

*Rhodine Road North  
Community Development District*

*Agenda*

*May 6, 2020*

# AGENDA

# ***Rhodine Road North***

## ***Community Development District***

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219 E. Livingston St., Orlando, Florida 32801

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

April 29, 2020

**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 **Wednesday, May 6, 2020 at 10:45 AM via Zoom Teleconference.**

**Zoom Video Link:** <https://zoom.us/j/97935482651>

**Zoom Call-In Information:** 1-253-215-8782 or 1-301-715-8592 **Meeting ID:** 979 3548 2651

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the February 5, 2020 Board of Supervisors Meeting
4. Consideration of Resolution 2020-08 Approving the Proposed Fiscal Year 2021 Budget (suggested date August 5, 2020), Declaring Special Assessments, and Setting the Public Hearings for the Fiscal Year 2021 Budget, and the Imposition of Operations & Maintenance Assessments
5. Consideration of Resolution 2020-09 Adopting an Internal Controls Policy
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement

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

- iii. Ratification of Summary of Series 2019 Requisitions #85, #86 and #98-#110
- iv. Ratification of QGS CO's #26 through #29
- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. Adjournment

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

The third order of business is the approval of the minutes from the February 5, 2020 Board of Supervisors Meeting. A copy of the minutes is enclosed for your review.

The fourth order of business is the Consideration of Resolution 2020-08 Approving the Proposed Fiscal Year 2021 Budget (suggested date August 5, 2020), Declaring Special Assessments, and Setting the Public Hearings for the Fiscal Year 2021 Budget, and the Imposition of Operations & Maintenance Assessments. A copy of the resolution is enclosed for your review.

The fifth order of business is the Consideration of Resolution 2020-09 Adopting an Internal Controls Policy. A copy of this resolution is included for your review.

The sixth order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes the approval of the check register. Sub-Section 2 includes the balance sheet and income statement. Sub-Section 3 includes a Summary of Series 2019 Requisitions #85, #86 and #98 through #110. A copy of the summary is enclosed for your review. Sub-Section 4 includes QGS CO's #26 through #29 for your review and ratification.

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

Sincerely,

Jill Burns  
District Manager

CC:  
Roy Van Wyk, District Counsel  
Enclosures

# MINUTES

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

The Regular Meeting of the Board of Supervisors of the Rhodine Road North Community Development District was held on Wednesday, **February 5, 2020** at 11:39 a.m. at Holiday Inn Express, 2102 N Park Road, Plant City, Florida.

Present and constituting a quorum:

Lauren Schwenk *via phone*  
Matthew Cassidy  
Andrew Rhinehart  
Patrick Marone

Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also, present were:

Jill Burns  
Michelle Rigoni *via phone*  
Heather Wertz *via phone*

District Manager, GMS  
HGS  
District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 11:39 a.m. and noted that a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 6,  
2019 Board of Supervisors Meeting**

Ms. Burns asked for any comments, questions, or changes to the minutes. Hearing none, Ms. Burns asked for a motion to approve.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Minutes of the November 6, 2019 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Revised QGS Change Order #6 (Cook Parcel)**

Ms. Burns referred to Ms. Rigoni to review. Ms. Rigoni noted that the district previously approved this change order upon review and recommendation by the District Engineer. The change order contemplates the scope and the project for the Cook Parcel. Ms. Rigoni asked several questions of the District Engineer:

- Is the scope of the change order consistent with the original design of the contract, including, but not limited to, the specifications, drawings, or other relevant project material? Ms. Wertz responded yes.
- Are the unit prices contained in the change order consistent with the unit prices provided in the contract? And if not, are they reasonable based on the current market conditions? Ms. Wertz responded that yes, they are consistent. There are a few items that are new that weren't on the original contract, and they are consistent with market value.
- Are they reasonable for the scope of the change order? Ms. Wertz responded yes.
- Is it your opinion based on your review, that all of the supporting data for the requested change order are accurate and complete, and as a result the contractor is entitled to the request and price adjustments? Ms. Wertz responded yes.
- Are the changes in the contract times and contract price as proposed in the change order reasonable for the proposed work, and otherwise not in violation of any provisions of the contract, including but not limited to the limitations regarding delay of work? Ms. Wertz responded yes.

Ms. Rigoni stated she believed the District Engineer has provided the review of the change order and it is their recommendation that the change order be executed. Ms. Burns asked or any questions for Ms. Rigoni or Ms. Wertz on the change order.

Mr. Rhinehart asked Ms. Wertz about a 90-day extension to the calendar instead of 150. Ms. Wertz noted that they just received the schedule from 2/10 to 5/10. It's 3 months, and looking at the whole scope, they've done some clearing, earthwork, and grading. She noted she would change the 150 to include that portion of the earthwork that has already been worked on. Mr. Rhinehart stated that his thoughts were those 90 days back dated to the start date. Ms. Wertz noted that he said they will do 90 days based on when structures are delivered. He was

anticipating them being delivered on that start date. It was a longer time frame with the clearing of the muck in the fishponds, the earthwork moving, and that's what the bid is reflecting.

Mr. Marone asked if they agree to this are they giving them 150 days from today to complete. Ms. Wertz responded that they could approve it and write in that the 150 days started when they started the earthwork clearing.

Ms. Wertz stated the change in contract times must be reflected on the change orders, so they would need to resolve that. Mr. Marone stated it was just a question, and they can keep it how it currently is.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, QGS Change Order #6 (Cook Parcel), was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Agreement with Hillsborough County Tax Collector**

Ms. Burns stated that they will need to enter into an agreement with the tax collector if they plan to be on roll for the upcoming year. She asked if they would be ready to go on roll in November. Ms. Schwenk responded that yes, they will. Ms. Burns stated that they would need to execute this agreement with the tax collector in order to go on roll.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Agreement with Hillsborough County Tax Collector, was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2020-07 Re-Designating the Principal Headquarters and Primary Administrative Office for the District**

Ms. Burns stated this would reflect the change of GMS's office moving in Orlando.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, Resolution 2020-07 Re-Designating the Principal Headquarters and Primary Administrative Office for the District, was approved.

#### **SEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Ms. Rigoni had nothing further to report.



**B. Engineer**

Ms. Wertz had nothing further to report.

**C. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated the check register was from October 26, 2019 through January 27, 2020 and the total is \$24,802.33.

