

*Rhodine Road North  
Community Development District*

*Agenda*

*August 5, 2020*

# AGENDA

# ***Rhodine Road North Community Development District***

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219 E. Livingston St., Orlando, Florida 32801

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

July 29, 2020

**Board of Supervisors  
Rhodine Road North  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Rhodine Road North Community Development District** will be held **Wednesday, August 5, 2020 at 11:30 AM** via **Zoom Teleconference**.

Those wishing to attend the meeting can do so using the information below:

**Zoom Video Link:** <https://zoom.us/j/98222621722>

**Zoom Call-In Number:** 1-646-876-9923

**Meeting ID:** 982 2262 1722

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the July 1, 2020 Board of Supervisors Meeting
4. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2021 Budget
    - i. Consideration of Resolution 2020-10 Adoption of the District's Fiscal Year 2021 Budget and Appropriating Funds
    - ii. Consideration of Fiscal Year 2020/2021 Budget Deficit Funding Agreement – **ADDED**
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

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<sup>1</sup> Comments will be limited to three (3) minutes

- i. Consideration of Resolution 2020-11 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2020-12 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2021
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Registers
    - ii. Balance Sheet and Income Statement
    - iii. Ratification of Summary of Series 2019 Requisitions #120 through #127
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is the approval of the minutes from the July 1, 2020 Board of Supervisors Meeting. A copy of the minutes is enclosed for your review.

The fourth order of business opens the Public Hearings. Section A is the Public Hearing on the Adoption of the Fiscal Year 2021 Budget. Sub-Section 1 is the Consideration of Resolution 2020-10 Adoption of the District's Fiscal Year 2021 Budget and Appropriating Funds. Sub-Section 2 is the Consideration of Fiscal Year 2020/2021 Budget Deficit Funding Agreement. A copy of the resolution and agreement are enclosed for your review. Section B is the Public Hearing on the Imposition of Operations and Maintenance Special Assessments. Sub-Section 1 is the Consideration of Resolution 2020-11 Imposing Special Assessments and Certifying an Assessment Roll. Consideration of Lake Maintenance Proposals. A copy of the resolution is enclosed for your review.

The fifth order of business is the Consideration of Resolution 2020-12 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2021. A copy of the resolution is enclosed for your review.

The sixth order of business is Staff Reports. Section C is the Field Manager's Report for your review. Section C is the District Manager's Report. Sub-Section 1 includes the approval of the check register. Sub-Section 2 includes the balance sheet and income statement. Sub-Section 3 includes a Summary of Series 2019 Requisitions #120 through #127 for your review and ratification.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Jill Burns  
District Manager

CC:  
Roy Van Wyk, District Counsel  
Enclosures

# MINUTES

**MINUTES OF MEETING  
RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Rhodine Road North Community Development District was held on Wednesday, **July 1, 2020** at 11:30 a.m. via Zoom Teleconference.

Present and constituting a quorum:

Lauren Schwenk  
Matthew Cassidy  
Andrew Rhinehart  
Patrick Marone

Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also, present were:

Jill Burns  
Michelle Rigoni  
Heather Wertz  
April Payeur  
Clayton Smith

District Manager, GMS  
District Counsel, HGS  
District Engineer  
Developer's Office  
GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and noted that four supervisors were in attendance via Zoom teleconference and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted that there were no members of the public present attending via Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 6, 2020  
Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections on the May 6, 2020 Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the Minutes of the May 6, 2020 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Lake Maintenance Proposals****A. Remson Aquatics****B. Applied Aquatic Management**

Mr. Smith reviewed the lake maintenance quotes for monthly services from two vendors, Remson Aquatics and Applied Aquatic. He noted there was a significant difference in the quotes and that he double checked to ensure the scope was similar. Remson's quote totaled \$765 per month and Applied Aquatic totaled \$1,750 per month. Mr. Smith stated he had never worked with Remson but they provided a good price. He felt it was hard to pass up that price.

Mr. Rhinehart stated he had received some feedback on Remson. The owner of Remson owns property across the street and has been maintaining district ponds for 20 years. His office is across the street from the Cassidy Offices. Mr. Smith stated his recommendation would be to accept Remson's proposal. Ms. Burns asked for any questions. Hearing none,

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the Lake Maintenance Proposal from Remson Aquatics and the Authorization for Counsel to Draft the Form of Agreement, was approved.

**FIFTH ORDER OF BUSINESS****Consideration of Landscape Maintenance Proposals****A. Prince & Sons**

Mr. Smith stated he gave them similar scope on what they want priced. Prince is a little higher, but he noted that he had worked with Prince at a couple of other areas. Mr. Smith stated that they are looking to break into the area, but they are out of town for this area.

**B. Cardinal Landscaping**

Mr. Smith stated that Cardinal was another landscaper that he is familiar with that is in the area. He noted that they actually have some high end CDDs in the area. Going through the proposals, they proposed on the same items. Both proposals include 42 cuts for all common areas



and amenity areas. Prince has 19 mows for ponds, Cardinal has 20 and they laid out a schedule. Mr. Smith noted with the quick notice he was not able to give them a perfectly defined scope, but he went through with both of them and explained what the Board wants. Mr. Smith noted the pond mowings can be increased as more people move into the area and live more adjacent to the ponds. Both proposals include shrub maintenance throughout the year. One difference is irrigation monitoring is additional on Prince's, whereas it is included in Cardinals.

Mr. Smith stated he would recommend Cardinal because they are a lower price, they are in the area, and he has experience working with them as well. Mr. Smith asked for any questions. Hearing none,

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Landscape Maintenance Proposal with Cardinal Landscaping and the Authorization for Counsel to Draft the Form of Agreement, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Phase 1 and Phase 2 Tract Conveyance**

Ms. Burns noted that Michelle Rigoni was still waiting on the title for these tracts that are outlined. Ms. Burns stated that they were looking to approve subject to final review and delegate the authority to the Chairman to finalize.

Ms. Rigoni stated this morning she received a title opinion that, in her review, looked like it only included Ridgewood and not Ridgewood West. Ms. Rigoni stated that while she had Lauren on the phone, she wanted to confirm that they are looking to convey over the common area tracts in both Ridgewood and Ridgewood West. Ms. Schwenk stated that was correct. Ms. Rigoni stated that after they review them there may be a couple of additional documents that may be needed, like a partial release of mortgage. Aside from that, the documents the Board has in the package including the warranty deed, the quick claim deed from HOA, because the plat also dedicated the common area tracts may be going to the HOA, and other typical forms, like the Bill of Sale, affidavits for deed, and things like that, are going to be approved in substantial form.

Ms. Burns asked if there were any questions for Ms. Rigoni. Hearing none,

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Conveyance of Phase 1 and Phase 2 Subject to Final Review, and Delegation of Authority to the Chair to Finalize, was approved.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of the Fiscal Year 2019 Audit**

Ms. Burns asked the Board to look on page 26 at the report to management, which is a summary of the audit. Ms. Burns noted it was a clean audit and there were no areas of non-compliance and no findings. It has been submitted to the state as the deadline for submittal is June 30<sup>th</sup>. It was reviewed by Counsel and Management and they are looking for motion from the Board to accept the Fiscal Year 2019 Audit.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Fiscal Year 2019 Audit, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni had nothing further to report.

**B. Engineer**

Ms. Wertz had nothing further to report.

**C. Field Manager's Report**

There being none, the next item followed.

**D. District Manager's Report**

**i. Approval of Check Registers**

Ms. Burns stated the check register was included in the agenda package. The total amount was \$4,838.46. The board had no questions on the check register.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Check Register totaling \$4,838.46, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns noted there was no action needed, but she could answer any questions. Hearing none, the next item followed.

**iii. Ratification of Summary of Series 2019 Requisitions #111 to #119**

Ms. Burns stated these had already been approved and need to be ratified by the board.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Series 2019 Requisitions #111 to #119, were ratified.

**iv. Ratification of QGS Change Orders #30 through #33 and QGS for Change Order #11 (Offsite Turn Lane)**

Ms. Burns stated these had also been approved by the Chairman and need to be ratified.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, QGS Change Order #30 through #33 and QGS Change Order #11, were ratified.

**v. Ratification of Series 2019 Funding Requests #1 and #2**

Ms. Burns stated these were related costs and funds that were not available out of the bonds, they had also been approved and need to be ratified.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Series 2019 Funding Request #1 and #2, were ratified.

**vi. Presentation of Number of Voters – 0**

Ms. Burns stated that they are required to determine the number of registered voters within the District as of April 15<sup>th</sup> of each year, and there are currently no registered voters living within Rhodine Road North CDD.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

Ms. Burns asked for supervisor requests or audience comments. The board had no requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

# SECTION A

# SECTION 1

## RESOLUTION 2020-10

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2020, submitted to the Board of Supervisors ("**Board**") of the Rhodine Road North Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.



- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**“Adopted Budget”**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rhodine Road North Community Development District for the Fiscal Year Ending September 30, 2021.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

### SECTION 3. BUDGET AMENDMENTS

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of August, 2020.

ATTEST:

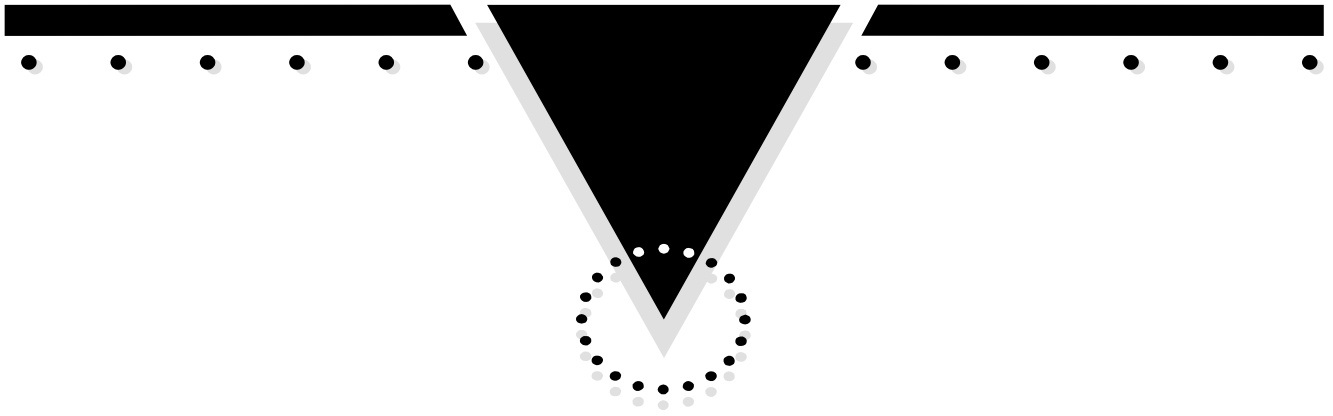
**RHODINE ROAD NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors



# **Rhodine Road North Community Development District**

**Proposed Budget  
FY 2021**



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# Rhodine Road North

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2020	Actuals Thru 6/30/20	Projected Next 3 Months	Total Thru 9/30/20	Proposed Budget FY2021
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#### Revenues

Assessments	\$0	\$0	\$0	\$0	\$282,705
Developer Contributions	\$225,562	\$60,000	\$85,508	\$145,508	\$57,673
Boundary Amendment Contributions	\$0	\$1,585	\$0	\$1,585	\$0

#### Total Revenues

<b>\$225,562</b>	<b>\$61,585</b>	<b>\$85,508</b>	<b>\$147,093</b>	<b>\$340,378</b>
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#### Expenditures

##### Administrative

Supervisor Fees	\$12,000	\$3,400	\$3,000	\$6,400	\$12,000
Engineering	\$20,000	\$891	\$5,000	\$5,891	\$20,000
Attorney	\$25,000	\$11,479	\$13,521	\$25,000	\$25,000
Annual Audit	\$3,000	\$3,000	\$0	\$3,000	\$4,400
Assessment Administration	\$5,000	\$0	\$0	\$0	\$5,000
Arbitrage	\$650	\$0	\$650	\$650	\$900
Dissemination	\$5,000	\$4,250	\$750	\$5,000	\$6,000
Trustee Fees	\$3,500	\$0	\$3,500	\$3,500	\$7,000
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$35,000
Information Technology	\$2,350	\$675	\$1,675	\$2,350	\$2,500
Telephone	\$250	\$10	\$63	\$73	\$250
Postage & Delivery	\$850	\$108	\$213	\$320	\$850
Insurance	\$5,500	\$5,125	\$0	\$5,125	\$5,700
Printing & Binding	\$850	\$295	\$213	\$508	\$850
Legal Advertising	\$10,000	\$7,232	\$2,768	\$10,000	\$10,000
Other Current Charges	\$2,500	\$1,363	\$1,137	\$2,500	\$2,500
Boundary Amendment Expenses	\$0	\$1,585	\$0	\$1,585	\$0
Office Supplies	\$500	\$14	\$125	\$139	\$500
Travel Per Diem	\$550	\$0	\$138	\$138	\$550
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<u>Total Administrative</u>	<u>\$132,675</u>	<u>\$65,851</u>	<u>\$41,501</u>	<u>\$107,353</u>	<u>\$139,175</u>

