

Rolling Oaks
Community Development District

Proposed Budget
FY 2026



Table of Contents

1-2	<u>General Fund</u>
3-6	<u>General Fund Narrative</u>
7	<u>Series 2016 Debt Service Fund</u>
8	<u>Series 2016 Amortization Schedule</u>
9	<u>Series 2018 Debt Service Fund</u>
10	<u>Series 2018 Amortization Schedule</u>
11	<u>Series 2022 Debt Service Fund</u>
12	<u>Series 2022 Amortization Schedule</u>

Rolling Oaks

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments	\$813,131	\$727,472	\$85,659	\$813,131	\$931,586
Developer Contributions	\$201,431	\$0	\$188,343	\$188,343	\$14,272
Total Revenues	\$ 1,014,562	\$ 727,472	\$ 274,003	\$ 1,001,475	\$ 945,858
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisor Fees	\$12,000	\$4,000	\$5,000	\$9,000	\$12,000
FICA Expense	\$918	\$306	\$383	\$689	\$918
Engineering	\$10,000	\$156	\$4,167	\$4,323	\$10,000
Attorney	\$15,000	\$6,393	\$6,250	\$12,643	\$15,000
Arbitrage	\$1,350	\$1,350	\$0	\$1,350	\$1,350
Dissemination	\$8,400	\$4,900	\$3,500	\$8,400	\$8,652
Assessment Administration	\$10,500	\$10,500	\$0	\$10,500	\$10,500
Annual Audit	\$3,450	\$0	\$3,450	\$3,450	\$3,500
Trustee Fees	\$11,041	\$7,000	\$3,500	\$10,500	\$12,145
Management Fees	\$42,500	\$24,792	\$17,708	\$42,500	\$43,775
Information Technology	\$1,313	\$766	\$547	\$1,313	\$1,352
Website Maintenance	\$781	\$456	\$325	\$781	\$804
Telephone	\$100	\$0	\$42	\$42	\$100
Postage	\$800	\$397	\$333	\$730	\$800
Insurance	\$7,839	\$7,624	\$0	\$7,624	\$9,927
Printing & Binding	\$800	\$6	\$333	\$339	\$500
Legal Advertising	\$2,000	\$304	\$833	\$1,138	\$2,000
Other Current Charges	\$2,000	\$310	\$300	\$610	\$2,000
Office Supplies	\$130	\$1	\$54	\$55	\$130
Property Appraiser Fee	\$350	\$316	\$0	\$316	\$350
Property Taxes	\$80	\$7	\$0	\$7	\$80
Meeting Room	\$1,701	\$478	\$709	\$1,187	\$1,200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative Expenditures	\$ 133,228	\$ 70,237	\$ 47,435	\$ 117,671	\$ 137,259

Rolling Oaks

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<i><u>Field Operations</u></i>					
Field Management	\$0	\$13,650	\$9,750	\$23,400	\$24,102
Property Insurance	\$13,603	\$7,282	\$0	\$7,282	\$8,000
Electric	\$16,614	\$5,775	\$5,000	\$10,775	\$12,000
Streetlights	\$229,217	\$94,789	\$80,000	\$174,789	\$180,000
Utilities- Water& Sewer	\$172,192	\$90,993	\$70,000	\$160,993	\$165,000
Landscape Maintenance	\$263,900	\$153,942	\$109,960	\$263,902	\$271,817
Landscape Enhancements	\$50,000	\$2,055	\$120,000	\$122,055	\$20,000
Landscape Irrigation/Repairs	\$10,000	\$0	\$10,000	\$10,000	\$10,000
Mulch	\$59,000	\$48,800	\$0	\$48,800	\$49,000
Lake Maintenance	\$46,807	\$28,733	\$18,075	\$46,807	\$48,680
Pressure Washing	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Contingency	\$10,000	\$6,391	\$3,609	\$10,000	\$10,000
<i><u>Total Field Operations Expenditures</u></i>	\$881,334	\$452,410	\$431,394	\$883,803	\$808,599
Total Expenditures	\$ 1,014,562	\$ 522,646	\$ 478,828	\$ 1,001,475	\$ 945,858
Excess Revenues/(Expenditures)	\$ 0	\$ 204,826	\$ (204,826)	\$ -	\$ -

