

*Rhodine Road North  
Community Development District*

*Agenda*

*February 24, 2021*

# 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

February 17, 2021

**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, February 24, 2021 at 11:30 AM** at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, FL 33563

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

**Zoom Video Link:** <https://zoom.us/j/96167623505>

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

**Meeting ID:** 961 6762 3505

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 January 27, 2021 Board of Supervisors Meeting
4. Consideration of Resolution 2021-02 Appointing Treasurer and Assistant Treasurer
5. Consideration of Amenity Center Policies (*to be provided under separate cover*)
6. Consideration of Resolution 2021-03 Setting a Public Hearing on Amenity Policies and Rates
7. Consideration of Fee Increase Letter from Hopping, Green & Sams for District Counsel Services
8. Staff Reports

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

- A. Attorney
- B. Engineer
- C. Field Manager's Report
- D. District Manager's Report
  - i. Approval of Check Register
  - ii. Balance Sheet and Income Statement
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. 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 January 27, 2021 Board of Supervisors Meeting. A copy of the minutes is enclosed for your review.

The fourth order of business is the Consideration of Resolution 2021-02 Appointing Treasurer and Assistant Treasurer. A copy of the resolution is enclosed for your review.

The fifth order of business is the Consideration of Amenity Center Policies. *This item will be provided under separate cover.*

The sixth order of business is the Consideration of Resolution 2021-03 Setting a Public Hearing on Amenity Policies and Rates. A copy of the resolution is enclosed for your review.

The seventh order of business is the Consideration of Fee Increase Letter from Hopping, Green & Sams for District Counsel Services. A copy of the letter is enclosed for your review.

The eighth order of business is Staff Reports. Section C is the Field Manager's Report for your review. Section D is the District Manager's Report. Sub-Section 1 is the approval of the check register. Sub-Section 2 is the balance sheet and income statement. These items are enclosed for your review.

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, **January 27, 2021** at 11:30 a.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Matthew Cassidy  
Patrick Marone  
Milton Andrade

Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Michelle Rigoni *via Zoom*  
Roy Van Wyk *via Zoom*  
Heather Wertz  
Clayton Smith  
Baron Hoffmeister

District Manager/GMS  
District Counsel, HGS  
HGS  
District Engineer  
GMS  
GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

**A. Recognition that Supervisor Milton Andrade was Sworn in Outside of Meeting**

Ms. Burns called the meeting to order. Three Supervisors were present constituting a quorum. Ms. Burns stated for the record that Supervisor Milton Andrade was sworn in prior to the meeting.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that there were no members of the public present at this time.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the September 2,  
2020 Board of Supervisors Meeting**

Ms. Burns asked for any comments, questions, or corrections on the September 2, 2020 meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Marone, seconded by Mr. Cassidy, with all in favor, the Minutes of the September 2, 2020 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2019 Arbitrage  
Report**

Ms. Burns stated that the arbitrage report was included in the agenda package. Under the Internal Revenue Code, the District must demonstrate that they do not earn more interest that it pays. Page four shows a negative arbitrage amount. Ms. Burns asked for a motion to accept the report.

On MOTION by Mr. Andrade, seconded by Mr. Marone, with all in favor, the Series 2019 Arbitrage Report, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Memorandum from  
Hopping, Green & Sams Regarding E-Verify  
Requirements in 2021**

Ms. Burns stated there was a change in statute that requires the District to enroll in the E-Verify program. The District Manager has already done so, and they are just looking for. A motion to ratify the actions the District Manager took to enroll and approve the form of the memorandum of understanding.

On MOTION by Mr. Marone, seconded by Mr. Cassidy, with all in favor, the Memorandum from Hopping, Green & Sams Regarding E-Verify Requirements in 2021 and Ratification of Actions of District Manager to enroll the District in E-Verify, was approved.