On MOTION by Mr. Marone, seconded by Mr. Cassidy, with all in favor, the Check Register totaling \$24,802.33, was approved.
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**ii. Balance Sheet and Income Statement**

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

**iii. Ratification of Revised QGS Change Orders #1, #5, and #17-23**

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

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, QGS Revised Change Order #1 and QGS Change Orders #5 and #17 - #23, were ratified.
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**iv. Ratification of Summary of Series 2019 Requisitions #38 - #68 and #71 - #84**

Ms. Burns noted these were previously approved and need to be ratified by the board.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Series 2019 Requisitions #38 - #68 and #71- #84, were ratified.
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**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINETH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

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

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman/Vice Chairman

## SECTION IV

## RESOLUTION 2020-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Rhodine Road North Community Development District (“**District**”) prior to June 15, 2020, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

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

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

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

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2020, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING A PUBLIC HEARING.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for \_\_\_\_\_, 2020 at \_\_\_\_\_.m. The public hearings may be conducted remotely, pursuant

to Zoom communications media technology and/or by telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, as such orders may be extended or supplemented, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION: Holiday Inn Express & Suites  
2102 N. Park Rd.  
Plant City, FL 33563

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

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

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

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

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

**PASSED AND ADOPTED THIS 6<sup>TH</sup> DAY OF MAY, 2020.**

ATTEST:

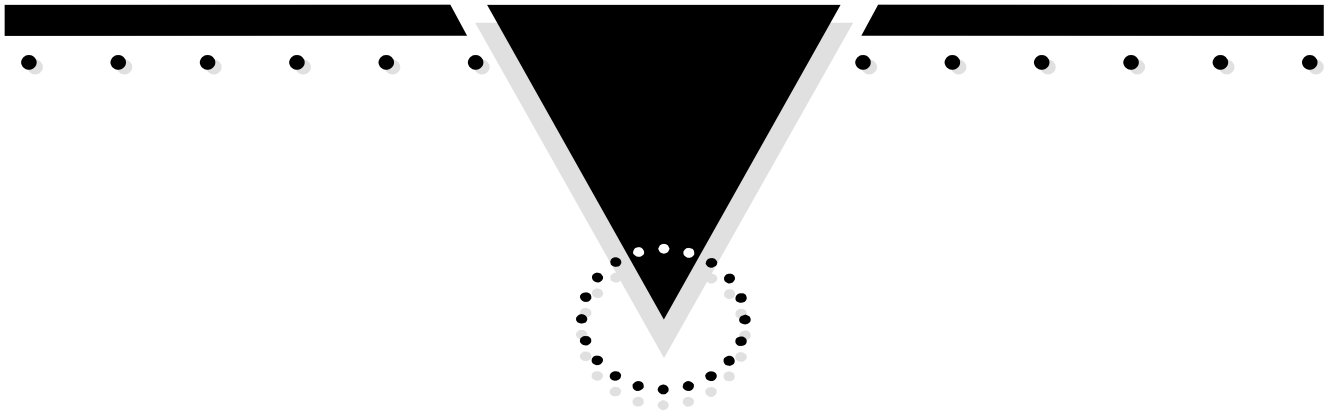
**RHODINE ROAD NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Vice/Chairperson, Board of Supervisors



# **Rhodine Road North Community Development District**

**Proposed Budget  
FY 2021**



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# Rhodine Road North

## Community Development District

### Proposed Budget General Fund

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

Assessments	\$0	\$0	\$0	\$0	\$432,935
Developer Contributions	\$225,562	\$44,777	\$167,486	\$212,263	\$0
Boundary Amendment Contributions	\$0	\$546	\$0	\$546	\$0

#### Total Revenues

<b>\$225,562</b>	<b>\$45,323</b>	<b>\$167,486</b>	<b>\$212,809</b>	<b>\$432,935</b>
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#### Expenditures

##### Administrative

Supervisor Fees	\$12,000	\$2,400	\$6,000	\$8,400	\$12,000
Engineering	\$20,000	\$773	\$10,000	\$10,773	\$20,000
Attorney	\$25,000	\$6,768	\$18,232	\$25,000	\$25,000
Annual Audit	\$3,000	\$0	\$4,300	\$4,300	\$4,400
Assessment Administration	\$5,000	\$0	\$0	\$0	\$5,000
Arbitrage	\$650	\$0	\$650	\$650	\$1,300
Dissemination	\$5,000	\$1,750	\$3,250	\$5,000	\$6,000
Trustee Fees	\$3,500	\$0	\$3,500	\$3,500	\$7,000
Management Fees	\$35,000	\$17,500	\$17,500	\$35,000	\$35,000
Information Technology	\$2,350	\$450	\$1,900	\$2,350	\$2,500
Telephone	\$250	\$10	\$125	\$135	\$250
Postage & Delivery	\$850	\$75	\$425	\$500	\$850
Insurance	\$5,500	\$5,125	\$0	\$5,125	\$5,700
Printing & Binding	\$850	\$294	\$425	\$719	\$850
Legal Advertising	\$10,000	\$6,560	\$3,440	\$10,000	\$10,000
Other Current Charges	\$2,500	\$1,053	\$1,447	\$2,500	\$2,500
Boundary Amendment Expenses	\$0	\$546	\$0	\$546	\$0
Office Supplies	\$500	\$11	\$250	\$261	\$500
Travel Per Diem	\$550	\$0	\$275	\$275	\$550
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<u>Total Administrative</u>	<u>\$132,675</u>	<u>\$43,491</u>	<u>\$71,719</u>	<u>\$115,209</u>	<u>\$139,575</u>

##### Operations & Maintenance

##### **Field Expenses**

Property Insurance	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Field Management	\$0	\$0	\$7,500	\$7,500	\$15,000
Landscape Maintenance	\$39,200	\$0	\$43,500	\$43,500	\$87,000
Landscape Replacement	\$7,500	\$0	\$3,750	\$3,750	\$7,500
Fertilization	\$8,000	\$0	\$9,400	\$9,400	\$18,800
Lake Maintenance	\$0	\$0	\$5,500	\$5,500	\$11,000
Fountain Maintenance	\$0	\$0	\$1,250	\$1,250	\$2,500
Streetlights	\$10,000	\$0	\$7,500	\$7,500	\$15,000
Electric	\$0	\$0	\$3,000	\$3,000	\$6,000
Water & Sewer	\$0	\$0	\$1,200	\$1,200	\$2,400
Sidewalk & Asphalt Maintenance	\$0	\$0	\$0	\$0	\$500
Irrigation Repairs	\$0	\$0	\$0	\$0	\$5,000
General Repairs & Maintenance	\$2,000	\$0	\$7,500	\$7,500	\$15,000
Contingency	\$15,000	\$0	\$2,500	\$2,500	\$5,000
<b>Subtotal Field Expenses</b>	<b>\$86,700</b>	<b>\$0</b>	<b>\$97,600</b>	<b>\$97,600</b>	<b>\$195,700</b>



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

Description	Adopted Budget FY2020	Actuals Thru 3/30/20	Projected Next 6 Months	Total Thru 9/30/20	Proposed Budget FY2021
<b>Amenity Expenses</b>					
Amenity - Electric	\$2,000	\$0	\$0	\$0	\$14,400
Amenity - Water	\$600	\$0	\$0	\$0	\$3,840
Playground Lease	\$0	\$0	\$0	\$0	\$9,800
Internet	\$0	\$0	\$0	\$0	\$900
Pest Control	\$120	\$0	\$0	\$0	\$720
Janitorial Services	\$800	\$0	\$0	\$0	\$10,000
Security Services	\$0	\$0	\$0	\$0	\$10,000
Pool Maintenance	\$2,667	\$0	\$0	\$0	\$19,500
Amenity Repairs & Maintenance	\$0	\$0	\$0	\$0	\$1,000
Contingency	\$0	\$0	\$0	\$0	\$7,500
<b>Subtotal Amenity Expenses</b>	<b>\$6,187</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$77,660</b>
<b><u>Total Operations &amp; Maintenance</u></b>	<b><u>\$92,887</u></b>	<b><u>\$0</u></b>	<b><u>\$97,600</u></b>	<b><u>\$97,600</u></b>	<b><u>\$273,360</u></b>
<b><u>Other Expenses</u></b>					
Capital Reserves	\$0	\$0	\$0	\$0	\$20,000
<b><u>Total Other Expenses</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$20,000</u></b>
<b><u>Total Expenditures</u></b>	<b><u>\$225,562</u></b>	<b><u>\$43,491</u></b>	<b><u>\$169,319</u></b>	<b><u>\$212,809</u></b>	<b><u>\$432,935</u></b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$0)</b>	<b>\$1,833</b>	<b>(\$1,833)</b>	<b>\$0</b>	<b>\$0</b>

Net Assessments	\$432,935
Add: Discounts & Collections 6%	\$27,634
Gross Assessments	<u>\$460,569</u>
Assessable Units	401
Per Unit Gross Assessment	<u>\$1,148.55</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.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

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

*Engineering*

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

*Attorney*

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

*Annual Audit*

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

*Assessment Administration*

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

*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.