	<u>FY2026</u>
Net Assessments	\$931,586
Add: Discounts & Collections	\$59,463
Gross Assessments	<u>\$991,048</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	663.00	663	1.00	\$455,823.78	\$687.52	\$731.40
Condo	516.00	645	0.80	\$354,758.78	\$550.01	\$585.12
Apartment	176.00	352	0.50	\$121,002.99	\$343.76	\$365.70
	1355.00	1660		\$931,585.55		

Product	FY2026 Gross Per Unit	FY2025 Gross Per Unit	Increase
Single Family	\$731.40	\$ 638.40	\$93
Condo	\$585.12	\$ 510.72	\$74
Apartment	\$365.70	\$ 319.20	\$47

Rolling Oaks
Community Development District
General Fund Budget

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to received \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisor checks.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2016, Series 2018, and Series 2022 Special Assessment Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Assessment Administration

The District has contracted with Governmental Management Services-CF, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Trustee Fees

The District will pay annual trustee fees for the Series 2016, Series 2018, and Series 2022 Special Assessment Revenue Bonds that are deposited with a Trustee at Regions Bank.

Rolling Oaks

Community Development District

General Fund Budget

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc

Website Maintenance

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of overnight deliveries, checks for vendors and other required correspondence.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Materials used for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Property Taxes

Represents a fee charged by the Osceola County Tax Collector's Office for all assessable property within the District.

Rolling Oaks
Community Development District
General Fund Budget

Meeting Room

Represents the rental fees for room charges for Board Meetings.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field Operations:

Field Management

The District will contract for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

Represents estimated costs for electrical accounts with Duke Energy for entrance lighting, irrigation meters and other District areas.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Utilities – Water & Sewer

Represents estimated costs for water & sewer services with Toho Water Authority.

Landscape Maintenance

The District will incur monthly landscape expenses, which include mowing, edging, and string-trimming from Yellowstone Landscaping.

Landscape Enhancements

Represents estimated costs for landscape enhancements from Yellowstone Landscaping.

Landscape Irrigation

Represents estimated costs for any miscellaneous landscape irrigation repairs needed for the District.

Rolling Oaks

Community Development District

General Fund Budget

Lake Maintenance

Solitude Lake Management Services will provide monthly aquatic management services for inspection and treatment of lakes throughout the District.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Maintenance	\$ 2,152.32	\$ 25,827.86
Midge Treatment	\$ 1,200.36	\$ 14,404.29
	Quarterly	
Lake Assessment	\$ 1,311.23	\$ 5,244.93
	Semiannually	
Aeration Maintenance	\$ 665.15	\$ 1,330.31
Total		\$ 46,807.38

Pressure Washing

District owned right of way gutter, curbs and sidewalks will be scheduled for pressure washing as needed.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Rolling Oaks
Community Development District
Proposed Budget
Debt Service Fund
Series 2016

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Total Thru 9/30/25	Proposed Budget FY2026
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments - Tax Roll	\$1,120,501	\$1,043,924	\$76,577	\$1,120,501	\$1,120,501
Interest	\$50,000	\$51,444	\$36,745	\$88,189	\$44,094
Carry Forward Surplus	\$1,081,453	\$1,104,073	\$0	\$1,104,073	\$1,199,235
Total Revenues	\$ 2,251,954	\$ 2,199,440	\$ 113,323	\$ 2,312,763	\$ 2,363,831

Expenditures

Interest - 11/01	\$415,934	\$415,206	\$0	\$415,206	\$ 408,322
Principal - 11/01	\$290,000	\$290,000	\$0	\$290,000	\$ 305,000
Interest - 05/01	\$408,322	\$0	\$408,322	\$408,322	\$ 400,316
Total Expenditures	\$ 1,114,256	\$ 705,206	\$ 408,322	\$ 1,113,528	\$ 1,113,638