**SIXTH ORDER OF BUSINESS****Authorization to Continue Boundary Amendment Procedures (Cole Parcel)**

Ms. Burns noted that they had previously passed a resolution authorizing the District staff and Chair to move forward with the Boundary Amendment. That was put on hold for a while but is now ready to move forward.

On MOTION by Mr. Andrade, seconded by Mr. Marone, with all in favor, Authorization to Continue Boundary Amendment Procedure (Cole Parcel), was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of Boundary Amendment Funding Agreement with Clayton Properties Group, Inc.**

Ms. Burns reported that under this form of the agreement that the listed entity will provide the funds in order for the District to move forward with the Boundary Amendment and under the terms of this agreement, the funds are not reimbursable.

On MOTION by Mr. Andrade, seconded by Mr. Cassidy, with all in favor, the Boundary Amendment Funding Agreement with Clayton Properties Group, Inc., was approved.

**EIGHTH ORDER OF BUSINESS****Consideration of Quote for Playground Equipment from ProPlaygrounds**

Ms. Burns stated the quote is included in the agenda package which the total is included with the taxes which will have to be removed. The total is \$38,777.92. This also includes installation of the playground equipment.

On MOTION by Mr. Marone, seconded by Mr. Cassidy, with all in favor, the Quote for Playground Equipment from ProPlaygrounds as amended to remove tax, was approved.

**NINTH ORDER OF BUSINESS****Consideration of Quote for Pool Furniture**

Ms. Burns reported that the total amount for pool furniture is \$11,867.38. All the furniture that will be purchased is listed in the agenda package.

On MOTION by Mr. Marone, seconded by Mr. Cassidy, with all in favor, the Quote for Pool Furniture, was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-01  
Authorizing the Execution and Delivery of  
Lease Purchase Agreement**

Ms. Burns stated that the tenth and eleventh items go along together. It was originally slated for only playground equipment, but they are also going to include the pool furniture in the lease. The total amount is \$50,645.30 and they are looking for a motion to approve in substantial form. They will update the resolution, get the payment schedule on the exhibit filled in, and get it executed.

On MOTION by Mr. Marone, seconded by Mr. Cassidy, with all in favor, Resolution 2021-01 Authorizing the Execution and Delivery of Lease Purchase Agreement in substantial form and Authorization for Chairman to Execute, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Lease Purchase Agreement  
with WHFS, LLC for Playground Equipment  
and Pool Furniture**

On MOTION by Mr. Marone, seconded by Mr. Cassidy, with all in favor, the Lease Purchase Agreement with WHFS, LLC for Playground Equipment and Pool Furniture in substantial form and Authorization for Chairman to Execute, was approved.

**TWELTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk noted that they will continue to move forward with the Boundary Amendment. They have all of the documents and they should be ready to re-file the petition soon.

**B. Engineer**

Ms. Wertz had nothing further to report.

**C. Field Manager's Report**

Mr. Smith reviewed the field report and discussed ongoing services and regular visits to the site. He asked if they needed pool and amenity maintenance and the Board informed him that starting in March they would need those services for the estimated opening. Mr. Smith will come to the next meeting with suggestions on services for the Board to consider. When the amenity comes on, he'll look into updating the landscaping contract to ensure irrigation is included in the scope of work moving forward.

**D. District Manager's Report****i. Approval of Check Register**

Ms. Burns stated this was included in the package. This is approval for the check register through January 21<sup>st</sup> and the total is \$1,265.50.

On MOTION by Mr. Andrade, seconded by Mr. Cassidy, with all in favor, the Check Register for \$1,265.50, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated financials are in the package for review but there is no action needed. Ms. Burns asked for any questions, the Board had none.

**iii. Ratification of Summary 2019 Requisitions #135 through #138**

Ms. Burns noted these have already been approved and funded, they just need to be ratified by the board.

On MOTION by Mr. Marone, seconded by Mr. Cassidy, with all in favor, the Summary of 2019 Requisitions #135 through #138, were ratified.