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

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.

Legal Advertising

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

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

*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*

Represents the estimated costs of contracting services that 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.

*Landscape Maintenance*

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

*Landscape Replacement*

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

*Fertilization*

Represents the estimated cost of fertilizing the common areas of the District. This is based on an estimated cost for annuals and mulching.

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

Lake Maintenance

Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries.

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.

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.

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

*Amenity – Water*

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

*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.

*Security Services*

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

*Pool Maintenance*

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

*Amenity Repairs & Maintenance*

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

*Contingency*

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

***Other Expenses:***

*Capital Reserves*

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

# Rhodine Road North

## COMMUNITY DEVELOPMENT DISTRICT

### Proposed Budget Debt Service Fund Series 2019

Adopted Budget FY2019	Actual Thru 3/30/20	Projected Next 6 Months	Projected Thru 9/30/20	Proposed Budget FY2021
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#### Revenues

Special Assessments	\$224,250	\$0	\$224,250	\$224,250	\$618,188
Bond Proceeds	\$0	\$0	\$0	\$0	\$0
Interest Income	\$0	\$6,106	\$700	\$6,806	\$0
Carry Forward Surplus	\$377,949	\$380,751 *	\$0	\$380,751	\$237,822

<b>Total Revenues</b>	<b>\$602,199</b>	<b>\$386,857</b>	<b>\$224,950</b>	<b>\$611,807</b>	<b>\$856,009</b>
-----------------------	------------------	------------------	------------------	------------------	------------------

#### Expenses

Interest - 11/1	\$153,238	\$153,238	\$0	\$153,238	\$224,250
Principal - 5/1	\$0	\$0	\$0	\$0	\$170,000
Interest - 5/1	\$224,250	\$0	\$224,250	\$224,250	\$224,250

<b>Total Expenditures</b>	<b>\$377,488</b>	<b>\$153,238</b>	<b>\$224,250</b>	<b>\$377,488</b>	<b>\$618,500</b>
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#### Other Financing Sources

Transfer In (Out)	\$0	\$3,502	\$0	\$3,502	\$0
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<b>Total Other Financing Sources (Uses)</b>	<b>\$0</b>	<b>\$3,502</b>	<b>\$0</b>	<b>\$3,502</b>	<b>\$0</b>
---	------------	----------------	------------	----------------	------------

<b>Excess Revenues/(Expenditures)</b>	<b>\$224,712</b>	<b>\$237,122</b>	<b>\$700</b>	<b>\$237,822</b>	<b>\$237,509</b>
---------------------------------------	------------------	------------------	--------------	------------------	------------------

\*Represents carry forward less reserve requirement of \$618,187.50.

Interest - 11/1/2021	\$221,275
<b>Total</b>	<b>\$221,275</b>

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**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/20	\$ 10,000,000	\$ -	\$ 224,250	\$ 448,500
5/1/21	\$ 10,000,000	\$ 170,000	\$ 224,250	\$ -
11/1/21	\$ 9,830,000	\$ -	\$ 221,275	\$ 615,525
5/1/22	\$ 9,830,000	\$ 175,000	\$ 221,275	\$ -
11/1/22	\$ 9,655,000	\$ -	\$ 218,213	\$ 614,488
5/1/23	\$ 9,655,000	\$ 185,000	\$ 218,213	\$ -
11/1/23	\$ 9,470,000	\$ -	\$ 214,975	\$ 618,188
5/1/24	\$ 9,280,000	\$ 190,000	\$ 214,975	\$ -
11/1/24	\$ 9,280,000	\$ -	\$ 211,650	\$ 616,625
5/1/25	\$ 9,280,000	\$ 195,000	\$ 211,650	\$ -
11/1/25	\$ 9,085,000	\$ -	\$ 207,750	\$ 614,400
5/1/26	\$ 9,085,000	\$ 205,000	\$ 207,750	\$ -
11/1/26	\$ 8,880,000	\$ -	\$ 203,650	\$ 616,400
5/1/27	\$ 8,880,000	\$ 215,000	\$ 203,650	\$ -
11/1/27	\$ 8,665,000	\$ -	\$ 199,350	\$ 618,000
5/1/28	\$ 8,665,000	\$ 220,000	\$ 199,350	\$ -
11/1/28	\$ 8,445,000	\$ -	\$ 194,950	\$ 614,300
5/1/29	\$ 7,975,000	\$ 230,000	\$ 194,950	\$ -
11/1/29	\$ 7,975,000	\$ -	\$ 190,350	\$ 615,300
5/1/30	\$ 7,975,000	\$ 240,000	\$ 190,350	\$ -
11/1/30	\$ 7,975,000	\$ -	\$ 185,550	\$ 615,900
5/1/31	\$ 7,975,000	\$ 250,000	\$ 185,550	\$ -
11/1/31	\$ 7,725,000	\$ -	\$ 179,925	\$ 615,475
5/1/32	\$ 7,725,000	\$ 260,000	\$ 179,925	\$ -
11/1/32	\$ 7,465,000	\$ -	\$ 174,075	\$ 614,000
5/1/33	\$ 7,465,000	\$ 275,000	\$ 174,075	\$ -
11/1/33	\$ 7,190,000	\$ -	\$ 167,888	\$ 616,963
5/1/34	\$ 7,190,000	\$ 285,000	\$ 167,888	\$ -
11/1/34	\$ 6,905,000	\$ -	\$ 161,475	\$ 614,363
5/1/35	\$ 6,905,000	\$ 300,000	\$ 161,475	\$ -
11/1/35	\$ 6,605,000	\$ -	\$ 154,725	\$ 616,200
5/1/36	\$ 6,605,000	\$ 315,000	\$ 154,725	\$ -
11/1/36	\$ 6,290,000	\$ -	\$ 147,638	\$ 617,363
5/1/37	\$ 6,290,000	\$ 325,000	\$ 147,638	\$ -
11/1/37	\$ 5,965,000	\$ -	\$ 140,325	\$ 612,963
5/1/38	\$ 5,965,000	\$ 340,000	\$ 140,325	\$ -



