

*Rhodine Road North  
Community Development District*

*Agenda*

*April 28, 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

April 21, 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, April 28, 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/97309544281>

**Zoom Call-In Number:** 1-646-876-9923  
**Meeting ID:** 973 0954 4281

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 March 24, 2021 Board of Supervisors Meeting
4. Public Hearing
  - A. Public Hearing on the Adoption of Amenity Policies and Rates
    - i. Consideration of Resolution 2021-05 Adopting Amenity Policies and Rates
5. Consideration of Resolution 2021-06 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: July 28, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of

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

Operations & Maintenance Assessments (*budget to be provided under separate cover*)

6. Staff Reports
  - 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
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 March 24, 2021 Board of Supervisors Meeting. A copy of the minutes is enclosed for your review.

The fourth order of business is the Public Hearing. Section A is the Public Hearing on the Adoption of Amenity Policies and Rates. Sub-Section 1 is the Consideration of Resolution 2021-05 Adopting Amenity Policies and Rates. A copy of the resolution is enclosed for your review.

The fifth order of business is the Consideration of Resolution 2021-06 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: July 28, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments. A copy of the resolution is enclosed for your review. *Budget to be provided under separate cover.*

The sixth order of business is Staff Reports. Section C is the Field Manager's Report. 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, **March 24, 2021** at 11:30 a.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Rennie Heath  
Matthew Cassidy  
Patrick Marone

Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Michelle Rigoni  
Heather Wertz *via Zoom*  
Clayton Smith  
Marshall Tindall

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order. Three Supervisors were present constituting a quorum.

**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 February 24,  
2021 Board of Supervisors Meeting**

Ms. Burns asked for any comments, questions, or corrections on the February 24, 2021 meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Marone, seconded by Mr. Heath, with all in favor, the Minutes of the February 24, 2021 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-04  
Authorizing Additional Validation**

Ms. Burns noted that because they are adding the expansion areas they have to validate additional bonds to be able to finance that area. Previously the Board validated \$10 million and they are looking to increase that to \$21 million.

Ms. Rigoni noted this resolution will authorize staff to start preparing for the validation process to proceed with that as soon as possible.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, Resolution 2021-04 Authorizing Additional Validation, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni noted she had nothing further to report but would answer any questions the Board had.

**B. Engineer**

Ms. Wertz had nothing further to report.

**C. Field Manager's Report**

**i. Consideration of Maintenance Proposals for New Amenity Facility**

Mr. Smith presented two proposals for pool servicing, two proposals for janitorial services, and one proposal for landscaping. Pool service has a \$13,000 annual budget amount currently, and he noted that Suncoast came in under budget at \$10,380 annually. Fuqua lowered their janitorial services price to \$165 per week for three cleans or \$8,580 annually. The budget for janitorial services is \$8,000 so Fuqua is slightly over. Mr. Smith noted he did think that the price was good for their proposal. Cardinal Landscaping increased their price by \$250 per month, and that includes adding on irrigation monitoring monthly. Right now the irrigation is not monitored. Mr. Smith noted currently the Cardinal price is \$77,649 and adding the new area would bring it to \$80,649.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Suncoast Pool Proposal, Fuqua Janitorial Services Proposal, and the Cardinal Landscaping Amended Contract, were approved.



**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 March 16<sup>th</sup> and the total is \$150,812.39.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Check Register for \$150,812.39, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated financials are in the package for review but there is no action needed.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors      Requests      and      Audience  
Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

On MOTION by Mr. Heath, 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

# SECTION A

# SECTION 1

## **RESOLUTION 2021-05**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES AND RATES INCLUDING SUSPENSION AND TERMINATION POLICIES; 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 created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the Amenity Policies and Rates (together, "Amenity Rules"), attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

**WHEREAS**, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

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

**SECTION 1.** The attached Amenity Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenity Rules shall stay in full force and effect until such time as they are otherwise amended by the Board.

**SECTION 2.** The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

**SECTION 3.** Fees for use of the District's recreation facilities and services are adopted in accordance with **Exhibit A** for the purpose of providing revenues to maintain the operation and maintenance of the facilities, and are hereby ratified, approved and confirmed.