**iv. Ratification of Change in Meeting Date from 1<sup>st</sup> Wednesday of the Month to 4<sup>th</sup> Wednesday of the Month**

Ms. Burns noted they are looking for a motion to ratify the change and to advertise for the new fiscal year.

On MOTION by Mr. Marone, seconded by Mr. Cassidy, with all in favor, the Change in Meeting Date from 1<sup>st</sup> Wednesday of the Month to 4<sup>th</sup> Wednesday of the Month, was ratified.

**THIRTEENTH ORDER OF BUSINESS      Other Business**

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS      Supervisors      Requests      and      Audience  
Comments**

There being none, the next item followed.

**FIFTEENTH ORDER OF BUSINESS      Adjournment**

The meeting was adjourned.

On MOTION by Mr. Andrade, seconded by Mr. Cassidy, with all in favor, the meeting was adjourned.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## SECTION IV

**RESOLUTION 2021-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF TREASURER AND ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District desires to provide for the removal and appointment of a Treasurer and Assistant Treasurer.

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

Section 1. George Flint is appointed Treasurer effective immediately. Effective immediately, the existing Treasurer, Ariel Lovera, is removed.

Section 2. Katie Costa is appointed Assistant Treasurer effective immediately. Effective immediately, the existing Assistant Treasurer, Jill Burns, is removed.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF FEBRUARY 2021.**

**ATTEST:**

**RHODINE ROAD NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR**

## SECTION V

*Item will be  
provided under  
separate cover.*



## SECTION VI

**RESOLUTION 2021-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENITY POLICIES AND RATES; AND PROVIDING 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*, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District's Board of Supervisors ("Board") to adopt rules setting amenity rates pursuant to Chapter 120, *Florida Statutes*.

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

**SECTION 1.** The Board of Supervisors will hold a public hearing to adopt Amenity Policies and Rates setting forth the suspension and termination of privileges related to the use of the district's recreational facilities and services, and establish non-resident fees and rental rates, among others, related to the use of the District's recreational facilities and services, a proposed copy of which is attached hereto as **Exhibit A** ("Amenity Rules"). The Board will hold a public hearing on \_\_\_\_\_, 2021, at \_\_:00 a/p.m., at \_\_\_\_\_.

It is anticipated that, due to the current COVID-19 public health emergency, this public hearing may be conducted remotely utilizing telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52 and 20-69, as amended, supplemented and extended, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. Anyone wishing to access or participate in the public hearing and regular meeting should refer to the District's website at <https://lucerneparkcdd.com/> or contact the District Manager at [jburns@gmscfl.com](mailto:jburns@gmscfl.com), beginning seven (7) days in advance of the public hearing to obtain access information.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**ATTEST:**

**RHODINE ROAD NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A**      Amenity Rules

## SECTION VII

# Hopping Green & Sams

Attorneys and Counselors

January 28, 2021

Rhodine Road North Community Development District  
c/o District Manager  
Governmental Management Services-Central Florida  
219 East Livingston Street  
Orlando, Florida 32801

Re: Rhodine Road North Community Development District

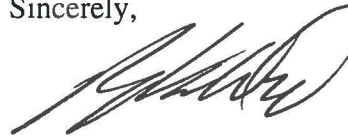
Dear District Manager:

The fee agreement in place between our firm and the District contemplates annual adjustments to the hourly billing after an annual evaluation by our firm. The firm is respectfully submitting this notification of increase in our standard hourly rates. The District will still benefit from a reduction in hourly rates as an existing client of the firm. My hourly rate will be \$365. The hourly rate of the associate most likely to provide services to the District will range from \$265 to \$285. The rate for paralegal services will be \$160. The updated hourly rates will become effective with the February billing statement, covering January 2021 time.

As always, we will continue to implement cost-effective strategies to minimize legal expenses for the District while at the same time providing thoughtful and comprehensive services.

If you have any questions, please feel free to call. We thank you for the opportunity to be of service.

