

*Rhodine Road North
Community Development District*

Meeting Agenda

January 13, 2022

AGENDA

Rhodine Road North

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

January 6, 2022

Board of Supervisors Rhodine Road North Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of **Rhodine Road North Community Development District** will be held **Thursday, January 13, 2022** at **1:30 PM** 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://us06web.zoom.us/j/81080968180>

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

Meeting ID: 810 8096 8180

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (¹Speakers 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 December 9, 2021, Board of Supervisors Meeting
4. Consideration of Resolution 2022-05 Supplemental Assessment Resolution
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Discussion Regarding Pond Fish Stocking
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet and Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

¹ Comments will be limited to three (3) minutes

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 Thursday, **December 9, 2021** at 1:40p.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Brian Walsh	Chairman
Milton Andrade	Vice Chairman
Phillip Allende	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Roy Van Wyk	District Counsel, KE Law Group
Meredith Hammock	District Counsel, KE Law Group
Clayton Smith <i>via Zoom</i>	GMS
Ashton Bligh <i>via phone</i>	Greenberg Traurig

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

Organizational Matters

A. Administration of Oaths to Elected Board Members (Phillip Allende, Milton Andrade, and Jeff Shenefield)

Ms. Burns noted these Supervisors were elected at the last landowners' election meeting. She performed the Oath of Office for Phillip Allende and Milton Andrade. Jeff Shenefield will be sworn in when he arrives.

B. Consideration of Resolution 2022-03 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated the results were Jeff Shenefield and Milton Andrade were elected to four-year terms, and Phillip Allende was elected to a two-year term.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2022-03 Canvassing and Certifying the Results of the Landowners' Election with Mr. Shenefield and Mr. Andrade elected to four-year terms and Mr. Allende elected to a two-year term, was approved.

C. Consideration of Resolution 2022-04 Electing Officers

Ms. Burns stated this resolution will elect officers. She asked to have herself appointed as Secretary, and Mr. Flint and as Secretary. The Board decided to remain with Mr. Walsh as Chairperson and Mr. Andrade as Vice-Chairperson, Mr. Allende and Jeff Shenefield and Garrett Parkinson as Assistant Secretary.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2022-04 Electing Officers with Mr. Walsh as Chairperson, Mr. Andrade as Vice-Chairperson, Ms. Burns as Secretary and Mr. Allende, Mr. Shenefield, Mr. Parkinson, and Mr. Flint as Assistant Secretaries, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 14, 2021 Board of Supervisors Meeting and November 2, 2021 Landowners' Meeting

Ms. Burns asked for any comments, questions, or corrections on the October 14, 2021 Board of Supervisors meeting, and the November 2, 2021 Landowners' meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, the Minutes of the October 14, 2021 Board of Supervisors Meeting and the November 2, 2021 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Supplemental Assessment Methodology for Cole Parcel

Ms. Burns stated this is included in the package and allocates debt to property based on the special benefit that each receives from the capital improvement program. She reviewed the tables

that reflect 97 40-foot lots and 96 50-foot lots for a total of 193 lots. The 40-foot lots have an ERU of .8 and the single-family 50-foot lots have an ERU of 1. The cost estimates associated from the Engineer’s Report total \$8,335,000 for that phase. The bond sizing is based on \$4.7 million. The par debt per unit for single family 40-foot lots is \$21,659 and for the 50 foot lots it is \$27,074. The single family 40 has a net annual debt assessment of \$1,200 annually and the single family 50 foot is \$1,500 annually. The preliminary assessment roll has 1 property owner. Mr. Van Wyk reviewed the following legal questions:

1. Is it your professional opinion that these assessments imposed are equally to or greater than special assessments amounts? Ms. Burns replied, yes, it is.
2. Is there that these special assessments are fairly and reasonable apportioned across the product types of the District? Ms. Burns replied, yes, they are.
3. Is the Supplemental Assessment Methodology Report consistent with the Master Assessment Methodology Report? Ms. Burns replied, it is.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Supplemental Assessment Methodology for Cole Parcel, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-02
Delegation Resolution**

Ms. Bligh reviewed the Supplemental Resolution that was contemplated when the Board adopted the original resolution which has since been amended. She noted the District may issue up to \$21,000,000 in bonds. This resolution contains documents as exhibits to sell 1 series of bonds not to exceed amount of \$5.8 million. She noted all specifics of the resolution. The series 2022 bonds are subject to optional redemption determined at pricing of bonds. The interest rate on the bonds shall not exceed a rate that is established by the Board of statutes. The aggregate principal amount of the series 2022 bonds shall not exceed the \$5.8 million.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, the Resolution 2022-02 Delegation Resolution, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Series 2021 Bonds Developer
Agreements:**

A. True-Up Agreement

- B. Collateral Assignment Agreement**
- C. Completion Agreement**
- D. Acquisition Agreement**
- E. Declaration of Consent**
- F. Notice of Lien of Special Assessments for Series 2021 Bonds**

Ms. Burns provided a brief overview of the Series 2021 Bond developer agreements. One motion was made to approve in substantial form subject to Developer’s Counsel Review. All agreements are with the Clayton properties group.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Series 2021 Bonds Developer Agreements, was approved in Substantial Form Subject to Developer’s Counsel Review.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated that he did not have anything specific to report. He noted they were ready for bond issuance and ready to close in early January.

B. Engineer

The District Engineer was not present at the meeting and there were no updates.

C. Field Manager’s Report

Mr. Smith reviewed his report for the Board. He reviewed the items including the palm installation, problems with midges at the amenity center, and fish stocking to help midge issue. He added he would get quotes for stocking ponds with the fish. He added there is no lighting at the entry monuments and asked Board about if they wanted it added.

D. District Manager’s Report

i. Check Register

Ms. Burns stated that this was included in the agenda package. This is dated from November 4th through December 1st. The total amount was \$15,022.77.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Check Register for \$15,022.77, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that this was included in the agenda package. There was no action necessary from the Board but Ms. Burns offered to answer any questions.

iii. Ratification of Fiscal Year 2022 Series 2019 Funding Requests #1 to #4

Ms. Burns stated that these were already approved and received and just needed to be ratified by the Board.

iv. Ratification of Series 2019 Requisitions #139 and #141

Ms. Burns stated that these were already approved and received and just needed to be ratified by the Board.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Fiscal Year 2022 Series 2019 Funding Request #1 to #4, and Series 2019 Requisitions #139 and #141, were ratified.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2022; CONFIRMING THE DISTRICT'S PROVISION OF IMPROVEMENTS; CONFIRMING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2022 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2022 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Rhodine Road North Community Development District (“**District**”) has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has previously adopted, after notices and public hearings, Resolution Nos. 2021-09, 2021-10 and 2021-17 (together the “**Assessment Resolutions**”) and relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of the Assessment Resolutions, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

WHEREAS, on January 11, 2022, the District entered into a Bond Purchase Contract, whereby it agreed to sell \$4,680,000 of its Special Assessment Bonds, Series 2022 (the “**Series 2022 Bonds**”); and

WHEREAS, pursuant to and consistent with the Assessment Resolutions, the District desires to set forth the particular terms of the sale of the Series 2022 Bonds and to confirm the liens of the levy of special assessments securing the Series 2022 Bonds.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and the Assessment Resolutions.

SECTION 2. FINDINGS. The Board of Supervisors of the Rhodine Road North Community Development District hereby finds and determines as follows:

(a) The District, after due notice and public hearing, adopted the Assessment Resolutions which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. Each Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution will be adopted to set forth the specific terms of each series of the bonds and certifying the amount of the liens of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any True-Up amounts and the application of receipt of any True-Up proceeds.

(b) The *Second Amendment to Engineer's Report Dated December 2018*, dated July 2021 (the "**Engineer's Report**"), attached to this Resolution as **Exhibit A**, identifies and describes the presently expected components of the infrastructure improvements for the Cole Parcel, as more specifically described in the Engineer's Report ("**Series 2022 Project**"), to be financed all or in part with the Series 2022 Bonds (the "**Improvements**"), and indicates the estimated costs of the Series 2022 Project as \$8,335,000. The District hereby confirms that the Series 2022 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2022 Bonds.

(c) The *Second Amended and Restated Master Assessment Methodology for Rhodine Road North Community Development District*, dated July 28, 2021 (the "**Master Report**"), as supplemented by that *Supplemental Assessment Methodology for Cole Parcel Methodology for Rhodine Road North Community Development District*, dated January 11, 2022 (the "**Supplemental Report**" and together with Master Report, the "**Assessment Report**"), attached to this Resolution as **Composite Exhibit B**, applies the Assessment Report to the Improvements and the actual terms of the Series 2022 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2022 Bonds.

(d) The Series 2022 Project will specially benefit certain property within the District known as the Cole Parcel ("**Series 2022 Assessment Area**"), the legal description of the assessable property therein is attached hereto as **Exhibit C**. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2022 Project financed with the Series 2022 Bonds, the specially benefited properties within the District as set forth in the Assessment Resolutions, and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2022 BONDS; CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2022 BONDS. As provided in the Assessment Resolutions, this Resolution is intended to set forth the terms of the

Series 2022 Bonds and the final amount of the liens of the special assessments securing those bonds.

(a) The Series 2022 Bonds, in a par amount of \$4,680,000.00, shall bear such rates of interest and maturity as shown on **Exhibit D**, attached hereto. The final payment on the Series 2022 Bonds shall be due on May 1, 2052. The estimated sources and uses of funds of the Series 2022 Bonds shall be as set forth in **Exhibit E**. The debt service due on the Series 2022 Bonds is set forth on **Exhibit F** attached hereto.

(b) The lien of the special assessments securing the Series 2022 Bonds on Series 2022 Assessment Area (the “**Series 2022 Special Assessments**”), shall be the principal amount due on the Series 2022 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2022 Bonds are secured solely by the Series 2022 Assessment Area Pledged Revenues (as defined in the Indenture (hereinafter defined)), which is comprised in part by the lien against Series 2022 Assessment Area.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING THE SERIES 2022 BONDS; ADDRESSING COLLECTION OF THE SAME.

(a) The special assessments for the Series 2022 Bonds shall be allocated in accordance with **Composite Exhibit B**, which allocation shall initially be on an acreage basis and further allocated as lands are platted. The Supplemental Methodology is consistent with the District’s Master Methodology. The Supplemental Methodology, considered herein, reflects the actual terms of the issuance of the District’s Series 2022 Bonds. The estimated costs of collection of the special assessments for the Series 2022 Bonds are as set forth in the Supplemental Methodology.

(b) The lien of the special assessments securing the Series 2022 Bonds includes all property within Series 2022 Assessment Area, and as such land is ultimately defined and set forth in any plats, certificates of occupancy or other designations of developable acreage.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Assessment Report, the District shall, for Fiscal Year 2022/2023, begin annual collection of special assessments for the Series 2022 Bonds debt service payments due starting May 1, 2022, using the methods available to it by law. Debt service payments, including semi-annual installments of interest, are reflected on **Exhibit F** for Series 2022 Assessment Area. The Series 2022 Bonds include an amount for capitalized interest through November 1, 2022.

(d) The Series 2022 Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. Series 2022 Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution accepting the Improvements; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually

issued by the District. All impact fee credits received shall be applied against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Series 2022 Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the debt assessment in question). The owner of property subject to Series 2022 Special Assessments may prepay the entire remaining balance of the Series 2022 Special Assessments at any time, or a portion of the remaining balance of the Series 2022 Special Assessments one time if there is also paid, in addition to the prepaid principal balance of the Series 2022 Special Assessments, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the debt assessment in question). Prepayment of Series 2022 Special Assessments does not entitle the property owner to any discounts for early payment.

(e) The District hereby certifies the Series 2022 Special Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Hillsborough County and Florida law for collection. The District intends, to the extent possible and subject to entering into the appropriate agreements with the Hillsborough County Tax Collector and Hillsborough County Property Appraiser (or other appropriate Hillsborough County, Florida officials) to collect the Series 2022 Special Assessments on platted lands contained within a plat or certificate of occupancy using the Uniform Method in Chapter 197, *Florida Statutes*. The District intends, to the extent possible, to directly bill, collect and enforce the Series 2022 Special Assessments on lands not included within an approved plat or certificate of occupancy unless in any year, the District determines it to be in its best interest to collect such assessments using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Series 2022 Special Assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

SECTION 5. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Resolutions, there may be required from time to time certain True-Up payments. As parcels of land are included in a plat or certificate of occupancy, the special assessments securing the Series 2022 Bonds shall be allocated as set forth in the Assessment Resolutions, this Resolution and the Assessment Report, including, without limitation, the application of the True-Up process set forth in the Assessment Report.

(b) Based on the final par amount of \$4,680,000 in Series 2022 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Assessment Report. The District shall apply all True-Up payments related to the Series 2022 Bonds only to the credit of the Series 2022 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Supplemental Indenture.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolutions, all of which remain in full force and effect. This Resolution and the Assessment Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2022 Special Assessments securing the Series 2022 Bonds, in the Official Records of Hillsborough County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of page intentionally left blank]

APPROVED AND ADOPTED this 13th day of January, 2022.

ATTEST:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

- Exhibit A:** *Second Amendment to Engineer's Report, dated July 2021*
Comp. Exhibit B: *Second Amended and Restated Master Assessment Methodology for Rhodine Road North Community Development District, dated July 28, 2021, as supplemented by that Supplemental Assessment Methodology for Cole Parcel Methodology for Rhodine Road North Community Development District, dated January 11, 2022*
Exhibit C: Legal Description of Series 2022 Assessment Area
Exhibit D: Maturities and Coupons of Series 2022 Bonds
Exhibit E: Sources and Uses of Funds for Series 2022 Bonds
Exhibit F: Debt Service for Series 2022 Bonds

Composite Exhibit A:

Second Amendment to Engineer's Report Dated December 2018, dated July 2021

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT
SECOND AMENDMENT TO ENGINEER'S REPORT
DATED DECEMBER 2018**

Prepared for:

**BOARD OF SUPERVISORS
RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

ABSOLUTE ENGINEERING, INC.

JULY 2021

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

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TABLE 2 – Summary of Proposed District Facilities

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EXHIBIT 2 – Overall Site Plan

EXHIBIT 3 – Aerial Site Plan

EXHIBIT 4 – Legal Description

EXHIBIT 5 – Drainage Map

EXHIBIT 6 – Utility Location Map

EXHIBIT 7- Future Land Use Map

EXHIBIT 8- Zoning Map

ENGINEER'S REPORT RHODINE ROAD NORTH

I. PURPOSE

The purpose of this report is to provide information related to the expanded CDD boundary which now includes the Cole Parcel, totaling 61.27 acres to the existing CDD. The Rhodine Road North CDD as amended consists of 180.64 acres. The existing Rhodine Road North CDD is entitled through a planned development "PD" plan controlled zoning for 407 units, but construction permitting is ongoing for 401 residential units and their associated infrastructure. The expansion of "Cole Parcel" is zoned for 244 units, but construction permitting is ongoing for 193 residential units and their associated infrastructure. The expanded CDD will have a total of 594 proposed units.

II. INTRODUCTION

The Rhodine Road North Community Development District (the "CDD"), established by Ordinance Number 18-35 and amended by Ordinance Number 19-18, is located along the north side of Rhodine Road, west of Balm Riverview Road, Hillsborough County, Florida. The Cole Parcel is located south of Rhodine Road contiguous to the southeast corner of the District. The District currently contains approximately 180.64 acres consists of 594 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD will own and operate the stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Community. The roadways and water and sewer utilities will be dedicated to Hillsborough County for ownership and operation.