**SECTION 4.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of April 2021.

ATTEST:

**RHODINE ROAD NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:**      Amenity Policies and Rates

## EXHIBIT A

# **RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**

## **AMENITY POLICIES AND RATES**

**ADOPTED – APRIL 28, 2021 <sup>1</sup>**

<sup>1</sup> LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2020); in accordance with Chapter 190 of the Florida Statutes, and on April 28, 2021, at a duly noticed joint public meeting and after a duly noticed public hearing, the Boards of Supervisors of the Rhodine Road North Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services, including the stormwater management facilities and the Amenity Facilities (defined below).



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## DEFINITIONS

**“Amenities” or “Amenity Facilities”**— shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, tot lot, playground and Lakes, together with their appurtenant facilities and areas.

**“Amenity Policies” or “Policies” and “Amenity Rates”** – shall mean these Amenity Policies and Rates of the Rhodine Road North Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

**“Amenity Manager”** – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

**“Amenity Rates”** – shall mean those rates and fees established by the Board of Supervisors of the Rhodine Road North Community Development District as provided in **Exhibit A** attached hereto.

**“Access Card”** – shall mean an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

**“Board of Supervisors” or “Board”** – shall mean the Board of Supervisors of the Rhodine Road North Community Development District.

**“District”** – shall mean the Rhodine Road North Community Development District.

**“District Staff”** – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

**“Guest”** – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

**“Homeowners Association” or “HOA” or “POA”** – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

**“Household”** – shall mean a residential unit or a group of individuals residing within a Patron’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

**“Lakes” or “Ponds”** – shall mean those water management and control facilities and waterways within the Districts, including but not limited to stormwater management facilities, lakes and ponds.

**“Non-Resident”** – shall mean any person who does not own property within the District.

**“Non-Resident Patron”** – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

**“Non-Resident User Fee” or “Annual User Fee”** – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

**“Patron”** – shall mean Residents, Guests, Non-Resident Patrons and Renters.

**“Renter”** – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

**“Resident”** – shall mean any person or Household owning property within the District.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

## AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons and Guests have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** In consideration of the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments to property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year. Residents must pay such maintenance special assessments, which covers Annual User Fee applicable to such Resident, entitling the Resident to use the Amenities for the corresponding fiscal year of the District, which fiscal year begins October 1 and ends September 30. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application. Annual User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject

to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the department of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. Access Card shall not be issued to Non-Residents. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances, shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards.

## GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website. No Patron or Guest is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
  - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued.
  - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
  - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
  - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District staff. Off-road bikes/vehicles (including ATV's) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
  - (e) **Fireworks.** Fireworks of any kind are not permitted anywhere on District owned property or adjacent areas.
  - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, playground area and sidewalks surrounding these areas.
  - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
  - (h) **Firearms.** Firearms are not permitted in the Amenities unless the Patron is authorized to possess and carry a firearm under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
  - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
  - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or its contractors may result in suspension or termination of Amenity access and usage privileges.
- (q) **Emergencies.** In the event of an injury, property damage or other emergency, please contact District Staff immediately in accordance with the terms of this policy contained herein.
- (r) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.

## SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

## SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.



## SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Hillsborough County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
  - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
  - Operational and mechanical treatments or difficulties affecting pool water quality.
  - For a reasonable period following any mishap that resulted in contamination of pool water.
  - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect during the rental of other Amenity areas.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

## PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons and Guests may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing especially with strings should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass Containers.** No glass containers are permitted.

## LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (4) Pets are not allowed in the District Lakes.
- (5) Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

## SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. District Staff must protect the rights and privileges of rule-abiding Patrons, and inappropriate behavior by Patrons or their Guests will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
  - Submits false information on any application for use of the Amenities;
  - Permits the unauthorized use of an Access Card;
  - Exhibits unsatisfactory behavior, deportment or appearance;
  - Fails to pay amounts owed to the District in a proper and timely manner;
  - Fails to abide by any District rules or policies (e.g., Amenity Policies);
  - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other residents or guests, in an unreasonable or abusive manner;
  - Damages or destroys District property; or
  - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff and Members of the Board of Supervisors.** District Staff or their designee, and any member of the Board of Supervisors, may remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
  - (a) Offenses:
    - i. First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
    - ii. Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
    - iii. Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
  - (b) Each offense shall expire one (1) year after such offense was committed, at which time the

number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

- (c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal to or exceed one year. Situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.
- (d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

- (5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

## USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

## SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

## SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

## AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

**The above Amenity Policies and Rates were adopted on April 28, 2021 by the Board of Supervisors for the Rhodine Road North Community Development District, at a duly noticed public hearing and meeting.**

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**Secretary/Assistant Secretary**

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**Chairperson, Board of Supervisors**

**Exhibit A:** Amenity Rates

**Exhibit B:** Amenity Access Registration Form



**EXHIBIT A**  
**AMENITY RATES**

TYPE	RATE
Annual User Fee	\$2,500.00
Replacement Access Card	\$30.00

**EXHIBIT B**  
**AMENITIES ACCESS REGISTRATION FORM**

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT  
AMENITIES ACCESS REGISTRATION FORM**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

HOME TELEPHONE: \_\_\_\_\_

CELL PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

ADDITIONAL RESIDENT 1: \_\_\_\_\_

DOB IF UNDER 18 \_\_\_\_\_

ADDITIONAL RESIDENT 2: \_\_\_\_\_

DOB IF UNDER 18 \_\_\_\_\_

ADDITIONAL RESIDENT 3: \_\_\_\_\_

DOB IF UNDER 18 \_\_\_\_\_

ADDITIONAL RESIDENT 4: \_\_\_\_\_

DOB IF UNDER 18 \_\_\_\_\_

ADDITIONAL RESIDENT 5: \_\_\_\_\_

DOB IF UNDER 18 \_\_\_\_\_

**ACCEPTANCE:**

I acknowledge receipt of the Access Card(s) for the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my or my family members' Access Card. It is understood that Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable Replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenity Facilities (as defined in the District's Amenity Policies & Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

\_\_\_\_\_  
Signature of Patron (Parent or Legal Guardian if Minor)

\_\_\_\_\_  
Date

**AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)**

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Rhodine Road North Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Patron

State of Florida

County of \_\_\_\_\_

The foregoing was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_, 20\_\_, by \_\_\_\_\_ who is [ ] personally known to me or [ ] produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

Official Notary Public Signature \_\_\_\_\_

**RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:**

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies and Rates** of the Rhodine Road North Community Development District.

\_\_\_\_\_  
Signature of Patron  
(Parent or Legal Guardian if minor)

\_\_\_\_\_  
Date

**GUEST POLICY:**

Please refer to the **Amenity Policies and Rates** for the most current policies regarding guests.

**PLEASE RETURN THIS FORM TO:**

Rhodine Road North Community Development District  
Attn: Jill Burns, District Manager  
219 East Livingston Street  
Orlando, Florida 32801  
Telephone: (407) 841-5524  
Email: [jburns@gmscfl.com](mailto:jburns@gmscfl.com)

**OFFICE USE ONLY:**

\_\_\_\_\_  
Date Received

\_\_\_\_\_  
Date Entered in System

\_\_\_\_\_  
Staff Member Signature

PRIMARY RESIDENT:

Access Card #

**ADDITIONAL INFORMATION:**

Phase \_\_\_\_ – \_\_\_\_ Phase \_\_\_\_ – \_\_\_\_ Phase \_\_\_\_ – \_\_\_\_

New Construction: \_\_\_\_ Re-Sale: \_\_\_\_ Prior Owner: \_\_\_\_\_

Rental: \_\_\_\_ Landlord/Owner: \_\_\_\_\_

Lease Term: \_\_\_\_\_ Tenant/Renter: \_\_\_\_\_

## SECTION V

## RESOLUTION 2021-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Rhodine Road North Community Development District ("**District**") prior to June 15, 2021, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," located at Governmental Management Services, 219 E. Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also

on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2021, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2021  
HOUR: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Hillsborough County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. 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.

