



Rhodine Road North Community Development District

**Adopted Budget
FY 2021**



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Rhodine Road North
Community Development District
 Adopted Budget
 General Fund

Description	Adopted Budget FY2020	Actuals Thru 6/30/20	Projected Next 3 Months	Total Thru 9/30/20	Adopted Budget FY2021
Revenues					
Assessments	\$0	\$0	\$0	\$0	\$282,705
Developer Contributions	\$225,562	\$60,000	\$85,508	\$145,508	\$57,673
Boundary Amendment Contributions	\$0	\$1,585	\$0	\$1,585	\$0
Total Revenues	\$225,562	\$61,585	\$85,508	\$147,093	\$340,378
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$3,400	\$3,000	\$6,400	\$12,000
Engineering	\$20,000	\$891	\$5,000	\$5,891	\$20,000
Attorney	\$25,000	\$11,479	\$13,521	\$25,000	\$25,000
Annual Audit	\$3,000	\$3,000	\$0	\$3,000	\$4,400
Assessment Administration	\$5,000	\$0	\$0	\$0	\$5,000
Arbitrage	\$650	\$0	\$650	\$650	\$900
Dissemination	\$5,000	\$4,250	\$750	\$5,000	\$6,000
Trustee Fees	\$3,500	\$0	\$3,500	\$3,500	\$7,000
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$35,000
Information Technology	\$2,350	\$675	\$1,675	\$2,350	\$2,500
Telephone	\$250	\$10	\$63	\$73	\$250
Postage & Delivery	\$850	\$108	\$213	\$320	\$850
Insurance	\$5,500	\$5,125	\$0	\$5,125	\$5,700
Printing & Binding	\$850	\$295	\$213	\$508	\$850
Legal Advertising	\$10,000	\$7,232	\$2,768	\$10,000	\$10,000
Other Current Charges	\$2,500	\$1,363	\$1,137	\$2,500	\$2,500
Boundary Amendment Expenses	\$0	\$1,585	\$0	\$1,585	\$0
Office Supplies	\$500	\$14	\$125	\$139	\$500
Travel Per Diem	\$550	\$0	\$138	\$138	\$550
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$132,675	\$65,851	\$41,501	\$107,353	\$139,175

Rhodine Road North
Community Development District
Adopted Budget
General Fund

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

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

Rhodine Road North
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Developer Contributions

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Rhodine Road North
Community Development District
GENERAL FUND BUDGET

Arbitrage

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

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019 bond series and an additional bond series expected to close during the fiscal year.

Trustee Fees

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

Management Fees

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

Information Technology

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

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

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

Printing & Binding

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

Rhodine Road North
Community Development District
GENERAL FUND BUDGET

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

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

Office Supplies

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

Travel Per Diem

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

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Property Insurance

The District's property insurance coverages.

Field Management

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

Rhodine Road North Community Development District

GENERAL FUND BUDGET

Landscape Maintenance

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

Description	Monthly	Annually
Landscape Maintenance	\$5,996	\$71,950
Total		\$71,950

Landscape Replacement

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

Lake Maintenance

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

Description	Monthly	Annually
Lake Maintenance	\$765	\$9,180
Total		\$9,180

Fountain Maintenance

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

Streetlights

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

Electric

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

Water & Sewer

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

Rhodine Road North
Community Development District
GENERAL FUND BUDGET

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenses

Amenity - Electric

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

Amenity – Water

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

Playground Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Rhodine Road North
Community Development District
GENERAL FUND BUDGET

Security Services

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Contingency

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

Other Expenses:

Capital Reserves

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

Rhodine Road North

COMMUNITY DEVELOPMENT DISTRICT

Adopted Budget Debt Service Fund Series 2019

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

Special Assessments	\$224,250	\$0	\$224,250	\$224,250	\$618,188
Prepayments	\$0	\$20,486	\$0	\$20,486	\$0
Interest Income	\$0	\$6,468	\$15	\$6,483	\$0
Carry Forward Surplus	\$377,949	\$395,776 *	\$0	\$395,776	\$258,188
Total Revenues	\$602,199	\$422,729	\$224,265	\$646,994	\$876,375

Expenses

Interest - 11/1	\$153,238	\$153,238	\$0	\$153,238	\$219,019
Principal - 5/1	\$0	\$0	\$0	\$0	\$165,000
Interest - 5/1	\$224,250	\$224,250	\$0	\$224,250	\$219,019
Special Call - 8/1	\$0	\$0	\$235,000	\$235,000	\$0
Total Expenditures	\$377,488	\$377,488	\$235,000	\$612,488	\$603,038

Other Financing Sources

Transfer In (Out)	\$0	\$223,681	\$0	\$223,681	\$0
Total Other Financing Sources (Uses)	\$0	\$223,681	\$0	\$223,681	\$0
Excess Revenues/(Expenditures)	\$224,712	\$268,923	(\$10,735)	\$258,188	\$273,338

*Represents carry forward less reserve requirement of \$603,162.50

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

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Single Family 40	278	\$398,045	\$1,432	\$1,523
Single Family 50	123	\$220,142	\$1,790	\$1,904
	<u>401</u>	<u>\$618,188</u>		

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

Amortization Schedule

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

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

Amortization Schedule

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

Rhodine Road North

COMMUNITY DEVELOPMENT DISTRICT

Adopted Budget Capital Reserve Fund

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