

*Rolling Oaks
Community Development District*

Agenda

May 14, 2025

AGENDA

Rolling Oaks

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

May 7, 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 **Wednesday, May 14, 2025, at 1:00 PM at the West Osceola Branch Library, 305 Campus Street, Celebration, 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. Organizational Matters
 - A. Consideration of Resolution 2025-04 Electing Officers
4. Approval of Minutes of the April 24, 2025 Board of Supervisors Meeting
5. Consideration of Resolution 2025-05 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
6. Ratification of SFWMD Permit Modification
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 373
 - D. Field Manager's Report
8. Supervisor's Requests
9. Next Meeting Date – June 26, 2025 at Margaritaville Resort Orlando
10. Adjournment

Sincerely,

Tricia Adams

Tricia Adams
District Manager

SECTION III

SECTION A

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR 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, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE ROLLING OAKS COMMUNITY
DEVELOPMENT DISTRICT:**

Section 1. The following persons are elected to the offices shown:

Chairman	_____
Vice Chairman	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____
Assistant Treasurer	_____

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of May, 2025.

ATTEST:

**ROLLING OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**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, **April 24, 2025** at 1:00 p.m. at the Embassy Suites Boardroom, 3151 Sunset Walk Drive, Kissimmee, Florida

Present and constituting a quorum were:

John Chiste *by Zoom*
Jared Bouskila
Cora DiFiore *by Zoom*
Peter Brown
Steven Dougherty
Penny Lozano

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Resigned during the meeting
Appointed during the meeting

Also present were:

Tricia Adams
Clayton Smith *by Zoom*
Ashley Hilyard
Katie O'Rourke

District Manager
Field Services Manager
Field Services
District Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:14 p.m.

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 February 27,
2025 Meeting**

On MOTION by Mr. Bouskila seconded by Mr. Chiste with all in favor the Minutes of the February 27, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03
Authorizing Chairperson to Execute Plats,
Permits and Conveyances**

Ms. Adams stated Resolution 2025-03 authorizes the chair to execute plats, permits, conveyances or any other development documents between meetings. Approved documents would be brought back to the Board for ratification at the next meeting.

On MOTION by Mr. Bouskila seconded by Mr. Brown with all in favor Resolution 2025-03 Authorizing Chairperson to Execute Plats, Permits and Conveyances was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Landscape Installation
Agreement with McMaster Landscape**

Ms. Adams stated the landscape design on Inspiration has been a top priority and there are two proposals in the agenda package. The proposals have been approved, we are looking for approval of the form of agreement, including the two approved proposals which will be ratified at the same time. The agreement was prepared by district counsel and contains protections for the district.

On MOTION by Mr. Bouskila seconded by Mr. Dougherty with all in favor the landscape installation agreement with McMaster Landscape was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Special Warranty Deed with
Rolling Oaks Apartments LLC**

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the special warranty deed with Rolling Oaks Apartments LLC was ratified.

SEVENTH 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

Ms. Adams stated in May you will consider the proposed Fiscal Year 2026 budget, and I understand there is a conflict with your May meeting date. After discussion the Board took the following action:

On MOTION by Mr. Bouskila seconded by Mr. Dougherty with all in favor the May meeting was moved to May 14, 2025 at 1:00 p.m.

i. Approval of Check Register

On MOTION by Mr. Bouskila 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.

D. Field Manager's Report

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

i. Consideration of Proposal for LaneLight Upgrade

ii. Consideration of Proposal for Non-Cloud LaneLight Upgrade

This item was deferred.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dougherty tendered his resignation from the board to be effective immediately.

On MOTION by Mr. Brown seconded by Mr. Bouskila with all in favor Mr. Dougherty's resignation was accepted and the seat was declared vacant.

On MOTION by Mr. Brown seconded by Mr. Bouskila with all in favor Penny Lozano was appointed to fill the unexpired term of office of seat 5 with a term ending 11/26.

Ms. Adams administered the oath of office to Ms. Lozano.