Improvements and facilities financed, acquired, and/or constructed by the CDD will be required to conform to regulatory criteria of Hillsborough County, SWFWMD, and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost is provided in Section 9 of this report.

The development plan prepared by the CDD reflects the present intentions of the CDD. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the CDD. The CDD reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the CDD served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the CDD's Board of Supervisors. Estimated costs outlined in this report were based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

III. SCOPE

The purpose of this report is to provide information related to engineering support to fund improvements in the expanded CDD. The CDD is entitled through PD controlled zoning for 477 units, but construction permitting is ongoing for 401 residential units and their associated infrastructure. The Cole Parcel currently entitled for 244 units but construction permitting is ongoing for 193 residential units and their associated infrastructure. This report will identify the proposed capital improvements to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this report is a description of the public infrastructure to be constructed or acquired by the District (the "Capital Improvements"). The District will finance, construct, operate, and maintain specific portions of the proposed Capital Improvements. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied to this report.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have been completed and are currently being permitted through Hillsborough County, SWFMWD, and FDEP. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the developer, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

IV. THE DEVELOPMENT

The Community will consist of 594 single family homes and associated infrastructure (the “Development”). The Development is a planned residential community located on the north side of Rhodine Road in Hillsborough County, Florida. The Development lies within, Section 33, Township 30 South, Range 20 East, all within Hillsborough County, Florida. The Development received zoning approval on the eastern 102.12 acre parcel by the Hillsborough County Planning Commission as a planned development, and has an underlying Future Land Use Designation of R-4. The Development received zoning approval on the western 17.25 acre parcel by the Hillsborough County Planning Commission as a planned development, and has an underlying Future Land Use Designation of R-4. The 61.27 acre Cole parcel has an underlying Future Land Use Designation of R-4 and is currently being zoned through Hillsborough County and is expected to be approved in February 2020. The Development will be constructed in three phases.

V. THE PROJECT

The Capital Improvements consist of public infrastructure. The primary portions of the Capital Improvements will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements including turn lanes.

There will also be stormwater structures and conveyance culverts within the Capital Improvements which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the Capital Improvements. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of conduits for power, telecommunications, and cable TV, and street lights within the public right of way and in the adjacent utility easement will be funded by the District.

As a part of the recreational component of the Development, a public park will be constructed in the eastern portion of the Development and is accessed by the public roadways.

VI. PROPOSED IMPROVEMENTS

The Capital Improvements include the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. From that point storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize wet detention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by Hillsborough County and the Southwest Florida Water Management District (SWFWMD). There are surface waters or natural wetlands within the CDD.

FEMA Community Panel No. 12057C-05089H (dated 08/28/2008) demonstrates that the property is located within Flood Zone A and X. The Development has been designed to provide adequate floodplain compensation for proposed floodplain encroachment.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by FDEP as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control consisting of floating and staked turbidity barriers specifically along the down gradient side of any proposed construction activity and adjacent to the edge of the large borrow pond, surface water ditches, wetland edges and the perimeter of the site. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Roadways

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Underdrain is provided as necessary to control groundwater and protect the roadway base material.

The proposed roadways will require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the Hillsborough County Utilities Department. The water system will be a "looped" system consisting of 4", 6", and 8" diameter PVC water main. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains, sewer laterals, pump station and pressure force mains will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Two (2) sanitary sewer pump station is currently proposed within the District to collect the gravity sanitary sewer and pump it to the existing Hillsborough County Force main system in the existing Rhodine Road right of way.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the turn lanes on Rhodine Road at the Project entrances.

Upon completion of these improvements, inspection / certifications will be obtained from the Southwest Florida Water Management District (SWFWMD) and Hillsborough County.

Miscellaneous:

The stormwater improvements, landscaping and irrigation, mitigation area(s), and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public Capital Improvements will benefit the Development for the intended use as a mixed use planned development.

VII. PERMITTING

Required construction permits for the proposed improvements include the Southwest Florida Water Management District (SWFWMD) Environmental Recourse Permit (ERP) and Hillsborough County Construction Plan Approval. Construction permits have been obtained for the Rhodine Road Subdivision located on the Rhodine Parcel. Construction permits are currently being obtained for the Rhodine Road West Subdivision located on the Cook Parcel. There are no Army Corps of Engineer (ACOE) jurisdictional wetlands within the Development, therefore no permits are required from that agency.

Following is a summary of required permits obtained and pending for the construction of the public Capital Improvements for the District:

Rhodine Road Subdivision (102.12 Ac.)

Permits / Approvals	Approval / Date
Zoning Approval (Hillsborough)	PD 18-0562 (7/25/18)
Preliminary Plat (Hillsborough)	PI 4343 (8/18/18)
SWFWMD ERP	ERP 43043678.001 (11/16/18)
Construction Permits (Hillsborough)	PI# 4343 (11/29/18)
FDEP Water	0125332-1894-DSGP (10/26/18)
FDEP Sewer	0369734-001-DWC (11/13/18)

Rhodine Road West Subdivision (17.25 Ac.) (Cook Parcel)

Permits / Approvals	Approval / Date
Zoning Approval (Hillsborough)	PD 20-0275
Preliminary Plat (Hillsborough)	(expected April 2021)
SWFWMD ERP	43044145.000
Construction Permits (Hillsborough)	(expected August 2021)
FDEP Water	(expected August 2021)
FDEP Sewer	(expected August 2021)

Cole Parcel (61.27 Ac.)

Permits / Approvals	Approval / Date
Zoning Approval (Hillsborough)	PD 19-1420
Preliminary Plat (Hillsborough)	PI# 5247
SWFWMD ERP	(expected August 2021)
Construction Permits (Hillsborough)	(expected August 2021)
FDEP Water	(expected August 2021)
FDEP Sewer	(expected August 2021)

VIII. RECOMMENDATION

As previously described within this report, the public Capital Improvements as described is necessary for the development and functional operation as required by Hillsborough County, Florida. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the Hillsborough County and SWFWMD. It should be noted that the Capital Improvements will provide their intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon current plan quantities for the infrastructure as shown on construction drawings incorporating specifications in the most recent review comments received from SWFWMD and Hillsborough County as well as estimated quantities for the future phases.

IX. REPORT MODIFICATION

During development and implementation of the public Capital Improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

X. CONCLUSION

It is our professional opinion that the public Capital Improvements costs for the District provided in this report are reasonable to complete the construction of the infrastructure. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the Capital Improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in Hillsborough County. Furthermore, the quantities are a derivative of line items from specific construction documents and construction contracts as of this date. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the construction of the Capital Improvements continues in a timely manner, it is our professional opinion that the proposed public Capital Improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in Hillsborough County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed Capital Improvements can be completed at the cost stated.

**TABLE 1:
SUMMARY OF OPINION OF
PROBABLE COSTS**

Summary of Opinion of Probable Cost

Number of Lots	<u>324</u> ⁽¹⁰⁾	<u>77</u> ⁽¹¹⁾	<u>193</u> ⁽¹²⁾	<u>594</u>
<u>Infrastructure</u> ⁽¹⁾⁽³⁾⁽⁶⁾	<u>Rhodine</u>	<u>Cook</u>	<u>Cole</u>	<u>Total</u>
Offsite Improvements ⁽⁹⁾	\$ 423,006	\$ 84,000	\$ 300,000	\$ 807,006
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$ 4,094,054	\$ 962,232	\$ 4,500,000	\$ 9,556,286
Utilities (Water, Sewer, & Street Lighting) ⁽⁸⁾	\$ 1,220,709	\$ 328,721	\$ 1,650,000	\$ 3,199,430
Roadway ⁽⁴⁾	\$ 989,387	\$ 223,645	\$ 1,000,000	\$ 2,213,032
Entry Feature & Signage ⁽⁷⁾	\$ 220,000	\$ 30,000	\$ 150,000	\$ 400,000
Parks and Amenities	\$ 580,000	\$ 138,000	\$ 435,000	\$ 1,153,000
Contingency	\$ 400,000	\$ 93,000	\$ 300,000	\$ 793,000
TOTAL	\$ 7,927,156	\$ 1,859,598	\$ 8,335,000	\$ 18,121,754

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and neighborhood parks. Any land or other acquisitions will be made at the lower of cost or fair market value.
2. Stormwater does not include grading associated with building pads, both for initial construction and in conjunction with home construction.
3. Includes Stormwater pond excavation, and storage of fill, but not the cost of transporting the fill to private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering. All roadways will be public and accessible by public.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 costs.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Tampa Electric for the street light poles and lighting service. Only undergrounding of wires in public rights-of-way and on District land will be funded by the CDD.
9. Offsite Improvements include turn lanes on Rhodine Road at Project Access points.
10. Includes 278-40' wide lots and 46-50' wide lots.
10. Includes 77-50' wide lots.
10. Includes 97-40' wide lots and 96-50' wide lots.

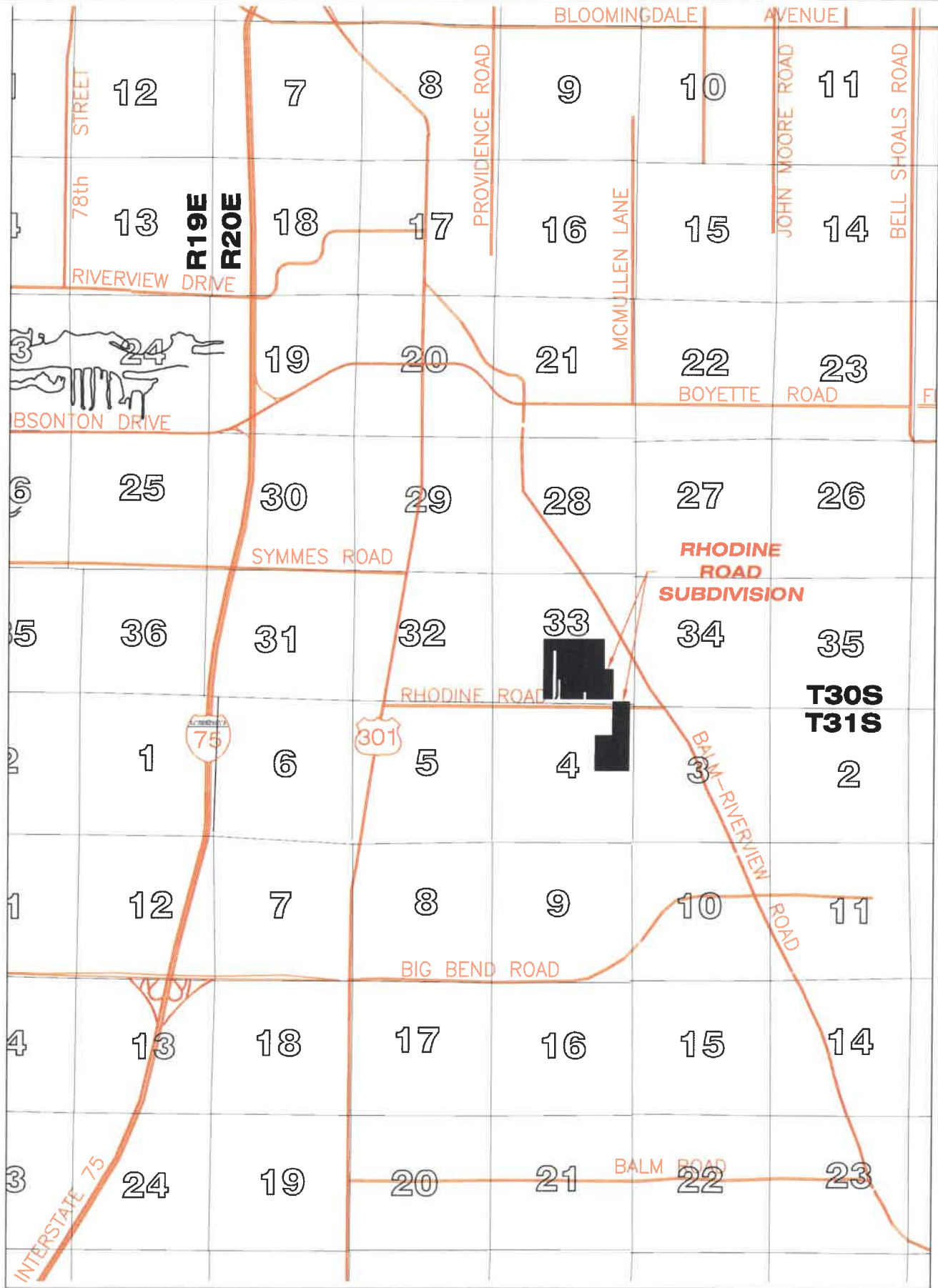
**TABLE 2:
SUMMARY OF PROPOSED DISTRICT
FACILITIES**

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT
TABLE 2 - SUMMARY OF PROPOSED DISTRICT FACILITIES**

DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING	OPERATION & MAINTENANCE
ENTRY SIGNAGE AND FEATURES	DISTRICT	DISTRICT	DISTRICT BONDS	DISTRICT
PARKS AND AMENITIES	DISTRICT	DISTRICT	DISTRICT BONDS	DISTRICT
STORMWATER FACILITIES	DISTRICT	DISTRICT	DISTRICT BONDS	DISTRICT
WATER AND SEWER UTILITIES	DISTRICT	HILLSBOROUGH COUNTY	DISTRICT BONDS	HILLSBOROUGH COUNTY
STREET LIGHTING/CONDUIT	DISTRICT	DISTRICT	DISTRICT BONDS	TECO
ROAD CONSTRUCTION	DISTRICT	HILLSBOROUGH COUNTY	DISTRICT BONDS	HILLSBOROUGH COUNTY
OFFSITE ROADWAY	DISTRICT	HILLSBOROUGH COUNTY	DISTRICT BONDS	HILLSBOROUGH COUNTY

**EXHIBIT 1:
LOCATION MAP**

F:\0001 - JMBI Real Estate\0002 Rhodine Rd Properties\ENR\Vector\ DWG\GDD Exhibit\LOCATIONMAP_COLE.dwg (LOCATION-MAP) Rev: Aug 22, 2019 - 11:38am



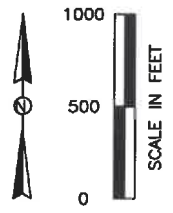
AE ABSOLUTE ENGINEERING, INC.

