting the apartments currently known as "The Retreat at Sunset Walk Property" for the benefit of the residents of Rolling Oaks Community Development District and that the primary users of such parking spaces has been the apartments located immediately adjacent to such parking spaces (as there are no other common areas or recreational facilities owned by the Grantee in the nearby vicinity). Grantee hereby acknowledges such representations and also acknowledges that residents and landowners have purchased, and may purchase in the future, property within the Grantee's boundaries in reliance on those parking spaces being a permanent feature. Grantee agrees that it will not alter the Real Property in any way that would eliminate or interfere with any of these parking spaces, other than periodic maintenance and/or repair.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires, and shall include heirs, personal representatives, successors or assigns.)

*[the remainder of the page is intentionally left blank]*



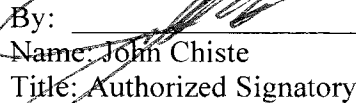
IN WITNESS WHEREOF, the parties have executed this Special Warranty Deed as of the date first written above.

Signed, sealed and delivered in the presence of: **GRANTOR:**

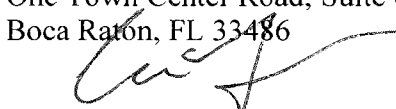
**ROLLING OAKS APARTMENTS, LLC**, a Delaware limited liability company

  
Witness #1 Signature

Geoffrey Bruno  
Witness #1 print name

By:   
Name: John Chiste  
Title: Authorized Signatory

Witness #1 Address  
One Town Center Road, Suite 600  
Boca Raton, FL 33486

  
Witness #2 signature

Chase Farriss  
Witness #2 print name

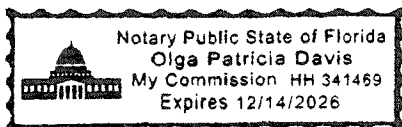
Witness #2 Address  
One Town Center Road, Suite 600  
Boca Raton, FL 33486

THE STATE OF FL §  
COUNTY OF Palm Beach §

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on March 23 2025, by John Chiste, the Authorized Signatory of **ROLLING OAKS APARTMENTS, LLC**, a Delaware limited liability company, on behalf said entity. He is personally known to me or produced N/A as identification.

  
Notary Public, State of FLORIDA

My Commission Expires:



OLGA P. DAVIS  
Printed/Typed Name

[Signature Page to Special Warranty Deed]

4925-6322-3084, v. 3  
ACTIVE 708832815v3

Signed, sealed and delivered in the presence of: **GRANTEE:**

**ROLLING OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

Witness #1 signature

Geoffrey Bruno

Witness #1 print name

By: [Signature]

Name: John Chiste

Title: Chairman of the Board of Supervisors

Witness #1 Address

One Town Center Road, Suite 600  
Boca Raton, FL 33486

Witness #2 signature

Chase Farris

Witness #2 print name

Witness #2 Address

One Town Center Road, Suite 600  
Boca Raton, FL 33486

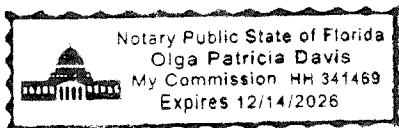
THE STATE OF FL §

COUNTY OF Palm Beach §

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on March 23, 2025, by John Chiste, Chairman of the Board of Supervisors of **ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT**, on behalf of the District. He is personally known to me or produced N/A as identification.

[Signature]  
Notary Public, State of FLORIDA

My Commission Expires:



OLGA P. DAVIS  
Printed/Typed Name

[Signature Page to Special Warranty Deed]

**EXHIBIT A TO SPECIAL WARRANTY DEED**

TRACT A of Rolling Oaks Phase 8, according to the plat thereof as recorded in Plat Book 32, Pages 110 through 111, of the Public Records of Osceola County, Florida.

4925-6322-3084, v. 3  
ACTIVE 708832815v4

## SECTION VII

# SECTION C

# SECTION i

# Rolling Oaks Community Development District

## Summary of Check Register

March 17, 2025 to April 12, 2025

Fund	Date	Check No.'s	Amount
General Fund	3/19/25	672-674	\$ 31,830.82
	3/24/25	675-676	\$ 1,085.50
	4/7/25	677-679	\$ 364,828.43
		Total:	\$ 397,744.75
Total Amount			\$ 397,744.75