# Rhodine Road North

## Community Development District

Proposed Budget  
General Fund

Description	Adopted Budget FY2020	Actuals Thru 6/30/20	Projected Next 3 Months	Total Thru 9/30/20	Proposed Budget FY2021
<u>Operations &amp; Maintenance</u>					
<b>Field Expenses</b>					
Property Insurance	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Field Management	\$0	\$0	\$1,875	\$1,875	\$12,500
Landscape Maintenance	\$39,200	\$5,000	\$17,988	\$22,988	\$71,950
Landscape Replacement	\$7,500	\$0	\$1,250	\$1,250	\$5,000
Fertilization	\$8,000	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$2,295	\$2,295	\$9,180
Fountain Maintenance	\$0	\$0	\$625	\$625	\$2,500
Streetlights	\$10,000	\$0	\$3,750	\$3,750	\$15,000
Electric	\$0	\$333	\$625	\$958	\$2,500
Water & Sewer	\$0	\$0	\$250	\$250	\$1,000
Sidewalk & Asphalt Maintenance	\$0	\$0	\$125	\$125	\$500
Irrigation Repairs	\$0	\$0	\$1,250	\$1,250	\$5,000
General Repairs & Maintenance	\$2,000	\$0	\$1,250	\$1,250	\$5,000
Contingency	\$15,000	\$0	\$1,875	\$1,875	\$7,500
<b>Subtotal Field Expenses</b>	<b>\$86,700</b>	<b>\$5,333</b>	<b>\$34,408</b>	<b>\$39,740</b>	<b>\$142,630</b>
<b>Amenity Expenses</b>					
Amenity - Electric	\$2,000	\$0	\$0	\$0	\$9,600
Amenity - Water	\$600	\$0	\$0	\$0	\$2,560
Playground Lease	\$0	\$0	\$0	\$0	\$7,000
Internet	\$0	\$0	\$0	\$0	\$600
Pest Control	\$120	\$0	\$0	\$0	\$480
Janitorial Services	\$800	\$0	\$0	\$0	\$8,000
Security Services	\$0	\$0	\$0	\$0	\$6,667
Pool Maintenance	\$2,667	\$0	\$0	\$0	\$13,000
Amenity Repairs & Maintenance	\$0	\$0	\$0	\$0	\$667
Contingency	\$0	\$0	\$0	\$0	\$5,000
<b>Subtotal Amenity Expenses</b>	<b>\$6,187</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$53,573</b>
<u>Total Operations &amp; Maintenance</u>	<u>\$92,887</u>	<u>\$5,333</u>	<u>\$34,408</u>	<u>\$39,740</u>	<u>\$196,203</u>
<u>Other Expenses</u>					
Capital Reserves	\$0	\$0	\$0	\$0	\$5,000
<u>Total Other Expenses</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$5,000</u>
<b>Total Expenditures</b>	<b>\$225,562</b>	<b>\$71,184</b>	<b>\$75,909</b>	<b>\$147,093</b>	<b>\$340,378</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$0)</b>	<b>(\$9,599)</b>	<b>\$9,599</b>	<b>\$0</b>	<b>\$0</b>

Net Assessments	\$282,705
Add: Discounts & Collections 6%	\$18,045
Gross Assessments	\$300,750
Assessable Units	401
Per Unit Gross Assessment	\$750.00

**Rhodine Road North**  
**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 operating expenditures during the fiscal year.

**Developer Contributions**

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year that are not covered by assessments collected.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

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

**Engineering**

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

**Attorney**

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

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

**Assessment Administration**

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

**Rhodine Road North**  
**Community Development District**  
GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its bonds. This cost is based upon the Series 2019 bond series and an additional bond series expected to close during the fiscal year.

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. This cost is based upon the Series 2019 bond series and an additional bond series expected to close during the fiscal year.

Trustee Fees

The District will incur trustee related costs with the issuance of bonds. This cost is based upon the Series 2019 bond series and an additional bond series expected to close during the fiscal year.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, hosting, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.



# **Rhodine Road North**

## **Community Development District**

### GENERAL FUND BUDGET

#### 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

Bank charges and any other miscellaneous expenses incurred during the year.

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

#### 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.

#### **Operations & Maintenance:**

##### **Field Expenses**

#### Property Insurance

The District's property insurance coverages.

#### Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. Services are provided at a cost of \$15,000 annually but are being billed at half the rate monthly until amenities are turned over to the District. Amenities are estimated to be turned over as of February 2021.

**Rhodine Road North**  
**Community Development District**  
GENERAL FUND BUDGET

*Landscape Maintenance*

The District has a contract with Cardinal Landscaping Services of Tampa, Inc. to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing of turf areas, edging, debris removal, pruning and trimming, plant bed weed control, fertilization and irrigation inspections. The annual amount is based upon the following:

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Landscape Maintenance	\$5,996	\$71,950
<b>Total</b>		<b>\$71,950</b>

*Landscape Replacement*

Represents the estimated cost of replacing landscaping within the common areas of the District.

*Lake Maintenance*

The District has a contract with Remson Aquatics Limited Liability Company to maintain the lakes located within the District. These services involve monthly aquatic weed control. The annual amount is based upon the following:

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Lake Maintenance	\$765	\$9,180
<b>Total</b>		<b>\$9,180</b>

*Fountain Maintenance*

Represents the estimated costs related to the maintenance of the fountains located at the District's lakes.

*Streetlights*

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

*Electric*

Represents current and estimated electric charges of common areas throughout the District.

*Water & Sewer*

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

**Rhodine Road North**  
**Community Development District**  
GENERAL FUND BUDGET

*Sidewalk & Asphalt Maintenance*

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

*Irrigation Repairs*

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

*General Repairs & Maintenance*

Represents estimated costs for general repairs and maintenance of the District's common areas.

*Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Amenity Expenses**

*Amenity - Electric*

Represents estimated electric charges for the District's amenity facilities.

*Amenity – Water*

Represents estimated water charges for the District's amenity facilities.

*Playground Lease*

Represents the estimated cost of the District leasing playground equipment for the fiscal year.

*Internet*

Internet service will be added for use at the Amenity Center.

*Pest Control*

The District will incur costs for pest control treatments to its amenity facilities.

*Janitorial Services*

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

**Rhodine Road North**  
**Community Development District**  
GENERAL FUND BUDGET

*Security Services*

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

*Pool Maintenance*

Represents estimated costs of regular cleaning and treatments of the District's pool.

*Amenity Repairs & Maintenance*

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

*Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

***Other Expenses:***

*Capital Reserves*

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

# Rhodine Road North

## COMMUNITY DEVELOPMENT DISTRICT

### Proposed Budget Debt Service Fund Series 2019

Adopted Budget FY2020	Actual Thru 6/30/20	Projected Next 3 Months	Projected Thru 9/30/20	Proposed Budget FY2021
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#### Revenues

Special Assessments	\$224,250	\$0	\$224,250	\$224,250	\$618,188
Prepayments	\$0	\$20,486	\$0	\$20,486	\$0
Interest Income	\$0	\$6,468	\$15	\$6,483	\$0
Carry Forward Surplus	\$377,949	\$395,776 *	\$0	\$395,776	\$258,188

<b>Total Revenues</b>	<b>\$602,199</b>	<b>\$422,729</b>	<b>\$224,265</b>	<b>\$646,994</b>	<b>\$876,375</b>
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#### Expenses

Interest - 11/1	\$153,238	\$153,238	\$0	\$153,238	\$219,019
Principal - 5/1	\$0	\$0	\$0	\$0	\$165,000
Interest - 5/1	\$224,250	\$224,250	\$0	\$224,250	\$219,019
Special Call - 8/1	\$0	\$0	\$235,000	\$235,000	\$0

<b>Total Expenditures</b>	<b>\$377,488</b>	<b>\$377,488</b>	<b>\$235,000</b>	<b>\$612,488</b>	<b>\$603,038</b>
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#### Other Financing Sources

Transfer In (Out)	\$0	\$223,681	\$0	\$223,681	\$0
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<b>Total Other Financing Sources (Uses)</b>	<b>\$0</b>	<b>\$223,681</b>	<b>\$0</b>	<b>\$223,681</b>	<b>\$0</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$224,712</b>	<b>\$268,923</b>	<b>(\$10,735)</b>	<b>\$258,188</b>	<b>\$273,338</b>
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\*Represents carry forward less reserve requirement of \$603,162.50

Interest - 11/1/2021	<b>\$216,131</b>
<b>Total</b>	<b>\$216,131</b>

**Rhodine Road North Community Development District  
Series 2019, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/20	\$ 9,765,000	\$ -	\$ 219,019	\$ 219,019
5/1/21	\$ 9,765,000	\$ 165,000	\$ 219,019	\$ -
11/1/21	\$ 9,600,000	\$ -	\$ 216,131	\$ 600,150
5/1/22	\$ 9,600,000	\$ 170,000	\$ 216,131	\$ -
11/1/22	\$ 9,430,000	\$ -	\$ 213,156	\$ 599,288
5/1/23	\$ 9,430,000	\$ 180,000	\$ 213,156	\$ -
11/1/23	\$ 9,250,000	\$ -	\$ 210,006	\$ 603,163
5/1/24	\$ 9,065,000	\$ 185,000	\$ 210,006	\$ -
11/1/24	\$ 9,065,000	\$ -	\$ 206,769	\$ 601,775
5/1/25	\$ 9,065,000	\$ 190,000	\$ 206,769	\$ -
11/1/25	\$ 8,875,000	\$ -	\$ 202,969	\$ 599,738
5/1/26	\$ 8,875,000	\$ 200,000	\$ 202,969	\$ -
11/1/26	\$ 8,675,000	\$ -	\$ 198,969	\$ 601,938
5/1/27	\$ 8,675,000	\$ 205,000	\$ 198,969	\$ -
11/1/27	\$ 8,470,000	\$ -	\$ 194,869	\$ 598,838
5/1/28	\$ 8,470,000	\$ 215,000	\$ 194,869	\$ -
11/1/28	\$ 8,255,000	\$ -	\$ 190,569	\$ 600,438
5/1/29	\$ 7,795,000	\$ 225,000	\$ 190,569	\$ -
11/1/29	\$ 7,795,000	\$ -	\$ 186,069	\$ 601,638
5/1/30	\$ 7,795,000	\$ 235,000	\$ 186,069	\$ -
11/1/30	\$ 7,795,000	\$ -	\$ 181,369	\$ 602,438
5/1/31	\$ 7,795,000	\$ 245,000	\$ 181,369	\$ -
11/1/31	\$ 7,550,000	\$ -	\$ 175,856	\$ 602,225
5/1/32	\$ 7,550,000	\$ 255,000	\$ 175,856	\$ -
11/1/32	\$ 7,295,000	\$ -	\$ 170,119	\$ 600,975
5/1/33	\$ 7,295,000	\$ 265,000	\$ 170,119	\$ -
11/1/33	\$ 7,030,000	\$ -	\$ 164,156	\$ 599,275
5/1/34	\$ 7,030,000	\$ 280,000	\$ 164,156	\$ -
11/1/34	\$ 6,750,000	\$ -	\$ 157,856	\$ 602,013
5/1/35	\$ 6,750,000	\$ 290,000	\$ 157,856	\$ -
11/1/35	\$ 6,460,000	\$ -	\$ 151,331	\$ 599,188
5/1/36	\$ 6,460,000	\$ 305,000	\$ 151,331	\$ -
11/1/36	\$ 6,155,000	\$ -	\$ 144,469	\$ 600,800
5/1/37	\$ 6,155,000	\$ 320,000	\$ 144,469	\$ -
11/1/37	\$ 5,835,000	\$ -	\$ 137,269	\$ 601,738
5/1/38	\$ 5,835,000	\$ 335,000	\$ 137,269	\$ -

**Rhodine Road North Community Development District  
Series 2019, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/38	\$ 5,500,000	\$ -	\$ 129,731	\$ 602,000
5/1/39	\$ 5,500,000	\$ 350,000	\$ 129,731	\$ -
11/1/39	\$ 4,785,000	\$ -	\$ 121,856	\$ 601,588
5/1/40	\$ 4,785,000	\$ 365,000	\$ 121,856	\$ -
11/1/40	\$ 4,785,000	\$ -	\$ 113,644	\$ 600,500
5/1/41	\$ 4,785,000	\$ 385,000	\$ 113,644	\$ -
11/1/41	\$ 4,400,000	\$ -	\$ 104,500	\$ 603,144
5/1/42	\$ 4,400,000	\$ 400,000	\$ 104,500	\$ -
11/1/42	\$ 4,000,000	\$ -	\$ 95,000	\$ 599,500
5/1/43	\$ 4,000,000	\$ 420,000	\$ 95,000	\$ -
11/1/43	\$ 3,580,000	\$ -	\$ 85,025	\$ 600,025
5/1/44	\$ 3,580,000	\$ 440,000	\$ 85,025	\$ -
11/1/44	\$ 3,140,000	\$ -	\$ 74,575	\$ 599,600
5/1/45	\$ 3,140,000	\$ 465,000	\$ 74,575	\$ -
11/1/45	\$ 2,675,000	\$ -	\$ 63,531	\$ 603,106
5/1/46	\$ 2,675,000	\$ 485,000	\$ 63,531	\$ -
11/1/46	\$ 2,190,000	\$ -	\$ 52,013	\$ 600,544
5/1/47	\$ 2,190,000	\$ 510,000	\$ 52,013	\$ -
11/1/47	\$ 1,680,000	\$ -	\$ 39,900	\$ 601,913
5/1/48	\$ 1,680,000	\$ 535,000	\$ 39,900	\$ -
11/1/48	\$ 1,145,000	\$ -	\$ 27,194	\$ 602,094
5/1/49	\$ 1,145,000	\$ 560,000	\$ 27,194	\$ -
11/1/49	\$ 585,000	\$ -	\$ 13,894	\$ 601,088
5/1/50	\$ 585,000	\$ 585,000	\$ 13,894	\$ 598,894
<b>Totals</b>		<b>\$ 9,765,000</b>	<b>\$ 8,483,625</b>	<b>\$ 18,248,625</b>

# Rhodine Road North

## COMMUNITY DEVELOPMENT DISTRICT

### Proposed Budget Capital Reserve Fund

	Adopted Budget FY2020	Actual Thru 6/30/20	Projected Next 3 Months	Projected Thru 9/30/20	Proposed Budget FY2021
<b><u>Revenues</u></b>					
Interest Income	\$0	\$0	\$0	\$0	\$0
<b><i>Total Revenues</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>Expenses</u></b>					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
<b><i>Total Expenditures</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>Other Financing Sources</u></b>					
Transfer In (Out)	\$0	\$0	\$0	\$0	\$5,000
<b><i>Total Other Financing Sources (Uses)</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,000</b>



## SECTION 2

**FISCAL YEAR 2020/2021 BUDGET DEFICIT FUNDING AGREEMENT  
BETWEEN RHODINE ROAD NORTH COMMUNITY DEVELOPMENT  
DISTRICT AND RIDGEWOOD, LLC**

THIS AGREEMENT (the “Agreement”) is made and entered into the 5<sup>th</sup> day of August, 2020, by and between:

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Hillsborough County, Florida whose mailing address is 219 E. Livingston Street, Orlando, Florida 32801 (the “District”); and

**RIDGEWOOD, LLC**, a Florida limited liability company and landowner within the District, with a mailing address of 2300 N. Scenic Highway, ML 50, Lake Wales, Florida 33898 (hereinafter "Landowner").