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

**PASSED AND ADOPTED THIS 28<sup>TH</sup> DAY OF APRIL, 2021.**

ATTEST:

**RHODINE ROAD NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

*Budget will be  
provided under  
separate cover.*



## SECTION VI

## SECTION C

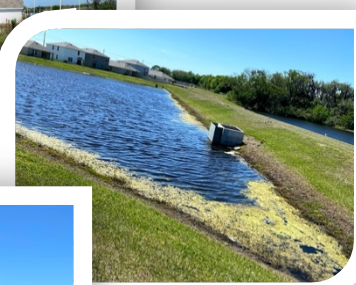
# Rhodine Road North CDD Field Management Report

## Amenity Areas

- ✚ Amenity area nearing completion.
- ✚ Contractors for amenity services approved. Contracts finalized.
- ✚ Obtaining irrigation as builds.
- ✚ Pool is in preparation for completion. Will have pool contractor start once pool is ready.



## Pond Maintenance



- ✚ Some algae blooms have occurred. Coordinated with contractor to ensure treatment.
- ✚ Most blooms are under control at this point.
- ✚ This time of year is prime for algae blooms.

# Additional Items

## Amenity Pond Bank



- There has been some damage to the pond bank during the amenity construction.
- Monitoring the area to ensure it is repaired by the time the amenity is completed.

## Ongoing Site Inspection

- Staff continues to perform regular site inspections and monitor site activity.
- We also continue to meet with and discuss performance with maintenance contractors.
- Repaired weirs are stable.
- Irrigation timer installed.



# 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

March 17, 2021 to April 20, 2021

Bank	Date	Check No.'s	Amount	
General Fund	4/6/21	165-166	\$	3,641.48
	4/7/21	167-169	\$	22,551.38
	4/9/21	170-175	\$	9,946.83
	4/15/21	176	\$	8,217.50
	4/20/21	177	\$	400.00
			\$	44,757.19
			\$	<b>44,757.19</b>



\*\*\* CHECK DATES 03/17/2021 - 04/20/2021 \*\*\*  
 RHODINE ROAD NORTH - GENERAL  
 BANK A RHODINE ROAD NORTH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/06/21	00014	1/31/21 020516 SER19#1	202104 300-20700-10100 SVC FOR JAN 21	ABSOLUTE ENGINEERING, INC.	*	554.48	554.48 000165
4/06/21	00028	3/12/21 5765-1 SER19#2	202104 300-20700-10100 WATER SERVICE	QGS DEVELOPMENT INC	*	3,087.00	3,087.00 000166
4/07/21	00014	2/28/21 020554 SER19#3	202104 300-20700-10100 FEB 21 SVCS	ABSOLUTE ENGINEERING, INC.	*	391.60	4,286.87 000167
		2/28/21 020555 SER19#3	202104 300-20700-10100 FEB 21 SVCS		*	117.50	
		2/28/21 020563 SER19#3	202104 300-20700-10100 FEB 21 SVCS		*	1,118.22	
		2/28/21 020592 SER19#3	202104 300-20700-10100 FEB 21 SVCS		*	2,659.55	
4/07/21	00029	3/11/21 11167 SER19#3	202104 300-20700-10100 PAY APP	STEWART & ASSOCIATES PROPERTY SVCS	*	17,060.00	17,060.00 000168
4/07/21	00027	4/07/21 04072021	202104 330-53800-52000 PLAYGROUND LEASE APRIL 21	WHFS, LLC	*	1,204.51	1,204.51 000169
4/09/21	00017	3/16/21 13168	202103 320-53800-46200 LANDSCAPE MAINT MARCH 21	CARDINAL LANDSCAPING SVCS OF TAMPA	*	6,470.83	6,470.83 000170
4/09/21	00001	3/30/21 121267	202102 310-51300-31500 GENERAL COUNSEL 2/8-2/26	HOPPING GREEN & SAMS	*	2,111.00	2,111.00 000171
4/09/21	00013	3/24/21 MC032420	202103 310-51300-11000 SUPERVISOR FEE 3/24/2021	MATTHEW CASSIDY	*	200.00	200.00 000172
4/09/21	00004	3/24/21 PM032420	202103 310-51300-11000 SUPERVISOR FEE 3/24/2021	PATRICK MARONE	*	200.00	200.00 000173
4/09/21	00022	3/29/21 113569	202103 320-53800-47300 LAKE MAINTENANCE MAR 2021	REMSON AQUATICS	*	765.00	765.00 000174