CHECK DATE	VEND#	.....INVOICE.....	....EXPENSED TO....	VENDOR NAME	STATUS	AMOUNT	....CHECK.....
		DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS			AMOUNT #
3/19/25	00001	3/01/25	152	202503 310-51300-34000	*	3,541.67	
				MANAGEMENT FEES MAR25			
		3/01/25	152	202503 310-51300-35200	*	65.08	
				WEBSITE ADMIN MAR25			
		3/01/25	152	202503 310-51300-35100	*	109.42	
				INFORMATION TECH MAR25			
		3/01/25	152	202503 310-51300-31300	*	700.00	
				DISSEMINATION SVCS MAR25			
		3/01/25	152	202503 310-51300-51000	*	.15	
				OFFICE SUPPLIES MAR25			
		3/01/25	152	202503 310-51300-42000	*	114.45	
				POSTAGE MAR25			
		3/01/25	152	202503 310-51300-42500	*	5.70	
				COPIES MAR25			
		3/01/25	153	202503 320-53800-34000	*	1,950.00	
				FIELD MANAGEMENT MAR25			
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,486.47 000672
3/19/25	00019	3/02/25	PSI14977	202503 320-53800-47000	*	2,152.32	
				POND MAINTENANCE MAR25			
		3/02/25	PSI14978	202503 320-53800-47000	*	1,200.36	
				POND MAINTENANCE MAR25			
				SOLITUDE LAKE MANAGEMENT LLC DBA			3,352.68 000673
3/19/25	00038	3/01/25	867175	202503 320-53800-46200	*	21,991.67	
				LANDSCAPE MAINT MAR25			
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			21,991.67 000674
3/24/25	00001	1/31/25	154	202501 320-53800-49000	*	445.00	
				DELIVRD DIRT/FILLED HOLE			
				GOVERNMENTAL MANAGEMENT SERVICES-CF			445.00 000675
3/24/25	00003	3/17/25	26219	202502 310-51300-31500	*	640.50	
				GENERAL COUNSEL FEB25			
				STRALEY ROBIN VERICKER			640.50 000676
4/07/25	00013	4/04/25	04042025	202504 300-20700-10300	*	190,342.51	
				TXFER OF TAX RCPTS S2016			
				ROLLING OAKS CDD C/O REGIONS BANK			190,342.51 000677
4/07/25	00013	4/04/25	04042025	202504 300-20700-10300	*	152,494.25	
				TXFER OF TAX RCPTS S2018			
				ROLLING OAKS CDD C/O REGIONS BANK			152,494.25 000678
4/07/25	00038	4/01/25	882304	202504 320-53800-46200	*	21,991.67	
				LANDSCAPE MAINT APR25			
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			21,991.67 000679
				TOTAL FOR BANK A		397,744.75	
				ROAK ROLLING OAKS BOH			



CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										397,744.75	

## SECTION ii

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

***Unaudited Financial Reporting***  
***March 31, 2025***



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**Rolling Oaks**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account - Suntrust	\$ 805,937	\$ -	\$ -	\$ 805,937
Due from General Fund	\$ -	\$ 342,837	\$ -	\$ 342,837
<b>Investments</b>				
<u><i>Series 2016</i></u>				
Reserve	\$ -	\$ 1,124,706	\$ -	\$ 1,124,706
Revenue	\$ -	\$ 1,248,452	\$ -	\$ 1,248,452
Principal	\$ -	\$ 256	\$ -	\$ 256
Interest	\$ -	\$ 387	\$ -	\$ 387
Sinking Fund	\$ -	\$ 294	\$ -	\$ 294
Prepayment	\$ -	\$ 27,730	\$ -	\$ 27,730
Construction	\$ -	\$ -	\$ 6,886	\$ 6,886
<u><i>Series 2018</i></u>				
Reserve	\$ -	\$ 899,831	\$ -	\$ 899,831
Revenue	\$ -	\$ 908,753	\$ -	\$ 908,753
Interest	\$ -	\$ 306	\$ -	\$ 306
Principal	\$ -	\$ 552	\$ -	\$ 552
Prepayment	\$ -	\$ 539	\$ -	\$ 539
Sinking Fund	\$ -	\$ 211	\$ -	\$ 211
Construction	\$ -	\$ -	\$ 2,632	\$ 2,632
<u><i>Series 2022</i></u>				
Reserve	\$ -	\$ 576,163	\$ -	\$ 576,163
Revenue	\$ -	\$ 380,667	\$ -	\$ 380,667
Interest	\$ -	\$ 229	\$ -	\$ 229
Sinking Fund	\$ -	\$ 213	\$ -	\$ 213
Construction	\$ -	\$ -	\$ 1,242	\$ 1,242
<b>Total Assets</b>	<b>\$ 805,937</b>	<b>\$ 5,512,127</b>	<b>\$ 10,759</b>	<b>\$ 6,328,823</b>
<b>Liabilities:</b>				
Due to Debt Service	\$ 342,837	\$ -	\$ -	\$ 342,837
<b>Total Liabilities</b>	<b>\$ 342,837</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 342,837</b>
<b>Fund Balances:</b>				
Unassigned	\$ 463,100	\$ -	\$ -	\$ 463,100
Assigned for Debt Service 2016	\$ -	\$ 2,592,168	\$ -	\$ 2,592,168
Assigned for Debt Service 2018	\$ -	\$ 1,962,687	\$ -	\$ 1,962,687
Assigned for Debt Service 2022	\$ -	\$ 957,272	\$ -	\$ 957,272
Assigned for Capital Projects 2016	\$ -	\$ -	\$ 6,886	\$ 6,886
Assigned for Capital Projects 2018	\$ -	\$ -	\$ 2,632	\$ 2,632
Assigned for Capital Projects 2022	\$ -	\$ -	\$ 1,242	\$ 1,242
<b>Total Fund Balances</b>	<b>\$ 463,100</b>	<b>\$ 5,512,127</b>	<b>\$ 10,759</b>	<b>\$ 5,985,987</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 805,937</b>	<b>\$ 5,512,127</b>	<b>\$ 10,759</b>	<b>\$ 6,328,823</b>