NINTH ORDER OF BUSINESS

Next Meeting Date – May 14, 2025

Ms. Adams stated the next meeting will be held on May 14, 2025.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Lozano seconded by Mr. Bouskila with all in favor the meeting adjourned at 1:37 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Rolling Oaks Community Development District (“**District**”) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 24, 2025

HOUR: 1:00 p.m.

LOCATION: Embassy Suites Boardroom
3151 Sunset Walk Drive
Kissimmee, Florida 34747

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 14, 2025.

Attest:

**Rolling Oaks Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Exhibit A

Rolling Oaks
Community Development District

Proposed Budget
FY 2026



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Rolling Oaks

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	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>					
<i><u>Administrative</u></i>					
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 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY2026
<u>Field Operations</u>					
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
<u>Total Field Operations Expenditures</u>	<u>\$881,334</u>	<u>\$452,410</u>	<u>\$431,394</u>	<u>\$883,803</u>	<u>\$808,599</u>
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 4/30/24	Projected Next 5 Months	Total Thru 9/30/24	Proposed Budget FY2026
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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
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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 4/30/24	Projected Next 5 Months	Total Thru 9/30/24	Proposed Budget FY2026
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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
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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
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Excess Revenues/(Expenditures)	\$ 785,806	\$ 1,084,044	\$ (236,568)	\$ 847,477	\$ 887,834
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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 4/30/24	Projected Next 5 Months	Total Thru 9/30/24	Proposed Budget FY2026
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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
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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
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Excess Revenues/(Expenditures)	\$ 320,977	\$ 526,117	\$ (177,154)	\$ 348,964	\$ 362,263
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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

SECTION VI

South Florida Water Management District
7345 Greenbriar Parkway
Orlando, FL 32819

**RE: Rolling Oaks ADA Parking Adjustment & Bus Drop-Off
Minor Modification / Minor Works**

To whom it may concern:

The proposed Rolling Oaks ADA Parking Adjustment and Bus Drop-Off project is wholly contained within the previously permitted Rolling Oaks (AKA Rolling Oaks/Splendid China) master stormwater system (Permit No. 49-01801-P-02). It is understood that ERP no. 49-01801-P-02 is closed and that this application is a minor modification to that permit.

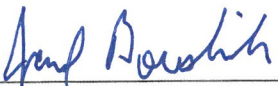
The previously permitted and constructed detention ponds are sized to accommodate water quality and attenuation for the entire 365+ acre master development now known as Rolling Oaks. The proposed project is in Basin 7, which is 73.67 acres, and includes Rolling Oaks Phase 1a, Rolling Oaks Phase 1b, Rolling Oaks Phase 1c, and the proposed project. The 73.67-acre basin was designed/permitted with 85% impervious area equating to 62.62 Ac.

The proposed project area is approximately 0.51 acres, including 0.05 acres of new impervious area.

The allocated (existing plus permitted) impervious area for Basin 7 is 45.53 Ac. The Basin 7 allocated impervious area increases to 45.58 acres when the proposed impervious area is added to the existing and permitted impervious area from the proposed improvements. The 45.58 acres of impervious area is below the 62.62 acres of impervious area previously approved for Basin 7. Therefore, the proposed project is consistent with the previously approved Rolling Oaks (AKA Rolling Oaks/Splendid China) design and improvements to the existing master stormwater system are not needed.

Excerpts from the previously approved master drainage report are provided with this letter as Appendix A.

If you have any questions, please do not hesitate to contact the engineer of record (William H. Zeh, P.E.) at (407)-629-8330 extension 127.