**RECITALS**

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District’s activities and services; and

**WHEREAS**, the District has adopted its operating budget for the Fiscal Year 2020/2021 (the “2021 O&M Budget”), which budget will commence on October 1, 2020, and conclude on September 30, 2021, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, Landowner is developing certain real property within the District and presently owns those majority of lands identified in the District’s Fiscal Year 2020/2021 Assessment Roll, attached to **Exhibit A** and incorporated herein by reference, which is located within the District and will benefit from the continued operations of the District (the “Property”); and

**WHEREAS**, following the adoption of the 2021 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget (hereinafter referred to as the “O&M Assessment(s)”), or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, due to the nature of the ownership of the Property, the District is not able to predict with absolute certainty the amount of monies necessary to fund the District’s activities, operations and services set forth in the 2021 O&M Budget; and

**WHEREAS**, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the 2021 O&M Budget, the Landowner desires to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2020/2021 (hereinafter referred to as the “O&M Budget Payment”), not otherwise funded by O&M Assessments levied upon other benefited lands located within the District.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

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

**SECTION 2. PAYMENT OF DISTRICT’S O&M BUDGET.**

i. ***Payment of O&M Budget Expenses.*** Upon the District Manager’s written request, the Landowner agrees to make available to the District the monies necessary to fund all expenditures of the 2020/2021 O&M Budget not otherwise funded through O&M Assessments levied upon other benefited lands located within the District, on a continuing basis, within fifteen (15) days of written request by the District. Funds provided hereunder shall be placed in the District’s general checking account. In no way shall the foregoing in any way affect the District’s ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District’s 2021 O&M Budget or otherwise.

ii. ***Consent to Funding of 2021 O&M Budget.*** The Landowner acknowledges and agrees that the O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to the Property within the District in accordance with the District’s assessment methodology. Landowner agrees to pay, or caused to be paid, the O&M Budget Payment regardless of whether Landowner owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Landowner agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

**SECTION 3. CONTINUING LIEN.** The District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys’ fees, paralegals’ fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District’s lien. The lien shall be effective as of the date and time of the recording of a “Notice of Lien for FY 2020/2021 O&M Budget” in the public records of Hillsborough County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District

Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for 2021 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Landowner has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Landowner sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Landowner's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Landowner.

#### **SECTION 4. ALTERNATIVE COLLECTION METHODS.**

i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Budget Payment(s) by action against the Landowner in the appropriate judicial forum in and for Hillsborough County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

ii. The District hereby finds that the activities, operations and services funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Landowner agrees that the activities, operations and services that will be funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Hillsborough County property appraiser.

**SECTION 5. NOTICE.** All notices, payments and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

A. If to District: Rhodine Road North Community Development District  
219 E. Livingston St.  
Orlando, Florida 32801  
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300

Tallahassee, Florida 32301  
Attn: District Counsel

B. If to Landowner: Ridgewood, LLC  
c/o AtlanticBlue Capital, LLC  
2300 N. Scenic Highway, ML 50  
Lake Wales, Florida 33898

**SECTION 6. AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**SECTION 7. AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**SECTION 8. ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other, which consent shall not be unreasonably withheld.

**SECTION 9. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

**SECTION 10. THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Landowner sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Landowner shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Landowner shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition.

**SECTION 11. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in Hillsborough County, Florida.

**SECTION 12. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. 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 the doubtful language will not be interpreted or construed against any party.

**SECTION 13. EFFECTIVE DATE.** The Agreement shall take effect as of August 5, 2020. The enforcement provisions of this Agreement shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

*[Signature page follows]*

IN WITNESS WHEREOF, the parties execute this Agreement on the day and year first written above.

ATTEST:

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

WITNESS:

**RIDGEWOOD, LLC**, a Florida limited liability company

By: AtlanticBlue Capital, LLC  
Its: Manager

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

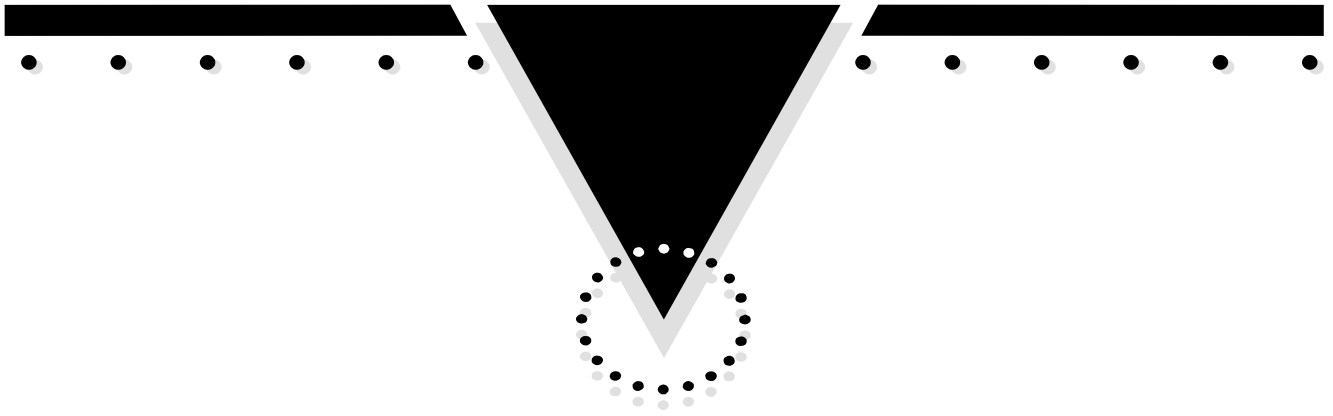
\_\_\_\_\_  
By: John D. Alexander  
Its: Manager

**EXHIBIT A:** Fiscal Year 2020/2021 O&M Budget & Assessment Roll

## **EXHIBIT A**

### **Fiscal Year 2020/2021 O&M Budget & Assessment Roll**





# **Rhodine Road North Community Development District**

**Proposed Budget  
FY 2021**



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# Rhodine Road North

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2020	Actuals Thru 6/30/20	Projected Next 3 Months	Total Thru 9/30/20	Proposed Budget FY2021
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#### Revenues

Assessments	\$0	\$0	\$0	\$0	\$282,705
Developer Contributions	\$225,562	\$60,000	\$85,508	\$145,508	\$57,673
Boundary Amendment Contributions	\$0	\$1,585	\$0	\$1,585	\$0

#### Total Revenues

<b>\$225,562</b>	<b>\$61,585</b>	<b>\$85,508</b>	<b>\$147,093</b>	<b>\$340,378</b>
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#### Expenditures

##### Administrative

Supervisor Fees	\$12,000	\$3,400	\$3,000	\$6,400	\$12,000
Engineering	\$20,000	\$891	\$5,000	\$5,891	\$20,000
Attorney	\$25,000	\$11,479	\$13,521	\$25,000	\$25,000
Annual Audit	\$3,000	\$3,000	\$0	\$3,000	\$4,400
Assessment Administration	\$5,000	\$0	\$0	\$0	\$5,000
Arbitrage	\$650	\$0	\$650	\$650	\$900
Dissemination	\$5,000	\$4,250	\$750	\$5,000	\$6,000
Trustee Fees	\$3,500	\$0	\$3,500	\$3,500	\$7,000
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$35,000
Information Technology	\$2,350	\$675	\$1,675	\$2,350	\$2,500
Telephone	\$250	\$10	\$63	\$73	\$250
Postage & Delivery	\$850	\$108	\$213	\$320	\$850
Insurance	\$5,500	\$5,125	\$0	\$5,125	\$5,700
Printing & Binding	\$850	\$295	\$213	\$508	\$850
Legal Advertising	\$10,000	\$7,232	\$2,768	\$10,000	\$10,000
Other Current Charges	\$2,500	\$1,363	\$1,137	\$2,500	\$2,500
Boundary Amendment Expenses	\$0	\$1,585	\$0	\$1,585	\$0
Office Supplies	\$500	\$14	\$125	\$139	\$500
Travel Per Diem	\$550	\$0	\$138	\$138	\$550
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<u>Total Administrative</u>	<u>\$132,675</u>	<u>\$65,851</u>	<u>\$41,501</u>	<u>\$107,353</u>	<u>\$139,175</u>

# Rhodine Road North

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2020	Actuals Thru 6/30/20	Projected Next 3 Months	Total Thru 9/30/20	Proposed Budget FY2021
<u>Operations &amp; Maintenance</u>					
<b>Field Expenses</b>					
Property Insurance	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Field Management	\$0	\$0	\$1,875	\$1,875	\$12,500
Landscape Maintenance	\$39,200	\$5,000	\$17,988	\$22,988	\$71,950
Landscape Replacement	\$7,500	\$0	\$1,250	\$1,250	\$5,000
Fertilization	\$8,000	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$2,295	\$2,295	\$9,180
Fountain Maintenance	\$0	\$0	\$625	\$625	\$2,500
Streetlights	\$10,000	\$0	\$3,750	\$3,750	\$15,000
Electric	\$0	\$333	\$625	\$958	\$2,500
Water & Sewer	\$0	\$0	\$250	\$250	\$1,000
Sidewalk & Asphalt Maintenance	\$0	\$0	\$125	\$125	\$500
Irrigation Repairs	\$0	\$0	\$1,250	\$1,250	\$5,000
General Repairs & Maintenance	\$2,000	\$0	\$1,250	\$1,250	\$5,000
Contingency	\$15,000	\$0	\$1,875	\$1,875	\$7,500
<b>Subtotal Field Expenses</b>	<b>\$86,700</b>	<b>\$5,333</b>	<b>\$34,408</b>	<b>\$39,740</b>	<b>\$142,630</b>
<b>Amenity Expenses</b>					
Amenity - Electric	\$2,000	\$0	\$0	\$0	\$9,600
Amenity - Water	\$600	\$0	\$0	\$0	\$2,560
Playground Lease	\$0	\$0	\$0	\$0	\$7,000
Internet	\$0	\$0	\$0	\$0	\$600
Pest Control	\$120	\$0	\$0	\$0	\$480
Janitorial Services	\$800	\$0	\$0	\$0	\$8,000
Security Services	\$0	\$0	\$0	\$0	\$6,667
Pool Maintenance	\$2,667	\$0	\$0	\$0	\$13,000
Amenity Repairs & Maintenance	\$0	\$0	\$0	\$0	\$667
Contingency	\$0	\$0	\$0	\$0	\$5,000
<b>Subtotal Amenity Expenses</b>	<b>\$6,187</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$53,573</b>
<u>Total Operations &amp; Maintenance</u>	<u>\$92,887</u>	<u>\$5,333</u>	<u>\$34,408</u>	<u>\$39,740</u>	<u>\$196,203</u>
<u>Other Expenses</u>					
Capital Reserves	\$0	\$0	\$0	\$0	\$5,000
<u>Total Other Expenses</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$5,000</u>
<b>Total Expenditures</b>	<b>\$225,562</b>	<b>\$71,184</b>	<b>\$75,909</b>	<b>\$147,093</b>	<b>\$340,378</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$0)</b>	<b>(\$9,599)</b>	<b>\$9,599</b>	<b>\$0</b>	<b>\$0</b>

Net Assessments	\$282,705
Add: Discounts & Collections 6%	\$18,045
Gross Assessments	\$300,750
Assessable Units	401
Per Unit Gross Assessment	\$750.00

**Rhodine Road North**  
**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 operating expenditures during the fiscal year.

**Developer Contributions**

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year that are not covered by assessments collected.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

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

**Engineering**

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

**Attorney**

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

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

**Assessment Administration**

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

**Rhodine Road North**  
**Community Development District**  
GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its bonds. This cost is based upon the Series 2019 bond series and an additional bond series expected to close during the fiscal year.