(813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 925
 (813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

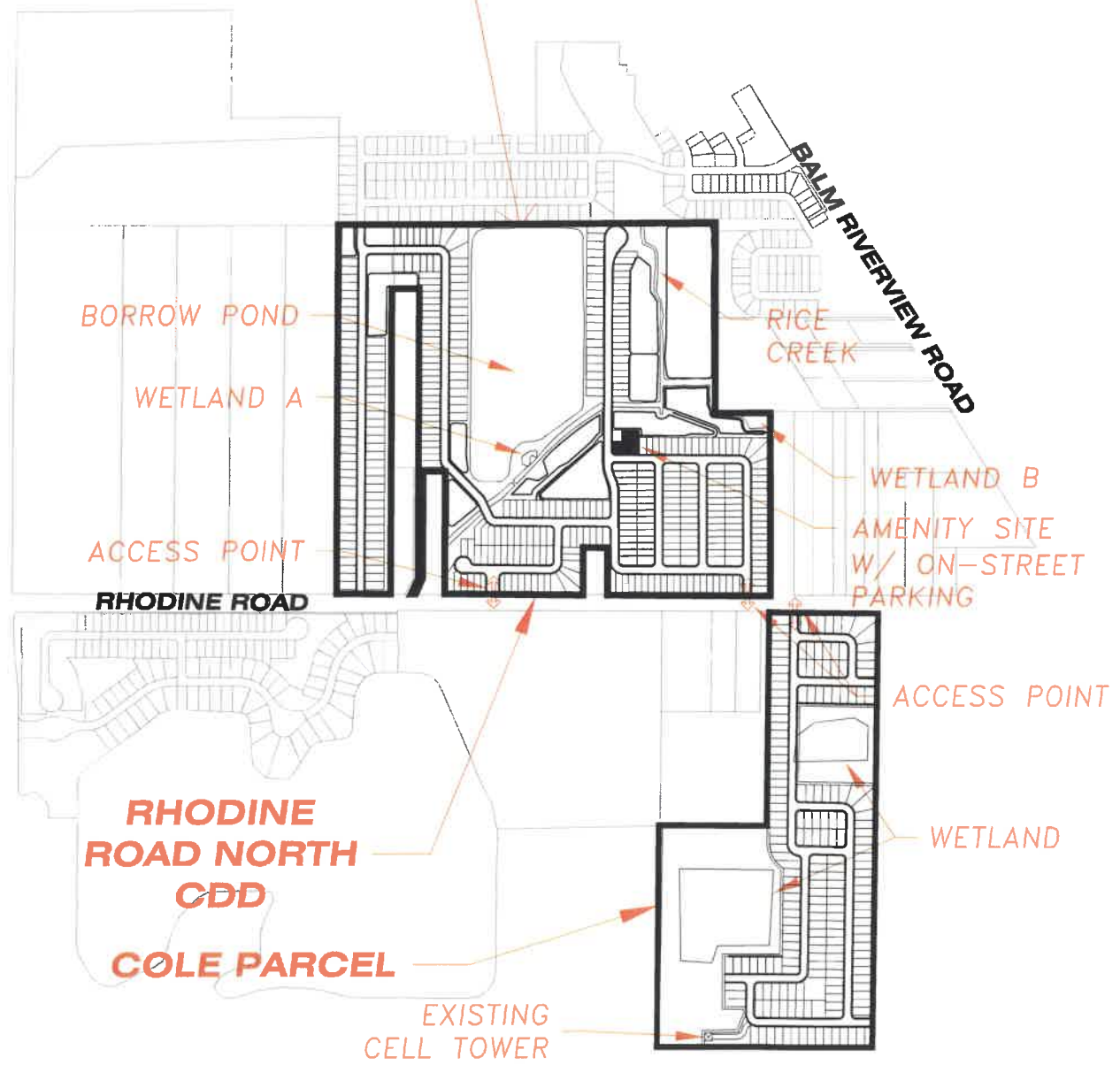
**LOCATION MAP
 RHODINE ROAD NORTH CDD**

SEC TWP RGE 33-30S-20E	JOB NUMBER 0001.0002	DRAWN BY ROA	DATE 08-22-2019	SHEET 1
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**EXHIBIT 2:
OVERALL SITE PLAN**



RHODINE ROAD NORTH CDD



F:\0001\MI Real Estate\0002 Rhodine Rd Properties\Drawings\Winter\1 DWG\CDD Exhibit\CS-101-EXH-SITEPLAN_COLE.dwg Rick Roc Aug 26, 2019 - 4:42pm

ABSOLUTE ENGINEERING, INC.

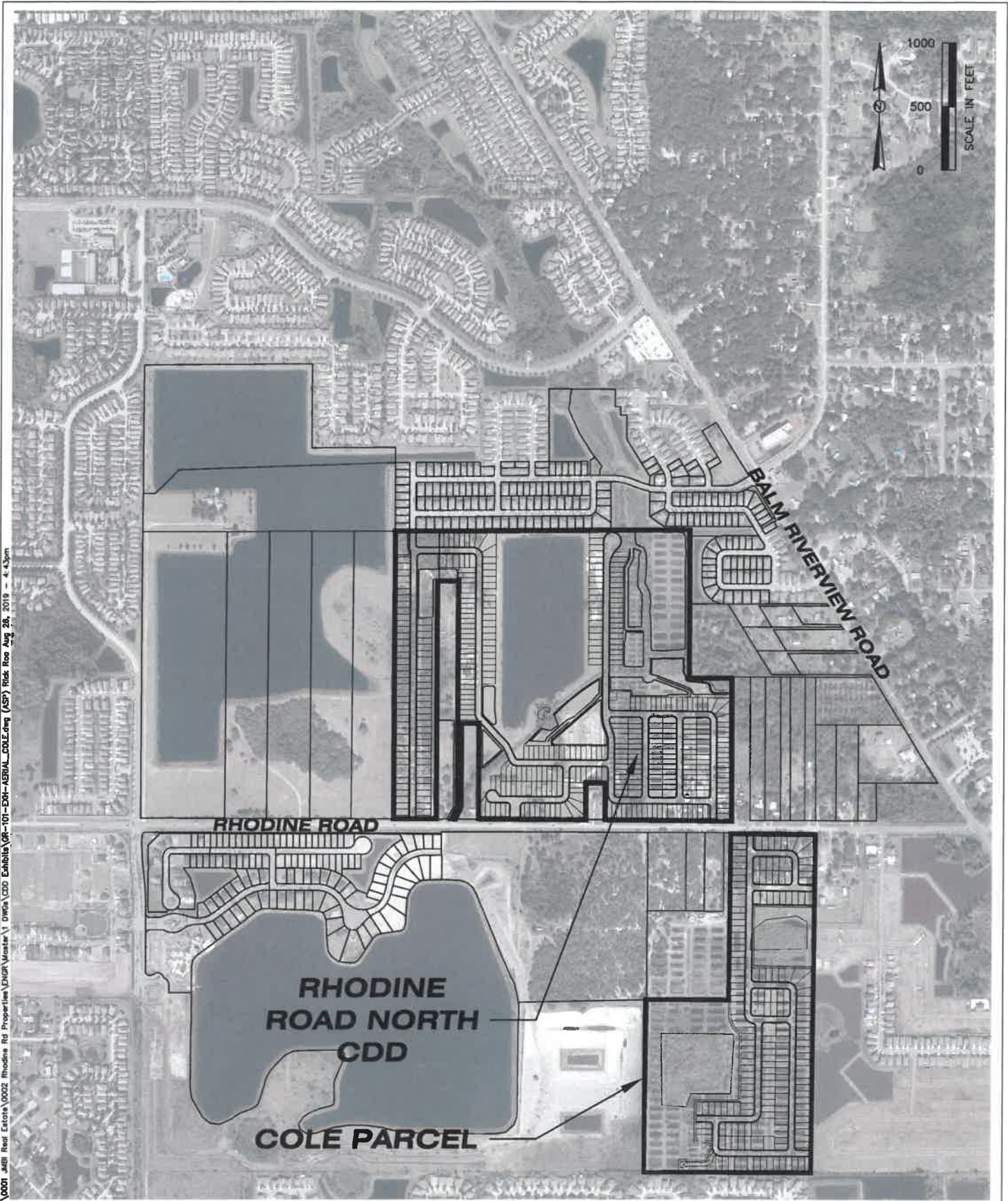
(813) 221-1515 TEL 1000 N. ASHLEY DRIVE, SUITE 925
 (813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

**SITE PLAN
 RHODINE ROAD NORTH CDD**

SEC TWP RGE 33-30S-20E	JOB NUMBER 0001.0002	DRAWN BY ROA	DATE 08-26-2019	SHEET 1
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**EXHIBIT 3:
AERIAL SITE PLAN**

P:\0001_JAB\Real Estate\0002_Rhodine Rd Properties\ENGR\Waste\DWG\CDD Exhibit\GR-101-B04-AERIAL_COLE.dwg (ASP) Risk Rec Aug 28, 2019 - 4:43pm



ABSOLUTE ENGINEERING, INC.

(813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 925
 (813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

**AERIAL SITE PLAN
 RHODINE ROAD NORTH CDD**

SEC TWP RGE 33-30S-20E	JOB NUMBER 0001.0002	DRAWN BY ROA	DATE 08-26-2019	SHEET 1
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**EXHIBIT 4:
LEGAL DESCRIPTION**

Description Sketch

(Not A Survey)


COLE PARCEL

Per Official Records Book 9674, Page 1024

BEING the East 1/2 of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 , all being in Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, Less Right-of-Way for Rhodine Road.

Containing 61.27 acres, more or less.

SEE SHEET NO. 2 FOR SKETCH

PROJECT: Rhodine Road			Prepared For: Absolute Engineering, Inc.		
PHASE: Cole Parcel			<h3>(Not A Survey)</h3>		
DRAWN: ECH	DATE: 8/20/19	CHECKED BY: AJM			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY	<div style="text-align: center;">  <h2 style="margin: 0;">GeoPoint</h2> <p style="margin: 0;">Surveying, Inc.</p> </div> <hr/> David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423		
FILE PATH: P:\RHODINE ROAD (ABSOLUTE)\DESCRIPTION\rhodine-road-cole parcel.dwg			LAST SAVED BY: EHYATT		

Description Sketch

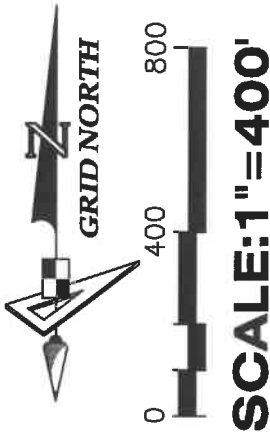
(Not A Survey)

North Boundary of the Northeast
1/4 of Section 4-31-20

Northeast corner of the Northeast
1/4 of Section 4-31-20 per
Certified Corner Record # 079748

Rhodine Road

33 34



50.00'

South Right-of-Way
line of Rhodine Road

50.00'

West boundary of the East 1/2 of
the Northeast 1/4 of the Northeast
1/4 of Section 4-31-20

East 1/2 of the Northeast
1/4 of the Northeast 1/4

BALLENTRAE SUBDIVISION
PHASE 1
Plat Book 124, Page 151

LUCAYA LAKE CLUB PHASE 4C
Plat Book 135, Page 1

West boundary of the Southeast 1/4 of
the Northeast 1/4 of Section 4-31-20

North boundary of the Southeast 1/4 of
the Northeast 1/4 of Section 4-31-20

East boundary of the Northeast 1/4 of Section 4-31-20

LUCAYA LAKE CLUB PHASE 4B
Plat Book 134, Page 70

Southeast 1/4 of
the Northeast 1/4

BALLENTRAE SUBDIVISION
PHASE 2
Plat Book 125, Page 294

South boundary of the Southeast 1/4 of
the Northeast 1/4 of Section 4-31-20

PANTHER TRACE PHASE 2B-2
Plat Book 110, Page 102

Southeast corner of the Northeast
1/4 of Section 4-31-20 per
Certified Corner Record #069332

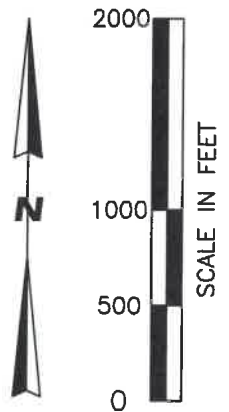
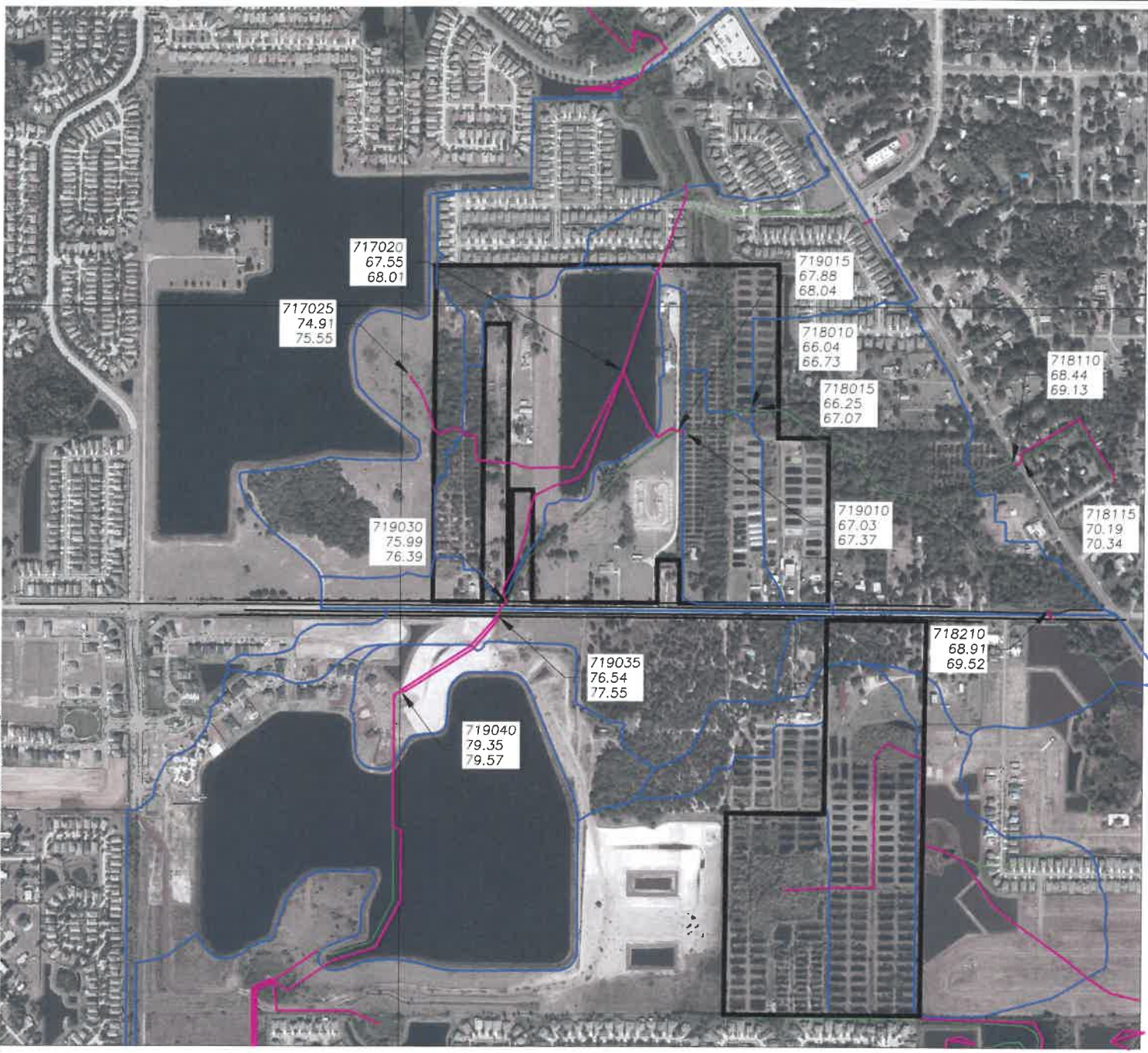
SEE SHEET NO. 1 FOR LEGAL

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

**EXHIBIT 5:
DRAINAGE MAP**

P:\0001_MRI Real Estate\0002 Rhodine Rd Properties\ENR\Master\DWG\CDD Exhibit\STORM-MODEL_COLE.dwg (STORM-MODEL) Rick Roo Aug 22, 2019 -- 11:37am