Sincerely,



Roy Van Wyk

RVW/lk

cc: Rennie Heath, Chairman

Accepted:

\_\_\_\_\_  
Chair, Board of Supervisors

Date: \_\_\_\_\_

## SECTION VIII

## SECTION C

# Rhodine Road North CDD Field Management Report

## Amenity Areas

- Amenity area nearing completion.
- Contractors for amenity services considered.
- There appears to be irrigation installed. Consider conveyance of irrigation.



## Weir Repair



- Weir areas were washing out in some areas.
- Repairs have been made.
- Areas were graded and back filled, and the sod replaced.
- Weirs appear to be far more secure at this time.

# Upcoming Projects

## Street Signage



- ✚ Various street signs have been damaged or completely uprooted.
- ✚ Staff will go through the property and repair damaged signage and inventory what needs to be replaced.



# 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

January 22, 2021 to February 17, 2021

Bank	Date	Check No.'s	Amount	
General Fund	1/25/21	141	\$	4,516.87
	2/17/21	142-147	\$	11,925.67
			\$	16,442.54
			\$	16,442.54

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/25/21	00010	1/01/21 44	202101 310-51300-34000 MANAGEMENT FEES JAN 21		*	2,916.67		
		1/01/21 44	202101 310-51300-35100 INFORMATION TECH JAN 21		*	75.00		
		1/01/21 44	202101 310-51300-31300 DISSEMINATION AGENT JAN21		*	416.67		
		1/01/21 44	202101 310-51300-51000 OFFICE SUPPLIES		*	.15		
		1/01/21 44	202101 310-51300-42000 POSTAGE		*	66.71		
		1/01/21 45	202101 320-53800-12000 FIELD MANAGEMENT JAN 21		*	1,041.67		
			GOVERNMENTAL MANAGEMENT SERVICES				4,516.87	000141
2/17/21	00017	1/21/21 13081	202101 320-53800-46200 MTHLY LANDSCAPE MAINT JAN		*	6,470.83		
			CARDINAL LANDSCAPING SVCS OF TAMPA				6,470.83	000142
2/17/21	00010	2/01/21 47	202102 310-51300-34000 MANAGEMENT FEES FEB2021		*	2,916.67		
		2/01/21 47	202102 310-51300-35100 INFORMATION TECH FEB2021		*	75.00		
		2/01/21 47	202102 310-51300-31300 DISSEMINATION SVC FEB2021		*	416.67		
		2/01/21 47	202102 310-51300-51000 OFFICE SUPPLIES		*	2.56		
		2/01/21 47	202102 310-51300-42000 POSTAGE		*	1.02		
		2/01/21 47	202102 310-51300-42500 COPIES		*	8.25		
		2/01/21 48	202102 320-53800-12000 FIELD MANAGEMENT FEB2021		*	1,041.67		
			GOVERNMENTAL MANAGEMENT SERVICES				4,461.84	000143
2/17/21	00026	1/27/21 MA012721	202101 310-51300-11000 BOS MEETING 01/27/21		*	200.00		
			MILTON ANDRADE				200.00	000144
2/17/21	00013	1/27/21 MC012721	202101 310-51300-11000 BOS MEETING 01/27/21		*	200.00		
			MATTHEW CASSIDY				200.00	000145
2/17/21	00004	1/27/21 PM012721	202101 310-51300-11000 BOS MEETING 01/27/21		*	200.00		
			PATRICK MARONE				200.00	000146
			RRNC RHODINE ROAD N KCOSTA					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/17/21	00008	1/20/21	00001359 202101 310-51300-48000 NOTICE OF MEETING	TIMES PUBLISHING COMPANY	*	393.00	393.00 000147
-----							-----
TOTAL FOR BANK A						16,442.54	
TOTAL FOR REGISTER						16,442.54	