**Rolling Oaks**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Revenues</u></b>				
Assessments	\$ 647,505	\$ 590,260	\$ 590,260	\$ -
Assessments - Direct	\$ 165,627	\$ 82,813	\$ 82,813	\$ -
Developer Contributions	\$ 201,431	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1,014,562</b>	<b>\$ 673,074</b>	<b>\$ 673,074</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,000	\$ 3,000
FICA Expense	\$ 918	\$ 459	\$ 230	\$ 230
Engineering	\$ 10,000	\$ 5,000	\$ 156	\$ 4,844
Attorney	\$ 15,000	\$ 7,500	\$ 3,840	\$ 3,660
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 8,400	\$ 4,200	\$ 4,200	\$ -
Assessment Administration	\$ 10,500	\$ 10,500	\$ 10,500	\$ -
Annual Audit	\$ 3,450	\$ -	\$ -	\$ -
Trustee Fees	\$ 11,041	\$ 7,000	\$ 7,000	\$ -
Management Fees	\$ 42,500	\$ 21,250	\$ 21,250	\$ -
Information Technology	\$ 1,313	\$ 657	\$ 657	\$ -
Website Maintenance	\$ 781	\$ 391	\$ 390	\$ -
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Postage	\$ 800	\$ 400	\$ 324	\$ 76
Insurance	\$ 7,839	\$ 7,839	\$ 7,624	\$ 215
Printing & Binding	\$ 800	\$ 400	\$ 6	\$ 394
Legal Advertising	\$ 2,000	\$ 1,000	\$ 304	\$ 696
Other Current Charges	\$ 2,000	\$ 1,000	\$ 266	\$ 734
Office Supplies	\$ 130	\$ 65	\$ 1	\$ 64
Property Appraiser Fee	\$ 350	\$ 316	\$ 316	\$ -
Property Taxes	\$ 80	\$ 40	\$ 7	\$ 33
Meeting Room	\$ 1,701	\$ 851	\$ 277	\$ 574
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 133,228</b>	<b>\$ 76,442</b>	<b>\$ 61,874</b>	<b>\$ 14,568</b>

**Rolling Oaks**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Operations and Maintenance Expenses</u></b>				
<i><u>Field Operations</u></i>				
Field Management	\$ -	\$ -	\$ 11,700	\$ (11,700)
Property Insurance	\$ 13,603	\$ 13,603	\$ 7,282	\$ 6,321
Electric	\$ 16,614	\$ 8,307	\$ 4,876	\$ 3,431
Streetlights	\$ 229,217	\$ 114,609	\$ 80,549	\$ 34,060
Utility-Water and Sewer	\$ 172,192	\$ 86,096	\$ 78,076	\$ 8,020
Landscape Maintenance	\$ 263,900	\$ 131,950	\$ 131,950	\$ (0)
Landscape Enhancements	\$ 50,000	\$ 25,000	\$ 2,055	\$ 22,945
Landscape Irrigation	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Mulch	\$ 59,000	\$ 59,000	\$ 48,800	\$ 10,200
Lake Maintenance	\$ 46,807	\$ 23,404	\$ 23,404	\$ 0
Pressure Washing	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Contingency	\$ 10,000	\$ 5,000	\$ 5,997	\$ (997)
<b>Total Operations and Maintenance:</b>	<b>\$ 881,334</b>	<b>\$ 476,968</b>	<b>\$ 394,688</b>	<b>\$ 82,280</b>
<b>Total Expenditures</b>	<b>\$ 1,014,562</b>	<b>\$ 553,411</b>	<b>\$ 456,563</b>	<b>\$ 96,848</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (0)</b>		<b>\$ 216,511</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 246,589</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 463,100</b>	