 5/6/25

Jared Bouskila, Vice Chairman Date
Rolling Oaks CDD
219 E. Livingston St.
Orlando, FL 32801
gflint@gmscfl.com
407-841-5524

 5/6/25

Peter Brown, Authorized Signatory Date
Rolling Oaks Splendid, LLC
One Town Center Road, Suite 600
Boca Raton, FL 33486
Peter.Brown@encorefunds.com
573-480-2837

SECTION VII

SECTION C

SECTION i

Rolling Oaks Community Development District

Summary of Check Register

April 13, 2025 to May 2, 2025

Fund	Date	Check No.'s	Amount
General Fund	4/14/25	680-681	\$ 9,817.80
	4/17/25	682	\$ 144,040.28
	4/18/25	683-684	\$ 5,096.97
		Total:	\$ 158,955.05
Supervisor Fees	<u>April 2025 Meeting</u>		
	Cora Difiore	50337	\$ 184.70
	Steven Dougherty	50338	\$ 184.70
	Jared E Bouskill	50339	\$ 184.70
	John F Chiste	50340	\$ 184.70
	Peter C Brown	50341	\$ 184.70
		Total:	\$ 923.50
Total Amount		\$ 159,878.55	

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
4/14/25	00001	4/01/25 155	202504 310-51300-34000	MANAGEMENT FEES APR25	*	3,541.67	
		4/01/25 155	202504 310-51300-35200	WEBSITE ADMIN APR25	*	65.08	
		4/01/25 155	202504 310-51300-35100	INFORMATION TECH APR25	*	109.42	
		4/01/25 155	202504 310-51300-31300	DISSEMINATION SVCS APR25	*	700.00	
		4/01/25 155	202504 310-51300-51000	OFFICE SUPPLIES APR25	*	.09	
		4/01/25 155	202504 310-51300-42000	POSTAGE APR25	*	72.48	
GOVERNMENTAL MANAGEMENT SERVICES-CF						4,488.74	000680
4/14/25	00019	4/01/25 PSI15679	202504 320-53800-47000	QTRLY POND MAINT APR25	*	1,311.23	
		4/01/25 PSI15688	202504 320-53800-47000	POND MAINTENANCE APR25	*	2,152.32	
		4/01/25 PSI15690	202504 320-53800-47000	POND MAINTENANCE APR25	*	1,200.36	
		4/01/25 PSI15693	202504 320-53800-47000	SEMI ANN POND MAINT APR25	*	665.15	
SOLITUDE LAKE MANAGEMENT LLC DBA						5,329.06	000681
4/17/25	00013	4/17/25 04172025	202504 300-20700-10300	DIRECT PAYMENT 02/01/25	*	144,040.28	
ROLLING OAKS CDD C/O REGIONS BANK						144,040.28	000682
4/18/25	00001	4/01/25 156	202504 320-53800-34000	FIELD MANAGEMENT APR25	*	1,950.00	
		4/01/25 156	202504 320-53800-49000	GUARDHOUSE REPAIRS APR25	*	394.00	
		4/01/25 156	202504 310-51300-49300	REUNION WEST ROOM RENTAL	*	200.47	
GOVERNMENTAL MANAGEMENT SERVICES-CF						2,544.47	000683
4/18/25	00003	4/16/25 26375	202503 310-51300-31500	GENERAL COUNSEL MAR25	*	2,552.50	
STRALEY ROBIN VERICKER						2,552.50	000684
TOTAL FOR BANK A						158,955.05	
TOTAL FOR REGISTER						158,955.05	

ROAK ROLLING OAKS BOH

SECTION ii

Rolling Oaks
Community Development District

Unaudited Financial Reporting
April 30, 2025



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Rolling Oaks
Community Development District
Combined Balance Sheet
April 30, 2025