RRNC RHODINE ROAD N KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/09/21	00002	3/24/21 RH032420	202103 310-51300-11000		*	200.00	
		SUPERVISOR FEE 3/24/2021		RENNIE HEATH			200.00 000175
4/15/21	00030	12/13/19 12132019	202104 320-53800-43200		*	8,217.50	
		WTR CAPACITY & METER FEES		HILLSBOROUGH COUNTY PUBLIC UTILITY			8,217.50 000176
4/20/21	00026	1/27/21 MA012720	202101 310-51300-11000		*	200.00	
		SUPERVISOR FEES-01/27/21					
		2/24/21 MA022420	202102 310-51300-11000		*	200.00	
		SUPERVISOR FEES-02/24/21		MILTON ANDRADE			400.00 000177
TOTAL FOR BANK A						44,757.19	
TOTAL FOR REGISTER						44,757.19	

RRNC RHODINE ROAD N KCOSTA

## SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2021***



# Table of Contents

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

**Rhodine Road North**  
**Community Development District**  
**Combined Balance Sheet**  
**March 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	\$ 140,911	\$ -	\$ -	\$ 140,911
<u>Series 2019</u>				
Reserve	\$ -	\$ 512,516	\$ -	\$ 512,516
Revenue	\$ -	\$ 378,358	\$ -	\$ 378,358
Interest	\$ -	\$ 596	\$ -	\$ 596
Prepayment	\$ -	\$ 27,186	\$ -	\$ 27,186
Construction	\$ -	\$ -	\$ 0	\$ 0
Due From Developer	\$ 11,407	\$ -	\$ 24,988	\$ 36,395
<b>Total Assets</b>	<b>\$ 152,317</b>	<b>\$ 918,655</b>	<b>\$ 24,989</b>	<b>\$ 1,095,961</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 11,623	\$ -	\$ -	\$ 11,623
Contracts Payable	\$ -	\$ -	\$ 24,988	\$ 24,988
<b>Total Liabilities</b>	<b>\$ 11,623</b>	<b>\$ -</b>	<b>\$ 24,988</b>	<b>\$ 36,611</b>
<b>Fund Balances:</b>				
Unassigned	\$ 140,695	\$ -	\$ -	\$ 140,695
Restricted for Debt Service	\$ -	\$ 918,655	\$ -	\$ 918,655
Restricted for Capital Projects	\$ -	\$ -	\$ 0	\$ 0
<b>Total Fund Balances</b>	<b>\$ 140,695</b>	<b>\$ 918,655</b>	<b>\$ 0</b>	<b>\$ 1,059,350</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 152,317</b>	<b>\$ 918,655</b>	<b>\$ 24,989</b>	<b>\$ 1,095,961</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
<b>Revenues</b>				
Assessment - Tax Roll	\$ 282,705	\$ 198,405	\$ 198,405	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 4,230	\$ 4,230
Developer Contributions	\$ 57,673	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 340,378</b>	<b>\$ 198,405</b>	<b>\$ 213,795</b>	<b>\$ 15,391</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,200	\$ 3,800
Engineering	\$ 20,000	\$ 10,000	\$ 235	\$ 9,765
Attorney	\$ 25,000	\$ 12,500	\$ 5,214	\$ 7,286
Annual Audit	\$ 4,400	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 3,500	\$ 3,500	\$ -
Trustee Fees	\$ 7,000	\$ 2,788	\$ 2,788	\$ -
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ (0)
Information Technology	\$ 2,500	\$ 1,250	\$ 450	\$ 800
Telephone	\$ 250	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 850	\$ 425	\$ 158	\$ 267
Insurance	\$ 5,700	\$ 5,381	\$ 5,381	\$ -
Printing & Binding	\$ 850	\$ 425	\$ 413	\$ 12
Legal Advertising	\$ 10,000	\$ 5,000	\$ 1,298	\$ 3,702
Other Current Charges	\$ 2,500	\$ 1,250	\$ 915	\$ 335
Boundary Amendment Expenses	\$ -	\$ -	\$ 11,276	\$ (11,276)