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. This cost is based upon the Series 2019 bond series and an additional bond series expected to close during the fiscal year.

Trustee Fees

The District will incur trustee related costs with the issuance of bonds. This cost is based upon the Series 2019 bond series and an additional bond series expected to close during the fiscal year.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, hosting, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

# **Rhodine Road North**

## **Community Development District**

### GENERAL FUND BUDGET

#### 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

Bank charges and any other miscellaneous expenses incurred during the year.

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

#### 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.

#### **Operations & Maintenance:**

##### **Field Expenses**

#### Property Insurance

The District's property insurance coverages.

#### Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. Services are provided at a cost of \$15,000 annually but are being billed at half the rate monthly until amenities are turned over to the District. Amenities are estimated to be turned over as of February 2021.

**Rhodine Road North**  
**Community Development District**  
GENERAL FUND BUDGET

*Landscape Maintenance*

The District has a contract with Cardinal Landscaping Services of Tampa, Inc. to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing of turf areas, edging, debris removal, pruning and trimming, plant bed weed control, fertilization and irrigation inspections. The annual amount is based upon the following:

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Landscape Maintenance	\$5,996	\$71,950
<b>Total</b>		<b>\$71,950</b>

*Landscape Replacement*

Represents the estimated cost of replacing landscaping within the common areas of the District.

*Lake Maintenance*

The District has a contract with Remson Aquatics Limited Liability Company to maintain the lakes located within the District. These services involve monthly aquatic weed control. The annual amount is based upon the following:

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Lake Maintenance	\$765	\$9,180
<b>Total</b>		<b>\$9,180</b>

*Fountain Maintenance*

Represents the estimated costs related to the maintenance of the fountains located at the District's lakes.

*Streetlights*

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

*Electric*

Represents current and estimated electric charges of common areas throughout the District.

*Water & Sewer*

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.



**Rhodine Road North**  
**Community Development District**  
GENERAL FUND BUDGET

*Sidewalk & Asphalt Maintenance*

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

*Irrigation Repairs*

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

*General Repairs & Maintenance*

Represents estimated costs for general repairs and maintenance of the District's common areas.

*Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Amenity Expenses**

*Amenity - Electric*

Represents estimated electric charges for the District's amenity facilities.

*Amenity – Water*

Represents estimated water charges for the District's amenity facilities.

*Playground Lease*

Represents the estimated cost of the District leasing playground equipment for the fiscal year.

*Internet*

Internet service will be added for use at the Amenity Center.

*Pest Control*

The District will incur costs for pest control treatments to its amenity facilities.

*Janitorial Services*

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

**Rhodine Road North**  
**Community Development District**  
GENERAL FUND BUDGET

*Security Services*

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

*Pool Maintenance*

Represents estimated costs of regular cleaning and treatments of the District's pool.

*Amenity Repairs & Maintenance*

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

*Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

***Other Expenses:***

*Capital Reserves*

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

# Rhodine Road North

## COMMUNITY DEVELOPMENT DISTRICT

### Proposed Budget Debt Service Fund Series 2019

Adopted Budget FY2020	Actual Thru 6/30/20	Projected Next 3 Months	Projected Thru 9/30/20	Proposed Budget FY2021
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#### Revenues

Special Assessments	\$224,250	\$0	\$224,250	\$224,250	\$618,188
Prepayments	\$0	\$20,486	\$0	\$20,486	\$0
Interest Income	\$0	\$6,468	\$15	\$6,483	\$0
Carry Forward Surplus	\$377,949	\$395,776 *	\$0	\$395,776	\$258,188

<b>Total Revenues</b>	<b>\$602,199</b>	<b>\$422,729</b>	<b>\$224,265</b>	<b>\$646,994</b>	<b>\$876,375</b>
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#### Expenses

Interest - 11/1	\$153,238	\$153,238	\$0	\$153,238	\$219,019
Principal - 5/1	\$0	\$0	\$0	\$0	\$165,000
Interest - 5/1	\$224,250	\$224,250	\$0	\$224,250	\$219,019
Special Call - 8/1	\$0	\$0	\$235,000	\$235,000	\$0

<b>Total Expenditures</b>	<b>\$377,488</b>	<b>\$377,488</b>	<b>\$235,000</b>	<b>\$612,488</b>	<b>\$603,038</b>
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#### Other Financing Sources

Transfer In (Out)	\$0	\$223,681	\$0	\$223,681	\$0
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<b>Total Other Financing Sources (Uses)</b>	<b>\$0</b>	<b>\$223,681</b>	<b>\$0</b>	<b>\$223,681</b>	<b>\$0</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$224,712</b>	<b>\$268,923</b>	<b>(\$10,735)</b>	<b>\$258,188</b>	<b>\$273,338</b>
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\*Represents carry forward less reserve requirement of \$603,162.50

Interest - 11/1/2021	<b>\$216,131</b>
<b>Total</b>	<b>\$216,131</b>

**Rhodine Road North Community Development District  
Series 2019, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/20	\$ 9,765,000	\$ -	\$ 219,019	\$ 219,019
5/1/21	\$ 9,765,000	\$ 165,000	\$ 219,019	\$ -
11/1/21	\$ 9,600,000	\$ -	\$ 216,131	\$ 600,150
5/1/22	\$ 9,600,000	\$ 170,000	\$ 216,131	\$ -
11/1/22	\$ 9,430,000	\$ -	\$ 213,156	\$ 599,288
5/1/23	\$ 9,430,000	\$ 180,000	\$ 213,156	\$ -
11/1/23	\$ 9,250,000	\$ -	\$ 210,006	\$ 603,163
5/1/24	\$ 9,065,000	\$ 185,000	\$ 210,006	\$ -
11/1/24	\$ 9,065,000	\$ -	\$ 206,769	\$ 601,775
5/1/25	\$ 9,065,000	\$ 190,000	\$ 206,769	\$ -
11/1/25	\$ 8,875,000	\$ -	\$ 202,969	\$ 599,738
5/1/26	\$ 8,875,000	\$ 200,000	\$ 202,969	\$ -
11/1/26	\$ 8,675,000	\$ -	\$ 198,969	\$ 601,938
5/1/27	\$ 8,675,000	\$ 205,000	\$ 198,969	\$ -
11/1/27	\$ 8,470,000	\$ -	\$ 194,869	\$ 598,838
5/1/28	\$ 8,470,000	\$ 215,000	\$ 194,869	\$ -
11/1/28	\$ 8,255,000	\$ -	\$ 190,569	\$ 600,438
5/1/29	\$ 7,795,000	\$ 225,000	\$ 190,569	\$ -
11/1/29	\$ 7,795,000	\$ -	\$ 186,069	\$ 601,638
5/1/30	\$ 7,795,000	\$ 235,000	\$ 186,069	\$ -
11/1/30	\$ 7,795,000	\$ -	\$ 181,369	\$ 602,438
5/1/31	\$ 7,795,000	\$ 245,000	\$ 181,369	\$ -
11/1/31	\$ 7,550,000	\$ -	\$ 175,856	\$ 602,225
5/1/32	\$ 7,550,000	\$ 255,000	\$ 175,856	\$ -
11/1/32	\$ 7,295,000	\$ -	\$ 170,119	\$ 600,975
5/1/33	\$ 7,295,000	\$ 265,000	\$ 170,119	\$ -
11/1/33	\$ 7,030,000	\$ -	\$ 164,156	\$ 599,275
5/1/34	\$ 7,030,000	\$ 280,000	\$ 164,156	\$ -
11/1/34	\$ 6,750,000	\$ -	\$ 157,856	\$ 602,013
5/1/35	\$ 6,750,000	\$ 290,000	\$ 157,856	\$ -
11/1/35	\$ 6,460,000	\$ -	\$ 151,331	\$ 599,188
5/1/36	\$ 6,460,000	\$ 305,000	\$ 151,331	\$ -
11/1/36	\$ 6,155,000	\$ -	\$ 144,469	\$ 600,800
5/1/37	\$ 6,155,000	\$ 320,000	\$ 144,469	\$ -
11/1/37	\$ 5,835,000	\$ -	\$ 137,269	\$ 601,738
5/1/38	\$ 5,835,000	\$ 335,000	\$ 137,269	\$ -

**Rhodine Road North Community Development District  
Series 2019, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/38	\$ 5,500,000	\$ -	\$ 129,731	\$ 602,000
5/1/39	\$ 5,500,000	\$ 350,000	\$ 129,731	\$ -
11/1/39	\$ 4,785,000	\$ -	\$ 121,856	\$ 601,588
5/1/40	\$ 4,785,000	\$ 365,000	\$ 121,856	\$ -
11/1/40	\$ 4,785,000	\$ -	\$ 113,644	\$ 600,500
5/1/41	\$ 4,785,000	\$ 385,000	\$ 113,644	\$ -
11/1/41	\$ 4,400,000	\$ -	\$ 104,500	\$ 603,144
5/1/42	\$ 4,400,000	\$ 400,000	\$ 104,500	\$ -
11/1/42	\$ 4,000,000	\$ -	\$ 95,000	\$ 599,500
5/1/43	\$ 4,000,000	\$ 420,000	\$ 95,000	\$ -
11/1/43	\$ 3,580,000	\$ -	\$ 85,025	\$ 600,025
5/1/44	\$ 3,580,000	\$ 440,000	\$ 85,025	\$ -
11/1/44	\$ 3,140,000	\$ -	\$ 74,575	\$ 599,600
5/1/45	\$ 3,140,000	\$ 465,000	\$ 74,575	\$ -
11/1/45	\$ 2,675,000	\$ -	\$ 63,531	\$ 603,106
5/1/46	\$ 2,675,000	\$ 485,000	\$ 63,531	\$ -
11/1/46	\$ 2,190,000	\$ -	\$ 52,013	\$ 600,544
5/1/47	\$ 2,190,000	\$ 510,000	\$ 52,013	\$ -
11/1/47	\$ 1,680,000	\$ -	\$ 39,900	\$ 601,913
5/1/48	\$ 1,680,000	\$ 535,000	\$ 39,900	\$ -
11/1/48	\$ 1,145,000	\$ -	\$ 27,194	\$ 602,094
5/1/49	\$ 1,145,000	\$ 560,000	\$ 27,194	\$ -
11/1/49	\$ 585,000	\$ -	\$ 13,894	\$ 601,088
5/1/50	\$ 585,000	\$ 585,000	\$ 13,894	\$ 598,894
<b>Totals</b>		<b>\$ 9,765,000</b>	<b>\$ 8,483,625</b>	<b>\$ 18,248,625</b>

# Rhodine Road North

## COMMUNITY DEVELOPMENT DISTRICT

### Proposed Budget Capital Reserve Fund

	Adopted Budget FY2020	Actual Thru 6/30/20	Projected Next 3 Months	Projected Thru 9/30/20	Proposed Budget FY2021
<b><u>Revenues</u></b>					
Interest Income	\$0	\$0	\$0	\$0	\$0
<b><i>Total Revenues</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>Expenses</u></b>					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
<b><i>Total Expenditures</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>Other Financing Sources</u></b>					
Transfer In (Out)	\$0	\$0	\$0	\$0	\$5,000
<b><i>Total Other Financing Sources (Uses)</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,000</b>

## SECTION B

# SECTION 1



## RESOLUTION 2020-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Rhodine Road North Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Hillsborough County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Rhodine Road North Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY  
DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of August, 2020.

ATTEST:

**RHODINE ROAD NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

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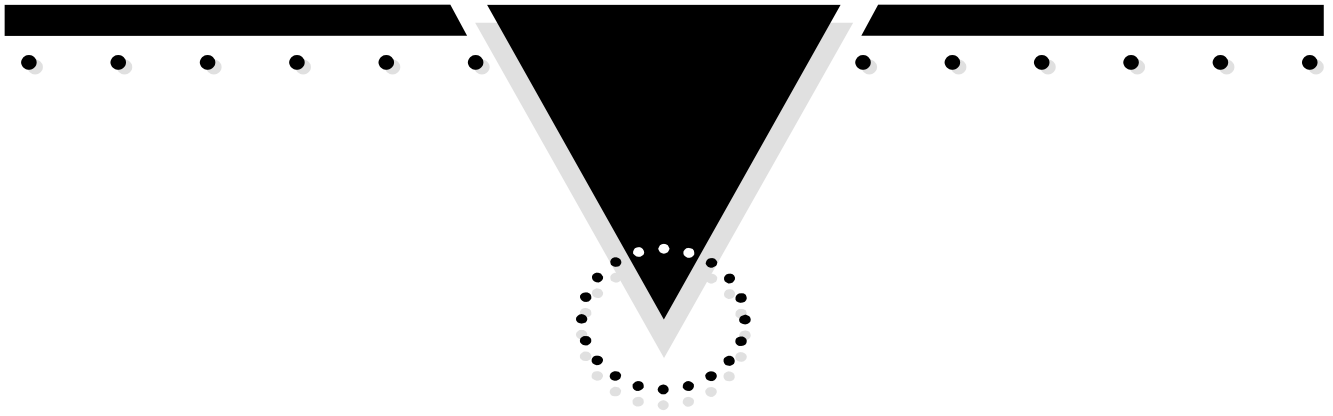
Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll



# **Rhodine Road North Community Development District**

**Proposed Budget  
FY 2021**



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**Rhodine Road North**  
**Community Development District**  
Proposed Budget  
General Fund

Description	Adopted Budget FY2020	Actuals Thru 6/30/20	Projected Next 3 Months	Total Thru 9/30/20	Proposed Budget FY2021
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**Revenues**