Excess Revenues/(Expenditures)	\$ 1,137,698	\$ 1,494,234	\$ (294,999)	\$ 1,199,235	\$ 1,250,194
---------------------------------------	---------------------	---------------------	---------------------	---------------------	---------------------

Principal 11/1	\$ 320,000
Interest 11/1	\$ 400,316
Total	\$ 720,316

Unit Type	Units	Gross Per Unit	Total
Single Family	498	\$ 2,393.62	\$ 1,192,022.76
Less: Discount/Collection (6%)			\$ (71,521.37)
Net Annual Assessment			\$ 1,120,501

Rolling Oaks
Community Development District
Series 2016 Special Assessment Bonds
Amortization Schedule

Date		Balance		Prinicipal		Interest		Total
11/01/25	\$	13,865,000.00	\$	305,000.00	\$	408,321.88	\$	1,121,643.75
05/01/26	\$	13,560,000.00	\$	-	\$	400,315.63		
11/01/26	\$	13,560,000.00	\$	320,000.00	\$	400,315.63	\$	1,120,631.25
05/01/27	\$	13,240,000.00	\$	-	\$	391,915.63		
11/01/27	\$	13,240,000.00	\$	340,000.00	\$	391,915.63	\$	1,123,831.25
05/01/28	\$	12,900,000.00	\$	-	\$	382,990.63		
11/01/28	\$	12,900,000.00	\$	355,000.00	\$	382,990.63	\$	1,120,981.25
05/01/29	\$	12,545,000.00	\$	-	\$	373,671.88		
11/01/29	\$	12,545,000.00	\$	375,000.00	\$	373,671.88	\$	1,122,343.75
05/01/30	\$	12,170,000.00	\$	-	\$	362,656.25		
11/01/30	\$	12,170,000.00	\$	395,000.00	\$	362,656.25	\$	1,120,312.50
05/01/31	\$	11,775,000.00	\$	-	\$	351,053.13		
11/01/31	\$	11,775,000.00	\$	420,000.00	\$	351,053.13	\$	1,122,106.25
05/01/32	\$	11,355,000.00	\$	-	\$	338,715.63		
11/01/32	\$	11,355,000.00	\$	445,000.00	\$	338,715.63	\$	1,122,431.25
05/01/33	\$	10,910,000.00	\$	-	\$	325,643.75		
11/01/33	\$	10,910,000.00	\$	470,000.00	\$	325,643.75	\$	1,121,287.50
05/01/34	\$	10,440,000.00	\$	-	\$	311,837.50		
11/01/34	\$	10,440,000.00	\$	500,000.00	\$	311,837.50	\$	1,123,675.00
05/01/35	\$	9,940,000.00	\$	-	\$	297,150.00		
11/01/35	\$	9,940,000.00	\$	530,000.00	\$	297,150.00	\$	1,124,300.00
05/01/36	\$	9,410,000.00	\$	-	\$	281,581.25		
11/01/36	\$	9,410,000.00	\$	560,000.00	\$	281,581.25	\$	1,123,162.50
05/01/37	\$	8,850,000.00	\$	-	\$	265,131.25		
11/01/37	\$	8,850,000.00	\$	590,000.00	\$	265,131.25	\$	1,120,262.50
05/01/38	\$	8,260,000.00	\$	-	\$	247,800.00		
11/01/38	\$	8,260,000.00	\$	625,000.00	\$	247,800.00	\$	1,120,600.00
05/01/39	\$	7,635,000.00	\$	-	\$	229,050.00		
11/01/39	\$	7,635,000.00	\$	665,000.00	\$	229,050.00	\$	1,123,100.00
05/01/40	\$	6,970,000.00	\$	-	\$	209,100.00		
11/01/40	\$	6,970,000.00	\$	705,000.00	\$	209,100.00	\$	1,123,200.00
05/01/41	\$	6,265,000.00	\$	-	\$	187,950.00		
11/01/41	\$	6,265,000.00	\$	745,000.00	\$	187,950.00	\$	1,120,900.00
05/01/42	\$	5,520,000.00	\$	-	\$	165,600.00		
11/01/42	\$	5,520,000.00	\$	790,000.00	\$	165,600.00	\$	1,121,200.00
05/01/43	\$	4,730,000.00	\$	-	\$	141,900.00		
11/01/43	\$	4,730,000.00	\$	840,000.00	\$	141,900.00	\$	1,123,800.00
05/01/44	\$	3,890,000.00	\$	-	\$	116,700.00		
11/01/44	\$	3,890,000.00	\$	890,000.00	\$	116,700.00	\$	1,123,400.00
05/01/45	\$	3,000,000.00	\$	-	\$	90,000.00		
11/01/45	\$	3,000,000.00	\$	940,000.00	\$	90,000.00	\$	1,120,000.00
05/01/46	\$	2,060,000.00	\$	-	\$	61,800.00		
11/01/46	\$	2,060,000.00	\$	1,000,000.00	\$	61,800.00	\$	1,123,600.00
05/01/47	\$	1,060,000.00	\$	-	\$	31,800.00		
11/01/47	\$	1,060,000.00	\$	1,060,000.00	\$	31,800.00	\$	1,123,600.00
			\$	14,155,000.00	\$	13,200,390.63	\$	28,053,543.75