**Rolling Oaks**  
**Community Development District**  
**Debt Service Fund - Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 1,120,501	\$ 1,021,442	\$ 1,021,442	\$ -
Interest	\$ 50,000	\$ 42,973	\$ 42,973	\$ -
<b>Total Revenues</b>	<b>\$ 1,170,501</b>	<b>\$ 1,064,415</b>	<b>\$ 1,064,415</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 415,934	\$ 415,934	\$ 415,206	\$ 728
Principal - 11/01	\$ 290,000	\$ 290,000	\$ 290,000	\$ -
Interest - 05/01	\$ 408,322	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,114,256</b>	<b>\$ 705,934</b>	<b>\$ 705,206</b>	<b>\$ 728</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 56,245</b>		<b>\$ 359,209</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,081,453</b>		<b>\$ 2,232,960</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,137,698</b>		<b>\$ 2,592,168</b>	



**Rolling Oaks**  
**Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues</b>				
Assessments	\$ 897,697	\$ 818,336	\$ 818,336	\$ -
Interest	\$ 20,000	\$ 20,000	\$ 32,876	\$ 12,876
<b>Total Revenues</b>	<b>\$ 917,697</b>	<b>\$ 838,336</b>	<b>\$ 851,212</b>	<b>\$ 12,876</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 329,056	\$ 329,056	\$ 331,619	\$ (2,563)
Principal - 11/01	\$ 230,000	\$ 230,000	\$ 230,000	\$ -
Interest - 05/01	\$ 323,450	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 882,506</b>	<b>\$ 559,056</b>	<b>\$ 561,619</b>	<b>\$ (2,563)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 35,191</b>		<b>\$ 289,593</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 750,615</b>		<b>\$ 1,673,094</b>	
<b>Fund Balance - Ending</b>	<b>\$ 785,806</b>		<b>\$ 1,962,687</b>	

**Rolling Oaks**  
**Community Development District**  
**Debt Service Fund - Series 2022**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues</b>				
Assessments - Direct	\$ 576,163	\$ 288,081	\$ 288,081	\$ -
Interest	\$ 10,000	\$ 10,000	\$ 15,864	\$ 5,864
<b>Total Revenues</b>	<b>\$ 586,163</b>	<b>\$ 298,081</b>	<b>\$ 303,945</b>	<b>\$ 5,864</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 239,716	\$ 239,716	\$ 239,716	\$ -
Principal - 05/01	\$ 95,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 239,716	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 574,431</b>	<b>\$ 239,716</b>	<b>\$ 239,716</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 11,732</b>		<b>\$ 64,229</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 309,245</b>		<b>\$ 893,043</b>	
<b>Fund Balance - Ending</b>	<b>\$ 320,977</b>		<b>\$ 957,272</b>	

**Rolling Oaks**  
**Community Development District**  
**Capital Projects Fund - Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 154	\$ 154
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 154</b>	<b>\$ 154</b>
<b><u>Expenditures:</u></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>\$ 154</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,732</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,886</b>	

**Rolling Oaks**  
**Community Development District**  
**Capital Projects Fund - Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 59	\$ 59
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 59</b>	<b>\$ 59</b>
<b><u>Expenditures:</u></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>\$ 59</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,573</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,632</b>	

**Rolling Oaks**  
**Community Development District**  
**Capital Projects Fund - Series 2022**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 28	\$ 28
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28</b>	<b>\$ 28</b>
<b><u>Expenditures:</u></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>\$ 28</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,214</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,242</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	\$ -	\$ 56,369	\$ 393,291	\$ 14,040	\$ 16,568	\$ 109,993	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 590,260
Assessments - Direct	\$ -	\$ -	\$ -	\$ 82,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,813
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 56,369</b>	<b>\$ 393,291</b>	<b>\$ 96,853</b>	<b>\$ 16,568</b>	<b>\$ 109,993</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 673,074</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Engineering	\$ -	\$ 100	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156
Attorney	\$ 1,373	\$ 1,098	\$ 61	\$ 668	\$ 641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,840
Arbitrage	\$ -	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Dissemination	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
Assessment Administration	\$ 10,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,250
Information Technology	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 657
Website Maintenance	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 50	\$ 2	\$ 49	\$ 27	\$ 82	\$ 114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 324
Insurance	\$ 7,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,624
Printing & Binding	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Legal Advertising	\$ 304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 304
Other Current Charges	\$ 41	\$ 41	\$ 41	\$ 41	\$ 59	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 266
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ 316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316
Property Taxes	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Meeting Room	\$ -	\$ 142	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 277
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 33,637</b>	<b>\$ 7,156</b>	<b>\$ 4,759</b>	<b>\$ 5,468</b>	<b>\$ 5,198</b>	<b>\$ 5,657</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 61,874</b>