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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/38	\$ 5,625,000	\$ -	\$ 132,675	\$ 613,000
5/1/39	\$ 5,625,000	\$ 360,000	\$ 132,675	\$ -
11/1/39	\$ 4,890,000	\$ -	\$ 124,575	\$ 617,250
5/1/40	\$ 4,890,000	\$ 375,000	\$ 124,575	\$ -
11/1/40	\$ 4,890,000	\$ -	\$ 116,138	\$ 615,713
5/1/41	\$ 4,890,000	\$ 390,000	\$ 116,138	\$ -
11/1/41	\$ 4,500,000	\$ -	\$ 106,875	\$ 613,013
5/1/42	\$ 4,500,000	\$ 410,000	\$ 106,875	\$ -
11/1/42	\$ 4,090,000	\$ -	\$ 97,138	\$ 614,013
5/1/43	\$ 4,090,000	\$ 430,000	\$ 97,138	\$ -
11/1/43	\$ 3,660,000	\$ -	\$ 86,925	\$ 614,063
5/1/44	\$ 3,660,000	\$ 450,000	\$ 86,925	\$ -
11/1/44	\$ 3,210,000	\$ -	\$ 76,238	\$ 613,163
5/1/45	\$ 3,210,000	\$ 475,000	\$ 76,238	\$ -
11/1/45	\$ 2,735,000	\$ -	\$ 64,956	\$ 616,194
5/1/46	\$ 2,735,000	\$ 495,000	\$ 64,956	\$ -
11/1/46	\$ 2,240,000	\$ -	\$ 53,200	\$ 613,156
5/1/47	\$ 2,240,000	\$ 520,000	\$ 53,200	\$ -
11/1/47	\$ 1,720,000	\$ -	\$ 40,850	\$ 614,050
5/1/48	\$ 1,720,000	\$ 545,000	\$ 40,850	\$ -
11/1/48	\$ 1,175,000	\$ -	\$ 27,906	\$ 613,756
5/1/49	\$ 1,175,000	\$ 575,000	\$ 27,906	\$ -
11/1/49	\$ 600,000	\$ -	\$ 14,250	\$ 617,156
5/1/50	\$ 600,000	\$ 600,000	\$ 14,250	\$ 614,250
<b>Totals</b>		<b>\$ 10,000,000</b>	<b>\$ 8,679,475</b>	<b>\$ 18,903,725</b>

## SECTION V

**RESOLUTION 2020-09**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE  
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING AN INTERNAL CONTROLS POLICY  
CONSISTENT WITH SECTION 218.33, FLORIDA STATUTES;  
PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, consistent with Section 218.33, *Florida Statutes*, the District is statutorily required to establish and maintain internal controls designed to prevent and detect fraud, waste, and abuse as defined in Section 11.45(1), *Florida Statutes*; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets; and

**WHEREAS**, to demonstrate compliance with Section 218.33, *Florida Statutes*, the District desires to adopt by resolution the Internal Controls Policy attached hereto as **Exhibit A**.

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

**SECTION 1.** The attached Internal Controls Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution.

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED THIS 6<sup>TH</sup> DAY OF MAY, 2020.**

**ATTEST:**

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

## **EXHIBIT “A”**

### **RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT INTERNAL CONTROLS POLICY**

#### **1. Purpose.**

- 1.1. The purpose of this internal controls policy is to establish and maintain internal controls for the Rhodine Road North Community Development District.
- 1.2. Consistent with Section 218.33(3), *Florida Statutes*, the internal controls adopted herein are designed to:
  - 1.2.1. Prevent and detect Fraud, Waste, and Abuse (as hereinafter defined).
  - 1.2.2. Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.
  - 1.2.3. Support economical and efficient operations.
  - 1.2.4. Ensure reliability of financial records and reports.
  - 1.2.5. Safeguard Assets (as hereinafter defined).

#### **2. Definitions.**

- 2.1. “Abuse” means behavior that is deficient or improper when compared with behavior that a prudent person would consider a reasonable and necessary operational practice given the facts and circumstances. The term includes the misuse of authority or position for personal gain.
- 2.2. “Assets” means District assets such as cash or other financial resources, supplies, inventories, equipment and other fixed assets, real property, intellectual property, or data.
- 2.3. “Auditor” means the independent auditor (and its employees) retained by the District to perform the annual audit required by state law.
- 2.4. “Board” means the Board of Supervisors for the District.
- 2.5. “District Management” means (i) the independent contractor (and its employees) retained by the District to provide professional district management services to the District and (ii) any other independent contractor (and its employees) separately retained by the District to provide amenity management services, provided said services include a responsibility to safeguard and protect Assets.

- 2.6. “Fraud” means obtaining something of value through willful misrepresentation, including, but not limited to, intentional misstatements or intentional omissions of amounts or disclosures in financial statements to deceive users of financial statements, theft of an entity’s assets, bribery, or the use of one’s position for personal enrichment through the deliberate misuse or misapplication of an organization’s resources.
- 2.7. “Internal Controls” means systems and procedures designed to prevent and detect fraud, waste, and abuse; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets.
- 2.8. “Risk” means anything that could negatively impact the District’s ability to meet its goals and objectives. The term includes strategic, financial, regulatory, reputational, and operational risks.
- 2.9. “Waste” means the act of using or expending resources unreasonably, carelessly, extravagantly, or for no useful purpose.

### **3. Control Environment.**

#### **3.1. Ethical and Honest Behavior.**

- 3.1.1. District Management is responsible for maintaining a work environment that promotes ethical and honest behavior on the part of all employees, contractors, vendors and others.
- 3.1.2. Managers at all levels must behave ethically and communicate to employees and others that they are expected to behave ethically.
- 3.1.3. Managers must demonstrate through words and actions that unethical behavior will not be tolerated.

### **4. Risk Assessment.**

- 4.1. Risk Assessment. District Management is responsible for assessing Risk to the District. District Management’s Risk assessments shall include, but not be limited to:
  - 4.1.1. Identifying potential hazards.
  - 4.1.2. Evaluating the likelihood and extent of harm.
  - 4.1.3. Identifying cost-justified precautions and implementing those precautions.

## 5. Control Activities.

5.1. Minimum Internal Controls. The District hereby establishes the following minimum Internal Controls to prevent and detect Fraud, Waste, and Abuse:

5.1.1. Preventive controls designed to forestall errors or irregularities and thereby avoid the cost of corrections. Preventive control activities shall include, but not be limited to, the following:

- 5.1.1.1. Identifying and segregating incompatible duties and/or implementing mitigating controls.
- 5.1.1.2. Performing accounting functions in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.
- 5.1.1.3. Requiring proper authorizations to access and/or modify accounting software.
- 5.1.1.4. Implementing computerized accounting techniques (e.g. to help identify coding errors, avoid duplicate invoices, etc.).
- 5.1.1.5. Maintaining a schedule of the District's material fixed Assets.
- 5.1.1.6. Maintaining physical control over the District's material and vulnerable Assets (e.g. lock and key, computer passwords, network firewalls, etc.).
- 5.1.1.7. Retaining and restricting access to sensitive documents.
- 5.1.1.8. Performing regular electronic data backups.

5.1.2. Detective controls designed to measure the effectiveness of preventive controls and to detect errors or irregularities when they occur. Detective control activities shall include, but not be limited to, the following:

- 5.1.2.1. Preparing financial reports in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.
- 5.1.2.2. Reviewing financial statements and investigating any material variances between budgeted expenses and actual expenses.
- 5.1.2.3. Establishing and implementing periodic reconciliations of bank, trust, and petty cash accounts.