Office Supplies	\$ 500	\$ 250	\$ 6	\$ 244
Travel Per Diem	\$ 550	\$ 275	\$ -	\$ 275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 139,175</b>	<b>\$ 71,844</b>	<b>\$ 56,509</b>	<b>\$ 15,335</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	\$ 6,250	\$ 3,750	\$ 2,500
Landscape Maintenance	\$ 71,950	\$ 35,975	\$ 38,825	\$ (2,850)
Landscape Replacement	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Lake Maintenance	\$ 9,180	\$ 4,590	\$ 4,590	\$ -
Fountain Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Streetlights	\$ 15,000	\$ 7,500	\$ 6,966	\$ 534
Electric	\$ 2,500	\$ 1,250	\$ 2,638	\$ (1,388)
Water & Sewer	\$ 1,000	\$ 500	\$ -	\$ 500
Sidewalk & Asphalt Maintenance	\$ 500	\$ 250	\$ -	\$ 250
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
General Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 7,500	\$ 3,750	\$ 1,665	\$ 2,085
<b>Subtotal Field Expenses</b>	<b>\$ 142,630</b>	<b>\$ 73,815</b>	<b>\$ 58,433</b>	<b>\$ 15,382</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
<b><u>Amenity Expenses</u></b>				
Amenity - Electric	\$ 9,600	\$ 2,400	\$ -	\$ 2,400
Amenity - Water	\$ 2,560	\$ 640	\$ -	\$ 640
Playground Lease	\$ 7,000	\$ 1,750	\$ 1,205	\$ 545
Internet	\$ 600	\$ 150	\$ -	\$ 150
Pest Control	\$ 480	\$ 120	\$ -	\$ 120
Janitorial Services	\$ 8,000	\$ 2,000	\$ -	\$ 2,000
Security Services	\$ 6,667	\$ 1,667	\$ -	\$ 1,667
Pool Maintenance	\$ 13,000	\$ 3,250	\$ -	\$ 3,250
Amenity Repairs & Maintenance	\$ 667	\$ 167	\$ -	\$ 167
Contingency	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
<b><u>Subtotal Amenity Expenses</u></b>	<b>\$ 53,573</b>	<b>\$ 13,393</b>	<b>\$ 1,205</b>	<b>\$ 12,189</b>
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 196,203</b>	<b>\$ 87,208</b>	<b>\$ 59,638</b>	<b>\$ 27,570</b>
<b>Total Expenditures</b>	<b>\$ 335,378</b>	<b>\$ 159,052</b>	<b>\$ 116,147</b>	<b>\$ 42,906</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>\$ 97,648</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 43,046</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 140,695</b>	



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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
<b>Revenues</b>				
Assessments - On Roll	\$ 618,188	\$ 349,113	\$ 349,113	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 51,214	\$ 51,214
Assessments - Lot Closings	\$ -	\$ -	\$ 4,429	\$ 4,429
Interest Income	\$ -	\$ -	\$ 36	\$ 36
<b>Total Revenues</b>	<b>\$ 618,188</b>	<b>\$ 349,113</b>	<b>\$ 404,792</b>	<b>\$ 55,679</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)
Special Call - 2/1	\$ -	\$ -	\$ 25,000	\$ (25,000)
Interest - 2/1	\$ -	\$ -	\$ 291	\$ (291)
Principal - 5/1	\$ 165,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 219,019	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 603,038</b>	<b>\$ 219,019</b>	<b>\$ 1,699,309</b>	<b>\$ (1,480,291)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 15,150</b>		<b>\$ (1,294,517)</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>\$ 918,655</b>	