RRNC RHODINE ROAD N KCOSTA

## SECTION 2

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

***Unaudited Financial Reporting***  
***January 31, 2021***





# Table of Contents

1	Balance Sheet
2-3	General Fund
4	Series 2019 Debt Service Fund
5	Series 2019 Capital Projects Fund
6-7	Month to Month
8	Long Term Debt Report
9	Assessment Receipt Schedule

**Rhodine Road North**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2021**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash</u>				
Operating Account	\$ 229,493	\$ -	\$ -	\$ 229,493
<u>Series 2019</u>				
Reserve	\$ -	\$ 512,516	\$ -	\$ 512,516
Revenue	\$ -	\$ 255,781	\$ -	\$ 255,781
Interest	\$ -	\$ 886	\$ -	\$ 886
Prepayment	\$ -	\$ 52,186	\$ -	\$ 52,186
Construction	\$ -	\$ -	\$ 0	\$ 0
Due From General Fund	\$ -	\$ 72,199	\$ -	\$ 72,199
Due From Developer	\$ 246	\$ -	\$ -	\$ 246
<b>Total Assets</b>	<b>\$ 229,739</b>	<b>\$ 893,568</b>	<b>\$ 0</b>	<b>\$ 1,123,308</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 8,229	\$ -	\$ -	\$ 8,229
Due To Debt Service	\$ 72,199	\$ -	\$ -	\$ 72,199
Contracts Payable	\$ -	\$ -	\$ 33,862	\$ 33,862
<b>Total Liabilities</b>	<b>\$ 80,428</b>	<b>\$ -</b>	<b>\$ 33,862</b>	<b>\$ 114,289</b>
<b>Fund Balances:</b>				
Unassigned	\$ 149,311	\$ -	\$ -	\$ 149,311
Restricted for Debt Service	\$ -	\$ 893,568	\$ -	\$ 893,568
Restricted for Capital Projects	\$ -	\$ -	\$ (33,861)	\$ (33,861)
<b>Total Fund Balances</b>	<b>\$ 149,311</b>	<b>\$ 893,568</b>	<b>\$ (33,861)</b>	<b>\$ 1,009,018</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 229,739</b>	<b>\$ 893,568</b>	<b>\$ 0</b>	<b>\$ 1,123,308</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/21	Thru 01/31/21	Variance
<b><u>Revenues</u></b>				
Assessment - Tax Roll	\$ 282,705	\$ 169,779	\$ 169,779	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 4,230	\$ 4,230
Developer Contributions	\$ 57,673	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 340,378</b>	<b>\$ 169,779</b>	<b>\$ 174,009</b>	<b>\$ 4,230</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 600	\$ 3,400
Engineering	\$ 20,000	\$ 6,667	\$ -	\$ 6,667
Attorney	\$ 25,000	\$ 8,333	\$ 728	\$ 7,606
Annual Audit	\$ 4,400	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 2,667	\$ 2,667	\$ -
Trustee Fees	\$ 7,000	\$ 2,788	\$ 2,788	\$ -
Management Fees	\$ 35,000	\$ 11,667	\$ 11,667	\$ (0)
Information Technology	\$ 2,500	\$ 833	\$ 300	\$ 533
Telephone	\$ 250	\$ 83	\$ -	\$ 83
Postage & Delivery	\$ 850	\$ 283	\$ 142	\$ 141
Insurance	\$ 5,700	\$ 5,381	\$ 5,381	\$ -
Printing & Binding	\$ 850	\$ 283	\$ 6	\$ 277
Legal Advertising	\$ 10,000	\$ 3,333	\$ 905	\$ 2,428
Other Current Charges	\$ 2,500	\$ 833	\$ 506	\$ 327
Office Supplies	\$ 500	\$ 167	\$ 1	\$ 166
Travel Per Diem	\$ 550	\$ 183	\$ -	\$ 183
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 139,175</b>	<b>\$ 52,677</b>	<b>\$ 30,865</b>	<b>\$ 21,812</b>
<b><u>Operations and Maintenance Expenses</u></b>				
<b><u>Field Expenses</u></b>				
Property Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Field Management	\$ 12,500	\$ 4,167	\$ 4,167	\$ (0)
Landscape Maintenance	\$ 71,950	\$ 23,983	\$ 25,883	\$ (1,900)
Landscape Replacement	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Lake Maintenance	\$ 9,180	\$ 3,060	\$ 3,060	\$ -
Fountain Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Streetlights	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Electric	\$ 2,500	\$ 833	\$ 2,104	\$ (1,271)
Water & Sewer	\$ 1,000	\$ 333	\$ -	\$ 333
Sidewalk & Asphalt Maintenance	\$ 500	\$ 167	\$ -	\$ 167
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
General Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Contingency	\$ 7,500	\$ 2,500	\$ 1,665	\$ 835
<b>Subtotal Field Expenses</b>	<b>\$ 142,630</b>	<b>\$ 50,877</b>	<b>\$ 36,879</b>	<b>\$ 13,998</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/21	Thru 01/31/21	Variance
<b><u>Amenity Expenses</u></b>				
Amenity - Electric	\$ 9,600	\$ -	\$ -	\$ -
Amenity - Water	\$ 2,560	\$ -	\$ -	\$ -
Playground Lease	\$ 7,000	\$ -	\$ -	\$ -
Internet	\$ 600	\$ -	\$ -	\$ -
Pest Control	\$ 480	\$ -	\$ -	\$ -
Janitorial Services	\$ 8,000	\$ -	\$ -	\$ -
Security Services	\$ 6,667	\$ -	\$ -	\$ -
Pool Maintenance	\$ 13,000	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 667	\$ -	\$ -	\$ -
Contingency	\$ 5,000	\$ -	\$ -	\$ -
<b><u>Subtotal Amenity Expenses</u></b>	<b>\$ 53,573</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 196,203</b>	<b>\$ 50,877</b>	<b>\$ 36,879</b>	<b>\$ 13,998</b>
<b>Total Expenditures</b>	<b>\$ 335,378</b>	<b>\$ 103,554</b>	<b>\$ 67,744</b>	<b>\$ 35,810</b>
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer Out - Capital Reserve	\$ (5,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (5,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 106,265</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 43,046</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 149,311</b>	