- 5.1.2.4. Establishing an internal protocol for reporting and investigating known or suspected acts of Fraud, Waste, or Abuse.
- 5.1.2.5. Engaging in periodic physical inventory counts and comparisons with inventory records.
- 5.1.2.6. Monitoring all ACH (electronic) transactions and the sequencing of checks.
- 5.2. Implementation. District Management shall implement the minimum Internal Controls described herein. District Management may also implement additional Internal Controls that it deems advisable or appropriate for the District. The specific ways District Management implements these minimum Internal Controls shall be consistent with Generally Accepted Accounting Principles (GAAP) and otherwise conform to Governmental Accounting Standards Board (GASB) and American Institute of Certified Public Accountants (AICPA) standards and norms.

## **6. Information and Communication.**

- 6.1. Information and Communication. District Management shall communicate to its employees (needing to know) information relevant to the Internal Controls, including but not limited to any changes to the Internal Controls and/or changes to laws, rules, contracts, grant agreements, and best practices.
- 6.2. Training. District Management shall regularly train its employees (needing the training) in connection with the Internal Controls described herein and promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

## **7. Monitoring Activities.**

- 7.1. Internal Reviews. District Management shall internally review the District's Internal Controls at least once per year. In connection with this internal review, District Management shall:
  - 7.1.1.1. Review its operational processes.
  - 7.1.1.2. Consider the potential risk of Fraud, Waste, or Abuse inherent in each process.
  - 7.1.1.3. Identify the controls included in the process, or controls that could be included, that would result in a reduction in the inherent risk.
  - 7.1.1.4. Assess whether there are Internal Controls that need to be improved or added to the process under consideration.

- 7.1.1.5. Implement new controls or improve existing controls that are determined to be the most efficient and effective for decreasing the risk of Fraud, Waste or Abuse.
- 7.1.1.6. Train its employees on implemented new controls or improvements to existing controls.
- 7.2. External Audits and Other Reviews. Audits and other reviews may be performed on various components of the District's Internal Controls by the Auditor consistent with Government Auditing Standards (GAS). Audits may identify material deficiencies in the Internal Controls and make recommendations to improve them. District Management shall communicate and cooperate with the Board and the Auditor regarding the potential implementation of Auditor recommendations.

**Specific Authority:** §§ 190.011(5)], 218.33(3), *Florida Statutes*

**Effective date:** May 6, 2020



## SECTION VI

# SECTION C

# SECTION 1

# Rhodine Road North

## Community Development District

### Summary of Checks

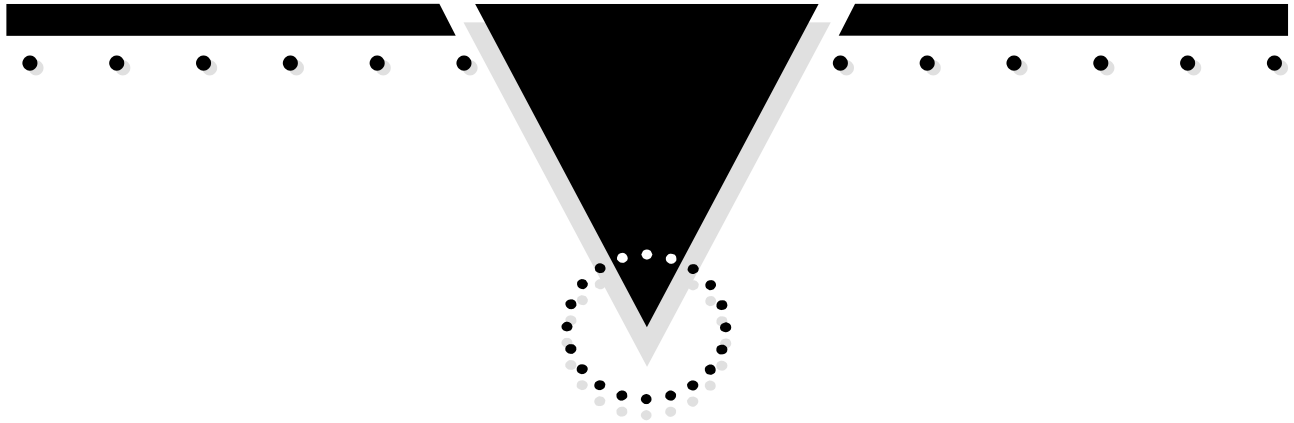
March 23, 2020 to April 27, 2020

Bank	Date	Check No.'s	Amount
General Fund	4/2/20	74	\$ 3,408.34
	4/8/20	75	\$ 248.50
	4/15/20	76	\$ 170.09
	4/24/20	77	\$ 157.19
			<hr/>
			\$ 3,984.12
			<hr/>
			<b>\$ 3,984.12</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/02/20	00010	4/01/20 26	202004 310-51300-34000	MANAGEMENT FEES-APR20	*	2,916.67	
		4/01/20 26	202004 310-51300-35100	INFORMATION TECH-APR20	*	75.00	
		4/01/20 26	202004 310-51300-31300	DISSEMINATION-APR20	*	416.67	
GOVERNMENTAL MANAGEMENT SERVICES							3,408.34 000074
4/08/20	00008	3/20/20 71487	202003 310-51300-48000	NOT OF MTG-04/01/20	*	248.50	
TIMES PUBLISHING COMPANY							248.50 000075
4/15/20	00008	3/31/20 71487	202003 310-51300-48000	NOTICE MEETING 03/20	*	170.09	
TIMES PUBLISHING COMPANY							170.09 000076
4/24/20	00010	4/01/20 27	202004 310-51300-51000	OFFICE SUPPLIES	*	.09	
		4/01/20 27	202004 310-51300-42000	POSTAGE	*	1.50	
		4/01/20 27	202004 310-51300-42500	COPIES	*	.60	
		4/01/20 28	202004 310-51300-49000	HOLIDAY INN EXPRESS	*	155.00	
GOVERNMENTAL MANAGEMENT SERVICES							157.19 000077
TOTAL FOR BANK A						3,984.12	
TOTAL FOR REGISTER						3,984.12	

RRNC RHODINE ROAD N KCOSTA

## SECTION 2



# **RHODINE ROAD NORTH**

## **Community Development District**

**Unaudited Financial Reporting**

**March 31, 2020**



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7	<u>Developer Contribution Schedule</u>
8	<u>Long Term Debt Report</u>
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**RHODINE ROAD NORTH**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**March 31, 2020**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals FY20
<b><u>ASSETS:</u></b>				
<b><u>CASH</u></b>				
OPERATING ACCOUNT	\$15,637	---	---	\$15,637
<b><u>SERIES 2019</u></b>				
RESERVE	---	\$618,188	---	\$618,188
REVENUE	---	\$9,370	---	\$9,370
INTEREST	---	\$227,752	---	\$227,752
CONSTRUCTION	---	---	\$755,412	\$755,412
ESCROW	---	---	\$220,087	\$220,087
<b>TOTAL ASSETS</b>	<b>\$15,637</b>	<b>\$855,309</b>	<b>\$975,499</b>	<b>\$1,846,445</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$419	---	---	\$419
RETAINAGE PAYABLE	---	---	\$149,016	\$149,016
<b><u>FUND EQUITY:</u></b>				
<b>FUND BALANCES:</b>				
UNASSIGNED	\$15,219	---	---	\$15,219
RESERVED FOR DEBT SERVICE	---	\$855,309	---	\$855,309
RESERVED FOR CAPITAL PROJECTS	---	---	\$826,482	\$826,482
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$15,637</b>	<b>\$855,309</b>	<b>\$975,499</b>	<b>\$1,846,445</b>