	General Fund		Debt Service Fund		Capital Projects Fund		Totals Governmental Funds	
Assets:								
Operating Account - Suntrust	\$	491,907	\$	-	\$	-	\$	491,907
Due from General Fund	\$	-	\$	40,493	\$	-	\$	40,493
<u>Investments</u>								
<u>Series 2016</u>								
Reserve	\$	-	\$	1,128,887	\$	-	\$	1,128,887
Revenue	\$	-	\$	1,036,769	\$	-	\$	1,036,769
Principal	\$	-	\$	257	\$	-	\$	257
Interest	\$	-	\$	406,701	\$	-	\$	406,701
Sinking Fund	\$	-	\$	296	\$	-	\$	296
Prepayment	\$	-	\$	27,730	\$	-	\$	27,730
Construction	\$	-	\$	-	\$	6,911	\$	6,911
<u>Series 2018</u>								
Reserve	\$	-	\$	903,111	\$	-	\$	903,111
Revenue	\$	-	\$	738,713	\$	-	\$	738,713
Interest	\$	-	\$	326,014	\$	-	\$	326,014
Principal	\$	-	\$	554	\$	-	\$	554
Prepayment	\$	-	\$	541	\$	-	\$	541
Sinking Fund	\$	-	\$	212	\$	-	\$	212
Construction	\$	-	\$	-	\$	2,641	\$	2,641
<u>Series 2022</u>								
Reserve	\$	-	\$	578,262	\$	-	\$	578,262
Revenue	\$	-	\$	191,395	\$	-	\$	191,395
Interest	\$	-	\$	239,717	\$	-	\$	239,717
Sinking Fund	\$	-	\$	95,001	\$	-	\$	95,001
Construction	\$	-	\$	-	\$	1,246	\$	1,246
Total Assets								
	\$	491,907	\$	5,714,651	\$	10,798	\$	6,217,357
Liabilities:								
Due to Debt Service	\$	40,493	\$	-	\$	-	\$	40,493
Total Liabilities								
	\$	40,493	\$	-	\$	-	\$	40,493
Fund Balances:								
Unassigned	\$	451,415	\$	-	\$	-	\$	451,415
Assigned for Debt Service 2016	\$	-	\$	2,623,121	\$	-	\$	2,623,121
Assigned for Debt Service 2018	\$	-	\$	1,987,155	\$	-	\$	1,987,155
Assigned for Debt Service 2022	\$	-	\$	1,104,375	\$	-	\$	1,104,375
Assigned for Capital Projects 2016	\$	-	\$	-	\$	6,911	\$	6,911
Assigned for Capital Projects 2018	\$	-	\$	-	\$	2,641	\$	2,641
Assigned for Capital Projects 2022	\$	-	\$	-	\$	1,246	\$	1,246
Total Fund Balances								
	\$	451,415	\$	5,714,651	\$	10,798	\$	6,176,864
Total Liabilities & Fund Balance								
	\$	491,907	\$	5,714,651	\$	10,798	\$	6,217,357

Rolling Oaks
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues</u>				
Assessments	\$ 647,505	\$ 647,505	\$ 603,252	\$ (44,253)
Assessments - Direct	\$ 165,627	\$ 165,627	\$ 124,220	\$ (41,407)
Developer Contributions	\$ 201,431	\$ -	\$ -	\$ -
Total Revenues	\$ 1,014,562	\$ 813,131	\$ 727,472	\$ (85,660)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,000	\$ 3,000
FICA Expense	\$ 918	\$ 536	\$ 306	\$ 230
Engineering	\$ 10,000	\$ 5,833	\$ 156	\$ 5,677
Attorney	\$ 15,000	\$ 8,750	\$ 6,393	\$ 2,358
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 8,400	\$ 4,900	\$ 4,900	\$ -
Assessment Administration	\$ 10,500	\$ 10,500	\$ 10,500	\$ -
Annual Audit	\$ 3,450	\$ -	\$ -	\$ -
Trustee Fees	\$ 11,041	\$ 7,000	\$ 7,000	\$ -
Management Fees	\$ 42,500	\$ 24,792	\$ 24,792	\$ -
Information Technology	\$ 1,313	\$ 766	\$ 766	\$ -
Website Maintenance	\$ 781	\$ 456	\$ 456	\$ -
Telephone	\$ 100	\$ 58	\$ -	\$ 58
Postage	\$ 800	\$ 467	\$ 397	\$ 70
Insurance	\$ 7,839	\$ 7,839	\$ 7,624	\$ 215
Printing & Binding	\$ 800	\$ 467	\$ 6	\$ 461
Legal Advertising	\$ 2,000	\$ 1,167	\$ 304	\$ 862
Other Current Charges	\$ 2,000	\$ 1,167	\$ 310	\$ 856
Office Supplies	\$ 130	\$ 76	\$ 1	\$ 75
Property Appraiser Fee	\$ 350	\$ 316	\$ 316	\$ -
Property Taxes	\$ 80	\$ 47	\$ 7	\$ 40
Meeting Room	\$ 1,701	\$ 993	\$ 478	\$ 515
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 133,228	\$ 84,653	\$ 70,237	\$ 14,416