Assessments	\$0	\$0	\$0	\$0	\$282,705
Developer Contributions	\$225,562	\$60,000	\$85,508	\$145,508	\$57,673
Boundary Amendment Contributions	\$0	\$1,585	\$0	\$1,585	\$0

**Total Revenues**

<b>\$225,562</b>	<b>\$61,585</b>	<b>\$85,508</b>	<b>\$147,093</b>	<b>\$340,378</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$12,000	\$3,400	\$3,000	\$6,400	\$12,000
Engineering	\$20,000	\$891	\$5,000	\$5,891	\$20,000
Attorney	\$25,000	\$11,479	\$13,521	\$25,000	\$25,000
Annual Audit	\$3,000	\$3,000	\$0	\$3,000	\$4,400
Assessment Administration	\$5,000	\$0	\$0	\$0	\$5,000
Arbitrage	\$650	\$0	\$650	\$650	\$900
Dissemination	\$5,000	\$4,250	\$750	\$5,000	\$6,000
Trustee Fees	\$3,500	\$0	\$3,500	\$3,500	\$7,000
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$35,000
Information Technology	\$2,350	\$675	\$1,675	\$2,350	\$2,500
Telephone	\$250	\$10	\$63	\$73	\$250
Postage & Delivery	\$850	\$108	\$213	\$320	\$850
Insurance	\$5,500	\$5,125	\$0	\$5,125	\$5,700
Printing & Binding	\$850	\$295	\$213	\$508	\$850
Legal Advertising	\$10,000	\$7,232	\$2,768	\$10,000	\$10,000
Other Current Charges	\$2,500	\$1,363	\$1,137	\$2,500	\$2,500
Boundary Amendment Expenses	\$0	\$1,585	\$0	\$1,585	\$0
Office Supplies	\$500	\$14	\$125	\$139	\$500
Travel Per Diem	\$550	\$0	\$138	\$138	\$550
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b><u>Total Administrative</u></b>	<b>\$132,675</b>	<b>\$65,851</b>	<b>\$41,501</b>	<b>\$107,353</b>	<b>\$139,175</b>

# Rhodine Road North

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2020	Actuals Thru 6/30/20	Projected Next 3 Months	Total Thru 9/30/20	Proposed Budget FY2021
<u>Operations &amp; Maintenance</u>					
<b>Field Expenses</b>					
Property Insurance	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Field Management	\$0	\$0	\$1,875	\$1,875	\$12,500
Landscape Maintenance	\$39,200	\$5,000	\$17,988	\$22,988	\$71,950
Landscape Replacement	\$7,500	\$0	\$1,250	\$1,250	\$5,000
Fertilization	\$8,000	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$2,295	\$2,295	\$9,180
Fountain Maintenance	\$0	\$0	\$625	\$625	\$2,500
Streetlights	\$10,000	\$0	\$3,750	\$3,750	\$15,000
Electric	\$0	\$333	\$625	\$958	\$2,500
Water & Sewer	\$0	\$0	\$250	\$250	\$1,000
Sidewalk & Asphalt Maintenance	\$0	\$0	\$125	\$125	\$500
Irrigation Repairs	\$0	\$0	\$1,250	\$1,250	\$5,000
General Repairs & Maintenance	\$2,000	\$0	\$1,250	\$1,250	\$5,000
Contingency	\$15,000	\$0	\$1,875	\$1,875	\$7,500
<b>Subtotal Field Expenses</b>	<b>\$86,700</b>	<b>\$5,333</b>	<b>\$34,408</b>	<b>\$39,740</b>	<b>\$142,630</b>
<b>Amenity Expenses</b>					
Amenity - Electric	\$2,000	\$0	\$0	\$0	\$9,600
Amenity - Water	\$600	\$0	\$0	\$0	\$2,560
Playground Lease	\$0	\$0	\$0	\$0	\$7,000
Internet	\$0	\$0	\$0	\$0	\$600
Pest Control	\$120	\$0	\$0	\$0	\$480
Janitorial Services	\$800	\$0	\$0	\$0	\$8,000
Security Services	\$0	\$0	\$0	\$0	\$6,667
Pool Maintenance	\$2,667	\$0	\$0	\$0	\$13,000
Amenity Repairs & Maintenance	\$0	\$0	\$0	\$0	\$667
Contingency	\$0	\$0	\$0	\$0	\$5,000
<b>Subtotal Amenity Expenses</b>	<b>\$6,187</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$53,573</b>
<u>Total Operations &amp; Maintenance</u>	<u>\$92,887</u>	<u>\$5,333</u>	<u>\$34,408</u>	<u>\$39,740</u>	<u>\$196,203</u>
<u>Other Expenses</u>					
Capital Reserves	\$0	\$0	\$0	\$0	\$5,000
<u>Total Other Expenses</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$5,000</u>
<b>Total Expenditures</b>	<b>\$225,562</b>	<b>\$71,184</b>	<b>\$75,909</b>	<b>\$147,093</b>	<b>\$340,378</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$0)</b>	<b>(\$9,599)</b>	<b>\$9,599</b>	<b>\$0</b>	<b>\$0</b>

Net Assessments	\$282,705
Add: Discounts & Collections 6%	\$18,045
Gross Assessments	\$300,750
Assessable Units	401
Per Unit Gross Assessment	\$750.00

**Rhodine Road North**  
**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 operating expenditures during the fiscal year.

**Developer Contributions**

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year that are not covered by assessments collected.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

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

**Engineering**

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

**Attorney**

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

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

**Assessment Administration**

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.



**Rhodine Road North**  
**Community Development District**  
GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its bonds. This cost is based upon the Series 2019 bond series and an additional bond series expected to close during the fiscal year.

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. This cost is based upon the Series 2019 bond series and an additional bond series expected to close during the fiscal year.

Trustee Fees

The District will incur trustee related costs with the issuance of bonds. This cost is based upon the Series 2019 bond series and an additional bond series expected to close during the fiscal year.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, hosting, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

# **Rhodine Road North**

## **Community Development District**

### GENERAL FUND BUDGET

#### 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

Bank charges and any other miscellaneous expenses incurred during the year.

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

#### 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.

#### **Operations & Maintenance:**

##### **Field Expenses**

#### Property Insurance

The District's property insurance coverages.

#### Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. Services are provided at a cost of \$15,000 annually but are being billed at half the rate monthly until amenities are turned over to the District. Amenities are estimated to be turned over as of February 2021.

**Rhodine Road North**  
**Community Development District**  
GENERAL FUND BUDGET

*Landscape Maintenance*

The District has a contract with Cardinal Landscaping Services of Tampa, Inc. to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing of turf areas, edging, debris removal, pruning and trimming, plant bed weed control, fertilization and irrigation inspections. The annual amount is based upon the following:

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Landscape Maintenance	\$5,996	\$71,950
<b>Total</b>		<b>\$71,950</b>

*Landscape Replacement*

Represents the estimated cost of replacing landscaping within the common areas of the District.

*Lake Maintenance*

The District has a contract with Remson Aquatics Limited Liability Company to maintain the lakes located within the District. These services involve monthly aquatic weed control. The annual amount is based upon the following:

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Lake Maintenance	\$765	\$9,180
<b>Total</b>		<b>\$9,180</b>

*Fountain Maintenance*

Represents the estimated costs related to the maintenance of the fountains located at the District's lakes.

*Streetlights*

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

*Electric*

Represents current and estimated electric charges of common areas throughout the District.

*Water & Sewer*

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

**Rhodine Road North**  
**Community Development District**  
GENERAL FUND BUDGET

*Sidewalk & Asphalt Maintenance*

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

*Irrigation Repairs*

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

*General Repairs & Maintenance*

Represents estimated costs for general repairs and maintenance of the District's common areas.

*Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Amenity Expenses**

*Amenity - Electric*

Represents estimated electric charges for the District's amenity facilities.

*Amenity – Water*

Represents estimated water charges for the District's amenity facilities.

*Playground Lease*

Represents the estimated cost of the District leasing playground equipment for the fiscal year.

*Internet*

Internet service will be added for use at the Amenity Center.

*Pest Control*

The District will incur costs for pest control treatments to its amenity facilities.

*Janitorial Services*

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

**Rhodine Road North**  
**Community Development District**  
GENERAL FUND BUDGET

*Security Services*

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

*Pool Maintenance*

Represents estimated costs of regular cleaning and treatments of the District's pool.

*Amenity Repairs & Maintenance*

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

*Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

***Other Expenses:***

*Capital Reserves*

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

# Rhodine Road North

## COMMUNITY DEVELOPMENT DISTRICT

### Proposed Budget Debt Service Fund Series 2019

Adopted Budget FY2020	Actual Thru 6/30/20	Projected Next 3 Months	Projected Thru 9/30/20	Proposed Budget FY2021
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#### Revenues

Special Assessments	\$224,250	\$0	\$224,250	\$224,250	\$618,188
Prepayments	\$0	\$20,486	\$0	\$20,486	\$0
Interest Income	\$0	\$6,468	\$15	\$6,483	\$0
Carry Forward Surplus	\$377,949	\$395,776 *	\$0	\$395,776	\$258,188

<b>Total Revenues</b>	<b>\$602,199</b>	<b>\$422,729</b>	<b>\$224,265</b>	<b>\$646,994</b>	<b>\$876,375</b>
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#### Expenses

Interest - 11/1	\$153,238	\$153,238	\$0	\$153,238	\$219,019
Principal - 5/1	\$0	\$0	\$0	\$0	\$165,000
Interest - 5/1	\$224,250	\$224,250	\$0	\$224,250	\$219,019
Special Call - 8/1	\$0	\$0	\$235,000	\$235,000	\$0

<b>Total Expenditures</b>	<b>\$377,488</b>	<b>\$377,488</b>	<b>\$235,000</b>	<b>\$612,488</b>	<b>\$603,038</b>
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#### Other Financing Sources

Transfer In (Out)	\$0	\$223,681	\$0	\$223,681	\$0
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<b>Total Other Financing Sources (Uses)</b>	<b>\$0</b>	<b>\$223,681</b>	<b>\$0</b>	<b>\$223,681</b>	<b>\$0</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$224,712</b>	<b>\$268,923</b>	<b>(\$10,735)</b>	<b>\$258,188</b>	<b>\$273,338</b>
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\*Represents carry forward less reserve requirement of \$603,162.50

Interest - 11/1/2021	<b>\$216,131</b>
<b>Total</b>	<b>\$216,131</b>

**Rhodine Road North Community Development District  
Series 2019, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/20	\$ 9,765,000	\$ -	\$ 219,019	\$ 219,019
5/1/21	\$ 9,765,000	\$ 165,000	\$ 219,019	\$ -
11/1/21	\$ 9,600,000	\$ -	\$ 216,131	\$ 600,150
5/1/22	\$ 9,600,000	\$ 170,000	\$ 216,131	\$ -
11/1/22	\$ 9,430,000	\$ -	\$ 213,156	\$ 599,288
5/1/23	\$ 9,430,000	\$ 180,000	\$ 213,156	\$ -
11/1/23	\$ 9,250,000	\$ -	\$ 210,006	\$ 603,163
5/1/24	\$ 9,065,000	\$ 185,000	\$ 210,006	\$ -
11/1/24	\$ 9,065,000	\$ -	\$ 206,769	\$ 601,775
5/1/25	\$ 9,065,000	\$ 190,000	\$ 206,769	\$ -
11/1/25	\$ 8,875,000	\$ -	\$ 202,969	\$ 599,738
5/1/26	\$ 8,875,000	\$ 200,000	\$ 202,969	\$ -
11/1/26	\$ 8,675,000	\$ -	\$ 198,969	\$ 601,938
5/1/27	\$ 8,675,000	\$ 205,000	\$ 198,969	\$ -
11/1/27	\$ 8,470,000	\$ -	\$ 194,869	\$ 598,838
5/1/28	\$ 8,470,000	\$ 215,000	\$ 194,869	\$ -
11/1/28	\$ 8,255,000	\$ -	\$ 190,569	\$ 600,438
5/1/29	\$ 7,795,000	\$ 225,000	\$ 190,569	\$ -
11/1/29	\$ 7,795,000	\$ -	\$ 186,069	\$ 601,638
5/1/30	\$ 7,795,000	\$ 235,000	\$ 186,069	\$ -
11/1/30	\$ 7,795,000	\$ -	\$ 181,369	\$ 602,438
5/1/31	\$ 7,795,000	\$ 245,000	\$ 181,369	\$ -
11/1/31	\$ 7,550,000	\$ -	\$ 175,856	\$ 602,225
5/1/32	\$ 7,550,000	\$ 255,000	\$ 175,856	\$ -
11/1/32	\$ 7,295,000	\$ -	\$ 170,119	\$ 600,975
5/1/33	\$ 7,295,000	\$ 265,000	\$ 170,119	\$ -
11/1/33	\$ 7,030,000	\$ -	\$ 164,156	\$ 599,275
5/1/34	\$ 7,030,000	\$ 280,000	\$ 164,156	\$ -
11/1/34	\$ 6,750,000	\$ -	\$ 157,856	\$ 602,013
5/1/35	\$ 6,750,000	\$ 290,000	\$ 157,856	\$ -
11/1/35	\$ 6,460,000	\$ -	\$ 151,331	\$ 599,188
5/1/36	\$ 6,460,000	\$ 305,000	\$ 151,331	\$ -
11/1/36	\$ 6,155,000	\$ -	\$ 144,469	\$ 600,800
5/1/37	\$ 6,155,000	\$ 320,000	\$ 144,469	\$ -
11/1/37	\$ 5,835,000	\$ -	\$ 137,269	\$ 601,738
5/1/38	\$ 5,835,000	\$ 335,000	\$ 137,269	\$ -