# RHODINE ROAD NORTH

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$225,562	\$44,777	\$44,777	\$0
BOUNDARY AMENDMENT CONTRIBUTIONS	\$0	\$0	\$546	\$546
<b>TOTAL REVENUES</b>	<b>\$225,562</b>	<b>\$44,777</b>	<b>\$45,323</b>	<b>\$546</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
SUPERVISORS FEES	\$12,000	\$6,000	\$2,400	\$3,600
ENGINEERING	\$20,000	\$10,000	\$773	\$9,227
ATTORNEY	\$25,000	\$12,500	\$6,768	\$5,732
ANNUAL AUDIT	\$3,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0
ARBITRAGE	\$650	\$0	\$0	\$0
DISSEMINATION	\$5,000	\$2,500	\$1,750	\$750
TRUSTEE FEES	\$3,500	\$0	\$0	\$0
MANAGEMENT FEES	\$35,000	\$17,500	\$17,500	(\$0)
INFORMATION TECHNOLOGY	\$2,350	\$1,175	\$450	\$725
TELEPHONE	\$250	\$125	\$10	\$115
POSTAGE & DELIVERY	\$850	\$425	\$75	\$350
INSURANCE	\$5,500	\$5,500	\$5,125	\$375
PRINTING & BINDING	\$850	\$425	\$294	\$131
LEGAL ADVERTISING	\$10,000	\$5,000	\$6,560	(\$1,560)
OTHER CURRENT CHARGES	\$2,500	\$1,250	\$1,053	\$197
BOUNDARY AMENDMENT EXPENSES	\$0	\$0	\$546	(\$546)
OFFICE SUPPLIES	\$500	\$250	\$11	\$239
TRAVEL PER DIEM	\$550	\$275	\$0	\$275
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE:</b>	<b>\$132,675</b>	<b>\$63,100</b>	<b>\$43,491</b>	<b>\$19,609</b>
<b><u>OPERATIONS &amp; MAINTENANCE:</u></b>				
PROPERTY INSURANCE	\$5,000	\$5,000	\$0	\$5,000
LANDSCAPE MAINTENANCE	\$39,200	\$19,600	\$0	\$19,600
LANDSCAPE REPLACEMENT	\$7,500	\$3,750	\$0	\$3,750
FERTILIZATION	\$8,000	\$4,000	\$0	\$4,000
PEST CONTROL	\$120	\$60	\$0	\$60
JANITORIAL SERVICE	\$800	\$400	\$0	\$400
POOL MAINTENANCE	\$2,667	\$1,333	\$0	\$1,333
AMENITY - ELECTRIC	\$2,000	\$1,000	\$0	\$1,000
AMENITY - WATER	\$600	\$300	\$0	\$300
STREETLIGHTS	\$10,000	\$5,000	\$0	\$5,000
GENERAL REPAIRS & MAINTENANCE	\$2,000	\$1,000	\$0	\$1,000
CONTINGENCY	\$15,000	\$7,500	\$0	\$7,500
<b>TOTAL OPERATIONS &amp; MAINTENANCE:</b>	<b>\$92,887</b>	<b>\$48,943</b>	<b>\$0</b>	<b>\$48,943</b>
<b>TOTAL EXPENDITURES</b>	<b>\$225,562</b>	<b>\$112,043</b>	<b>\$43,491</b>	<b>\$68,553</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$1,833</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$13,386</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$15,219</b>	

# RHODINE ROAD NORTH

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS	\$224,250	\$0	\$0	\$0
INTEREST	\$0	\$0	\$6,106	\$6,106
<b>TOTAL REVENUES</b>	<b>\$224,250</b>	<b>\$0</b>	<b>\$6,106</b>	<b>\$6,106</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST PAYMENT - 11/1	\$153,238	\$153,238	\$153,238	(\$0)
INTEREST PAYMENT - 5/1	\$224,250	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$377,488</b>	<b>\$153,238</b>	<b>\$153,238</b>	<b>(\$0)</b>
<b><u>OTHER FINANCING SOURCES:</u></b>				
TRANSFER IN (OUT)	\$0	\$0	\$3,502	\$3,502
<b>TOTAL OTHER FINANCING SOURCES (USES):</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,502</b>	<b>\$3,502</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$153,238)</b>		<b>(\$143,629)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$377,949</b>		<b>\$998,938</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$224,712</b>		<b>\$855,309</b>	

# RHODINE ROAD NORTH

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$33,738	\$33,738
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33,738</b>	<b>\$33,738</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$4,667,642	(\$4,667,642)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,667,642</b>	<b>(\$4,667,642)</b>
<b><u>OTHER FINANCING SOURCES:</u></b>				
TRANSFER IN (OUT)	\$0	\$0	(\$3,502)	(\$3,502)
<b>TOTAL OTHER FINANCING SOURCES (USES):</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$3,502)</b>	<b>(\$3,502)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$4,637,406)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$5,463,889</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$826,482</b>	

## RHODINE ROAD NORTH

### Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>REVENUES:</u></b>													
DEVELOPER CONTRIBUTIONS	\$0	\$20,000	\$4,777	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,777
BOUNDARY AMENDMENT CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$546
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$20,000</b>	<b>\$4,777</b>	<b>\$0</b>	<b>\$20,546</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$45,323</b>
<b><u>EXPENDITURES:</u></b>													
<b><u>ADMINISTRATIVE:</u></b>													
SUPERVISORS FEES	\$800	\$800	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400
ENGINEERING	\$538	\$118	\$0	\$0	\$118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$773
ATTORNEY	\$3,659	\$1,760	\$565	\$784	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,768
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$0	\$0	\$0	\$1,167	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500
INFORMATION TECHNOLOGY	\$75	\$75	\$75	\$75	\$75	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$450
TELEPHONE	\$3	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10
POSTAGE & DELIVERY	\$22	\$18	\$12	\$5	\$6	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$75
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
PRINTING & BINDING	\$86	\$84	\$48	\$0	\$20	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$294
LEGAL ADVERTISING	\$5,177	\$249	\$219	\$497	\$0	\$419	\$0	\$0	\$0	\$0	\$0	\$0	\$6,560
OTHER CURRENT CHARGES	\$166	\$155	\$155	\$191	\$218	\$168	\$0	\$0	\$0	\$0	\$0	\$0	\$1,053
BOUNDARY AMENDMENT EXPENSES	\$0	\$391	\$29	\$126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$546
OFFICE SUPPLIES	\$4	\$3	\$0	\$0	\$0	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$11
TRAVEL PER DIEM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$18,748</b>	<b>\$6,575</b>	<b>\$4,019</b>	<b>\$5,761</b>	<b>\$4,446</b>	<b>\$3,942</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$43,491</b>