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><u>Operations and Maintenance Expenses</u></b>													
<i>Field Operations</i>													
Field Management	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,700
Property Insurance	\$ 7,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,282
Utility - Electric	\$ 639	\$ 684	\$ 974	\$ 909	\$ 921	\$ 749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,876
Streetlights	\$ 13,616	\$ 13,616	\$ 13,616	\$ 9,838	\$ 15,652	\$ 14,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80,549
Utility - Water & Sewer	\$ 15,636	\$ 12,353	\$ 8,386	\$ 18,113	\$ 11,420	\$ 12,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	78,076
Landscape Maintenance	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	131,950
Landscape Enhancements	\$ -	\$ 2,055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,055
Landscape Irrigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lawn Mowing/Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Mulch	\$ -	\$ -	\$ -	\$ 48,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48,800
Lake Maintenance	\$ 5,329	\$ 3,353	\$ 3,353	\$ 4,664	\$ 3,353	\$ 3,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23,404
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 2,071	\$ -	\$ 3,006	\$ 920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,997
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 68,515</b>	<b>\$ 56,003</b>	<b>\$ 53,276</b>	<b>\$ 107,185</b>	<b>\$ 55,287</b>	<b>\$ 54,422</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>394,688</b>
<b>Total Expenditures</b>	<b>\$ 102,152</b>	<b>\$ 63,159</b>	<b>\$ 58,035</b>	<b>\$ 112,653</b>	<b>\$ 60,485</b>	<b>\$ 60,079</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>456,563</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (102,152)</b>	<b>\$ (6,790)</b>	<b>\$ 335,256</b>	<b>\$ (15,800)</b>	<b>\$ (43,918)</b>	<b>\$ 49,914</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>216,511</b>

**Rolling Oaks CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

**ON ROLL ASSESSMENTS**

Gross Assessments	\$	688,833.60	\$	1,192,022.76	\$	954,997.44	\$	2,835,853.80
Net Assessments	\$	647,503.58	\$	1,120,501.39	\$	897,697.59	\$	2,665,702.57

							24.29%	42.03%	33.68%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	Series 2016 Debt Service	Series 2018 Debt Service	Total
11/15/24	ACH	\$17,047.97	(\$750.43)	(\$325.95)	\$0.00	\$15,971.59	\$3,879.52	\$6,713.50	\$5,378.57	\$15,971.59
11/21/24	ACH	\$229,690.23	(\$9,187.55)	(\$4,410.05)	\$0.00	\$216,092.63	\$52,489.26	\$90,832.37	\$72,771.00	\$216,092.63
12/10/24	ACH	\$1,636,534.67	(\$65,461.00)	(\$31,421.48)	\$0.00	\$1,539,652.19	\$373,984.07	\$647,177.39	\$518,490.73	\$1,539,652.19
12/19/24	ACH	\$84,266.03	(\$3,158.38)	(\$1,622.16)	\$0.00	\$79,485.49	\$19,307.16	\$33,410.93	\$26,767.40	\$79,485.49
01/07/25	ACH	\$10,625.81	(\$275.61)	(\$207.00)	\$0.00	\$10,143.20	\$2,463.80	\$4,263.59	\$3,415.81	\$10,143.20
01/07/25	ACH	\$48,391.69	(\$1,451.73)	(\$938.79)	\$0.00	\$46,001.17	\$11,173.76	\$19,336.13	\$15,491.28	\$46,001.17
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$1,655.21	\$1,655.21	\$402.05	\$695.75	\$557.41	\$1,655.21
02/10/25	ACH	\$70,246.36	(\$1,459.26)	(\$1,375.75)	\$0.00	\$67,411.35	\$16,374.33	\$28,335.69	\$22,701.33	\$67,411.35
02/10/25	ACH	\$812.29	\$0.00	(\$16.24)	\$0.00	\$796.05	\$193.36	\$334.61	\$268.08	\$796.05
03/11/25	ACH	\$466,768.72	(\$4,697.40)	(\$9,241.43)	\$0.00	\$452,829.89	\$109,993.13	\$190,342.51	\$152,494.25	\$452,829.89
<b>TOTAL</b>		<b>\$ 2,564,383.77</b>	<b>\$ (86,441.36)</b>	<b>\$ (49,558.85)</b>	<b>\$ 1,655.21</b>	<b>\$ 2,430,038.77</b>	<b>\$ 590,260.44</b>	<b>\$ 1,021,442.47</b>	<b>\$ 818,335.86</b>	<b>\$ 2,430,038.77</b>