Rolling Oaks
Community Development District
Proposed Budget
Debt Service Fund
Series 2018

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Total Thru 9/30/25	Proposed Budget FY2026
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments	\$897,697	\$836,347	\$61,350	\$897,697	\$897,697
Interest	\$20,000	\$39,333	\$28,095	\$67,427	\$33,714
Carry Forward Surplus	\$750,615	\$769,984	\$0	\$769,984	\$847,477
Total Revenues	\$ 1,668,312	\$ 1,645,663	\$ 89,445	\$ 1,735,108	\$ 1,778,888

Expenditures

Interest - 11/01	\$329,056	\$331,619	\$0	\$331,619	\$ 326,013
Principal - 11/01	\$230,000	\$230,000	\$0	\$230,000	\$ 245,000
Interest - 05/01	\$323,450	\$0	\$326,013	\$326,013	\$ 320,041
Total Expenditures	\$ 882,506	\$ 561,619	\$ 326,013	\$ 887,631	\$ 891,053

Excess Revenues/(Expenditures)	\$ 785,806	\$ 1,084,044	\$ (236,568)	\$ 847,477	\$ 887,834
---------------------------------------	-------------------	---------------------	---------------------	-------------------	-------------------

Principal 11/1	\$ 255,000
Interest 11/1	\$ 320,041
Total	\$ 575,041

Unit Type	Units	Gross Per Unit	Total
Single Family	162	\$ 2,393.62	\$ 387,766.04
Condo	300	\$ 1,890.77	\$ 567,231.00
Less: Discount/Collection (6%)			\$ (57,299.82)
Net Annual Assessment			\$ 897,697