Rolling Oaks
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Operations and Maintenance Expenses</u>				
<i><u>Field Operations</u></i>				
Field Management	\$ -	\$ -	\$ 13,650	\$ (13,650)
Property Insurance	\$ 13,603	\$ 13,603	\$ 7,282	\$ 6,321
Electric	\$ 16,614	\$ 9,692	\$ 5,775	\$ 3,917
Streetlights	\$ 229,217	\$ 133,710	\$ 94,789	\$ 38,921
Utility-Water and Sewer	\$ 172,192	\$ 100,446	\$ 90,993	\$ 9,452
Landscape Maintenance	\$ 263,900	\$ 153,942	\$ 153,942	\$ (0)
Landscape Enhancements	\$ 50,000	\$ 29,167	\$ 2,055	\$ 27,112
Landscape Irrigation	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Mulch	\$ 59,000	\$ 59,000	\$ 48,800	\$ 10,200
Lake Maintenance	\$ 46,807	\$ 27,304	\$ 28,733	\$ (1,428)
Pressure Washing	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Contingency	\$ 10,000	\$ 5,833	\$ 6,391	\$ (558)
Total Operations and Maintenance:	\$ 881,334	\$ 544,363	\$ 452,410	\$ 91,953
Total Expenditures	\$ 1,014,562	\$ 629,015	\$ 522,646	\$ 106,369
Excess Revenues (Expenditures)	\$ (0)		\$ 204,826	
Fund Balance - Beginning	\$ -		\$ 246,589	
Fund Balance - Ending	\$ (0)		\$ 451,415	

Rolling Oaks
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues				
Assessments - Tax Roll	\$ 1,120,501	\$ 1,120,501	\$ 1,043,924	\$ (76,577)
Interest	\$ 50,000	\$ 50,000	\$ 51,444	\$ 1,444
Total Revenues	\$ 1,170,501	\$ 1,170,501	\$ 1,095,368	\$ (75,134)
Expenditures:				
Interest - 11/01	\$ 415,934	\$ 415,934	\$ 415,206	\$ 728
Principal - 11/01	\$ 290,000	\$ 290,000	\$ 290,000	\$ -
Interest - 05/01	\$ 408,322	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,114,256	\$ 705,934	\$ 705,206	\$ 728
Excess Revenues (Expenditures)	\$ 56,245		\$ 390,161	
Fund Balance - Beginning	\$ 1,081,453		\$ 2,232,960	
Fund Balance - Ending	\$ 1,137,698		\$ 2,623,121	

Rolling Oaks
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues				
Assessments	\$ 897,697	\$ 897,697	\$ 836,347	\$ (61,350)
Interest	\$ 20,000	\$ 20,000	\$ 39,333	\$ 19,333
Total Revenues	\$ 917,697	\$ 917,697	\$ 875,680	\$ (42,018)
Expenditures:				
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 882,506	\$ 559,056	\$ 561,619	\$ (2,563)
Excess Revenues (Expenditures)	\$ 35,191		\$ 314,061	
Fund Balance - Beginning	\$ 750,615		\$ 1,673,094	
Fund Balance - Ending	\$ 785,806		\$ 1,987,155	

Rolling Oaks
Community Development District
Debt Service Fund - Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues				
Assessments - Direct	\$ 576,163	\$ 576,163	\$ 432,121	\$ (144,042)
Interest	\$ 10,000	\$ 10,000	\$ 18,928	\$ 8,928
Total Revenues	\$ 586,163	\$ 586,163	\$ 451,049	\$ (135,114)
Expenditures:				
Interest - 11/01	\$ 239,716	\$ 239,716	\$ 239,716	\$ -
Principal - 05/01	\$ 95,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 239,716	\$ -	\$ -	\$ -
Total Expenditures	\$ 574,431	\$ 239,716	\$ 239,716	\$ -
Excess Revenues (Expenditures)	\$ 11,732		\$ 211,333	
Fund Balance - Beginning	\$ 309,245		\$ 893,043	
Fund Balance - Ending	\$ 320,977		\$ 1,104,375	