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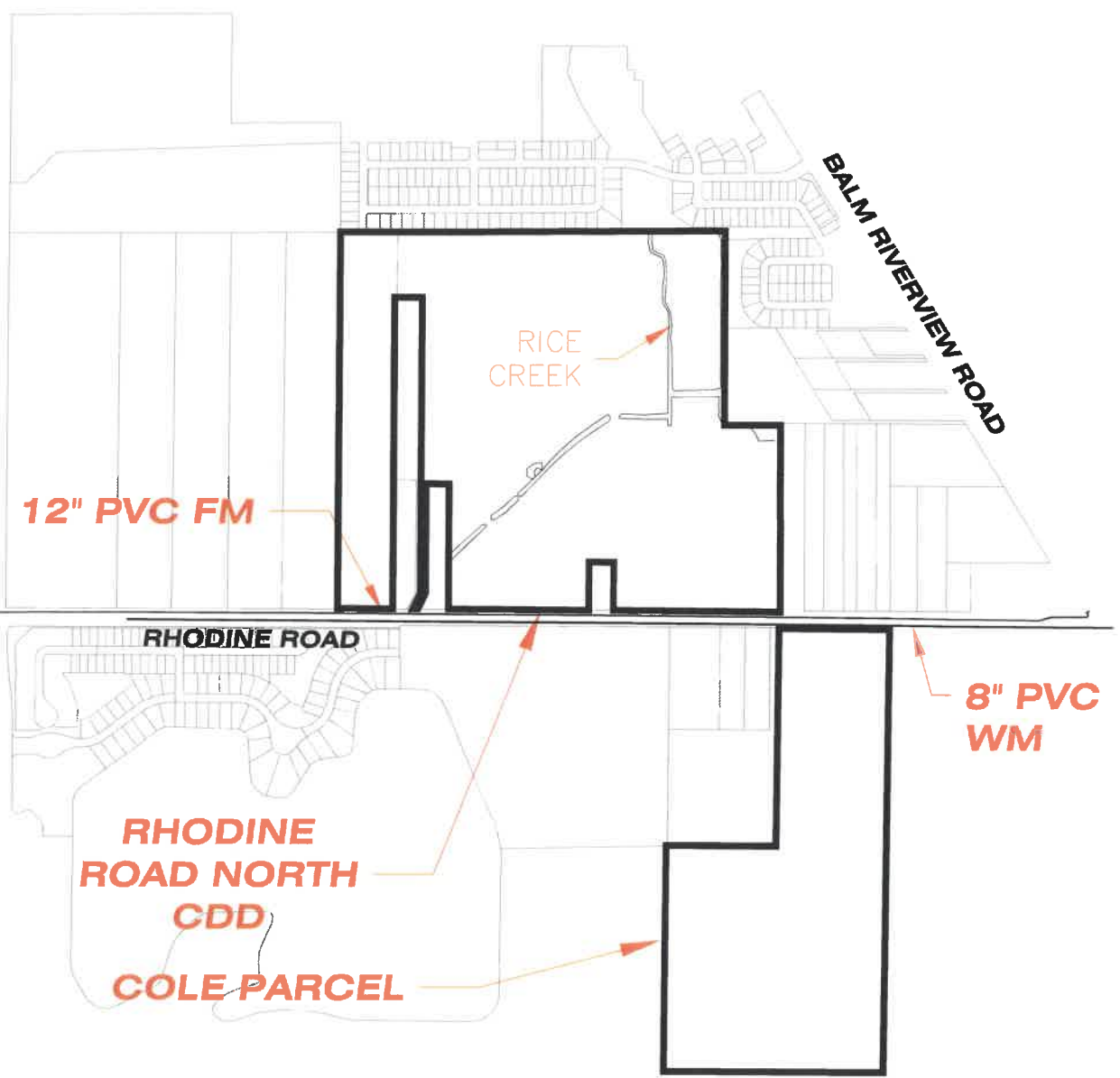
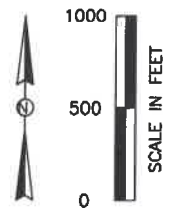
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**ALAFIA RIVER STORM MODEL
 RHODINE ROAD NORTH CDD**

SEC TWP RGE 33 30S 20E	JOB NUMBER 0001.0002	DRAWN BY ROA	DATE 08-22-2019	SHEET 1
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**EXHIBIT 6:
UTILITY LOCATION MAP**



F:\0001 JMBI Real Estate\0002 Rhodine Rd Properties\ENGR\Master\DWG\CDD Exhibit\01-01-EW-NS_COLE.dwg (UTILITY) Rick Roo Aug 26, 2019 - 4:44pm



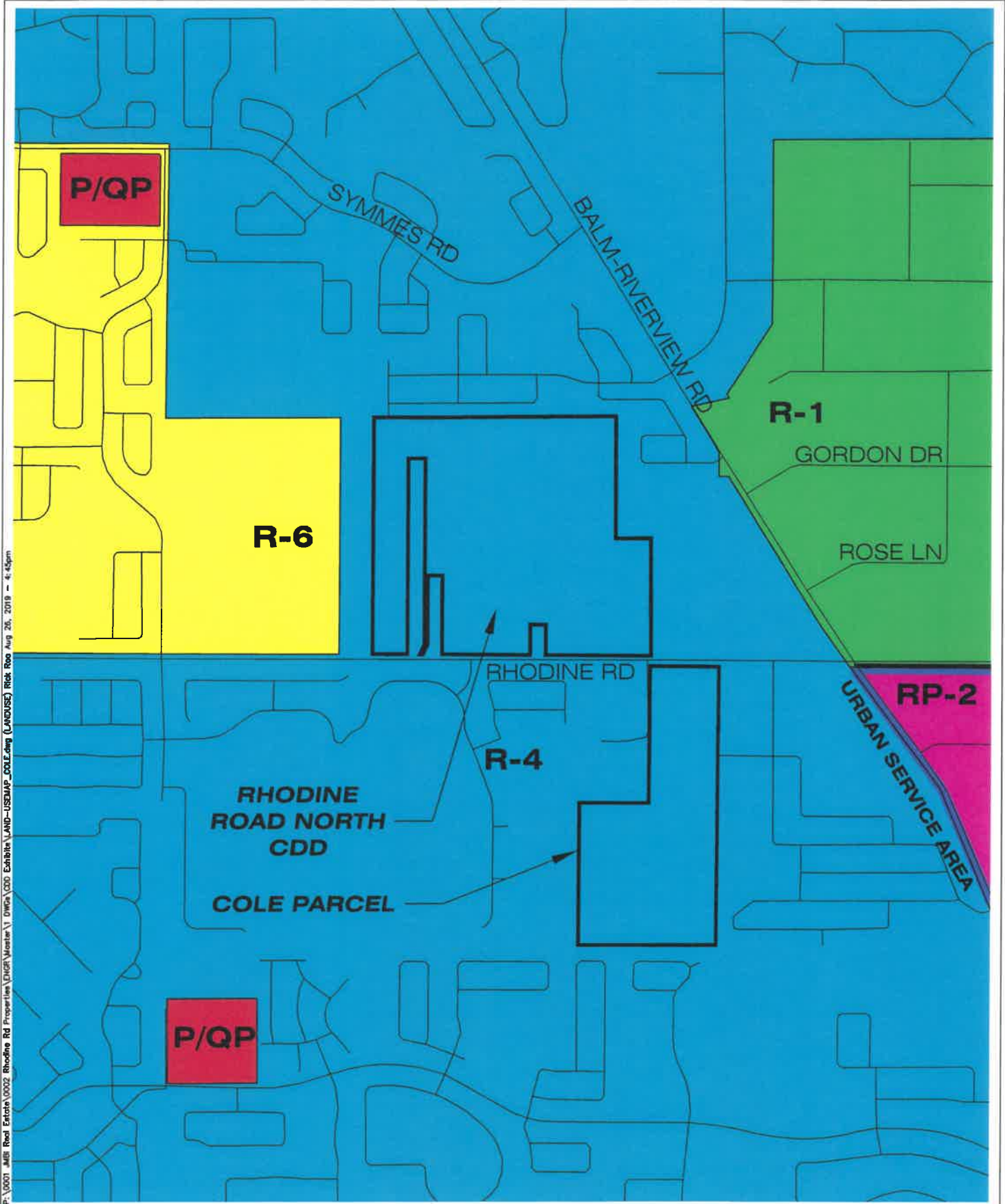
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 (813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

**MAJOR UTILITY TRUNK LINES
 RHODINE ROAD NORTH CDD**

SEC TWP RGE 33-30S-20E	JOB NUMBER 0001.0002	DRAWN BY ROA	DATE 08-26-2019	SHEET 1
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**EXHIBIT 7:
FUTURE LAND USE MAP**

P:\0001 Mill Road Estates\0002 Rhodine Rd Properties\ENCR\Master\1 DWG\CDD Exhibit\LAND-USE\MAP_COLE.dwg (LANDUSE) Rick Roo Aug 26, 2019 - 4:45pm



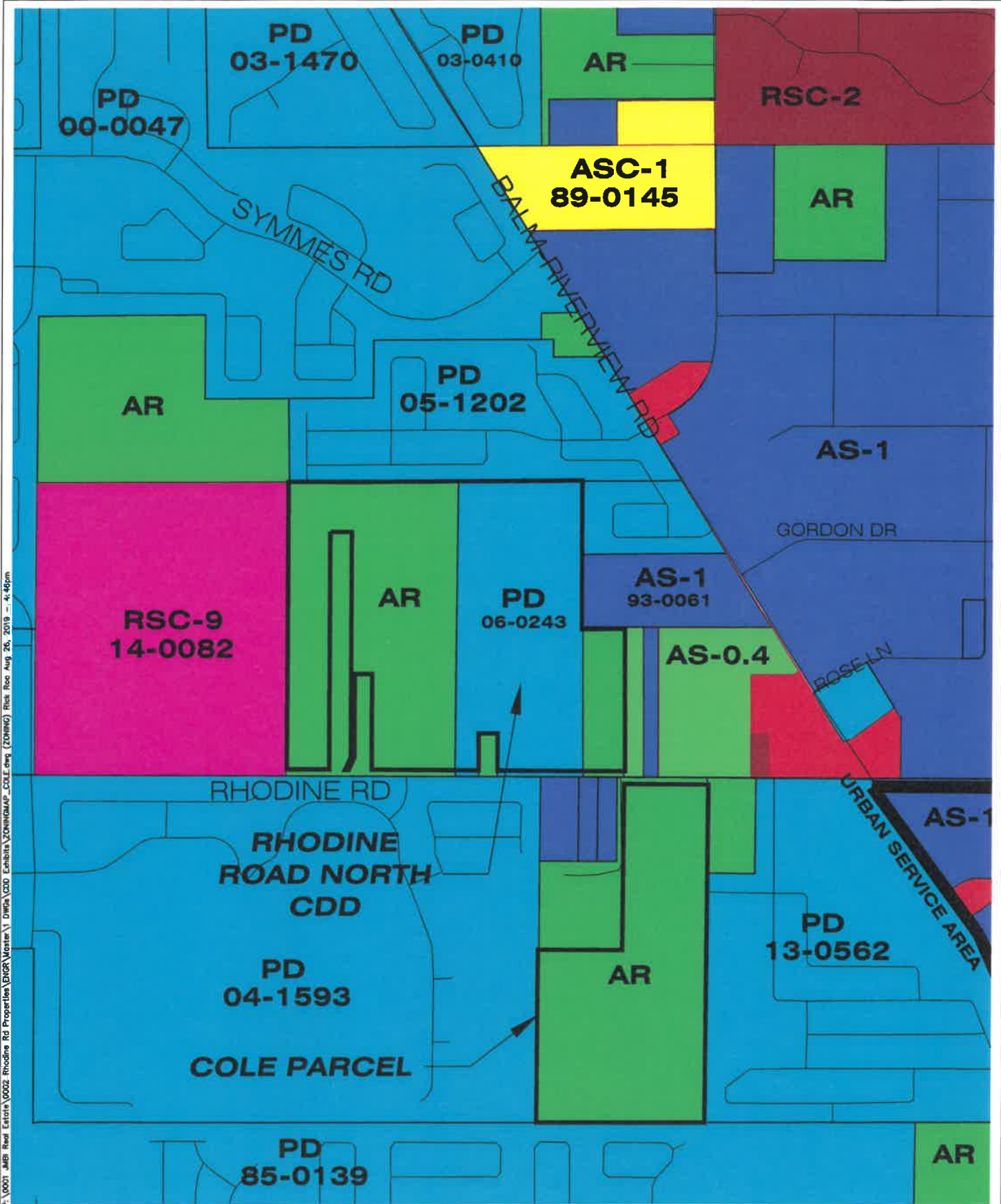
AE ABSOLUTE ENGINEERING, INC.
 (813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 925
 (813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

**FUTURE LAND USE MAP
 RHODINE ROAD NORTH CDD**

SEC TWP RGE 33 30S 20E	JOB NUMBER 0001.0002	DRAWN BY ROA	DATE 08-26-2019	SHEET 1
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**EXHIBIT 8:
ZONING MAP**

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ABSOLUTE ENGINEERING, INC.
 (813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 925
 (813) 344-0100 FAX C.A. NO. 2835B TAMPA, FLORIDA 33602

ZONING MAP				
RHODINE ROAD NORTH CDD				
SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
33 30S 20E	0001.0002	ROA	08-26-2019	1

Composite Exhibit B:

Second Amended and Restated Master Assessment Methodology for Rhodine Road North Community Development District, dated July 28, 2021, as supplemented by that Supplemental Assessment Methodology for Cole Parcel Methodology for Rhodine Road North Community Development District, dated January 11, 2022

**SECOND AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY**

FOR

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 28, 2021

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Rhodine Road North Community
Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to
provide such services as described in Section 15B of the
Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC
does not provide the Rhodine Road North Community Development District with financial
advisory services or offer investment advice in any form.

1.0 Introduction

The Rhodine Road North Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$20,680,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements ("Capital Improvement Plan" or "CIP") within the District more specifically described in the Second Amendment to Engineer's Report Dated December 2018 dated July 2021 prepared by Absolute Engineering Inc., which further supplements the Engineer's Report dated December 2018, as supplemented by the First Amendment to the Engineers Report, dated 2019, which may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Capital Improvement Plan ("Capital Improvements") that benefit property owners within the District.

1.1 Purpose

The Board of Supervisors ("Board") of the District previously approved the Amended and Restated Master Assessment Methodology dated May 22, 2019, which amended, supplemented and restated the Master Assessment Report, dated December 19, 2018 (together, the "Master Report"). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefitting from District's CIP. Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District's \$10,000,000 Capital Improvement Revenue Bonds, Series 2019 ("Series 2019 Bonds"), Supplemental Assessment Methodology report dated June 21, 2019 ("Series 2019 Supplemental Report"). The Series 2019 Supplemental Report applied the methodology to the details of the Series 2019 Bonds to allocate debt assessments ("Series 2019 Assessments") to properties within the District to secure the repayment of the Series 2019 Bonds. This report does not change any of the prior issues Series 2019 bonds, assessments or the Series 2019 Supplemental Report.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to add new parcels within the District, such that not all of the assumed planned lots found in the Master Report represent the development planned for the District and so must be revised. Specifically, the revised development plan revises the unit mix to include additional 193 lots, noted as the Cole Parcel ("Cole Parcel"), as indicated in the Engineers Report in the Summary of Probably Cost.