Rolling Oaks
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date		Balance		Principal		Interest		Total
11/01/25	\$	12,060,000.00	\$	245,000.00	\$	326,012.50	\$	897,025.00
05/01/26	\$	11,815,000.00	\$	-	\$	320,040.63		
11/01/26	\$	11,815,000.00	\$	255,000.00	\$	320,040.63	\$	895,081.25
05/01/27	\$	11,560,000.00	\$	-	\$	313,825.00		
11/01/27	\$	11,560,000.00	\$	270,000.00	\$	313,825.00	\$	897,650.00
05/01/28	\$	11,290,000.00	\$	-	\$	307,243.75		
11/01/28	\$	11,290,000.00	\$	280,000.00	\$	307,243.75	\$	894,487.50
05/01/29	\$	11,010,000.00	\$	-	\$	300,418.75		
11/01/29	\$	11,010,000.00	\$	295,000.00	\$	300,418.75	\$	895,837.50
05/01/30	\$	10,715,000.00	\$	-	\$	292,490.63		
11/01/30	\$	10,715,000.00	\$	310,000.00	\$	292,490.63	\$	894,981.25
05/01/31	\$	10,405,000.00	\$	-	\$	284,159.38		
11/01/31	\$	10,405,000.00	\$	325,000.00	\$	284,159.38	\$	893,318.75
05/01/32	\$	10,080,000.00	\$	-	\$	275,425.00		
11/01/32	\$	10,080,000.00	\$	345,000.00	\$	275,425.00	\$	895,850.00
05/01/33	\$	9,735,000.00	\$	-	\$	266,153.13		
11/01/33	\$	9,735,000.00	\$	365,000.00	\$	266,153.13	\$	897,306.25
05/01/34	\$	9,370,000.00	\$	-	\$	256,343.75		
11/01/34	\$	9,370,000.00	\$	380,000.00	\$	256,343.75	\$	892,687.50
05/01/35	\$	8,990,000.00	\$	-	\$	246,131.25		
11/01/35	\$	8,990,000.00	\$	405,000.00	\$	246,131.25	\$	897,262.50
05/01/36	\$	8,585,000.00	\$	-	\$	235,246.88		
11/01/36	\$	8,585,000.00	\$	425,000.00	\$	235,246.88	\$	895,493.75
05/01/37	\$	8,160,000.00	\$	-	\$	223,825.00		
11/01/37	\$	8,160,000.00	\$	450,000.00	\$	223,825.00	\$	897,650.00
05/01/38	\$	7,710,000.00	\$	-	\$	211,731.25		
11/01/38	\$	7,710,000.00	\$	470,000.00	\$	211,731.25	\$	893,462.50
05/01/39	\$	7,240,000.00	\$	-	\$	199,100.00		
11/01/39	\$	7,240,000.00	\$	495,000.00	\$	199,100.00	\$	893,200.00
05/01/40	\$	6,745,000.00	\$	-	\$	185,487.50		
11/01/40	\$	6,745,000.00	\$	525,000.00	\$	185,487.50	\$	895,975.00
05/01/41	\$	6,220,000.00	\$	-	\$	171,050.00		
11/01/41	\$	6,220,000.00	\$	550,000.00	\$	171,050.00	\$	892,100.00
05/01/42	\$	5,670,000.00	\$	-	\$	155,925.00		
11/01/42	\$	5,670,000.00	\$	585,000.00	\$	155,925.00	\$	896,850.00
05/01/43	\$	5,085,000.00	\$	-	\$	139,837.50		
11/01/43	\$	5,085,000.00	\$	615,000.00	\$	139,837.50	\$	894,675.00
05/01/44	\$	4,470,000.00	\$	-	\$	122,925.00		
11/01/44	\$	4,470,000.00	\$	650,000.00	\$	122,925.00	\$	895,850.00
05/01/45	\$	3,820,000.00	\$	-	\$	105,050.00		
11/01/45	\$	3,820,000.00	\$	685,000.00	\$	105,050.00	\$	895,100.00
05/01/46	\$	3,135,000.00	\$	-	\$	86,212.50		
11/01/46	\$	3,135,000.00	\$	720,000.00	\$	86,212.50	\$	892,425.00
05/01/47	\$	2,415,000.00	\$	-	\$	66,412.50		
11/01/47	\$	2,415,000.00	\$	760,000.00	\$	66,412.50	\$	892,825.00
05/01/48	\$	1,655,000.00	\$	-	\$	45,512.50		
11/01/48	\$	1,655,000.00	\$	805,000.00	\$	45,512.50	\$	896,025.00
05/01/49	\$	850,000.00	\$	-	\$	23,375.00		
11/01/49	\$	850,000.00	\$	850,000.00	\$	23,375.00	\$	896,750.00
							\$	-
							\$	-
			\$	12,060,000.00	\$	10,319,868.75	\$	22,379,868.75