Rolling Oaks
Community Development District
Capital Projects Fund - Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 178	\$ 178
Total Revenues	\$ -	\$ -	\$ 178	\$ 178
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 178	
Fund Balance - Beginning	\$ -	\$ -	\$ 6,732	
Fund Balance - Ending	\$ -	\$ -	\$ 6,911	

Rolling Oaks
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 68	\$ 68
Total Revenues	\$ -	\$ -	\$ 68	\$ 68
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 68	
Fund Balance - Beginning	\$ -	\$ -	\$ 2,573	
Fund Balance - Ending	\$ -	\$ -	\$ 2,641	

Rolling Oaks
Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 32	\$ 32
Total Revenues	\$ -	\$ -	\$ 32	\$ 32
<u>Expenditures:</u>				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 32	
Fund Balance - Beginning	\$ -	\$ -	\$ 1,214	
Fund Balance - Ending	\$ -	\$ -	\$ 1,246	

Rolling Oaks
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - On Roll	\$ -	\$ 56,369	\$ 393,291	\$ 14,040	\$ 16,568	\$ 109,993	\$ 12,991	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 603,252
Assessments - Direct	\$ -	\$ -	\$ -	\$ 82,813	\$ -	\$ -	\$ 41,407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,220
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 56,369	\$ 393,291	\$ 96,853	\$ 16,568	\$ 109,993	\$ 54,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 727,472
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA Expense	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Engineering	\$ -	\$ 100	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156
Attorney	\$ 1,373	\$ 1,098	\$ 61	\$ 668	\$ 641	\$ 2,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,393
Arbitrage	\$ -	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Dissemination	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900
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	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,792
Information Technology	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 766
Website Maintenance	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 50	\$ 2	\$ 49	\$ 27	\$ 82	\$ 114	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 397
Insurance	\$ 7,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,624
Printing & Binding	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Legal Advertising	\$ 304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 304
Other Current Charges	\$ 41	\$ 41	\$ 41	\$ 41	\$ 59	\$ 44	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ 316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316
Property Taxes	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Meeting Room	\$ -	\$ 142	\$ 135	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 478
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 33,637	\$ 7,156	\$ 4,759	\$ 5,468	\$ 5,198	\$ 8,209	\$ 5,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,237

Rolling Oaks
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operations and Maintenance Expenses</u>													
<i>Field Operations</i>													
Field Management	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ -	13,650
Property Insurance	\$ 7,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,282
Utility - Electric	\$ 639	\$ 684	\$ 974	\$ 909	\$ 921	\$ 749	\$ 899	\$ -	\$ -	\$ -	\$ -	\$ -	5,775
Streetlights	\$ 13,616	\$ 13,616	\$ 13,616	\$ 9,838	\$ 15,652	\$ 14,211	\$ 14,240	\$ -	\$ -	\$ -	\$ -	\$ -	94,789
Utility - Water & Sewer	\$ 15,636	\$ 12,353	\$ 8,386	\$ 18,113	\$ 11,420	\$ 12,168	\$ 12,917	\$ -	\$ -	\$ -	\$ -	\$ -	90,993
Landscape Maintenance	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ -	\$ -	\$ -	\$ -	\$ -	153,942
Landscape Enhancements	\$ -	\$ 2,055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,055
Landscape Irrigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Mulch	\$ -	\$ -	\$ -	\$ 48,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48,800
Lake Maintenance	\$ 5,329	\$ 3,353	\$ 3,353	\$ 4,664	\$ 3,353	\$ 3,353	\$ 5,329	\$ -	\$ -	\$ -	\$ -	\$ -	28,733
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 2,071	\$ -	\$ 3,006	\$ 920	\$ -	\$ -	\$ 394	\$ -	\$ -	\$ -	\$ -	\$ -	6,391
Total Operations and Maintenance Expenses	\$ 68,515	\$ 56,003	\$ 53,276	\$ 107,185	\$ 55,287	\$ 54,422	\$ 57,721	\$ -	\$ -	\$ -	\$ -	\$ -	452,410
Total Expenditures	\$ 102,152	\$ 63,159	\$ 58,035	\$ 112,653	\$ 60,485	\$ 62,632	\$ 63,531	\$ -	\$ -	\$ -	\$ -	\$ -	522,646
Excess Revenues (Expenditures)	\$ (102,152)	\$ (6,790)	\$ 335,256	\$ (15,800)	\$ (43,918)	\$ 47,362	\$ (9,133)	\$ -	\$ -	\$ -	\$ -	\$ -	204,826