<b>91% Net Percent Collected</b>
<b>\$ 235,663.80 Bal. Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

Rolling Oaks Splendid, LLC 2025-01									
			Net Assessments	\$	741,787.61	\$	165,626.50	\$	576,161.11
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Debt Service Series 2022	Amt Received General Fund	Amt Received Debt Svc Series 2022	
1/24/25	12/1/24	Wire	\$370,893.81	\$370,893.81	\$82,813.25	\$288,080.56	\$82,813.25	\$288,080.56	
	2/1/25		\$185,446.90		\$41,406.63	\$144,040.28			
	5/1/25		\$185,446.90		\$41,406.63	\$144,040.28			
			\$ 741,787.61	\$ 370,893.81	\$ 165,626.51	\$ 576,161.12	\$ 82,813.25	\$ 288,080.56	



# Rolling Oaks

## Community Development District

### LONG TERM DEBT REPORT

SERIES 2016, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	4.500%, 5.250%, 5.875%, 6.000%	
MATURITY DATE:	11/1/2047	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$1,124,706	
RESERVE FUND BALANCE	\$1,124,706	
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)
LESS: PRINCIPAL PAYMENT 11/1/24		(\$290,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$13,865,000</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)
LESS: PRINCIPAL PAYMENT 11/1/24		(\$230,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$12,060,000</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	\$576,163	
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**

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisitions</b>
<b>Fiscal Year 2025</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2025</b>				
10/1/24		Interest		\$ 27.93
11/1/24		Interest		\$ 27.30
12/1/24		Interest		\$ 25.46
1/1/25		Interest		\$ 25.67
2/1/25		Interest		\$ 24.80
3/1/25		Interest		\$ 22.39
<b>TOTAL</b>				<b>\$ 153.55</b>
<b>Acquisition/Construction Fund at 09/30/2024</b>				<b>\$ 6,732.28</b>
<b>Interest Earned and Transfer In thru 03/31/25</b>				<b>\$ 153.55</b>
<b>Requisitions Paid thru 03/31/25</b>				<b>\$ -</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 6,885.83</b>

**Rolling Oaks**  
**Community Development District**  
**Special Assessment Bonds, Series 2018**

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2025</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2025</b>				
10/1/24		Interest		\$ 10.67
11/1/24		Interest		\$ 10.43
12/1/24		Interest		\$ 9.73
1/1/25		Interest		\$ 9.81
2/1/25		Interest		\$ 9.48
3/1/25		Interest		\$ 8.56
<b>TOTAL</b>				<b>\$ 58.68</b>
<b>Acquisition/Construction Fund at 09/30/24</b>				<b>\$ 2,573.01</b>
<b>Interest Earned 03/31/25</b>				<b>\$ 58.68</b>
<b>Requisitions Paid thru 03/31/25</b>				<b>\$ -</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 2,631.69</b>

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

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2025</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2025</b>				
10/1/24		Interest		\$ 5.04
11/1/24		Interest		\$ 4.92
12/1/24		Interest		\$ 4.59
1/1/25		Interest		\$ 4.63
2/1/25		Interest		\$ 4.47
3/1/25		Interest		\$ 4.04
<b>TOTAL</b>				<b>\$ 27.69</b>
<b>Acquisition/Construction Fund at 09/30/2024</b>				<b>\$ 1,214.05</b>
<b>Interest Earned 03/31/25</b>				<b>\$ 27.69</b>
<b>Requisitions Paid thru 03/31/25</b>				<b>\$ -</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 1,241.74</b>

# SECTION D

# Rolling Oaks CDD

## Field Management Report



April 24th, 2025

Clayton Smith

Director of Field Services

GMS



# Completed

## Landscaping Maintenance

- ✚ In mid-March, Yellowstone brought in two full crews to complete a major pruning and trimming of landscaping throughout the property.
- ✚ Landscaping has transitioned out of the dormancy period and returned to weekly full mowing and maintenance services as of April 1<sup>st</sup>.
- ✚ The failing blue daze, lantana, and Mexican petunias along Inspiration Drive have been removed in preparation for enhancement.



# Completed

## General Maintenance Items

- ✚ A leaking toilet in the Macaw guardhouse was determined to be the cause of elevated water consumption at a nearby meter. The toilet has been rebuilt, and meter readings will be monitored.
- ✚ Various leaning street signs throughout the property have been straightened.
- ✚ A Do Not Enter sign has been installed at the intersection of Fins Up and Macaw to mitigate the number of drivers attempting to exit through the entrance lanes.
- ✚ Pressure washing of curbs and sidewalks along Inspiration Drive has been completed.