**Rhodine Road North Community Development District  
Series 2019, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/38	\$ 5,500,000	\$ -	\$ 129,731	\$ 602,000
5/1/39	\$ 5,500,000	\$ 350,000	\$ 129,731	\$ -
11/1/39	\$ 4,785,000	\$ -	\$ 121,856	\$ 601,588
5/1/40	\$ 4,785,000	\$ 365,000	\$ 121,856	\$ -
11/1/40	\$ 4,785,000	\$ -	\$ 113,644	\$ 600,500
5/1/41	\$ 4,785,000	\$ 385,000	\$ 113,644	\$ -
11/1/41	\$ 4,400,000	\$ -	\$ 104,500	\$ 603,144
5/1/42	\$ 4,400,000	\$ 400,000	\$ 104,500	\$ -
11/1/42	\$ 4,000,000	\$ -	\$ 95,000	\$ 599,500
5/1/43	\$ 4,000,000	\$ 420,000	\$ 95,000	\$ -
11/1/43	\$ 3,580,000	\$ -	\$ 85,025	\$ 600,025
5/1/44	\$ 3,580,000	\$ 440,000	\$ 85,025	\$ -
11/1/44	\$ 3,140,000	\$ -	\$ 74,575	\$ 599,600
5/1/45	\$ 3,140,000	\$ 465,000	\$ 74,575	\$ -
11/1/45	\$ 2,675,000	\$ -	\$ 63,531	\$ 603,106
5/1/46	\$ 2,675,000	\$ 485,000	\$ 63,531	\$ -
11/1/46	\$ 2,190,000	\$ -	\$ 52,013	\$ 600,544
5/1/47	\$ 2,190,000	\$ 510,000	\$ 52,013	\$ -
11/1/47	\$ 1,680,000	\$ -	\$ 39,900	\$ 601,913
5/1/48	\$ 1,680,000	\$ 535,000	\$ 39,900	\$ -
11/1/48	\$ 1,145,000	\$ -	\$ 27,194	\$ 602,094
5/1/49	\$ 1,145,000	\$ 560,000	\$ 27,194	\$ -
11/1/49	\$ 585,000	\$ -	\$ 13,894	\$ 601,088
5/1/50	\$ 585,000	\$ 585,000	\$ 13,894	\$ 598,894
<b>Totals</b>		<b>\$ 9,765,000</b>	<b>\$ 8,483,625</b>	<b>\$ 18,248,625</b>



# Rhodine Road North

## COMMUNITY DEVELOPMENT DISTRICT

### Proposed Budget Capital Reserve Fund

	Adopted Budget FY2020	Actual Thru 6/30/20	Projected Next 3 Months	Projected Thru 9/30/20	Proposed Budget FY2021
<b><u>Revenues</u></b>					
Interest Income	\$0	\$0	\$0	\$0	\$0
<b><i>Total Revenues</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>Expenses</u></b>					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
<b><i>Total Expenditures</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>Other Financing Sources</u></b>					
Transfer In (Out)	\$0	\$0	\$0	\$0	\$5,000
<b><i>Total Other Financing Sources (Uses)</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,000</b>

## SECTION V

## RESOLUTION 2020-12

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2020-2021; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Rhodine Road North Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2020-2021 annual meeting schedule attached as **Exhibit A**.

### **NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Fiscal Year 2020-2021 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of August 2020.

ATTEST:

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2020-2021 Annual Meeting Schedule

## **Exhibit A**

### **BOARD OF SUPERVISORS MEETING DATES RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2020-2021**

The Board of Supervisors of the Rhodine Road North Community Development District will hold their regular meetings for Fiscal Year 2021 at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, FL 33563 at 11:30 a.m. on the 1<sup>st</sup> Wednesday of each month, unless otherwise indicated as follows:

**October 7, 2020  
November 4, 2020  
December 2, 2020  
January 6, 2021  
February 3, 2021  
March 3, 2021  
April 7, 2021  
May 5, 2021  
June 2, 2021  
July 7, 2021  
August 4, 2021  
September 1, 2021**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

## SECTION VI

# SECTION C

# Rhodine Road North CDD Field Management Report

## Ongoing Services

- Site is still in very early stages.
- Performing regular drive throughs of the property to ensure CDD areas are being maintained.
- Ongoing monitoring of CDD areas for any damages due to construction.



## Maintenance Items

- No maintenance items at this time.
- Mowing contractor is performing satisfactorily as is lake maintenance contractor.
- Assessed report from lake maintenance contractor.



# 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 D

# SECTION 1

# Rhodine Road North

## Community Development District

### Summary of Checks

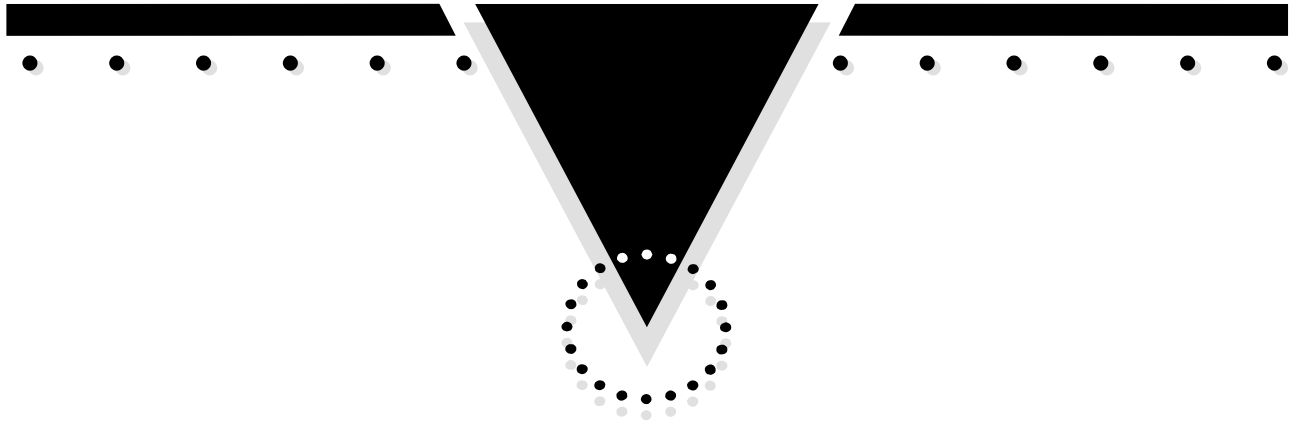
June 21, 2020 to July 27, 2020

Bank	Date	Check No.'s	Amount
General Fund	6/24/20	88	\$ 750.00
	7/2/20	89-90	\$ 706.00
	7/13/20	91	\$ 26.01
	7/17/20	92	\$ 552,520.79
			<hr/>
			\$ 554,002.80
			<hr/>
			<b>\$ 554,002.80</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/24/20	00010	3/24/20 25	202003 310-51300-31300		*	750.00	
			DISSEMINATION/OCT19-MAR20				
				GOVERNMENTAL MANAGEMENT SERVICES			750.00 000088
7/02/20	00014	5/31/20 020259	202005 310-51300-31100		*	117.50	
			CDD MEETING				
				ABSOLUTE ENGINEERING, INC.			117.50 000089
7/02/20	00008	6/17/20 89828	202006 310-51300-48000		*	588.50	
			NOT OF MEETING 06/17/20				
				TIMES PUBLISHING COMPANY			588.50 000090
7/13/20	00015	6/18/20 22100782	202006 320-53800-43000		*	26.01	
			11630 RHODINE RD RIVERVIE				
				TECO TAMPA ELECTRIC			26.01 000091
7/17/20	00019	7/17/20 071720	202007 300-20700-10100		*	552,520.79	
			SERIES 2019 FUNDING REQ 2				
				RHODINE ROAD NORTH CDD C/O USBANK			552,520.79 000092
						TOTAL FOR BANK A	554,002.80
						TOTAL FOR REGISTER	554,002.80

RRNC RHODINE ROAD N IAGUILAR

## SECTION 2



# **RHODINE ROAD NORTH**

## **Community Development District**

**Unaudited Financial Reporting**

**June 30, 2020**



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**RHODINE ROAD NORTH**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**June 30, 2020**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals FY20
<b><u>ASSETS:</u></b>				
<b><u>CASH</u></b>				
OPERATING ACCOUNT	\$4,956	---	---	\$4,956
<b><u>SERIES 2019</u></b>				
RESERVE	---	\$604,119	---	\$604,119
REVENUE	---	\$24,908	---	\$24,908
INTEREST	---	\$3,502	---	\$3,502
PREPAYMENT	---	\$239,557	---	\$239,557
CONSTRUCTION	---	---	\$326	\$326
DUE FROM DEVELOPER	\$21,039	---	\$552,521	\$573,559
<b>TOTAL ASSETS</b>	<b>\$25,994</b>	<b>\$872,085</b>	<b>\$552,847</b>	<b>\$1,450,926</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$17,430	---	---	\$17,430
DUE TO DEVELOPER	\$4,777	---	---	\$4,777
RETAINAGE PAYABLE	---	---	\$149,016	\$149,016
<b><u>FUND EQUITY:</u></b>				
<b>FUND BALANCES:</b>				
UNASSIGNED	\$3,787	---	---	\$3,787
RESERVED FOR DEBT SERVICE	---	\$872,085	---	\$872,085
RESERVED FOR CAPITAL PROJECTS	---	---	\$403,831	\$403,831
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$25,994</b>	<b>\$872,085</b>	<b>\$552,847</b>	<b>\$1,450,926</b>



# RHODINE ROAD NORTH

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/20	ACTUAL THRU 06/30/20	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$225,562	\$60,000	\$60,000	\$0
BOUNDARY AMENDMENT CONTRIBUTIONS	\$0	\$0	\$1,585	\$1,585
<b>TOTAL REVENUES</b>	<b>\$225,562</b>	<b>\$60,000</b>	<b>\$61,585</b>	<b>\$1,585</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
SUPERVISORS FEES	\$12,000	\$9,000	\$3,400	\$5,600
ENGINEERING	\$20,000	\$15,000	\$891	\$14,109
ATTORNEY	\$25,000	\$18,750	\$11,479	\$7,271
ANNUAL AUDIT	\$3,000	\$3,000	\$3,000	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0
ARBITRAGE	\$650	\$0	\$0	\$0
DISSEMINATION	\$5,000	\$3,750	\$4,250	(\$500)
TRUSTEE FEES	\$3,500	\$0	\$0	\$0
MANAGEMENT FEES	\$35,000	\$26,250	\$26,250	(\$0)
INFORMATION TECHNOLOGY	\$2,350	\$1,763	\$675	\$1,088
TELEPHONE	\$250	\$188	\$10	\$177
POSTAGE & DELIVERY	\$850	\$638	\$108	\$530
INSURANCE	\$5,500	\$5,500	\$5,125	\$375
PRINTING & BINDING	\$850	\$638	\$295	\$342
LEGAL ADVERTISING	\$10,000	\$7,500	\$7,232	\$268
OTHER CURRENT CHARGES	\$2,500	\$1,875	\$1,363	\$512
BOUNDARY AMENDMENT EXPENSES	\$0	\$0	\$1,585	(\$1,585)
OFFICE SUPPLIES	\$500	\$375	\$14	\$361
TRAVEL PER DIEM	\$550	\$413	\$0	\$413
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE:</b>	<b>\$132,675</b>	<b>\$94,813</b>	<b>\$65,851</b>	<b>\$28,961</b>
<b><u>OPERATIONS &amp; MAINTENANCE:</u></b>				
PROPERTY INSURANCE	\$5,000	\$5,000	\$0	\$5,000
LANDSCAPE MAINTENANCE	\$39,200	\$29,400	\$5,000	\$24,400
LANDSCAPE REPLACEMENT	\$7,500	\$5,625	\$0	\$5,625
FERTILIZATION	\$8,000	\$6,000	\$0	\$6,000
PEST CONTROL	\$120	\$90	\$0	\$90
JANITORIAL SERVICE	\$800	\$600	\$0	\$600
POOL MAINTENANCE	\$2,667	\$2,000	\$0	\$2,000
ELECTRIC	\$0	\$0	\$333	(\$333)
AMENITY - ELECTRIC	\$2,000	\$1,500	\$0	\$1,500
AMENITY - WATER	\$600	\$450	\$0	\$450
STREETLIGHTS	\$10,000	\$7,500	\$0	\$7,500
GENERAL REPAIRS & MAINTENANCE	\$2,000	\$1,500	\$0	\$1,500
CONTINGENCY	\$15,000	\$11,250	\$0	\$11,250
<b>TOTAL OPERATIONS &amp; MAINTENANCE:</b>	<b>\$92,887</b>	<b>\$70,915</b>	<b>\$5,333</b>	<b>\$65,582</b>
<b>TOTAL EXPENDITURES</b>	<b>\$225,562</b>	<b>\$165,728</b>	<b>\$71,184</b>	<b>\$94,543</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$9,599)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$13,386</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$3,787</b>	