Rolling Oaks
Community Development District
Proposed Budget
Debt Service Fund
Series 2022

Description	Proposed Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Total Thru 9/30/25	Proposed Budget FY2026
-------------	------------------------------	----------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments	\$576,163	\$432,121	\$144,042	\$576,163	\$576,163
Interest	\$10,000	\$18,928	\$13,520	\$32,448	\$16,224
Carry Forward Surplus	\$309,245	\$314,781	\$0	\$314,781	\$348,964

Total Revenues	\$ 895,408	\$ 765,829	\$ 157,562	\$ 923,391	\$ 941,351
-----------------------	-------------------	-------------------	-------------------	-------------------	-------------------

Expenditures

Interest - 11/01	\$239,716	\$239,716	\$0	\$239,716	\$ 237,044
Principal - 05/01	\$95,000	\$0	\$95,000	\$95,000	\$ 105,000
Interest - 05/01	\$239,716	\$0	\$239,716	\$239,716	\$ 237,044

Total Expenditures	\$ 574,431	\$ 239,716	\$ 334,716	\$ 574,431	\$ 579,088
---------------------------	-------------------	-------------------	-------------------	-------------------	-------------------

Excess Revenues/(Expenditures)	\$ 320,977	\$ 526,117	\$ (177,154)	\$ 348,964	\$ 362,263
---------------------------------------	-------------------	-------------------	---------------------	-------------------	-------------------

Interest 11/1 \$ 234,091

Unit Type	Units	Gross Per Unit	Total
Condo	345	\$ 1,777.64	\$ 612,939
Less: Discount/Collection (6%)			\$ 36,776
Net Annual Assessment			\$ 576,163