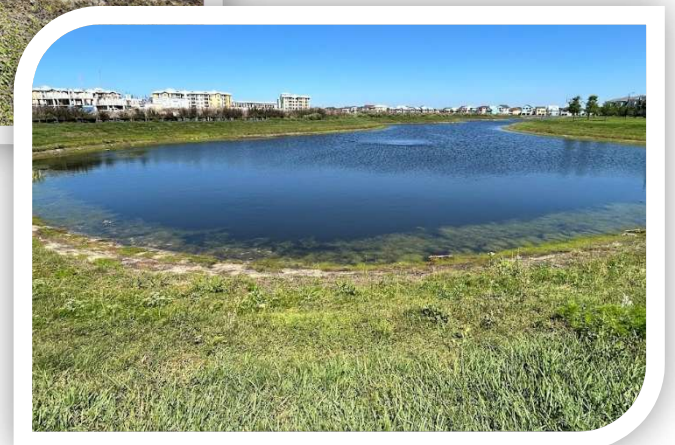




# Site Items

## Aquatics

- ✚ Pond 4 has been sprayed for midge control.
- ✚ All ponds have been treated for aquatic weeds, torpedo grasses, and algae. Pond 4 is showing noticeable improvement.
- ✚ Aquatics vendor continues to monitor and remove debris along pond banks.



# In Progress

## General Maintenance

- ✚ Lights for a pedestrian crossing sign are not flashing when button is pressed. Two proposals have been provided.
- ✚ Many of the road drain inlets and areas along the curbs of Fins Up are full of fallen leaves. Field staff will clear these areas of debris.



## Landscaping

- ✚ Reviewed declining sod section near Inspiration roundabout and determined the bicoders need to be replaced, which will be completed this month.



# In Progress

## Requested Enhancements of Inspiration Dr

- ✚ Proposals have been provided with options for landscape enhancement.
- ✚ Palm pruning is scheduled for the end of next week.



## Aquatics

- ✚ Large debris has been noted along the shoreline and floating in pond 4. A review of all ponds will be conducted, and removal of trash and debris will be scheduled.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at [csmith@gmscfl.com](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith

# SECTION i





**LaneLight Traffic Technologies, Inc.**  
16-755 Vanalman Avenue  
Victoria, BC Canada V8Z3B8  
www.lanelight.com  
Email info@lanelight.com  
Tel 250-381-4836  
Fax 250-381-4830

# Sales Quote

Quote #	SQ-014818
Date	3/18/2025

Billing Address **GMS - Rolling Oaks CDD**  
219 E. Livingston St  
Orlando, FL  
32801

Shipping Address **GMS - Rolling Oaks CDD**  
219 E. Livingston St  
Orlando, FL  
32801

Contact Ashley Hilyard  
Phone 407-577-0918

Job Name Rolling Oaks CDD  
Ticket # 170682

Sales Rep	Payment Terms
Rich Lolli	on order

Item	Description	Quantity	Unit Price	Sub-Total
CN-MK1 0-CLOUD- CONTR OLL-IR WL-DRI VER-PK G	MK10 SYSTEM CONTROLLER W/CLOUD FOR USE WITH LITHIUM BATTERY & AC POWER SUPPLY, LANELIGHT DRIVER PACKAGE	2	\$2,153.00	\$4,306.00
ANT-PU CK-CLO UD	GPS + LTE x 2 ANTENNA FOR CLOUD EQUIPPED MK10	2	\$60.34	\$120.68
BA-LITH IUM 40Ah	LiFeMnPO4 PRISMATIC BATTERY: 12.8V 40 Ah.	2	\$579.00	\$1,158.00
IRWL-R EPLAC E-KIT-U NI-AMB ER ALUTII Q	REPLACEMENT KIT, UNI HEAD, MLK150 ( AMBER LIGHT ), GASKET, BOLTS (2), 314 CONNECTOR (3), UR2 CONNECTOR (3), 4oz GEL	28	\$945.10	\$26,462.80
IRWL-S URCHA RGE-M AT	IN-ROAD WARNING LIGHT, SURCHARGE PER LIGHT ( EFFECTIVE DURING MATERIAL SHORTAGE )	28	\$115.00	\$3,220.00