This Second Amended and Restated Master Assessment Report amends and restates the original approved Master Report (collectively, the "Assessment Report") and provides for an updated assessment methodology that reflects changes in the future development plan, including the Cole Parcel lots. The Series 2019 Assessments are not anticipated to be allocated to any of the lots in the Cole Parcel.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. It is anticipated that the District will issue multiple series of Bonds to fund all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 180.64 acres within Hillsborough County, Florida. The development program for the District currently envisions approximately 594 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$18,121,754. The

District's Underwriter projects that financing costs required to fund a portion of the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$20,680,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$20,680,000 in Bonds in one or more series to fund a portion of the District's Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$20,680,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$18,121,754. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$20,680,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will

be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There are two product types within the planned development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The single family 40' unit is at an ERU of .8. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue

to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	Platted	Planned	Total Assessible Units*	ERUs per Unit (1)	Total ERUs
Single Family - 40	278	97	375	0.8	300
Single Family - 50	123	96	219	1.00	219
Total Units	401	193	594		519

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$ 807,006
Stormwater Management	\$ 9,556,286
Utilities (Water, Sewer, & Street Lighting)	\$ 3,199,430
Roadway	\$ 2,213,032
Entry Feature	\$ 400,000
Parks and Amenities	\$ 1,153,000
Contingencies	\$ 793,000
	\$ 18,121,754

(1) A detailed description of these improvements is provided in the Second Amendment to the Engineer's Report dated July 2021.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Bond Sizing	Series 2019	Additional Bonds*	Total
Description			
Construction Funds	\$ 8,585,600	\$ 8,355,000	\$ 16,940,600
Debt Service Reserve	\$ 618,188	\$ 694,656	\$ 1,312,844
Capitalized Interest	\$ 377,488	\$ 1,068,000	\$ 1,445,488
Underwriters Discount	\$ 200,000	\$ 213,600	\$ 413,600
Cost of Issuance	\$ 218,724	\$ 348,744	\$ 567,468
Contingency		\$ -	\$ -
Par Amount	\$ 10,000,000	\$ 10,680,000	\$ 20,680,000

Bond Assumptions:	Series 2019	Additional Bonds*
Interest Rate	4.63%	5.00%
Amortization	30 years	30 years
Capitalized Interest	10 months	24 months
Debt Service Reserve	Max Annual	Max Annual
Underwriters Discount	2%	2%

* Par amount is subject to change based on the actual terms upon sale of the bonds

TABLE 4
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units (1)	ERU Factor	Total		% of Total ERUs	Total Improvements	Allocation of Par		Benefit Per Unit
			ERUs	ERUs			Debt Per Product	Product	
Single Family - 40	375	0.8	300	300	58%	\$ 10,475,002	\$ 11,953,757	\$ 27,933	
Single Family - 50	219	1	219	219	42%	\$ 7,646,752	\$ 8,726,243	\$ 34,917	
	<u>594</u>		<u>519</u>	<u>519</u>		<u>\$ 18,121,754</u>	<u>\$ 20,680,000</u>		

(1) Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units (1)	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Single Family - 40	375	\$ 10,475,002	\$	11,953,757		\$31,877
Single Family - 50	219	\$ 7,646,752	\$	8,726,243		\$39,846
	594	\$ 18,121,754	\$	20,680,000		

(1) Unit mix is subject to change based on marketing and other factors

TABLE 6
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units (1)	Allocation of Par Debt Per Product Type		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit		Gross Annual Debt Assessment Per Unit (2)	
						Assessment	Per Unit	Assessment	Per Unit (2)
Single Family - 40	375	\$11,953,757		\$31,877	\$ 758,869.36	\$ 2,024	\$	\$ 2,153	\$
Single Family - 50	219	\$8,726,243		\$39,846	\$ 553,975	\$ 2,530	\$	\$ 2,691	\$
	594	\$ 20,680,000			\$ 1,312,844				

(1) Unit mix is subject to change based on marketing and other factors

(2) This amount includes 6% collection fees and early payment discounts when collected on the Hillsborough County Tax Bill

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Property with Annexation		Legal	Legal	Units/Acres	Product Type	Maximum Par Assessment	Maximum Annual Net Assessment	Maximum Annual Gross Assessment (1)	Maximum Annual Gross Assessment (1)
Folio	Platted Lots								
0773458552	RIDGEWOOD	LOT 1 BLOCK 1	LOT 1 BLOCK 1	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458554	RIDGEWOOD	LOT 2 BLOCK 1	LOT 2 BLOCK 1	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458556	RIDGEWOOD	LOT 3 BLOCK 1	LOT 3 BLOCK 1	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458558	RIDGEWOOD	LOT 4 BLOCK 1	LOT 4 BLOCK 1	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458560	RIDGEWOOD	LOT 5 BLOCK 1	LOT 5 BLOCK 1	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458562	RIDGEWOOD	LOT 1 BLOCK 2	LOT 1 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458564	RIDGEWOOD	LOT 2 BLOCK 2	LOT 2 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458566	RIDGEWOOD	LOT 3 BLOCK 2	LOT 3 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458568	RIDGEWOOD	LOT 4 BLOCK 2	LOT 4 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458570	RIDGEWOOD	LOT 5 BLOCK 2	LOT 5 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458572	RIDGEWOOD	LOT 6 BLOCK 2	LOT 6 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458574	RIDGEWOOD	LOT 7 BLOCK 2	LOT 7 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458576	RIDGEWOOD	LOT 8 BLOCK 2	LOT 8 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458578	RIDGEWOOD	LOT 9 BLOCK 2	LOT 9 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458580	RIDGEWOOD	LOT 10 BLOCK 2	LOT 10 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458582	RIDGEWOOD	LOT 11 BLOCK 2	LOT 11 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458584	RIDGEWOOD	LOT 12 BLOCK 2	LOT 12 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458586	RIDGEWOOD	LOT 13 BLOCK 2	LOT 13 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458588	RIDGEWOOD	LOT 14 BLOCK 2	LOT 14 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458590	RIDGEWOOD	LOT 15 BLOCK 2	LOT 15 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458592	RIDGEWOOD	LOT 16 BLOCK 2	LOT 16 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458594	RIDGEWOOD	LOT 17 BLOCK 2	LOT 17 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458596	RIDGEWOOD	LOT 18 BLOCK 2	LOT 18 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458598	RIDGEWOOD	LOT 19 BLOCK 2	LOT 19 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458600	RIDGEWOOD	LOT 20 BLOCK 2	LOT 20 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458602	RIDGEWOOD	LOT 21 BLOCK 2	LOT 21 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458604	RIDGEWOOD	LOT 22 BLOCK 2	LOT 22 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458606	RIDGEWOOD	LOT 23 BLOCK 2	LOT 23 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458608	RIDGEWOOD	LOT 24 BLOCK 2	LOT 24 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458610	RIDGEWOOD	LOT 25 BLOCK 2	LOT 25 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458612	RIDGEWOOD	LOT 26 BLOCK 2	LOT 26 BLOCK 2	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458614	RIDGEWOOD	LOT 1 BLOCK 3	LOT 1 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458616	RIDGEWOOD	LOT 2 BLOCK 3	LOT 2 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458618	RIDGEWOOD	LOT 3 BLOCK 3	LOT 3 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458620	RIDGEWOOD	LOT 4 BLOCK 3	LOT 4 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458622	RIDGEWOOD	LOT 5 BLOCK 3	LOT 5 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458624	RIDGEWOOD	LOT 6 BLOCK 3	LOT 6 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458626	RIDGEWOOD	LOT 7 BLOCK 3	LOT 7 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458628	RIDGEWOOD	LOT 8 BLOCK 3	LOT 8 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458630	RIDGEWOOD	LOT 9 BLOCK 3	LOT 9 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458632	RIDGEWOOD	LOT 10 BLOCK 3	LOT 10 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458634	RIDGEWOOD	LOT 11 BLOCK 3	LOT 11 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153
0773458636	RIDGEWOOD	LOT 12 BLOCK 3	LOT 12 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153	2,153

Folio	Legal	Legal	Units/Acres	Product Type	Maximum Par Assessment	Maximum Annual Net Assessment	Maximum Annual Gross Assessment (1)
0773458638	RIDGEWOOD	LOT 13 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458640	RIDGEWOOD	LOT 14 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458642	RIDGEWOOD	LOT 15 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458644	RIDGEWOOD	LOT 16 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458646	RIDGEWOOD	LOT 17 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458648	RIDGEWOOD	LOT 18 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458650	RIDGEWOOD	LOT 19 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458652	RIDGEWOOD	LOT 20 BLOCK 3	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458654	RIDGEWOOD	LOT 1 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458656	RIDGEWOOD	LOT 2 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458658	RIDGEWOOD	LOT 3 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458660	RIDGEWOOD	LOT 4 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458662	RIDGEWOOD	LOT 5 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458664	RIDGEWOOD	LOT 6 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458666	RIDGEWOOD	LOT 7 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458668	RIDGEWOOD	LOT 8 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458670	RIDGEWOOD	LOT 9 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458672	RIDGEWOOD	LOT 10 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458674	RIDGEWOOD	LOT 11 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458676	RIDGEWOOD	LOT 12 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458678	RIDGEWOOD	LOT 13 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458680	RIDGEWOOD	LOT 14 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458682	RIDGEWOOD	LOT 15 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458684	RIDGEWOOD	LOT 16 BLOCK 4	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458686	RIDGEWOOD	LOT 5 BLOCK 5	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458688	RIDGEWOOD	LOT 6 BLOCK 5	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458690	RIDGEWOOD	LOT 7 BLOCK 5	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458692	RIDGEWOOD	LOT 8 BLOCK 5	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458694	RIDGEWOOD	LOT 9 BLOCK 5	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458696	RIDGEWOOD	LOT 10 BLOCK 5	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458698	RIDGEWOOD	LOT 11 BLOCK 5	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458700	RIDGEWOOD	LOT 12 BLOCK 5	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458702	RIDGEWOOD	LOT 13 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458704	RIDGEWOOD	LOT 14 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458706	RIDGEWOOD	LOT 15 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458708	RIDGEWOOD	LOT 16 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458710	RIDGEWOOD	LOT 17 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458712	RIDGEWOOD	LOT 18 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458714	RIDGEWOOD	LOT 19 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458716	RIDGEWOOD	LOT 20 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458718	RIDGEWOOD	LOT 21 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458720	RIDGEWOOD	LOT 22 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458722	RIDGEWOOD	LOT 23 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458724	RIDGEWOOD	LOT 24 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458726	RIDGEWOOD	LOT 25 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458728	RIDGEWOOD	LOT 26 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458730	RIDGEWOOD	LOT 27 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458732	RIDGEWOOD	LOT 28 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458734	RIDGEWOOD	LOT 29 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691

Folio	Legal	Legal	Units/Acres	Product Type	Maximum Par Assessment	Maximum Annual Net Assessment	Maximum Annual Gross Assessment (1)
0773458736	RIDGEWOOD	LOT 30 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458738	RIDGEWOOD	LOT 31 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458740	RIDGEWOOD	LOT 32 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458742	RIDGEWOOD	LOT 33 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458744	RIDGEWOOD	LOT 34 BLOCK 5	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773458746	RIDGEWOOD	LOT 1 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458748	RIDGEWOOD	LOT 2 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458750	RIDGEWOOD	LOT 3 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458752	RIDGEWOOD	LOT 4 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458754	RIDGEWOOD	LOT 5 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458756	RIDGEWOOD	LOT 6 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458758	RIDGEWOOD	LOT 7 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458760	RIDGEWOOD	LOT 8 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458762	RIDGEWOOD	LOT 9 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458764	RIDGEWOOD	LOT 10 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458766	RIDGEWOOD	LOT 11 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458768	RIDGEWOOD	LOT 12 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458770	RIDGEWOOD	LOT 13 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458772	RIDGEWOOD	LOT 14 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458774	RIDGEWOOD	LOT 15 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458776	RIDGEWOOD	LOT 16 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458778	RIDGEWOOD	LOT 17 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458780	RIDGEWOOD	LOT 18 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458782	RIDGEWOOD	LOT 19 BLOCK 6A	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458784	RIDGEWOOD	LOT 1 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458786	RIDGEWOOD	LOT 2 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458788	RIDGEWOOD	LOT 3 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458790	RIDGEWOOD	LOT 4 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458792	RIDGEWOOD	LOT 5 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458794	RIDGEWOOD	LOT 6 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458796	RIDGEWOOD	LOT 7 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458798	RIDGEWOOD	LOT 8 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458800	RIDGEWOOD	LOT 9 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458802	RIDGEWOOD	LOT 10 BLOCK 6	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458804	RIDGEWOOD	LOT 11 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458806	RIDGEWOOD	LOT 12 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458808	RIDGEWOOD	LOT 13 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458810	RIDGEWOOD	LOT 14 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458812	RIDGEWOOD	LOT 15 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458814	RIDGEWOOD	LOT 16 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458816	RIDGEWOOD	LOT 17 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458818	RIDGEWOOD	LOT 18 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458820	RIDGEWOOD	LOT 19 BLOCK 6B	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458822	RIDGEWOOD	LOT 1 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458824	RIDGEWOOD	LOT 2 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458826	RIDGEWOOD	LOT 3 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458828	RIDGEWOOD	LOT 4 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458830	RIDGEWOOD	LOT 5 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458832	RIDGEWOOD	LOT 6 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,153

Folio	Legal	Legal	Units/Acres	Product Type	Maximum Par Assessment	Maximum Annual Net Assessment	Maximum Annual Gross Assessment (1)	Maximum Annual Gross Assessment (1)
0773458834	RIDGEWOOD	LOT 7 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458836	RIDGEWOOD	LOT 8 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458838	RIDGEWOOD	LOT 9 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458840	RIDGEWOOD	LOT 10 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458842	RIDGEWOOD	LOT 11 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458844	RIDGEWOOD	LOT 12 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458846	RIDGEWOOD	LOT 13 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458848	RIDGEWOOD	LOT 14 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458850	RIDGEWOOD	LOT 15 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458852	RIDGEWOOD	LOT 16 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458854	RIDGEWOOD	LOT 17 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458856	RIDGEWOOD	LOT 18 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458858	RIDGEWOOD	LOT 19 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458860	RIDGEWOOD	LOT 20 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458862	RIDGEWOOD	LOT 21 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458864	RIDGEWOOD	LOT 22 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458866	RIDGEWOOD	LOT 23 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458868	RIDGEWOOD	LOT 24 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458870	RIDGEWOOD	LOT 25 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458872	RIDGEWOOD	LOT 26 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458874	RIDGEWOOD	LOT 27 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458876	RIDGEWOOD	LOT 28 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458878	RIDGEWOOD	LOT 29 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458880	RIDGEWOOD	LOT 30 BLOCK 7	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458882	RIDGEWOOD	LOT 1 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458884	RIDGEWOOD	LOT 2 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458886	RIDGEWOOD	LOT 3 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458888	RIDGEWOOD	LOT 4 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458890	RIDGEWOOD	LOT 5 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458892	RIDGEWOOD	LOT 6 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458894	RIDGEWOOD	LOT 7 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458896	RIDGEWOOD	LOT 8 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458898	RIDGEWOOD	LOT 9 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458900	RIDGEWOOD	LOT 10 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458902	RIDGEWOOD	LOT 11 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458904	RIDGEWOOD	LOT 12 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458906	RIDGEWOOD	LOT 13 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458908	RIDGEWOOD	LOT 14 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458910	RIDGEWOOD	LOT 15 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458912	RIDGEWOOD	LOT 16 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458914	RIDGEWOOD	LOT 17 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458916	RIDGEWOOD	LOT 18 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458918	RIDGEWOOD	LOT 19 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458920	RIDGEWOOD	LOT 20 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458922	RIDGEWOOD	LOT 21 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458924	RIDGEWOOD	LOT 22 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458926	RIDGEWOOD	LOT 23 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458928	RIDGEWOOD	LOT 24 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153
0773458930	RIDGEWOOD	LOT 25 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,024	2,153