Rolling Oaks
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 7,000,000.00	\$ -	\$ 237,043.75	\$ 571,759.38
05/01/26	\$ 7,000,000.00	\$ 105,000.00	\$ 237,043.75	\$ -
11/01/26	\$ 7,000,000.00	\$ -	\$ 234,090.63	\$ 576,134.38
05/01/27	\$ 7,000,000.00	\$ 110,000.00	\$ 234,090.63	\$ -
11/01/27	\$ 7,000,000.00	\$ -	\$ 230,996.88	\$ 575,087.50
05/01/28	\$ 7,000,000.00	\$ 115,000.00	\$ 230,996.88	\$ -
11/01/28	\$ 7,000,000.00	\$ -	\$ 227,762.50	\$ 573,759.38
05/01/29	\$ 7,000,000.00	\$ 120,000.00	\$ 227,762.50	\$ -
11/01/29	\$ 7,000,000.00	\$ -	\$ 224,387.50	\$ 572,150.00
05/01/30	\$ 7,000,000.00	\$ 130,000.00	\$ 224,387.50	\$ -
11/01/30	\$ 4,510,000.00	\$ -	\$ 220,325.00	\$ 574,712.50
05/01/31	\$ 4,510,000.00	\$ 135,000.00	\$ 220,325.00	\$ -
11/01/31	\$ 4,510,000.00	\$ -	\$ 216,106.25	\$ 571,431.25
05/01/32	\$ 4,510,000.00	\$ 145,000.00	\$ 216,106.25	\$ -
11/01/32	\$ 4,510,000.00	\$ -	\$ 211,575.00	\$ 572,681.25
05/01/33	\$ 4,510,000.00	\$ 155,000.00	\$ 211,575.00	\$ -
11/01/33	\$ 4,510,000.00	\$ -	\$ 206,731.25	\$ 573,306.25
05/01/34	\$ 4,510,000.00	\$ 165,000.00	\$ 206,731.25	\$ -
11/01/34	\$ 4,510,000.00	\$ -	\$ 201,575.00	\$ 573,306.25
05/01/35	\$ 4,510,000.00	\$ 175,000.00	\$ 201,575.00	\$ -
11/01/35	\$ 4,510,000.00	\$ -	\$ 196,106.25	\$ 572,681.25
05/01/36	\$ 4,510,000.00	\$ 185,000.00	\$ 196,106.25	\$ -
11/01/36	\$ 4,510,000.00	\$ -	\$ 190,325.00	\$ 571,431.25
05/01/37	\$ 4,510,000.00	\$ 200,000.00	\$ 190,325.00	\$ -
11/01/37	\$ 4,510,000.00	\$ -	\$ 184,075.00	\$ 574,400.00
05/01/38	\$ 4,510,000.00	\$ 210,000.00	\$ 184,075.00	\$ -
11/01/38	\$ 4,510,000.00	\$ -	\$ 177,512.50	\$ 571,587.50
05/01/39	\$ 4,510,000.00	\$ 225,000.00	\$ 177,512.50	\$ -
11/01/39	\$ 4,510,000.00	\$ -	\$ 170,481.25	\$ 572,993.75
05/01/40	\$ 4,510,000.00	\$ 240,000.00	\$ 170,481.25	\$ -
11/01/40	\$ 4,510,000.00	\$ -	\$ 162,981.25	\$ 573,462.50
05/01/41	\$ 4,510,000.00	\$ 255,000.00	\$ 162,981.25	\$ -
11/01/41	\$ 4,510,000.00	\$ -	\$ 155,012.50	\$ 572,993.75
05/01/42	\$ 4,510,000.00	\$ 270,000.00	\$ 155,012.50	\$ -
11/01/42	\$ 4,510,000.00	\$ -	\$ 146,575.00	\$ 571,587.50
05/01/43	\$ 4,510,000.00	\$ 290,000.00	\$ 146,575.00	\$ -
11/01/43	\$ 4,220,000.00	\$ -	\$ 137,150.00	\$ 573,725.00
05/01/44	\$ 4,220,000.00	\$ 310,000.00	\$ 137,150.00	\$ -
11/01/44	\$ 3,910,000.00	\$ -	\$ 127,075.00	\$ 574,225.00
05/01/45	\$ 3,910,000.00	\$ 330,000.00	\$ 127,075.00	\$ -
11/01/45	\$ 3,580,000.00	\$ -	\$ 116,350.00	\$ 573,425.00
05/01/46	\$ 3,580,000.00	\$ 355,000.00	\$ 116,350.00	\$ -
11/01/46	\$ 3,225,000.00	\$ -	\$ 104,812.50	\$ 576,162.50
05/01/47	\$ 3,225,000.00	\$ 375,000.00	\$ 104,812.50	\$ -
11/01/47	\$ 2,850,000.00	\$ -	\$ 92,625.00	\$ 572,437.50
05/01/48	\$ 2,850,000.00	\$ 400,000.00	\$ 92,625.00	\$ -
11/01/48	\$ 2,450,000.00	\$ -	\$ 79,625.00	\$ 572,250.00
05/01/49	\$ 2,450,000.00	\$ 430,000.00	\$ 79,625.00	\$ -
11/01/49	\$ 2,020,000.00	\$ -	\$ 65,650.00	\$ 575,275.00
05/01/50	\$ 2,020,000.00	\$ 455,000.00	\$ 65,650.00	\$ -
11/01/50	\$ 1,565,000.00	\$ -	\$ 50,862.50	\$ 571,512.50
05/01/51	\$ 1,565,000.00	\$ 490,000.00	\$ 50,862.50	\$ -
11/01/51	\$ 1,075,000.00	\$ -	\$ 34,937.50	\$ 575,800.00
05/01/52	\$ 1,075,000.00	\$ 520,000.00	\$ 34,937.50	\$ -
11/01/52	\$ 555,000.00	\$ -	\$ 18,037.50	\$ 572,975.00
05/01/53	\$ 555,000.00	\$ 555,000.00	\$ 18,037.50	\$ 573,037.50
		\$ 7,545,000.00	\$ 10,019,484.74	\$ 17,654,484.74