## RHODINE ROAD NORTH

### Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>OPERATIONS &amp; MAINTENANCE:</b>													
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FERTILIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PEST CONTROL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
JANITORIAL SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AMENITY - ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AMENITY - WATER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STREETLIGHTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GENERAL REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL OPERATIONS &amp; MAINTENANCE:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	\$18,748	\$6,575	\$4,019	\$5,761	\$4,446	\$3,942	\$0	\$0	\$0	\$0	\$0	\$0	\$43,491
<b>EXCESS REVENUES/(EXPENDITURES)</b>	(\$18,748)	\$13,425	\$758	(\$5,761)	\$16,101	(\$3,942)	\$0	\$0	\$0	\$0	\$0	\$0	\$1,833

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

<b>Funding Request #</b>	<b>Prepared Date</b>	<b>Payment Received Date</b>	<b>Check/Wire Amount</b>	<b>Total Funding Request</b>	<b>General Fund Portion (FY19)</b>	<b>General Fund Portion (FY20)</b>	<b>Over and (short) Balance Due</b>
1	12/12/18	5/1/19	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
2	3/20/19	5/1/19	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
3	5/15/19	9/9/19	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
4	8/27/19	9/9/19	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
5	9/25/19	10/15/19	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
BA1-1	9/25/19	10/15/19	\$ 18,853.69	\$ 18,853.69	\$ 18,853.69	\$ -	\$ -
BA2-1	9/25/19	10/15/19	\$ 4,777.01	\$ 4,777.01	\$ 4,777.01	\$ -	\$ -
BA2-2	11/5/19	12/24/19	\$ 2,380.00	\$ 2,380.00	\$ 2,380.00	\$ -	\$ -
FY20							
1	11/5/19	11/19/19	\$ 24,777.01	\$ 20,000.00	\$ -	\$ 24,777.01	\$ -
2	2/26/20	3/10/20	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 20,000.00	\$ -
BA2-3	2/28/20	3/17/20	\$ 546.20	\$ 546.20	\$ -	\$ 546.20	\$ -
Due from Developer			\$ 171,333.91	\$ 166,556.90	\$ 126,010.70	\$ 45,323.21	\$ -