**Rhodine Road North**  
**Community Development District**  
**Debt Service Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/21	Thru 01/31/21	Variance
<b>Revenues</b>				
Assessments - On Roll	\$ 618,188	\$ 298,743	\$ 298,743	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 51,214	\$ 51,214
Assessments - Lot Closings	\$ -	\$ -	\$ 4,429	\$ 4,429
Interest Income	\$ -	\$ -	\$ 29	\$ 29
<b>Total Revenues</b>	<b>\$ 618,188</b>	<b>\$ 298,743</b>	<b>\$ 354,415</b>	<b>\$ 55,671</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Interest - 11/1	\$ 219,019	\$ 219,019	\$ 219,019	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 1,455,000	\$ (1,455,000)
Principal - 5/1	\$ 165,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 219,019	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 603,038</b>	<b>\$ 219,019</b>	<b>\$ 1,674,019</b>	<b>\$ (1,455,000)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 15,150</b>		<b>\$ (1,319,604)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 258,188</b>		<b>\$ 2,213,172</b>	
<b>Fund Balance - Ending</b>	<b>\$ 273,338</b>		<b>\$ 893,568</b>	

**Rhodine Road North**  
**Community Development District**  
**Capital Projects Funds**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/21	Thru 01/31/21	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 52,748	\$ 52,748
Interest Income	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 52,748</b>	<b>\$ 52,748</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Capital Outlay	\$ -	\$ -	\$ 24,759	\$ (24,759)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,759</b>	<b>\$ (24,759)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 27,989</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (61,850)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (33,861)</b>	