Folio	Legal	Legal	Units/Acres	Product Type	Maximum Par Assessment	Maximum Annual Net Assessment	Maximum Annual Gross Assessment (1)
0773458932	RIDGEWOOD	LOT 26 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458934	RIDGEWOOD	LOT 27 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458936	RIDGEWOOD	LOT 28 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458938	RIDGEWOOD	LOT 29 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458940	RIDGEWOOD	LOT 30 BLOCK 8	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458942	RIDGEWOOD	LOT 1 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458944	RIDGEWOOD	LOT 2 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458946	RIDGEWOOD	LOT 3 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458948	RIDGEWOOD	LOT 4 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458950	RIDGEWOOD	LOT 5 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458952	RIDGEWOOD	LOT 6 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458954	RIDGEWOOD	LOT 7 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458956	RIDGEWOOD	LOT 8 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458958	RIDGEWOOD	LOT 9 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458960	RIDGEWOOD	LOT 10 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458962	RIDGEWOOD	LOT 11 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458964	RIDGEWOOD	LOT 12 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458966	RIDGEWOOD	LOT 13 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458968	RIDGEWOOD	LOT 14 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458970	RIDGEWOOD	LOT 15 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458972	RIDGEWOOD	LOT 16 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458974	RIDGEWOOD	LOT 17 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458976	RIDGEWOOD	LOT 18 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458978	RIDGEWOOD	LOT 19 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458980	RIDGEWOOD	LOT 20 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458982	RIDGEWOOD	LOT 21 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458984	RIDGEWOOD	LOT 22 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458986	RIDGEWOOD	LOT 23 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458988	RIDGEWOOD	LOT 24 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458990	RIDGEWOOD	LOT 25 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458992	RIDGEWOOD	LOT 26 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458994	RIDGEWOOD	LOT 27 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458996	RIDGEWOOD	LOT 28 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773458998	RIDGEWOOD	LOT 29 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459000	RIDGEWOOD	LOT 30 BLOCK 9	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459002	RIDGEWOOD	LOT 1 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459004	RIDGEWOOD	LOT 2 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459006	RIDGEWOOD	LOT 3 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459008	RIDGEWOOD	LOT 4 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459010	RIDGEWOOD	LOT 5 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459012	RIDGEWOOD	LOT 6 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459014	RIDGEWOOD	LOT 7 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459016	RIDGEWOOD	LOT 8 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459018	RIDGEWOOD	LOT 9 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459020	RIDGEWOOD	LOT 10 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459022	RIDGEWOOD	LOT 11 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459024	RIDGEWOOD	LOT 12 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459026	RIDGEWOOD	LOT 13 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459028	RIDGEWOOD	LOT 14 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153

Folio	Legal	Legal	Units/Acres	Product Type	Maximum Par Assessment	Maximum Annual Net Assessment	Maximum Annual Gross Assessment (1)	Maximum Annual Gross Assessment (1)
0773459030	RIDGEWOOD	LOT 15 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459032	RIDGEWOOD	LOT 16 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459034	RIDGEWOOD	LOT 17 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459036	RIDGEWOOD	LOT 18 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459038	RIDGEWOOD	LOT 19 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459040	RIDGEWOOD	LOT 20 BLOCK 10	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459042	RIDGEWOOD	LOT 1 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459044	RIDGEWOOD	LOT 2 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459046	RIDGEWOOD	LOT 3 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459048	RIDGEWOOD	LOT 4 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459050	RIDGEWOOD	LOT 5 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459052	RIDGEWOOD	LOT 6 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459054	RIDGEWOOD	LOT 7 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459056	RIDGEWOOD	LOT 8 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459058	RIDGEWOOD	LOT 9 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459060	RIDGEWOOD	LOT 10 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459062	RIDGEWOOD	LOT 11 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459064	RIDGEWOOD	LOT 12 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459066	RIDGEWOOD	LOT 13 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459068	RIDGEWOOD	LOT 14 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459070	RIDGEWOOD	LOT 15 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459072	RIDGEWOOD	LOT 16 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459074	RIDGEWOOD	LOT 17 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459076	RIDGEWOOD	LOT 18 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459078	RIDGEWOOD	LOT 19 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459080	RIDGEWOOD	LOT 20 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459082	RIDGEWOOD	LOT 21 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459084	RIDGEWOOD	LOT 22 BLOCK 11	1	40	\$ 31,877	\$ 2,024	\$ 2,153	
0773459086	RIDGEWOOD	LOT 1 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459088	RIDGEWOOD	LOT 2 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459090	RIDGEWOOD	LOT 3 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459092	RIDGEWOOD	LOT 4 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459094	RIDGEWOOD	LOT 5 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459096	RIDGEWOOD	LOT 6 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459098	RIDGEWOOD	LOT 7 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459100	RIDGEWOOD	LOT 8 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459102	RIDGEWOOD	LOT 9 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459104	RIDGEWOOD	LOT 10 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459106	RIDGEWOOD	LOT 11 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459108	RIDGEWOOD	LOT 12 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459110	RIDGEWOOD	LOT 13 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459112	RIDGEWOOD	LOT 14 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459114	RIDGEWOOD	LOT 15 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459116	RIDGEWOOD	LOT 16 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459118	RIDGEWOOD	LOT 17 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459120	RIDGEWOOD	LOT 18 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459122	RIDGEWOOD	LOT 19 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459124	RIDGEWOOD	LOT 20 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	
0773459126	RIDGEWOOD	LOT 21 BLOCK 12	1	50	\$ 39,846	\$ 2,530	\$ 2,691	

Folio	Legal	Legal	Units/Acres	Product Type	Maximum Par Assessment	Maximum Annual Net Assessment	Maximum Annual Gross Assessment (1)
0773459128	RIDGEWOOD	LOT 1 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459130	RIDGEWOOD	LOT 2 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459132	RIDGEWOOD	LOT 3 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459134	RIDGEWOOD	LOT 4 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459136	RIDGEWOOD	LOT 5 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459138	RIDGEWOOD	LOT 6 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459140	RIDGEWOOD	LOT 7 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459142	RIDGEWOOD	LOT 8 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459144	RIDGEWOOD	LOT 9 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459146	RIDGEWOOD	LOT 10 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459148	RIDGEWOOD	LOT 11 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459150	RIDGEWOOD	LOT 12 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459152	RIDGEWOOD	LOT 13 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459154	RIDGEWOOD	LOT 14 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459156	RIDGEWOOD	LOT 15 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459158	RIDGEWOOD	LOT 16 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459160	RIDGEWOOD	LOT 17 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459162	RIDGEWOOD	LOT 18 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459164	RIDGEWOOD	LOT 19 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459166	RIDGEWOOD	LOT 20 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459168	RIDGEWOOD	LOT 21 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459170	RIDGEWOOD	LOT 22 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459172	RIDGEWOOD	LOT 23 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459174	RIDGEWOOD	LOT 24 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459176	RIDGEWOOD	LOT 25 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459178	RIDGEWOOD	LOT 26 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459180	RIDGEWOOD	LOT 27 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459182	RIDGEWOOD	LOT 28 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459184	RIDGEWOOD	LOT 29 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459186	RIDGEWOOD	LOT 30 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459188	RIDGEWOOD	LOT 31 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459190	RIDGEWOOD	LOT 32 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459192	RIDGEWOOD	LOT 33 BLOCK 13	1	40	\$ 31,877	\$ 2,024	\$ 2,153
0773459194	RIDGEWOOD	LOT 34 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459196	RIDGEWOOD	LOT 35 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459198	RIDGEWOOD	LOT 36 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459212	RIDGEWOOD WEST	LOT 1 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459214	RIDGEWOOD WEST	LOT 2 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459216	RIDGEWOOD WEST	LOT 3 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459218	RIDGEWOOD WEST	LOT 4 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459220	RIDGEWOOD WEST	LOT 5 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459222	RIDGEWOOD WEST	LOT 6 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459224	RIDGEWOOD WEST	LOT 7 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459226	RIDGEWOOD WEST	LOT 8 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459228	RIDGEWOOD WEST	LOT 9 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459230	RIDGEWOOD WEST	LOT 10 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459232	RIDGEWOOD WEST	LOT 11 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459234	RIDGEWOOD WEST	LOT 12 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459236	RIDGEWOOD WEST	LOT 13 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691

Folio	Legal	Legal	Units/Acres	Product Type	Maximum Par Assessment	Maximum Annual Net Assessment	Maximum Annual Gross Assessment (1)
0773459238	RIDGEWOOD WEST	LOT 14 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459240	RIDGEWOOD WEST	LOT 15 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459242	RIDGEWOOD WEST	LOT 16 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459244	RIDGEWOOD WEST	LOT 17 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459246	RIDGEWOOD WEST	LOT 18 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459248	RIDGEWOOD WEST	LOT 19 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459250	RIDGEWOOD WEST	LOT 20 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459252	RIDGEWOOD WEST	LOT 21 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459254	RIDGEWOOD WEST	LOT 22 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459256	RIDGEWOOD WEST	LOT 23 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459258	RIDGEWOOD WEST	LOT 24 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459260	RIDGEWOOD WEST	LOT 25 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459262	RIDGEWOOD WEST	LOT 26 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459264	RIDGEWOOD WEST	LOT 27 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459266	RIDGEWOOD WEST	LOT 28 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459268	RIDGEWOOD WEST	LOT 29 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459270	RIDGEWOOD WEST	LOT 30 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459272	RIDGEWOOD WEST	LOT 31 BLOCK 13	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459274	RIDGEWOOD WEST	LOT 1 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459276	RIDGEWOOD WEST	LOT 2 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459278	RIDGEWOOD WEST	LOT 3 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459280	RIDGEWOOD WEST	LOT 4 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459282	RIDGEWOOD WEST	LOT 5 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459284	RIDGEWOOD WEST	LOT 6 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459286	RIDGEWOOD WEST	LOT 7 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459288	RIDGEWOOD WEST	LOT 8 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459290	RIDGEWOOD WEST	LOT 9 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459292	RIDGEWOOD WEST	LOT 10 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459294	RIDGEWOOD WEST	LOT 11 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459296	RIDGEWOOD WEST	LOT 12 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459298	RIDGEWOOD WEST	LOT 13 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691

Folio	Legal	Legal	Units/Acres	Product Type	Maximum Par Assessment	Maximum Annual Net Assessment	Maximum Annual Gross Assessment (1)
0773459300	RIDGEWOOD WEST	LOT 14 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459302	RIDGEWOOD WEST	LOT 15 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459304	RIDGEWOOD WEST	LOT 16 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459306	RIDGEWOOD WEST	LOT 17 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459308	RIDGEWOOD WEST	LOT 18 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459310	RIDGEWOOD WEST	LOT 19 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459312	RIDGEWOOD WEST	LOT 20 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459314	RIDGEWOOD WEST	LOT 21 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459316	RIDGEWOOD WEST	LOT 22 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459318	RIDGEWOOD WEST	LOT 23 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459320	RIDGEWOOD WEST	LOT 24 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459322	RIDGEWOOD WEST	LOT 25 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459324	RIDGEWOOD WEST	LOT 26 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459326	RIDGEWOOD WEST	LOT 27 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459328	RIDGEWOOD WEST	LOT 28 BLOCK 14	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459330	RIDGEWOOD WEST	LOT 1 BLOCK 15	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459332	RIDGEWOOD WEST	LOT 2 BLOCK 15	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459334	RIDGEWOOD WEST	LOT 3 BLOCK 15	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459336	RIDGEWOOD WEST	LOT 4 BLOCK 15	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459338	RIDGEWOOD WEST	LOT 5 BLOCK 15	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459340	RIDGEWOOD WEST	LOT 6 BLOCK 15	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459342	RIDGEWOOD WEST	LOT 7 BLOCK 15	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459344	RIDGEWOOD WEST	LOT 8 BLOCK 15	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459346	RIDGEWOOD WEST	LOT 9 BLOCK 15	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459348	RIDGEWOOD WEST	LOT 10 BLOCK 15	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459350	RIDGEWOOD WEST	LOT 11 BLOCK 15	1	50	\$ 39,846	\$ 2,530	\$ 2,691
0773459352	RIDGEWOOD WEST	PARCEL A AND B	7	50	\$ 278,921	\$ 17,707	\$ 18,837
					\$ 13,762,759	\$ 873,712	\$ 929,480

Unplatted Property

Owner	Folio	Acres	Maximum Par Assessment	Maximum Annual Net Assessment	Maximum Annual Gross Assessment (1)
JIMBI Real Estate	077345-932	1.03	\$ 114,841	\$ 7,291	\$ 7,756
Cole Luther, Cole Meloney	077436-0000	61.01	\$ 6,802,399	\$ 431,842	\$ 459,406
		62	\$ 6,917,241	\$ 439,132	\$ 467,162
Totals			\$ 20,680,000	\$ 1,312,844	\$ 1,396,643

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$1,312,844

(1) This amount includes 6% collection fees and early payment discounts when collected on the Hillsborough County Tax Bill

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY FOR COLE PARCEL
FOR
RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Date: January 11, 2022

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
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GMS-CF, LLC does not represent the Rhodine Road North Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Rhodine Road North Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Rhodine Road North Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District has issued \$4,680,000 of tax exempt bonds (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan” or “CIP”) within the Cole Parcel District more specifically described in the Second Amendment to the Engineer’s Report dated December 2018 and amended March 2021 as the Cole Parcel, prepared by Absolute Engineering, Inc., and as may be further amended and supplemented from time to time (the “Engineer’s Report”).

1.1 Purpose

This Supplemental Assessment Methodology for Cole Parcel For Rhodine Road North Community Development District supplements Amended and Restated Master Assessment Methodology, dated May 22, 2019 (the “Assessment Report”), provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the Cole Parcel in the District boundaries. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non-ad valorem special assessments on the benefited lands within the Cole Parcel of the District, based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 119.37 acres within Hillsborough County, Florida. The development program for the Cole Parcel anticipates 193 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Cole Parcel Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater

management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan (the "Funding Amount").
4. The Funding Amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, the Funding Amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Cole Parcel of the District. The implementation of the Cole Parcel Capital Improvement Plan enables properties within the Cole Parcel of the District to be developed. Without the District's Cole Parcel Capital Improvement Plan, there would be no infrastructure to support development of land within Cole Parcel of the District. Without these improvements, development of the property within Cole Parcel of the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the Cole Parcel of District will benefit from the provision of the Cole Parcel Capital Improvement Plan. However, these benefits will be incidental to the Cole Parcel Capital Improvement Plan, which is designed solely to meet the needs of property within the Cole Parcel of the District. Properties outside of the Cole Parcel of the District boundaries do not depend upon the District's Cole Parcel Capital Improvement Plan. The property owners within the Cole Parcel of the District are therefore receiving special benefits not received by those outside the Cole Parcel boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the Cole Parcel of the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Cole Parcel Capital Improvement Plan that is necessary to support full development of property within the Cole Parcel will cost approximately \$8,335,000. The District's Underwriter projects that financing costs required to fund a portion of the Cole Parcel Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, is \$4,680,000. Additionally, funding required to complete the District's Capital Improvement Plan is anticipated to be funded by the Developer. Without the Capital Improvement Plan, the property within the Cole Parcel would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District has issued \$4,680,000 in Bonds to fund a portion of the District's Cole Parcel Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay costs of issuance. It is the purpose of this Assessment Report to allocate the \$4,680,000 in debt to the properties within the Cole Parcel benefiting from the Cole Parcel Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within the Cole Parcel. The District has commissioned an Engineer's Report that includes estimated construction costs for the Cole Parcel Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$8,335,000. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Cole Parcel Capital Improvement Plan and related costs was determined by the District's Underwriter to total \$4,680,000. It is anticipated that the District will issue less than the full cost to complete the Cole Parcel Capital

Improvement Plan. The Developer will pay the cost to complete the Cole Parcel Capital Improvement Plan. This obligation is anticipated to be formalized by a Completion Agreement executed at the time of the issuance of bonds. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all acres within the Cole Parcel.