Confidential - Valid for 30 days

**LaneLight Traffic Technologies, Inc.**

16-755 Vanalman Avenue  
Victoria, BC Canada V8Z3B8

www.lanelight.com

Email info@lanelight.com

Tel 250-381-4836

Fax 250-381-4830

# Sales Quote

Quote #	SQ-014818
Date	3/18/2025

Item	Description	Quantity	Unit Price	Sub-Total
LA-SITE -TECH- SUPPO RT	UP TO FOUR DAYS CONTINUOUS ON-SITE SUPPORT AND SUPERVISION, 48 CONTIGUOUS STATES IN USA, OR CANADIAN LOCATION. IMPORTANT: IT IS THE RESPONSIBILITY OF THE INSTALLER TO ARRANGE FOR ON-SITE SUPPORT TO ATTEND THE INSTALLATION FROM ITS BEGINNING. INSTALLER PLEASE CONTACT FACTORY BY EMAIL, ONSITE@LANELIGHT.COM TO ARRANGE ON-SITE SUPPORT WITH A LANELIGHT TECHNICIAN. ALLOW AT LEAST 3 WEEKS ADVANCE NOTICE FOR SCHEDULING. ON-SITE SUPPORT DURING THE INSTALLATION IS REQUIRED FOR WARRANTY TO BE VALIDATED; INSTALLING WITHOUT ON-SITE SUPPORT VOIDS WARRANTY.	1	\$4,948.90	\$4,948.90
NOTE - CLOUD	LANELIGHT CONNECT CLOUD SERVICE PROVIDED, 3 YEAR ACCESS NO CHARGE - ONE SUBSCRIPTION REQUIRED PER SITE GROUPING	2	\$0.00	\$0.00

Sub-Total	\$40,216.38
Freight	\$425.00
<b>Total</b>	<b>\$40,641.38</b>

Shipping is prepaid and will be added to your invoice.

## SECTION ii





**LaneLight Traffic Technologies, Inc.**  
16-755 Vanalman Avenue  
Victoria, BC Canada V8Z3B8  
www.lanelight.com  
Email info@lanelight.com  
Tel 250-381-4836  
Fax 250-381-4830

## Sales Quote

Quote #	SQ-014879
Date	3/25/2025

Billing Address **GMS - Rolling Oaks CDD**  
219 E. Livingston St  
Orlando, FL  
32801

Shipping Address **GMS - Rolling Oaks CDD**  
219 E. Livingston St  
Orlando, FL  
32801

Contact Ashley Hilyard  
Phone 407-577-0918

Job Name Rolling Oaks CDD  
Ticket # 170682

Sales Rep	Payment Terms
Rich Lolli	on order

Item	Description	Quantity	Unit Price	Sub-Total
---	NON-CLOUDEQUIPPED RESTORATION OPTION	1	\$0.00	\$0.00
IRWL-R EPLAC E-KIT-U NI-AMB ER ALUTII Q	REPLACEMENT KIT, UNI HEAD, MLK150 ( AMBER LIGHT ), GASKET, BOLTS (2), 314 CONNECTOR (3), UR2 CONNECTOR (3), 4oz GEL	28	\$945.10	\$26,462.80
SO-LIT HIUM-C HARGE R 10A	SOLAR CHARGER CONTROLLER WITH MPPT FOR LITHIUM BATTERIES, 140W 10A	2	\$296.00	\$592.00
BA-LITH IUM 40Ah	LiFeMnPO4 PRISMATIC BATTERY: 12.8V 40 Ah.	2	\$579.00	\$1,158.00
IRWL-S URCHA RGE-M AT	IN-ROAD WARNING LIGHT, SURCHARGE PER LIGHT ( EFFECTIVE DURING MATERIAL SHORTAGE )	28	\$115.00	\$3,220.00

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# Sales Quote

Quote #	SQ-014879
Date	3/25/2025

Item	Description	Quantity	Unit Price	Sub-Total
LA-SITE -TECH- SUPPO RT	UP TO FOUR DAYS CONTINUOUS ON-SITE SUPPORT AND SUPERVISION, 48 CONTIGUOUS STATES IN USA, OR CANADIAN LOCATION. IMPORTANT: IT IS THE RESPONSIBILITY OF THE INSTALLER TO ARRANGE FOR ON-SITE SUPPORT TO ATTEND THE INSTALLATION FROM ITS BEGINNING. INSTALLER PLEASE CONTACT FACTORY BY EMAIL, ONSITE@LANELIGHT.COM TO ARRANGE ON-SITE SUPPORT WITH A LANELIGHT TECHNICIAN. ALLOW AT LEAST 3 WEEKS ADVANCE NOTICE FOR SCHEDULING. ON-SITE SUPPORT DURING THE INSTALLATION IS REQUIRED FOR WARRANTY TO BE VALIDATED; INSTALLING WITHOUT ON-SITE SUPPORT VOIDS WARRANTY.	1	\$4,948.90	\$4,948.90
---		1	\$0.00	\$0.00
NOTE	THIS QUOTE ASSUMES THE EXISTING CONTROLLER IS IN GOOD OPERATING CONDITION	1	\$0.00	\$0.00

Sub-Total	\$36,381.70
Freight	\$425.00
Total	\$36,806.70

Shipping is prepaid and will be added to your invoice.