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 358,894	\$ 358,894
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 358,894</b>	<b>\$ 358,894</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Capital Outlay	\$ -	\$ -	\$ 297,043	\$ (297,043)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 297,043</b>	<b>\$ (297,043)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 61,850</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (61,850)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 0</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	\$ 16,666	\$ 11,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	198,405
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessments - Lot Closings	\$ 4,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,230
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,161
<b>Total Revenues</b>	<b>\$ 4,230</b>	<b>\$ 115,551</b>	<b>\$ 13,197</b>	<b>\$ 41,031</b>	<b>\$ 16,666</b>	<b>\$ 23,120</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>213,795</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 600	\$ 1,000	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,200
Engineering	\$ -	\$ -	\$ -	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	235
Attorney	\$ 596	\$ 131	\$ 443	\$ 1,934	\$ 2,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,214
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 917	\$ 417	\$ 417	\$ 917	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,500
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,788
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,500
Information Technology	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 40	\$ 30	\$ 6	\$ 67	\$ 1	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	158
Insurance	\$ 5,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,381
Printing & Binding	\$ 4	\$ -	\$ 2	\$ -	\$ 401	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	413
Legal Advertising	\$ 512	\$ -	\$ -	\$ 393	\$ 393	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,298
Other Current Charges	\$ -	\$ 265	\$ 120	\$ 121	\$ 120	\$ 288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	915
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ 1,161	\$ 116	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,276
Office Supplies	\$ 0	\$ -	\$ 0	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative:</b>	<b>\$ 18,405</b>	<b>\$ 3,834</b>	<b>\$ 3,979</b>	<b>\$ 8,418</b>	<b>\$ 7,553</b>	<b>\$ 14,320</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>56,509</b>

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><u>Operations and Maintenance Expenses</u></b>													
<b><u>Field Expenses</u></b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,750
Landscape Maintenance	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,825
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 765	\$ 765	\$ 765	\$ 765	\$ 765	\$ 765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,590
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 2,467	\$ 4,498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,966
Electric	\$ 2,136	\$ -	\$ (32)	\$ -	\$ 404	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,638
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ 1,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,665
<b><u>Subtotal Field Expenses</u></b>	<b>\$ 9,997</b>	<b>\$ 9,525</b>	<b>\$ 7,829</b>	<b>\$ 7,861</b>	<b>\$ 10,732</b>	<b>\$ 12,489</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>58,433</b>
<b><u>Amenity Expenses</u></b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,205
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b><u>Subtotal Amenity Expenses</u></b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,205</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,205</b>
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 9,997</b>	<b>\$ 9,525</b>	<b>\$ 7,829</b>	<b>\$ 7,861</b>	<b>\$ 10,732</b>	<b>\$ 13,694</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>59,638</b>
<b>Total Expenditures</b>	<b>\$ 28,401</b>	<b>\$ 13,360</b>	<b>\$ 11,808</b>	<b>\$ 16,279</b>	<b>\$ 18,285</b>	<b>\$ 28,014</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>116,147</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>\$ (24,171)</b>	<b>\$ 102,191</b>	<b>\$ 1,388</b>	<b>\$ 24,753</b>	<b>\$ (1,619)</b>	<b>\$ (4,894)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>97,648</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)
LESS: SPECIAL CALL - 02/01/21		(\$25,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$8,520,000</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
02/04/21	ACH	\$0.00	\$0.00	\$0.00	\$13.17	\$13.17	\$4.77	\$8.40	\$13.17
02/05/21	ACH	\$48,086.13	(\$938.33)	(\$1,169.91)	\$0.00	\$45,977.89	\$16,661.06	\$29,316.83	\$45,977.89
03/04/21	ACH	\$34,018.02	(\$673.56)	(\$340.17)	\$0.00	\$33,004.29	\$11,959.81	\$21,044.48	\$33,004.29
<b>TOTAL</b>		<b>\$ 579,816.46</b>	<b>\$ (11,173.57)</b>	<b>\$ (21,138.18)</b>	<b>\$ 13.17</b>	<b>\$ 547,517.88</b>	<b>\$ 198,404.73</b>	<b>\$ 349,113.15</b>	<b>\$ 547,517.88</b>

<b>70%</b>	<b>Net Percent Collected</b>
<b>\$ 232,635.12</b>	<b>Balance Remaining to Collect</b>