The initial assessments will be levied on an equal basis to all gross acreage within the Cole Parcel of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the Cole Parcel are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units (“Assigned Properties”) has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The “Unassigned Properties” defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Cole Parcel Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Cole Parcel Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There are two product types within the planned development. The single family – 50’ home has been set as the base unit and has been assigned one equivalent residential unit (“ERU”). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Cole Parcel Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Cole Parcel Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of 2019 Project have been apportioned to the property within the Assessable Parcels and Annexed Parcel according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the Cole Parcel will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt

allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the Assessable Parcels and Annexed Parcel, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the Cole Parcel on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR COLE PARCEL

Land Use (1)	Cole Parcel	Total Assessible Units*	ERUs per Unit (2)	Total ERUs
Single Family - 40	97	97	0.80	78
Single Family - 50	96	96	1.00	96
Total Units	193	193		174

(1) Property is pending annexation into the CDD

(2) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50'

* Unit mix is subject to change based on marketing and other factors

TABLE 2
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR COLE PARCEL

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$ 300,000
Stormwater Management	\$ 4,500,000
Utilities (Water, Sewer, & Street Lighting)	\$ 1,650,000
Roadway	\$ 1,000,000
Entry Feature	\$ 150,000
Parks and Amenities	\$ 435,000
Contingencies	\$ 300,000
	\$ 8,335,000

(1) A detailed description of these improvements is provided in the Second Amendment to Engineer's Report dated march 2021

TABLE 3
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR COLE PARCEL

Bond Sizing	
Sources	Total
Par Amount	\$ 4,680,000
Bond Premium	\$ 91,079
	\$ 4,771,079
Uses	
Construction Funds	\$ 4,227,065
Debt Service Reserve	\$ 130,110
Capitalized Interest	\$ 125,829
Underwriters Discount	\$ 93,600
Cost of Issuance	\$ 194,475
Contingency	\$ -
Par Amount*	\$ 4,771,079

Bond Assumptions:	
Average Coupon Rate	3.72%
Amortization	30 years
Capitalized Interest	10 months
Debt Service Reserve	50 % Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms upon sale of the bonds

**TABLE 4
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR COLE PARCEL**

Land Use	No. of Units (1)	ERU Factor	Total		% of Total ERUs	Total Improvements	Allocation of Par	
			ERUs	ERUs			Debt Per Product	Benefit Per Unit
Single Family 40	97	0.8	78	78	45%	\$ 3,725,783	\$ 2,091,982	\$ 38,410
Single Family 50	96	1	96	96	55%	\$ 4,609,217	\$ 2,588,018	\$ 48,013
	<u>193</u>		<u>173.6</u>	<u>173.6</u>		<u>\$ 8,335,000</u>	<u>\$ 4,680,000</u>	

(1) Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR COLE PARCEL

Land Use	No. of Units (1)	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Single Family 40	97	\$ 3,725,783	\$	2,091,982		\$21,567
Single Family 50	96	\$ 4,609,217	\$	2,588,018		\$26,959
	193	\$ 8,335,000	\$	4,680,000		

(1) Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR COLE PARCEL

Land Use	No. of Units (1)	Allocation of Par Debt Per Product Type		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit		Gross Annual Debt Assessment Per Unit (2)	
						Assessment	Assessment	Assessment	Assessment
Single Family 40	97	\$ 2,091,982	\$ 21,567	\$ 116,320	\$ 1,199	\$ 1,276			
Single Family 50	96	\$ 2,588,018	\$ 26,959	\$ 143,900	\$ 1,499	\$ 1,595			
	193	\$ 4,680,000		\$ 260,220					

(1) Unit mix is subject to change based on marketing and other factors

(2) This amount includes 6% collection fees and early payment discounts when collected on the Hillsborough County Tax Bill

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR COLE PARCEL

Owner	Property ID #'s(1)	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)						
Clayton Properties Group	077436-0000	61	\$ 76,496	\$ 4,680,000	\$ 260,220	\$ 276,830						
<table border="1"> <tr> <td>Annual Assessment Periods</td> <td>30</td> </tr> <tr> <td>Average Coupon Rate (%)</td> <td>3.72%</td> </tr> <tr> <td>Maximum Annual Debt Service</td> <td>\$260,220</td> </tr> </table>							Annual Assessment Periods	30	Average Coupon Rate (%)	3.72%	Maximum Annual Debt Service	\$260,220
Annual Assessment Periods	30											
Average Coupon Rate (%)	3.72%											
Maximum Annual Debt Service	\$260,220											

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Prepared by: Governmental Management Services - Central Florida, LLC

Exhibit C
Legal Description of Series 2022 Assessment Area

COLE PARCEL

Per Official Records Book 9674, Page 1024

BEING the East 1/2 of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4, all being in Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, Less Right-of-Way for Rhodine Road.

Containing 61.27 acres, more or less.

Exhibit D:
Maturities and Coupons of Series 2022 Bonds

BOND SUMMARY STATISTICS

Rhodine Road North Community Development District
Special Assessment Bonds, Series 2022

Dated Date	01/25/2022
Delivery Date	01/25/2022
Last Maturity	05/01/2052
Arbitrage Yield	3.334586%
True Interest Cost (TIC)	3.688023%
Net Interest Cost (NIC)	3.726704%
All-In TIC	4.027147%
Average Coupon	3.723763%
Average Life (years)	18.317
Weighted Average Maturity (years)	18.466
Duration of Issue (years)	12.884
Par Amount	4,680,000.00
Bond Proceeds	4,771,078.80
Total Interest	3,192,121.67
Net Interest	3,194,642.87
Total Debt Service	7,872,121.67
Maximum Annual Debt Service	260,220.00
Average Annual Debt Service	260,092.13
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	99.946128

Bond Component	Par Value	Price	Average Coupon	Average Life
Term 1	500,000.00	100.000	2.600%	3.327
Term 2	575,000.00	100.000	3.000%	8.319
Term 3	1,475,000.00	100.000	3.300%	16.046
Term 4	2,130,000.00	104.276	4.000%	26.107
	4,680,000.00			18.317

	TIC	All-In TIC	Arbitrage Yield
Par Value	4,680,000.00	4,680,000.00	4,680,000.00
+ Accrued Interest			
+ Premium (Discount)	91,078.80	91,078.80	91,078.80
- Underwriter's Discount	-93,600.00	-93,600.00	
- Cost of Issuance Expense		-194,475.00	
- Other Amounts			
Target Value	4,677,478.80	4,483,003.80	4,771,078.80
Target Date	01/25/2022	01/25/2022	01/25/2022
Yield	3.688023%	4.027147%	3.334586%

Exhibit E:
Sources and Uses of Funds for Series 2022 Bonds

SOURCES AND USES OF FUNDS

Rhodine Road North Community Development District
Special Assessment Bonds, Series 2022

Sources:

Bond Proceeds:	
Par Amount	4,680,000.00
Premium	91,078.80
	4,771,078.80
	4,771,078.80

Uses:

Other Fund Deposits:	
DSRF (50% MADS)	130,110.00
Capitalized Interest Fund (through 11/1/2022)	125,829.17
	255,939.17
Delivery Date Expenses:	
Cost of Issuance	194,475.00
Underwriter's Discount	93,600.00
	288,075.00
Other Uses of Funds:	
Construction Fund	4,227,064.63
	4,771,078.80
	4,771,078.80

Exhibit F:
Annual Debt Service Payment Due on Series 2022 Bonds

BOND DEBT SERVICE

Rhodine Road North Community Development District
Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2022			125,829.17	125,829.17
11/01/2023	95,000	2.600%	162,890.00	257,890.00
11/01/2024	95,000	2.600%	160,420.00	255,420.00
11/01/2025	100,000	2.600%	157,885.00	257,885.00
11/01/2026	105,000	2.600%	155,220.00	260,220.00
11/01/2027	105,000	2.600%	152,490.00	257,490.00
11/01/2028	110,000	3.000%	149,475.00	259,475.00
11/01/2029	110,000	3.000%	146,175.00	256,175.00
11/01/2030	115,000	3.000%	142,800.00	257,800.00
11/01/2031	120,000	3.000%	139,275.00	259,275.00
11/01/2032	120,000	3.000%	135,675.00	255,675.00
11/01/2033	125,000	3.300%	131,812.50	256,812.50
11/01/2034	130,000	3.300%	127,605.00	257,605.00
11/01/2035	135,000	3.300%	123,232.50	258,232.50
11/01/2036	140,000	3.300%	118,695.00	258,695.00
11/01/2037	145,000	3.300%	113,992.50	258,992.50
11/01/2038	150,000	3.300%	109,125.00	259,125.00
11/01/2039	155,000	3.300%	104,092.50	259,092.50
11/01/2040	160,000	3.300%	98,895.00	258,895.00
11/01/2041	165,000	3.300%	93,532.50	258,532.50
11/01/2042	170,000	3.300%	88,005.00	258,005.00
11/01/2043	175,000	4.000%	81,700.00	256,700.00
11/01/2044	185,000	4.000%	74,500.00	259,500.00
11/01/2045	190,000	4.000%	67,000.00	257,000.00
11/01/2046	200,000	4.000%	59,200.00	259,200.00
11/01/2047	205,000	4.000%	51,100.00	256,100.00
11/01/2048	215,000	4.000%	42,700.00	257,700.00
11/01/2049	225,000	4.000%	33,900.00	258,900.00
11/01/2050	235,000	4.000%	24,700.00	259,700.00
11/01/2051	245,000	4.000%	15,100.00	260,100.00
11/01/2052	255,000	4.000%	5,100.00	260,100.00
	4,680,000		3,192,121.67	7,872,121.67

BOND DEBT SERVICE

Rhodine Road North Community Development District
Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2022			43,766.67	43,766.67	
11/01/2022			82,062.50	82,062.50	125,829.17
05/01/2023	95,000	2.600%	82,062.50	177,062.50	
11/01/2023			80,827.50	80,827.50	257,890.00
05/01/2024	95,000	2.600%	80,827.50	175,827.50	
11/01/2024			79,592.50	79,592.50	255,420.00
05/01/2025	100,000	2.600%	79,592.50	179,592.50	
11/01/2025			78,292.50	78,292.50	257,885.00
05/01/2026	105,000	2.600%	78,292.50	183,292.50	
11/01/2026			76,927.50	76,927.50	260,220.00
05/01/2027	105,000	2.600%	76,927.50	181,927.50	
11/01/2027			75,562.50	75,562.50	257,490.00
05/01/2028	110,000	3.000%	75,562.50	185,562.50	
11/01/2028			73,912.50	73,912.50	259,475.00
05/01/2029	110,000	3.000%	73,912.50	183,912.50	
11/01/2029			72,262.50	72,262.50	256,175.00
05/01/2030	115,000	3.000%	72,262.50	187,262.50	
11/01/2030			70,537.50	70,537.50	257,800.00
05/01/2031	120,000	3.000%	70,537.50	190,537.50	
11/01/2031			68,737.50	68,737.50	259,275.00
05/01/2032	120,000	3.000%	68,737.50	188,737.50	
11/01/2032			66,937.50	66,937.50	255,675.00
05/01/2033	125,000	3.300%	66,937.50	191,937.50	
11/01/2033			64,875.00	64,875.00	256,812.50
05/01/2034	130,000	3.300%	64,875.00	194,875.00	
11/01/2034			62,730.00	62,730.00	257,605.00
05/01/2035	135,000	3.300%	62,730.00	197,730.00	
11/01/2035			60,502.50	60,502.50	258,232.50
05/01/2036	140,000	3.300%	60,502.50	200,502.50	
11/01/2036			58,192.50	58,192.50	258,695.00
05/01/2037	145,000	3.300%	58,192.50	203,192.50	
11/01/2037			55,800.00	55,800.00	258,992.50
05/01/2038	150,000	3.300%	55,800.00	205,800.00	
11/01/2038			53,325.00	53,325.00	259,125.00
05/01/2039	155,000	3.300%	53,325.00	208,325.00	
11/01/2039			50,767.50	50,767.50	259,092.50
05/01/2040	160,000	3.300%	50,767.50	210,767.50	
11/01/2040			48,127.50	48,127.50	258,895.00
05/01/2041	165,000	3.300%	48,127.50	213,127.50	
11/01/2041			45,405.00	45,405.00	258,532.50
05/01/2042	170,000	3.300%	45,405.00	215,405.00	
11/01/2042			42,600.00	42,600.00	258,005.00
05/01/2043	175,000	4.000%	42,600.00	217,600.00	
11/01/2043			39,100.00	39,100.00	256,700.00
05/01/2044	185,000	4.000%	39,100.00	224,100.00	
11/01/2044			35,400.00	35,400.00	259,500.00
05/01/2045	190,000	4.000%	35,400.00	225,400.00	
11/01/2045			31,600.00	31,600.00	257,000.00
05/01/2046	200,000	4.000%	31,600.00	231,600.00	
11/01/2046			27,600.00	27,600.00	259,200.00
05/01/2047	205,000	4.000%	27,600.00	232,600.00	
11/01/2047			23,500.00	23,500.00	256,100.00
05/01/2048	215,000	4.000%	23,500.00	238,500.00	
11/01/2048			19,200.00	19,200.00	257,700.00
05/01/2049	225,000	4.000%	19,200.00	244,200.00	

BOND DEBT SERVICE

Rhodine Road North Community Development District
Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			14,700.00	14,700.00	258,900.00
05/01/2050	235,000	4.000%	14,700.00	249,700.00	
11/01/2050			10,000.00	10,000.00	259,700.00
05/01/2051	245,000	4.000%	10,000.00	255,000.00	
11/01/2051			5,100.00	5,100.00	260,100.00
05/01/2052	255,000	4.000%	5,100.00	260,100.00	
11/01/2052					260,100.00
	4,680,000		3,192,121.67	7,872,121.67	7,872,121.67

SECTION V

SECTION C

Rhodine Road North CDD Field Management Report

Complete: Trash Can Install

- ✚ Trash cans have been installed at the amenity center.
- ✚ Will continue to monitor these going forward.



Complete: Palm Replacement

- ✚ Two palms have been replaced at the main entrance of the amenity.
- ✚ Having landscapers monitor these.



Additional Items

Site Items: Midge – Fish Stocking



- ✚ Received some complaints from residents regarding Midges.
- ✚ Some presence noted at the amenity as well.
- ✚ Can consider stocking the ponds with fish.

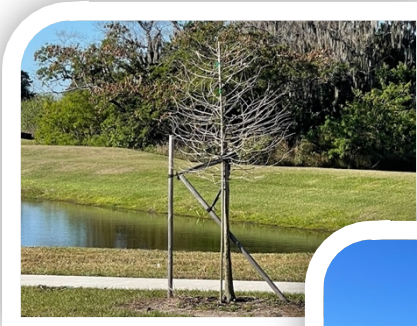
Site Items: Entry Monument Lighting

- ✚ The monuments onsite do not have lighting present.
- ✚ Solar options may be more cost effective in the interim if it will need to be added.



Additional Items

Site Items: Landscaping Review



- ✚ Landscapers are still working on repairing the stakes.
- ✚ Going through palm replacements along with landscaping enhancements throughout put the community.

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. Thank you.