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
04/08/25	ACH	\$45,359.67	\$0.00	(\$907.20)	\$0.00	\$44,452.47	\$10,797.58	\$18,685.15	\$14,969.74	\$44,452.47
04/08/25	ACH	\$8,406.84	\$0.00	(\$168.13)	\$0.00	\$8,238.71	\$2,001.20	\$3,463.06	\$2,774.45	\$8,238.71
04/30/25	ACH	\$0.00	\$0.00	\$0.00	\$792.91	\$792.91	\$192.60	\$333.29	\$267.02	\$792.91
TOTAL		\$ 2,618,150.28	\$ (86,441.36)	\$ (50,634.18)	\$ 2,448.12	\$ 2,483,522.86	\$ 603,251.82	\$ 1,043,923.97	\$ 836,347.07	\$ 2,483,522.86

93% Net Percent Collected
\$ 182,179.71 Bal. Remaining to Collect

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
4/16/25	2/1/25	Wire	\$185,446.90	\$185,446.90	\$41,406.63	\$144,040.28	\$41,406.63	\$144,040.28
	5/1/25		\$185,446.90		\$41,406.63	\$144,040.28		
			\$ 741,787.61	\$ 556,340.71	\$ 165,626.51	\$ 576,161.12	\$ 124,219.88	\$ 432,120.84

Rolling Oaks

Community Development District

LONG TERM DEBT REPORT

SERIES 2016, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	4.500%, 5.250%, 5.875%, 6.000%	
MATURITY DATE:	11/1/2047	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$1,124,706	
RESERVE FUND BALANCE	\$1,128,887	
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)
CURRENT BONDS OUTSTANDING		\$13,865,000

SERIES 2018, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	4.375%, 4.875%, 5.375%, 5.500%	
MATURITY DATE:	11/1/2049	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$899,831	
RESERVE FUND BALANCE	\$903,111	
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)
CURRENT BONDS OUTSTANDING		\$12,060,000

SERIES 2022, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	5.7%, 6.3%, 6.55%	
MATURITY DATE:	5/1/2053	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$576,163	
RESERVE FUND BALANCE	\$578,262	
BONDS OUTSTANDING - 11/22/22		\$7,635,000
LESS: PRINCIPAL PAYMENT 5/1/24		(\$90,000)
CURRENT BONDS OUTSTANDING		\$7,545,000

Rolling Oaks
Community Development District

Special Assessment Bonds, Series 2016

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2025				
TOTAL				\$ -
Fiscal Year 2025				
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
4/1/25		Interest		\$ 24.68
TOTAL				\$ 178.23
Acquisition/Construction Fund at 09/30/2024				\$ 6,732.28
Interest Earned and Transfer In thru 04/30/25				\$ 178.23
Requisitions Paid thru 04/30/25				\$ -
Remaining Acquisition/Construction Fund				\$ 6,910.51

Rolling Oaks
Community Development District
Special Assessment Bonds, Series 2018