# RHODINE ROAD NORTH

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/20	ACTUAL THRU 06/30/20	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS	\$224,250	\$0	\$0	\$0
PREPAYMENTS	\$0	\$0	\$20,486	\$20,486
INTEREST	\$0	\$0	\$6,468	\$6,468
<b>TOTAL REVENUES</b>	<b>\$224,250</b>	<b>\$0</b>	<b>\$26,953</b>	<b>\$26,953</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST PAYMENT - 11/1	\$153,238	\$153,238	\$153,238	(\$0)
INTEREST PAYMENT - 5/1	\$224,250	\$224,250	\$224,250	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$377,488</b>	<b>\$377,488</b>	<b>\$377,488</b>	<b>(\$0)</b>
<b><u>OTHER FINANCING SOURCES:</u></b>				
TRANSFER IN (OUT)	\$0	\$0	\$223,681	\$223,681
<b>TOTAL OTHER FINANCING SOURCES (USES):</b>	<b>\$0</b>	<b>\$0</b>	<b>\$223,681</b>	<b>\$223,681</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$153,238)</b>		<b>(\$126,853)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$377,949</b>		<b>\$998,938</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$224,712</b>		<b>\$872,085</b>	

# RHODINE ROAD NORTH

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/20	ACTUAL THRU 06/30/20	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$1,001,752	\$1,001,752
INTEREST	\$0	\$0	\$34,156	\$34,156
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,035,908</b>	<b>\$1,035,908</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$5,872,285	(\$5,872,285)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,872,285</b>	<b>(\$5,872,285)</b>
<b><u>OTHER FINANCING SOURCES:</u></b>				
TRANSFER IN (OUT)	\$0	\$0	(\$223,681)	(\$223,681)
<b>TOTAL OTHER FINANCING SOURCES (USES):</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$223,681)</b>	<b>(\$223,681)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$5,060,058)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$5,463,889</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$403,831</b>	

## RHODINE ROAD NORTH

### Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>REVENUES:</u></b>													
DEVELOPER CONTRIBUTIONS	\$0	\$20,000	\$4,777	\$0	\$20,000	\$0	\$0	\$0	\$15,223	\$0	\$0	\$0	\$60,000
BOUNDARY AMENDMENT CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$546	\$0	\$0	\$0	\$1,039	\$0	\$0	\$0	\$1,585
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$20,000</b>	<b>\$4,777</b>	<b>\$0</b>	<b>\$20,546</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,261</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$61,585</b>
<b><u>EXPENDITURES:</u></b>													
<b><u>ADMINISTRATIVE:</u></b>													
SUPERVISORS FEES	\$800	\$800	\$0	\$0	\$800	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$3,400
ENGINEERING	\$538	\$118	\$0	\$0	\$118	\$0	\$0	\$118	\$0	\$0	\$0	\$0	\$891
ATTORNEY	\$3,659	\$1,760	\$565	\$784	\$0	\$1,147	\$1,174	\$2,390	\$0	\$0	\$0	\$0	\$11,479
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$3,000
ASSESSMENT ADMINISTRATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$0	\$0	\$0	\$1,167	\$292	\$1,042	\$417	\$417	\$917	\$0	\$0	\$0	\$4,250
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$26,250
INFORMATION TECHNOLOGY	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$0	\$0	\$0	\$675
TELEPHONE	\$3	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10
POSTAGE & DELIVERY	\$22	\$18	\$12	\$5	\$6	\$13	\$2	\$2	\$29	\$0	\$0	\$0	\$108
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
PRINTING & BINDING	\$86	\$84	\$48	\$0	\$20	\$55	\$1	\$0	\$1	\$0	\$0	\$0	\$295
LEGAL ADVERTISING	\$5,177	\$249	\$219	\$497	\$0	\$419	\$84	\$0	\$589	\$0	\$0	\$0	\$7,232
OTHER CURRENT CHARGES	\$166	\$155	\$155	\$191	\$218	\$168	\$155	\$0	\$155	\$0	\$0	\$0	\$1,363
BOUNDARY AMENDMENT EXPENSES	\$0	\$391	\$29	\$126	\$0	\$1,039	\$0	\$0	\$0	\$0	\$0	\$0	\$1,585
OFFICE SUPPLIES	\$4	\$3	\$0	\$0	\$0	\$3	\$0	\$0	\$3	\$0	\$0	\$0	\$14
TRAVEL PER DIEM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$18,748</b>	<b>\$6,575</b>	<b>\$4,019</b>	<b>\$5,761</b>	<b>\$4,446</b>	<b>\$6,877</b>	<b>\$4,823</b>	<b>\$9,918</b>	<b>\$4,685</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,851</b>

## RHODINE ROAD NORTH

### Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>OPERATIONS &amp; MAINTENANCE:</b>													
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$5,000
LANDSCAPE REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FERTILIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PEST CONTROL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
JANITORIAL SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$281	\$26	\$26	\$0	\$0	\$0	\$333
AMENITY - ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AMENITY - WATER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STREETLIGHTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GENERAL REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL OPERATIONS &amp; MAINTENANCE:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$281	\$26	\$5,026	\$0	\$0	\$0	\$5,333
<b>TOTAL EXPENDITURES</b>	\$18,748	\$6,575	\$4,019	\$5,761	\$4,446	\$6,877	\$5,104	\$9,944	\$9,711	\$0	\$0	\$0	\$71,184
<b>EXCESS REVENUES/(EXPENDITURES)</b>	(\$18,748)	\$13,425	\$758	(\$5,761)	\$16,101	(\$6,877)	(\$5,104)	(\$9,944)	\$6,551	\$0	\$0	\$0	(\$9,599)

**Rhodine Road North Community Development District  
Developer Contributions/Due from Developer**

<b>Funding Request #</b>	<b>Prepared Date</b>	<b>Payment Received Date</b>	<b>Check/Wire Amount</b>	<b>Total Funding Request</b>	<b>General Fund Portion (FY19)</b>	<b>General Fund Portion (FY20)</b>	<b>Over and (short) Balance Due</b>
1	12/12/18	5/1/19	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
2	3/20/19	5/1/19	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
3	5/15/19	9/9/19	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
4	8/27/19	9/9/19	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
5	9/25/19	10/15/19	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
BA1-1	9/25/19	10/15/19	\$ 18,853.69	\$ 18,853.69	\$ 18,853.69	\$ -	\$ -
BA2-1	9/25/19	10/15/19	\$ 4,777.01	\$ 4,777.01	\$ 4,777.01	\$ -	\$ -
BA2-2	11/5/19	12/24/19	\$ 2,380.00	\$ 2,380.00	\$ 2,380.00	\$ -	\$ -
FY20							
1	11/5/19	11/19/19	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 20,000.00	\$ -
2	2/26/20	3/10/20	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 20,000.00	\$ -
BA2-3	2/28/20	3/17/20	\$ 546.20	\$ 546.20	\$ -	\$ 546.20	\$ -
BA2-4	6/19/20			\$ 1,038.50	\$ -	\$ 1,038.50	\$ 1,038.50
3	6/19/20			\$ 20,000.00	\$ -	\$ 20,000.00	\$ 20,000.00
<b>Due from Developer</b>			<b>\$ 166,556.90</b>	<b>\$ 187,595.40</b>	<b>\$ 126,010.70</b>	<b>\$ 61,584.70</b>	<b>\$ 21,038.50</b>

**Total Developer Contributions FY20**

**\$ 60,000.00**

**Total Boundary Amendment Contributions FY20**

**\$ 1,584.70**

**Total Contributions FY20**

**\$ 61,584.70**

**RHODINE ROAD NORTH**  
**Community Development District**  
**LONG TERM DEBT REPORT**

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	3.500%, 4.000%, 4.500%, 4.750%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$618,188	
RESERVE FUND BALANCE	\$604,119	
BONDS OUTSTANDING - 06/28/19		\$10,000,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$10,000,000</b>

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2019**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2019</b>				
7/25/19	1	QGS Development, Inc.	Pay Application: 197195000001 - Construction through 05/31/19	\$ 55,168.80
7/25/19	3	Hopping, Green & Sams	Invoice: 107696 - Prepare and finalize construction contract	\$ 1,825.10
7/25/19	4	Absolute Engineering, Inc.	Invoice: 20033 - Engineering through 05/26/19	\$ 470.00
7/25/19	5	Heath Construction & Management, LLC	Invoices: 147, 168, 176, 187 & 198 - Construction Management 04/01/19 to 06/15/19	\$ 15,000.00
7/29/19	2	QGS Development, Inc.	Pay Application: 197195000002 - Construction through 06/30/19	\$ 111,826.23
8/15/19	6	JMBI Real Estate, LLC	Reimburse construction costs paid by Developer	\$ 560,897.54
8/15/19	7	Heath Construction & Management, LLC	Invoices: 222 & 233 - Construction Management 06/16/19 to 07/15/19	\$ 6,000.00
8/15/19	8	Hopping, Green & Sams	Invoice: 108306 - preparation assignment of construction contracts and research of contract requirements	\$ 910.00
8/15/19	9	Atlantic TNG, LLC	Construction Materials per Change Order 1	\$ 28,665.50
8/20/19	10	Ridgewood, LLC	Reimburse construction costs paid by Developer	\$ 27,821.98
8/20/19	11	QGS Development, Inc.	Pay Application: 197195000003 - Construction through 07/31/19	\$ 472,770.22
8/20/19	12	Hopping, Green & Sams	Invoice: 108856 - legal services regarding certificates of insurance and assignment of construction funding agreement	\$ 290.00
8/20/19	13	Atlantic TNG, LLC	Construction Materials per Change Order 2	\$ 37,054.00
8/20/19	14	Fortiline, Inc.	Construction Materials per Change Order 3	\$ 105,808.34
8/20/19	15	Atlantic TNG, LLC	Construction Materials per Change Order 4	\$ 25,482.00
8/20/19	16	Ullrich's Pitcher Pump	Invoices: 106695, 106696, 106697, 106698, 106802, 106803, 106804, 106805, 106806 - Well Materials	\$ 22,195.00
8/20/19	17	Absolute Engineering, Inc.	Invoices: 20066 & 20078 - Site Permitting & Construction Staking Engineering Services - July 2019	\$ 15,612.04
8/27/19	18	Republic Services	Invoices: 0696-000184944 & 0696-000819251 - Constuction Removal Services	\$ 20,073.35
9/6/19	19	Absolute Engineering, Inc.	Invoices: 20049 & 20059 - Site permitting and construction staking engineering costs	\$ 16,792.18
9/6/19	20	Atlantic TNG, LLC	Construction Materials per Change Order 5 & 8	\$ 41,439.00
9/6/19	21	Forterra Pipe & Precast, LLC	Construction Materials per Change Order 6	\$ 190,321.92
9/6/19	22	Fortiline, Inc.	Construction Materials per Change Order 7	\$ 36,642.00
9/6/19	23	Horner Environmental Professionals, Inc.	Invoice: 215860 - Environmental Project Services - July 2019	\$ 1,237.50
9/6/19	24	Greenberg Traurig, P.A.	Invoice: 5151421 - Traid Reimbursement	\$ 1,042.50
9/6/19	25	Ridgewood, LLC	Invoices: 241, 251 & 259 - Construction Management 07/16/19 to 08/31/19	\$ 9,000.00
9/6/19	26	Hopping, Green & Sams	Invoice: 109405 - preparation of notice to proceed	\$ 326.50
9/6/19	27	Greenland Services, LLC	Invoice: 18227 - Demolition services 06/25/19 to 07/23/19	\$ 49,958.16
9/16/19	28	QGS Development, Inc.	Pay Application: 197195000004 - Construction through 08/31/19	\$ 382,121.84
9/25/19	29	Atlantic TNG, LLC	Construction Materials per Change Order 9	\$ 3,063.00
9/25/19	30	Forterra Pipe & Precast, LLC	Construction Materials per Change Order 10 & 11	\$ 50,290.16
9/25/19	31	Fortiline, Inc.	Construction Materials per Change Order 12	\$ 2,911.60
9/25/19	32	Absolute Engineering, Inc.	Invoices: 20081 & 20083 - Site Permitting & Construction Services - August 2019	\$ 38,056.19
<b>TOTAL</b>				<b>\$ 2,331,072.65</b>
<b>Fiscal Year 2019</b>				
6/28/19		Transfer to Escrow		\$ (2,235,000.00)
7/1/19		Interest		\$ 1,032.26
8/1/19		Interest		\$ 10,424.54
9/1/19		Interest		\$ 8,169.96
<b>TOTAL</b>				<b>\$ (2,215,373.24)</b>
<b>Project (Construction) Fund at 06/28/19</b>				<b>\$ 8,585,600.00</b>
<b>Interest/Transfers thru 09/30/19</b>				<b>\$ (2,215,373.24)</b>
<b>Requisitions Paid thru 09/30/19</b>				<b>\$ (2,331,072.65)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 4,039,154.11</b>