Respectfully,
Clayton Smith

SECTION D

SECTION 1

Rhodine Road North Community Development District

Summary of Checks

December 2, 2021 to January 5, 2022

Bank	Date	Check No.'s	Amount
General Fund	12/9/21	271	\$ 299,807.29
	12/14/21	272-275	\$ 13,874.71
	12/20/21	276-282	\$ 12,826.68
	12/27/21	283-284	\$ 187,521.51
	1/5/22	285-286	\$ 690.00
			<hr/>
			\$ 514,720.19
			<hr/>
			\$ 514,720.19

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/09/21	00019	12/07/21 12072021	202112 300-20700-10000 FY22 DEBT SERVICE ASSESS	RHODINE ROAD NORTH CDD C/O USBANK	*	299,807.29	299,807.29 000271
12/14/21	00017	10/14/21 13604	202110 320-53800-46200 LANDSCAPE MAINT - OCT 21	CARDINAL LANDSCAPING SVCS OF TAMPA	*	6,470.83	6,970.83 000272
		10/14/21 13604	202110 320-53800-46200 LANDSCAPE MAINT AMEN-OCT21		*	500.00	
12/14/21	00010	12/01/21 71	202112 320-53800-12000 FIELD MANAGEMENT - DEC 21	GOVERNMENTAL MANAGEMENT SERVICES	*	1,250.00	1,427.38 000273
		12/01/21 71	202112 310-51300-49000 MEETING ROOM RENTAL		*	83.32	
		12/01/21 71	202112 320-53800-49000 GEN.MTHLY.MAINT.MATERIALS		*	94.06	
12/14/21	00033	12/06/21 822	202111 310-51300-31500 PREP.ATTND.MTG/RVW AGENDA	KE LAW GROUP, PLLC	*	3,181.50	3,181.50 000274
12/14/21	00022	11/29/21 114371	202111 320-53800-47300 LAKE MAINTENANCE - NOV 21	REMSON AQUATICS	*	765.00	2,295.00 000275
		12/01/21 114378	202110 320-53800-47300 LAKE MAINTENANCE - OCT 21		*	765.00	
		12/06/21 114383	202108 320-53800-47300 LAKE MAINTENANCE - AUG 21		*	765.00	
12/20/21	00031	12/09/21 BW120920	202112 310-51300-11000 SUPERVISOR FEES-12/09/21	BRIAN WALSH	*	200.00	200.00 000276
12/20/21	00017	12/15/21 13743	202112 320-53800-46200 LANDSCAPE MAINT - DEC 21	CARDINAL LANDSCAPING SVCS OF TAMPA	*	6,470.83	6,720.83 000277
		12/15/21 13743	202112 320-53800-46200 LANDSCAPE MAINT AMEN-DEC21		*	250.00	
12/20/21	00010	12/01/21 70	202112 310-51300-34000 MANAGEMENT FEES - DEC 21	RRNC RHODINE ROAD N KCOSTA	*	3,004.17	
		12/01/21 70	202112 310-51300-35200 WEBSITE MANAGEMENT-DEC 21		*	100.00	
		12/01/21 70	202112 310-51300-35100 INFORMATION TECH - DEC 21		*	150.00	

RRNC RHODINE ROAD N KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/21	70		70	202112	310	51300	31300		DISSEMINATION SVCS-DEC 21	*	416.67		
12/01/21	70		70	202112	330	57200	12000		AMENITY ACCESS - DEC 21	*	416.67		
12/01/21	70		70	202112	310	51300	51000		OFFICE SUPPLIES	*	.33		
12/01/21	70		70	202112	310	51300	42000		POSTAGE	*	13.50		
GOVERNMENTAL MANAGEMENT SERVICES											4,101.34	000278	
12/20/21	00038	12/09/21	JS120920	202112	310	51300	11000		SUPERVISOR FEES-12/09/21	*	200.00		
JEFFREY SHENEFIELD											200.00	000279	
12/20/21	00026	12/09/21	MA120920	202112	310	51300	11000		SUPERVISOR FEES-12/09/21	*	200.00		
MILTON ANDRADE											200.00	000280	
12/20/21	00011	12/09/21	PA120920	202112	310	51300	11000		SUPERVISOR FEES-12/09/21	*	200.00		
PHILLIP ALLENDE											200.00	000281	
12/20/21	00027	12/20/21	12202021	202112	300	15500	10000		PLAYGRND/FUR LEASE-JAN 22	*	1,204.51		
WHFS, LLC											1,204.51	000282	
12/27/21	00010	10/31/21	72	202110	330	57200	48000		KEY COPIES/MOUNT LOCK BOX	*	135.00		
GOVERNMENTAL MANAGEMENT SERVICES											135.00	000283	
12/27/21	00019	12/27/21	12272021	202112	300	20700	10000		FY22 DEBT SERVICE ASSESS	*	187,386.51		
RHODINE ROAD NORTH CDD C/O USBANK											187,386.51	000284	
1/05/22	00018	12/29/21	7	202112	310	51300	31300		AMOR SERIES 2019 2-1-22	*	250.00		
DISCLOSURE SERVICES LLC											250.00	000285	
1/05/22	00039	12/19/21	8581	202112	330	57200	48200		AMENITY CLEANING - DEC 21	*	440.00		
FUQUA SUPPLY & SERVICE											440.00	000286	

TOTAL FOR BANK A 514,720.19
 TOTAL FOR REGISTER 514,720.19

SECTION 2

Rhodine Road North
Community Development District

Unaudited Financial Reporting
November 30, 2021



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2019</u>
5	<u>Capital Projects Fund Series 2019</u>
6	<u>Capital Projects Fund Series 2022</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

Rhodine Road North
Community Development District
Combined Balance Sheet
November 30, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 72,918	\$ -	\$ -	\$ 72,918
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
Investments:				
Series 2019				
Reserve	\$ -	\$ 254,981	\$ -	\$ 254,981
Revenue	\$ -	\$ 37,292	\$ -	\$ 37,292
Prepayment	\$ -	\$ 34,389	\$ -	\$ 34,389
Construction	\$ -	\$ -	\$ 95	\$ 95
Due from Developer	\$ -	\$ -	\$ 1,000	\$ 1,000
Due from General Fund	\$ -	\$ 19,433	\$ -	\$ 19,433
Prepaid Expenses	\$ 1,205	\$ -	\$ -	\$ 1,205
Total Assets	\$ 74,123	\$ 346,094	\$ 2,095	\$ 422,312
Liabilities:				
Accounts Payable	\$ 31,685	\$ -	\$ -	\$ 31,685
Contracts Payable	\$ -	\$ -	\$ 2,205	\$ 2,205
Deferred Revenue	\$ -	\$ -	\$ 1,000	\$ 1,000
Due to Debt Service	\$ 19,433	\$ -	\$ -	\$ 19,433
Total Liabilities	\$ 51,118	\$ -	\$ 3,205	\$ 54,322
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,205	\$ -	\$ -	\$ 1,205
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 346,094	\$ -	\$ 346,094
Capital Projects - Series 2019	\$ -	\$ -	\$ 95	\$ 95
Capital Projects - Series 2022	\$ -	\$ -	\$ (1,205)	\$ (1,205)
Unassigned	\$ 21,800	\$ -	\$ -	\$ 21,800
Total Fund Balances	\$ 23,005	\$ 346,094	\$ (1,110)	\$ 367,989
Total Liabilities & Fund Balance	\$ 74,123	\$ 346,094	\$ 2,095	\$ 422,312

Rhodine Road North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2021

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
Revenues:				
Assessments - Tax Roll	\$ 337,516	\$ 12,918	\$ 12,918	\$ -
Assessments - Direct Bill	\$ 56,856	\$ 28,428	\$ 28,428	\$ -
Other Income	\$ -	\$ -	\$ 3,120	\$ 3,120
Total Revenues	\$ 394,372	\$ 41,346	\$44,466	\$ 3,120
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 800	\$ 1,200
Engineering	\$ 20,000	\$ 3,333	\$ 118	\$ 3,216
Attorney	\$ 30,000	\$ 5,000	\$ 3,875	\$ 1,125
Annual Audit	\$ 4,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 833	\$ 833	\$ (0)
Trustee Fees	\$ 7,100	\$ 2,788	\$ 2,788	\$ -
Management Fees	\$ 36,050	\$ 6,008	\$ 6,008	\$ (0)
Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Telephone	\$ 300	\$ 50	\$ -	\$ 50
Postage & Delivery	\$ 1,000	\$ 167	\$ 95	\$ 72
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 167	\$ 12	\$ 154
Legal Advertising	\$ 10,000	\$ 1,667	\$ 1,930	\$ (263)
Other Current Charges	\$ 5,000	\$ 833	\$ 356	\$ 478
Office Supplies	\$ 625	\$ 104	\$ 6	\$ 99
Travel Per Diem	\$ 660	\$ 110	\$ -	\$ 110
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 149,310	\$ 34,736	\$ 28,065	\$ 6,670

Rhodine Road North
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2021

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 5,775	\$ (775)
Field Management	\$ 15,000	\$ 2,500	\$ 2,500	\$ -
Landscape Maintenance	\$ 80,650	\$ 13,442	\$ 13,692	\$ (250)
Landscape Replacement	\$ 5,000	\$ 833	\$ -	\$ 833
Lake Maintenance	\$ 9,180	\$ 1,530	\$ 1,530	\$ -
Streetlights	\$ 33,600	\$ 5,600	\$ 4,863	\$ 737
Electric	\$ 3,000	\$ 500	\$ 42	\$ 458
Water & Sewer	\$ 3,300	\$ 550	\$ 212	\$ 338
Irrigation Repairs	\$ 5,000	\$ 833	\$ 150	\$ 683
General Repairs & Maintenance	\$ 5,000	\$ 833	\$ -	\$ 833
Contingency	\$ 2,298	\$ 383	\$ -	\$ 383
Subtotal Field Expenditures	\$ 167,028	\$ 32,005	\$ 28,764	\$ 3,241
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 2,400	\$ 674	\$ 1,726
Amenity - Water	\$ 3,500	\$ 583	\$ -	\$ 583
Internet	\$ 3,000	\$ 500	\$ -	\$ 500
Playground/Furniture Lease	\$ 14,454	\$ 2,409	\$ 2,409	\$ (0)
Pest Control	\$ 720	\$ 120	\$ -	\$ 120
Janitorial Services	\$ 8,580	\$ 1,430	\$ -	\$ 1,430
Security Services	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Pool Maintenance	\$ 10,380	\$ 1,730	\$ -	\$ 1,730
Amenity Access Management	\$ 5,000	\$ 833	\$ 833	\$ (0)
Amenity Repairs & Maintenance	\$ 1,000	\$ 167	\$ 135	\$ 32
Contingency	\$ 4,500	\$ 750	\$ -	\$ 750
Subtotal Amenity Expenditures	\$ 73,034	\$ 12,172	\$ 4,051	\$ 8,121
Total Operations & Maintenance	\$ 240,062	\$ 44,177	\$ 32,815	\$ 11,362
Total Expenditures	\$ 389,372	\$ 78,912	\$ 60,880	\$ 18,032
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000	\$ (37,567)	\$ (16,415)	\$ (14,912)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (5,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (5,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (16,415)	
Fund Balance - Beginning	\$ -		\$ 39,420	
Fund Balance - Ending	\$ -		\$ 23,005	

Rhodine Road North

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/21	Thru 11/30/21	Variance
Revenues:				
Assessments - Tax Roll	\$ 509,963	\$ 19,433	\$ 19,433	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 29,875	\$ 29,875
Interest	\$ -	\$ -	\$ 7	\$ 7
Total Revenues	\$ 509,963	\$ 19,433	\$ 49,315	\$ 29,882
Expenditures:				
Interest - 11/1	\$ 182,494	\$ 182,494	\$ 182,494	\$ -
Principal - 5/1	\$ 145,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 182,494	\$ -	\$ -	\$ -
Total Expenditures	\$ 509,988	\$ 182,494	\$ 182,494	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (25)	\$ (163,061)	\$ (133,179)	\$ 29,882
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (253,011)	\$ (253,011)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (253,011)	\$ (253,011)
Net Change in Fund Balance	\$ (25)		\$ (386,189)	
Fund Balance - Beginning	\$ 212,024		\$ 732,284	
Fund Balance - Ending	\$ 211,999		\$ 346,094	

Rhodine Road North

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/21	Thru 11/30/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ 94	\$ 94
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 3,534	\$ (3,534)
Total Expenditures	\$ -	\$ -	\$ 3,534	\$ (3,534)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,440)	\$ 3,629
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 253,011	\$ 253,011
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 253,011	\$ 253,011
Net Change in Fund Balance	\$ -	\$ -	\$ 249,571	
Fund Balance - Beginning	\$ -		\$ (249,476)	
Fund Balance - Ending	\$ -		\$ 95	

Rhodine Road North

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2021

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
Revenues				
Developer Advances	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -		\$ (1,205)	
Fund Balance - Ending	\$ -		\$ (1,205)	

Rhodine Road North
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 12,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,918
Assessments - Direct Bill	\$ -	\$ 28,428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,428
Other Income	\$ 3,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,120
Total Revenues	\$ 3,120	\$ 41,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,466
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Engineering	\$ 118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118
Attorney	\$ 694	\$ 3,182	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,875
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 833
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,788
Management Fees	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,008
Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 49	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Printing & Binding	\$ 6	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Legal Advertising	\$ 1,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,930
Other Current Charges	\$ 218	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356
Office Supplies	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,021	\$ 7,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,065

Rhodine Road North
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 5,775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,775
Field Management	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Landscape Maintenance	\$ 6,971	\$ 6,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,692
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 765	\$ 765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,530
Streetlights	\$ 2,431	\$ 2,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,863
Electric	\$ 21	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42
Water & Sewer	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	212
Irrigation Repairs	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 17,319	\$ 11,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,764
Amenity Expenditures													
Amenity - Electric	\$ 296	\$ 378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	674
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground/Furniture Lease	\$ 1,205	\$ 1,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,409
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access Management	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	833
Amenity Repairs & Maintenance	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	135
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 2,052	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,051
Total Operations & Maintenance	\$ 19,371	\$ 13,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,815
Total Expenditures	\$ 40,392	\$ 20,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60,880
Excess (Deficiency) of Revenues over Expenditures	\$ (37,272)	\$ 20,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(16,415)
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (37,272)	\$ 20,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(16,415)

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	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$255,481
Reserve Fund Balance	\$254,981
Bonds Outstanding - 06/28/19	\$10,000,000
Less: Special Call - 11/1/20	(\$1,455,000)
Less: Special Call - 2/1/21	(\$25,000)
Less: Principal Payment - 5/1/21	(\$140,000)
Less: Special Call - 5/1/21	(\$25,000)
Less Special Call - 8/1/21	(\$15,000)
CURRENT BONDS OUTSTANDING	\$8,340,000

Rhodine Road North
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments \$ 359,059.41 \$ 540,145.77 \$ 899,205.18
 Net Assessments \$ 337,515.85 \$ 507,737.02 \$ 845,252.87

ON ROLL ASSESSMENTS

39.93% 60.07% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	2019 Debt Service	Total
11/24/21	ACH	\$34,386.44	(\$1,375.47)	(\$660.22)	\$0.00	\$32,350.75	\$12,917.90	\$19,432.85	\$32,350.75
TOTAL		\$ 34,386.44	\$ (1,375.47)	\$ (660.22)	\$ -	\$ 32,350.75	\$ 12,917.90	\$ 19,432.85	\$ 32,350.75

4%	Net Percent Collected
\$ 812,902.12	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Clayton Property Group, Inc. 2022-01		Net Assessments	\$56,855.21	\$56,855.21	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
11/22/21	12/1/21	41406	\$28,427.61	\$28,427.61	\$28,427.61
	2/1/22		\$14,213.80		
	5/1/22		\$14,213.80		
			\$ 56,855.21	\$ 28,427.61	\$ 28,427.61