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2025				
TOTAL				\$ -
Fiscal Year 2025				
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
4/1/25		Interest		\$ 9.43
TOTAL				\$ 68.11
Acquisition/Construction Fund at 09/30/24				\$ 2,573.01
Interest Earned and Transfer In thru 04/30/25				\$ 68.11
Requisitions Paid thru 04/30/25				\$ -
Remaining Acquisition/Construction Fund				\$ 2,641.12

Rolling Oaks
Community Development District
Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2025				
TOTAL				\$ -
Fiscal Year 2025				
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
4/1/25		Interest		\$ 4.45
TOTAL				\$ 32.14
Acquisition/Construction Fund at 09/30/2024				\$ 1,214.05
Interest Earned and Transfer In thru 04/30/25				\$ 32.14
Requisitions Paid thru 04/30/25				\$ -
Remaining Acquisition/Construction Fund				\$ 1,246.19

SECTION iii



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 21, 2025

Ms. Syanne Hall
Recording Secretary
Rolling Oaks Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Rolling Oaks Community Development District – Registered Voters

Dear Ms. Hall:

Thank you for your letter requesting confirmation of the number of registered voters within the Rolling Oaks Community Development District as of April 15, 2025.

The number of registered voters within the Rolling Oaks CDD is 373 as of April 15, 2025.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

SECTION D

Rolling Oaks CDD

Field Management Report



May 14th, 2025
Ashley Hilyard
Field Manager
GMS

Completed

Landscaping Maintenance

- ✚ Landscaping continues with weekly full mowing and maintenance.
- ✚ Bicolorers that lead to failing grass on Inspiration Drive have been replaced.
- ✚ A site review with Yellowstone is scheduled for next week to identify palms along Fins Up requiring removal or injections, and any additional cleanup and enhancements needed.



Site Items

Aquatics

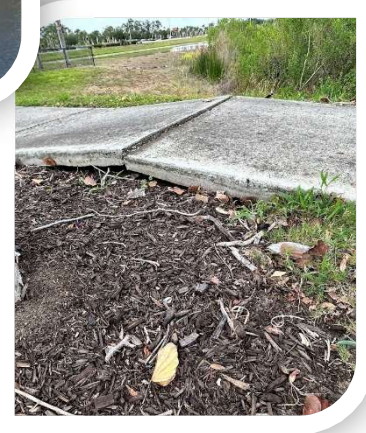
- ✚ All ponds have been treated for aquatic weeds and torpedo grasses.
- ✚ Aquatics vendor continues to monitor and remove debris along pond banks.



In Progress

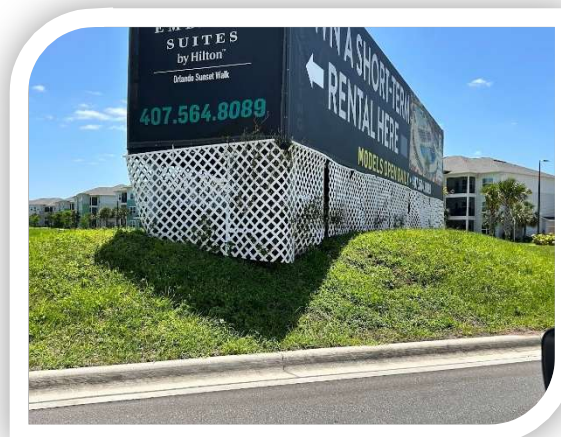
General Maintenance

- ✚ Pending a return call from the vendor provided by Anna to address repairs to the crosswalk system potentially covered by warranty.
- ✚ Downed sign along pond #4 near Shaker Street. Field staff are scheduled to reinstall.
- ✚ Broken sidewalk near the Margaritaville Spa and the dog park will be repaired.



Landscaping

- ✚ Field staff was notified that the alternate vendor previously maintaining the area near the signage trailer has recently stopped doing so. Yellowstone has added this area to their maintenance schedule and will address.



In Progress

Requested Enhancements of Inspiration Dr

✚ McMasters enhancements continue along Inspiration Drive. Artificial turf installation is almost complete.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-577-0918, or by email at ahilyard@gmscfl.com. Thank you.

Respectfully,
Ashley Hilyard