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2020</b>				
10/24/19	33	Ridgewood, LLC	Invoice: 268 - Construction Management 09/01/19 to 09/15/19	\$ 3,000.00
10/24/19	34	QGS Development, Inc.	Pay Application: 197195000005 - Construction through 09/30/19	\$ 319,260.24
10/24/19	35	Fortiline, Inc.	Construction Materials per Change Order 13	\$ 186,269.20
10/24/19	36	Ridgewood, LLC	Invoice: 278 - Construction Management 09/16/19 to 09/30/19	\$ 3,000.00
10/24/19	37	Fortiline, Inc.	Construction Materials per Change Order 14	\$ 21,413.80
10/29/19	38	Hillsborough County BOCC	For Final Plat Submittal	\$ 1,120.00
10/28/19	39	Fortiline, Inc.	Invoice: 4738984 - Construction Materials per Change Order 15	\$ 11,769.80
10/28/19	40	Forterra Pipe & Precast, LLC	Invoices: 11699540, 11699643, 11699915 & 11699929 - Construction Material Purchases	\$ 23,288.00
10/28/19	41	Ridgewood, LLC	Invoice: 296 - Construction Management 10/01/19 to 10/15/19	\$ 3,000.00
10/29/19	42	Hillsborough County BOCC	For Construction Plan Submittal	\$ 5,950.00
11/8/19	43	QGS Development, Inc.	Pay Application: 197195000006 - Construction through 10/31/19	\$ 614,389.54
11/13/19	44	Ridgewood, LLC	Invoice: 306 - Construction Management 10/16/19 to 10/31/19	\$ 3,000.00
11/20/19	45	Absolute Engineering, Inc.	Invoice: 020125 - Construction Staking and Platting for Oct 2019	\$ 53,392.23
11/20/19	46	Absolute Engineering, Inc.	Invoice: 020124 - Site permitting and Landscape & Irrigation for Oct 2019	\$ 9,509.30



**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2019**

Date	Requisition #	Contractor	Description	Requisition
11/15/19	47	EPC of Hillsborough County	For Wastewater Permit - Cook Parcel	\$ 590.00
11/15/19	48	Hillsborough County Health Department	For Water Permit - Cook Parcel	\$ 860.00
11/15/19	49	Hillsborough County BOCC	For Engineering Fee - Cook Parcel	\$ 5,330.00
11/15/19	50	Hillsborough County BOCC	For ROW Permit Fee - Cook Parcel	\$ 1,425.00
11/18/19	51	Absolute Engineering, Inc.	Invoice: 20103 - Site Permitting & Rezoning Application for Sept 2019 - Cook Parcel	\$ 3,802.84
11/18/19	52	Absolute Engineering, Inc.	Invoice: 20126 - Construction Administration & Reimbursable Expenses for Oct 2019 - Cook Parcel	\$ 956.54
11/18/19	53	Absolute Engineering, Inc.	Invoice: 20123 - Site Permitting & Reimbursable Expenses for Oct 2019 - Cook Parcel	\$ 1,879.60
11/18/19	54	Ridgewood, LLC	Reimbursement for Absolute Engineering Invoice: 20064 - Review and Filing Fees - Cook Parcel	\$ 11,050.00
11/18/19	55	Ridgewood, LLC	Reimbursement for Sun Plumbing invoice 42660, South Florida Water Management App 785976 & Hillsborough Cnty Health Dep - Cook Parcel	\$ 4,248.25
11/18/19	56	JMBI Real Estate, LLC	Reimbursement for Hamilton Engineering, Faulkner Engineering and Absolute Engineering - Cook Parcel	\$ 99,379.30
11/22/19	57	Ridgewood, LLC	Invoice: 316 - Construction Management 11/1/19 to 11/15/19	\$ 3,000.00
11/25/19	58	Forterra Pipe & Precast, LLC	Construction Materials per Change Order 17	\$ 2,824.00
12/4/19	59	Horner Environmental Professionals, Inc.	Invoice: 216089 - Environmental Project Services - Sept/October 2019	\$ 5,672.50
12/4/19	60	QGS Development, Inc.	Pay Application: 197195000007 - Construction through 11/30/19	\$ 541,963.73
12/6/19	61	Ridgewood, LLC	Invoice: 327 - Construction Management 11/16/19 to 11/30/19	\$ 3,000.00
12/2/19	62	Hillsborough County BOCC	For Plat Review - Cook Parcel	\$ 1,120.00
12/17/19	63	Hopping, Green & Sams	Invoice: 111382 - Project Construction Services	\$ 2,747.50
12/12/19	64	Absolute Engineering, Inc.	Invoice: 020143 - Construction Staking & Platting for November 2019 - Cook Parcel	\$ 13,752.60
12/12/19	65	Absolute Engineering, Inc.	Invoice: 020142 - Construction Staking, Platting & Surveying for November 2019	\$ 24,848.44
12/12/19	66	Ullrich's Pitcher Pump	Invoice: 0107799 - Ridgewood Development - Pump & Well services - Cook Parcel	\$ 12,950.00
12/19/19	67	Ridgewood, LLC	Invoice: 337 - Construction Management 12/1/19 to 12/15/19	\$ 3,000.00
1/20/20	68	HUB International Midwest Ltd.	Invoices: 1693529, 1693541 & 1693556 - New Business Premium	\$ 22,581.00
12/30/19	69	Forterra Pipe & Precast, LLC	Construction Materials per Change Order 18	\$ 10,945.28
12/30/19	70	Fortiline, Inc.	Invoices: 4814513, 4814526 & 4814543 - Construction Materials per Change Order 19	\$ 26,161.00
1/14/20	71	Absolute Engineering, Inc.	Invoice: 020105 - Construction Staking, Platting & Platting Assistance for September 2019	\$ 2,679.99
1/14/20	72	Faulkner Engineering Services, Inc.	Invoice: FES12119 - Field Density Tests, Lab, Tech, Observation & Clerical Services	\$ 9,804.00
1/14/20	73	QGS Development, Inc.	Pay Application: 197195000008 - Construction through 12/31/19	\$ 893,068.06
1/14/20	74	Ridgewood, LLC	Invoice: 346 - Construction Management 12/16/19 to 12/31/19	\$ 3,000.00
1/14/20	75	Hillsborough County BOCC	For Amenity Center Plans	\$ 195.00
1/21/20	76	Horner Environmental Professionals, Inc.	Invoice: 215934 - Environmental Project Services - August 2019	\$ 2,308.60
1/21/20	77	Lincks & Associates, Inc.	Invoice: 50276 - Professional Traffic Engineering Services - Lincks Project # 18121	\$ 660.00
1/21/20	78	Absolute Engineering, Inc.	Invoices: 020165, 020164, 020104 - Site Permitting for September 2019 & Construction Staking, Platting & Site Permitting for December 2019	\$ 48,908.49
1/21/20	79	Absolute Engineering, Inc.	Invoices: 020163 & 020166 - Plotter prints, Construction staking, platting & platting assistance for December 2019 - Cook Parcel	\$ 17,695.45
1/21/20	80	Fortiline, Inc.	Construction Materials per Change Order 20	\$ 12,599.00
1/21/20	81	Fortiline, Inc.	Construction Materials per Change Order 21	\$ 15,355.00
1/21/20	82	Ridgewood, LLC	Invoice: 353 - Construction Management 1/1/20 to 1/15/20	\$ 3,000.00
1/28/20	83	Atlantic TNG, LLC	Construction Materials per Change Order 22	\$ 1,307.00
1/28/20	84	Fortiline, Inc.	Construction Materials per Change Order 23	\$ 4,426.00
2/25/20	85	QGS Development, Inc.	Pay Application: 197195000009 - Construction through 1/31/20	\$ 679,483.94
2/25/20	86	Ridgewood, LLC	Invoice: 372 - Construction Management 2/1/20 to 2/15/20	\$ 3,000.00
2/28/20	87	Hopping Green & Sams	Invoice: 112973 - Professional Services for January 2020	\$ 979.50
2/28/20	88	Danielle Fence	Invoice: 4010 - 35% Deposit for Fencing	\$ 9,456.41
2/28/20	89	Ridgewood, LLC	Invoice: 359 & 372 - Construction Management 1/16/20 to 2/15/20	\$ 6,000.00
2/28/20	90	Absolute Engineering, Inc.	Invoice: 020179 - Reimbursable Expenses for January 2020	\$ 122.96
2/28/20	91	QGS Development, Inc.	Pay Application: 1971950000010 - Construction through 2/29/20	\$ 1,111,869.57
2/28/20	92	Fortiline, Inc.	Construction Materials per Change Order 25	\$ 105,535.00
2/28/20	93	County Materials Corporation	Construction Materials per Change Order 24	\$ 71,742.59
2/28/20	94	Absolute Engineering, Inc.	Invoice: 020181 - Construction Staking, Platting Assistance & FEMA LOMR services for January 2020	\$ 7,527.25
2/28/20	95	Furr & Wegman Architects, P.A.	Invoice: 1872.03 - Construction Documents & Printing Expenses for Rhodine Amenity Center	\$ 857.29
2/28/20	96	TECO	Invoice: 20200143 - Installation of 3 phase transformers	\$ 229,232.96
2/28/20	97	HUB International Midwest West	Invoices: 1753755 & 1753783 - New Business Premiums	\$ 3,531.00
3/12/20	98	Heath Construction & Management, LLC	Invoice: 381 - Construction Management 2/16/20 - 2/29/20	\$ 3,000.00
3/16/20	99	Furr & Wegman Architects, P.A.	Invoice: 1872.04 - Permitting & Reimbursable Expenses	\$ 1,081.86
3/18/20	100	Absolute Engineering, Inc.	Invoices: 020197 & 020198 (Cook Parcel) - Construction Staking, Platting & Platting Assistance for February 2020	\$ 26,030.24
Paid by req # 89	101	Ridgewood, LLC	Invoice: 388 - Construction Management 3/1/20 - 3/15/20 - \$3000.00	\$ -
3/26/20	102	Absolute Engineering, Inc.	Invoice: 020196 (Cook Parcel) - Rezoning Application & Description Sketches for January 2020	\$ 3,349.93
3/26/20	103	Hopping Green & Sams	Invoice: 113667 - Document Reproduction Services	\$ 34.25
4/14/20	104	Absolute Engineering, Inc.	Invoice: 20180 - Construction Staking, Platting Assistance & FEMA Processing for January 2020	\$ 55,418.05
4/14/20	105	Ridgewood, LLC	Invoice 404 - Construction Management 03/16/20 - 03/31/20	\$ 3,000.00
4/14/20	106	QGS Development, Inc.	Pay Application: 1971950000011 - Construction through 03/31/20	\$ 549,763.65
4/14/20	107	Atlantic TNG, LLC	Construction Materials per Change Order 26	\$ 51,030.00
4/14/20	108	Forterra Pipe & Precast, LLC	Construction Materials per Change Order 27	\$ 259.36
4/14/20	109	Fortiline, Inc.	Construction Materials per Change Order 28	\$ 1,058.20
4/14/20	110	County Materials Corporation	Construction Materials per Change Order 29	\$ 3,150.72
5/14/20	111	HUB International Midwest West	Invoice: 1753720 - Business Premium	\$ 33,028.00
5/19/20	112	National Flood Insurance Program	FEMA LOMP Applications	\$ 900.00
5/19/20	113	National Flood Insurance Program	FEMA LOMP Applications	\$ 900.00
5/19/20	114	Absolute Engineering, Inc.	Invoices: 20217 & 20218 - Engineering Construction Services	\$ 20,433.23
5/19/20	115	Hopping, Green & Sams	Invoice: 114157 - Project Construction March 2020	\$ 1,444.00
5/19/20	116	Ridgewood, LLC	Invoices: 642 & 654 - Construction Management 04/01/20 - 04/30/20	\$ 6,000.00

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2019**

Date	Requisition #	Contractor	Description	Requisition
5/19/20	117	Faulkner Engineering Services, Inc.	Invoice: FES12401 - Field Density Tests, Tech, Cylinder, Management & Clerical Services	\$ 18,050.00
5/19/20	118	Atlantic TNG, LLC	Construction Materials per Change Order 30	\$ 771.00
5/19/20	119	Fortiline, Inc.	Construction Materials per Change Order 31	\$ 4,774.00
6/12/20	120	QGS Development, Inc.	Pay Application: 1971950000012 - Construction through 04/30/20	\$ 384,117.76
6/12/20	121	Stewart & Associates Property Services, Inc.	Pay Application 1 & 2	\$ 70,545.00
<b>TOTAL</b>				<b>\$ 6,544,934.00</b>
<b>Fiscal Year 2020</b>				
10/1/19		Interest		\$ 6,145.77
11/1/19		Interest		\$ 4,872.63
11/15/19		Transfer to Construction		\$ 2,030,000.00
12/1/19		Interest		\$ 4,322.53
1/1/20		Interest		\$ 4,364.70
2/1/20		Interest		\$ 3,537.16
2/13/20		Refund on Requisition 77		\$ 660.00
3/1/20		Interest		\$ 2,645.83
4/1/20		Interest		\$ 323.99
5/1/20		Interest		\$ 1.93
6/1/20		Interest		\$ 0.26
6/11/20		Developer Funding Request		\$ 449,231.27
<b>TOTAL</b>				<b>\$ 2,506,106.07</b>
Project (Construction) Fund at 09/30/19				\$ 4,039,154.11
Interest/Transfers thru 06/30/20				\$ 2,506,106.07
Requisitions Paid thru 06/30/20				\$ (6,544,934.00)
Remaining Project (Construction) Fund				<u><u>\$ 326.18</u></u>

## SECTION 3

Requisition	Payee/Vendor	Amount
120	QGS Development, Inc.	\$ 384,117.76
121	Stewart & Associates Property Svcs, Inc.	\$ 70,545.00
122	Absolute Engineering, Inc.	\$ 79,929.36
123	Atlantic TNG, LLC	\$ 9,834.00
124	Florida Wall Concepts, Inc.	\$ 56,863.96
125	Fortline, Inc.	\$ 6,253.00
126	QGS Development, Inc.	\$ 390,966.65
127	Ridgewood, LLC	\$ 9,000.00
	TOTAL	\$ 1,007,509.73