**Rhodine Road North**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessment - Tax Roll	\$ -	\$ 115,551	\$ 13,197	\$ 41,031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	169,779
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessments - Lot Closings	\$ 4,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,230
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Revenues</b>	<b>\$ 4,230</b>	<b>\$ 115,551</b>	<b>\$ 13,197</b>	<b>\$ 41,031</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>174,009</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 596	\$ 131	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	728
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 917	\$ 417	\$ 417	\$ 917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,667
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,788
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,667
Information Technology	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 40	\$ 30	\$ 6	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	142
Insurance	\$ 5,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,381
Printing & Binding	\$ 4	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6
Legal Advertising	\$ 512	\$ -	\$ -	\$ 393	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	905
Other Current Charges	\$ -	\$ 265	\$ 120	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	506
Office Supplies	\$ 0	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative:</b>	<b>\$ 18,405</b>	<b>\$ 3,834</b>	<b>\$ 3,537</b>	<b>\$ 5,089</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>30,865</b>
<b><u>Operations and Maintenance Expenses</u></b>													
<b><u>Field Expenses</u></b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,167
Landscape Maintenance	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,883
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 765	\$ 765	\$ 765	\$ 765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,060
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ 2,136	\$ -	\$ (32)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,104
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

**Rhodine Road North**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Contingency	\$ -	\$ 1,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,665
<b>Subtotal Field Expenses</b>	<b>\$ 10,413</b>	<b>\$ 9,942</b>	<b>\$ 8,246</b>	<b>\$ 8,278</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>36,879</b>
<b><u>Amenity Expenses</u></b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Amenity Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 10,413</b>	<b>\$ 9,942</b>	<b>\$ 8,246</b>	<b>\$ 8,278</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>36,879</b>
<b>Total Expenditures</b>	<b>\$ 28,818</b>	<b>\$ 13,776</b>	<b>\$ 11,783</b>	<b>\$ 13,366</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>67,744</b>
<b><u>Other Financing Sources/(Uses)</u></b>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (24,588)</b>	<b>\$ 101,774</b>	<b>\$ 1,414</b>	<b>\$ 27,665</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>106,265</b>



# 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	\$514,113	
RESERVE FUND BALANCE	\$512,516	
BONDS OUTSTANDING - 06/28/19		\$10,000,000
LESS: SPECIAL CALL - 11/01/20		(\$1,455,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$8,545,000</b>

**Rhodine Road North**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2021**

Gross Assessments	\$	300,750.00	\$	529,200.00	\$	829,950.00
Net Assessments	\$	282,705.00	\$	497,448.00	\$	780,153.00

**ON ROLL ASSESSMENTS**

36.24%	63.76%	100.00%
--------	--------	---------

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	2019 Debt		
							O&M Portion	Service	Total
11/16/20	ACH	\$2,001.06	(\$38.42)	(\$80.05)	\$0.00	\$1,882.59	\$682.20	\$1,200.39	\$1,882.59
11/25/20	ACH	\$336,938.08	(\$6,469.21)	(\$13,477.40)	\$0.00	\$316,991.47	\$114,868.59	\$202,122.88	\$316,991.47
12/07/20	ACH	\$10,943.61	(\$210.12)	(\$437.74)	\$0.00	\$10,295.75	\$3,730.88	\$6,564.87	\$10,295.75
12/10/20	ACH	\$27,765.96	(\$533.11)	(\$1,110.61)	\$0.00	\$26,122.24	\$9,465.95	\$16,656.29	\$26,122.24
01/07/21	ACH	\$120,063.60	(\$2,310.82)	(\$4,522.30)	\$0.00	\$113,230.48	\$41,031.47	\$72,199.01	\$113,230.48
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 497,712.31</b>	<b>\$ (9,561.68)</b>	<b>\$ (19,628.10)</b>	<b>\$ -</b>	<b>\$ 468,522.53</b>	<b>\$ 169,779.09</b>	<b>\$ 298,743.44</b>	<b>\$ 468,522.53</b>

<b>60%</b>	<b>Net Percent Collected</b>
<b>\$ 311,630.47</b>	<b>Balance Remaining to Collect</b>