**Total Developer Contributions FY20**

**\$ 45,323.21**

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

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



**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2019**

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

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2019**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2020</b>				
10/24/19	33	Ridgewood, LLC	Invoice: 268 - Construction Management 09/01/19 to 09/15/19	\$ 3,000.00
10/24/19	34	QGS Development, Inc.	Pay Application: 197195000005 - Construction through 09/30/19	\$ 319,260.24
10/24/19	35	Fortiline, Inc.	Construction Materials per Change Order 13	\$ 186,269.20
10/24/19	36	Ridgewood, LLC	Invoice: 278 - Construction Management 09/16/19 to 09/30/19	\$ 3,000.00
10/24/19	37	Fortiline, Inc.	Construction Materials per Change Order 14	\$ 21,413.80
10/29/19	38	Hillsborough County BOCC	For Final Plat Submittal	\$ 1,120.00
10/28/19	39	Fortiline, Inc.	Invoice: 4738984 - Construction Materials per Change Order 15	\$ 11,769.80
10/28/19	40	Forterra Pipe & Precast, LLC	Invoices: 11699540, 11699643, 11699915 & 11699929 - Construction Material Purchases	\$ 23,288.00
10/28/19	41	Ridgewood, LLC	Invoice: 296 - Construction Management 10/01/19 to 10/15/19	\$ 3,000.00
10/29/19	42	Hillsborough County BOCC	For Construction Plan Submittal	\$ 5,950.00
11/8/19	43	QGS Development, Inc.	Pay Application: 197195000006 - Construction through 10/31/19	\$ 614,389.54
11/13/19	44	Ridgewood, LLC	Invoice: 306 - Construction Management 10/16/19 to 10/31/19	\$ 3,000.00
11/20/19	45	Absolute Engineering, Inc.	Invoice: 020125 - Construction Staking and Platting for Oct 2019	\$ 53,392.23
11/20/19	46	Absolute Engineering, Inc.	Invoice: 020124 - Site permitting and Landscape & Irrigation for Oct 2019	\$ 9,509.30
11/15/19	47	EPC of Hillsborough County	For Wastewater Permit - Cook Parcel	\$ 590.00
11/15/19	48	Hillsborough County Health Department	For Water Permit - Cook Parcel	\$ 860.00
11/15/19	49	Hillsborough County BOCC	For Engineering Fee - Cook Parcel	\$ 5,330.00
11/15/19	50	Hillsborough County BOCC	For ROW Permit Fee - Cook Parcel	\$ 1,425.00
11/18/19	51	Absolute Engineering, Inc.	Invoice: 20103 - Site Permitting & Rezoning Application for Sept 2019 - Cook Parcel	\$ 3,802.84
11/18/19	52	Absolute Engineering, Inc.	Invoice: 20126 - Construction Administration & Reimbursable Expenses for Oct 2019 - Cook Parcel	\$ 956.54
11/18/19	53	Absolute Engineering, Inc.	Invoice: 20123 - Site Permitting & Reimbursable Expenses for Oct 2019 - Cook Parcel	\$ 1,879.60
11/18/19	54	Ridgewood, LLC	Reimbursement for Absolute Engineering Invoice: 20064 - Review and Filing Fees - Cook Parcel	\$ 11,050.00
11/18/19	55	Ridgewood, LLC	Reimbursement for Sun Plumbing Invoice 42660, South Florida Water Management App 785976 & Hillsborough Cnty Health Dep - Cook Parcel	\$ 4,248.25
11/18/19	56	JMBI Real Estate, LLC	Reimbursement for Hamilton Engineering, Faulkner Engineering and Absolute Engineering - Cook Parcel	\$ 99,379.30
11/22/19	57	Ridgewood, LLC	Invoice: 316 - Construction Management 11/1/19 to 11/15/19	\$ 3,000.00
11/25/19	58	Forterra Pipe & Precast, LLC	Construction Materials per Change Order 17	\$ 2,824.00
12/4/19	59	Horner Environmental Professionals, Inc.	Invoice: 216089 - Environmental Project Services - Sept/October 2019	\$ 5,672.50
12/4/19	60	QGS Development, Inc.	Pay Application: 197195000007 - Construction through 11/30/19	\$ 541,963.73
12/6/19	61	Ridgewood, LLC	Invoice: 327 - Construction Management 11/16/19 to 11/30/19	\$ 3,000.00
12/2/19	62	Hillsborough County BOCC	For Plat Review - Cook Parcel	\$ 1,120.00
12/17/19	63	Hopping, Green & Sams	Invoice: 111382 - Project Construction Services	\$ 2,747.50
12/12/19	64	Absolute Engineering, Inc.	Invoice: 020143 - Construction Staking & Platting for November 2019 - Cook Parcel	\$ 13,752.60
12/12/19	65	Absolute Engineering, Inc.	Invoice: 020142 - Construction Staking, Platting & Surveying for November 2019	\$ 24,848.44
12/12/19	66	Ullrich's Pitcher Pump	Invoice: 0107799 - Ridgewood Development - Pump & Well services - Cook Parcel	\$ 12,950.00
12/19/19	67	Ridgewood, LLC	Invoice: 337 - Construction Management 12/1/19 to 12/15/19	\$ 3,000.00
1/20/20	68	HUB International Midwest Ltd.	Invoices: 1693529, 1693541 & 1693556 - New Business Premium	\$ 22,581.00
12/30/19	69	Forterra Pipe & Precast, LLC	Construction Materials per Change Order 18	\$ 10,945.28
12/30/19	70	Fortiline, Inc.	Invoices: 4814513, 4814526 & 4814543 - Construction Materials per Change Order 19	\$ 26,161.00
1/14/20	71	Absolute Engineering, Inc.	Invoice: 020105 - Construction Staking, Platting & Platting Assistance for September 2019	\$ 2,679.99
1/14/20	72	Faulkner Engineering Services, Inc.	Invoice: FES12119 - Field Density Tests, Lab, Tech, Observation & Clerical Services	\$ 9,804.00
1/14/20	73	QGS Development, Inc.	Pay Application: 197195000008 - Construction through 12/31/19	\$ 893,068.06
1/14/20	74	Ridgewood, LLC	Invoice: 346 - Construction Management 12/16/19 to 12/31/19	\$ 3,000.00
1/14/20	75	Hillsborough County BOCC	For Amenity Center Plans	\$ 195.00
1/21/20	76	Horner Environmental Professionals, Inc.	Invoice: 215934 - Environmental Project Services - August 2019	\$ 2,308.60
1/21/20	77	Lincks & Associates, Inc.	Invoice: 50276 - Professional Traffic Engineering Services - Lincks Project # 18121	\$ 660.00
1/21/20	78	Absolute Engineering, Inc.	Invoices: 020165, 020164, 020104 - Site Permitting for September 2019 & Construction Staking, Platting & Site Permitting for December 2019	\$ 48,908.49
1/21/20	79	Absolute Engineering, Inc.	Invoices: 020163 & 020166 - Plotter prints, Construction staking, platting & platting assistance for December 2019 - Cook Parcel	\$ 17,695.45
1/21/20	80	Fortiline, Inc.	Construction Materials per Change Order 20	\$ 12,599.00
1/21/20	81	Fortiline, Inc.	Construction Materials per Change Order 21	\$ 15,355.00
1/21/20	82	Ridgewood, LLC	Invoice: 353 - Construction Management 1/1/20 to 1/15/20	\$ 3,000.00
1/28/20	83	Atlantic TNG, LLC	Construction Materials per Change Order 22	\$ 1,307.00
1/28/20	84	Fortiline, Inc.	Construction Materials per Change Order 23	\$ 4,426.00
2/25/20	85	QGS Development, Inc.	Pay Application: 197195000009 - Construction through 1/31/20	\$ 679,483.94
2/25/20	86	Ridgewood, LLC	Invoice: 372 - Construction Management 2/1/20 to 2/15/20	\$ 3,000.00
2/28/20	87	Hopping Green & Sams	Invoice: 112973 - Professional Services for January 2020	\$ 979.50
2/28/20	88	Danielle Fence	Invoice: 4010 - 35% Deposit for Fencing	\$ 9,456.41
2/28/20	89	Ridgewood, LLC	Invoice: 359 & 372 - Construction Management 1/16/20 to 2/15/20	\$ 6,000.00
2/28/20	90	Absolute Engineering, Inc.	Invoice: 020179 - Reimbursable Expenses for January 2020	\$ 122.96
2/28/20	91	QGS Development, Inc.	Pay Application: 197195000010 - Construction through 2/29/20	\$ 1,111,869.57
2/28/20	92	Fortiline, Inc.	Construction Materials per Change Order 25	\$ 105,535.00
2/28/20	93	County Materials Corporation	Construction Materials per Change Order 24	\$ 71,742.59
2/28/20	94	Absolute Engineering, Inc.	Invoice: 020181 - Construction Staking, Platting Assistance & FEMA LOMR services for January 2020	\$ 7,527.25
2/28/20	95	Furr & Wegman Architects, P.A.	Invoice: 1872.03 - Construction Documents & Printing Expenses for Rhodine Amenity Center	\$ 857.29
2/28/20	96	TECO	Invoice: 20200143 - Installation of 3 phase transformers	\$ 229,232.96
2/28/20	97	HUB International Midwest West	Invoices: 1753755 & 1753783 - New Business Premiums	\$ 3,531.00
3/12/20	98	Heath Construction & Management, LLC	Invoice: 381 - Construction Management 2/16/20 - 2/29/20	\$ 3,000.00
3/16/20	99	Furr & Wegman Architects, P.A.	Invoice: 1872.04 - Permitting & Reimbursable Expenses	\$ 1,081.86
3/18/20	100	Absolute Engineering, Inc.	Invoices: 020197 & 020198 (Cook Parcel) - Construction Staking, Platting & Platting Assistance for February 2020	\$ 26,030.24
Paid by req # 89	101	Ridgewood, LLC	Invoice: 388 - Construction Management 3/1/20 - 3/15/20 - \$3000.00	\$ -
3/26/20	102	Absolute Engineering, Inc.	Invoice: 020196 (Cook Parcel) - Rezoning Application & Description Sketches for January 2020	\$ 3,349.93
3/26/20	103	Hopping Green & Sams	Invoice: 113667 - Document Reproduction Services	\$ 34.25
<b>TOTAL</b>				<b>\$ 5,340,291.03</b>
<b>Fiscal Year 2020</b>				
10/1/19		Interest		\$ 6,145.77
11/1/19		Interest		\$ 4,872.63
11/15/19		Transfer to Construction		\$ 2,030,000.00
12/1/19		Interest		\$ 4,322.53
1/1/20		Interest		\$ 4,364.70
2/1/20		Interest		\$ 3,537.16
2/13/20		Refund on Requisition 77		\$ 660.00
3/1/20		Interest		\$ 2,645.83
<b>TOTAL</b>				<b>\$ 2,056,548.62</b>
<b>Project (Construction) Fund at 09/30/19</b>				<b>\$ 4,039,154.11</b>
<b>Interest/Transfers thru 03/31/20</b>				<b>\$ 2,056,548.62</b>
<b>Requisitions Paid thru 03/31/20</b>				<b>\$ (5,340,291.03)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 755,411.70</b>

## SECTION 3

Requisition	Payee/Vendor	Amount
85	QGS Development, Inc.	\$ 679,483.94
86	Ridgewood, LLC	\$ 3,000.00
98	Heath Construction & Management, LLC	\$ 3,000.00
99	Furr & Wegman Architects, P.A.	\$ 1,081.86
100	Absolute Engineering, Inc.	\$ 26,030.24
101	Ridgewood, LLC	\$ 3,000.00
102	Absolute Engineering, Inc.	\$ 3,349.93
103	Hopping Green & Sams	\$ 34.25
104	Absolute Engineering, Inc.	\$ 55,418.05
105	Ridgewood, LLC	\$ 3,000.00
106	QGS Development, Inc.	\$ 549,763.65
107	Atlantic TNG, LLC	\$ 51,030.00
108	Forterra Pipe & Precast, LLC	\$ 259.36
109	Fortline, Inc.	\$ 1,058.20
110	County Materials Corporation	\$ 3,150.72
TOTAL		\$ 1,382,660.20

## SECTION 4



**QGS Development, Inc.**  
**1450 S. Park Road, Plant City, FL 33566**  
**(813) 634-3326 ■ Fax (813) 634-1733**

## ***Deductive Material CO***

<b>Proposal Submitted To:</b>	<b>Work To Be Performed At</b>
<b>To: Rhodine Road North CDD</b>	<b>Rhodine Road Subdivision</b>
<b>c/o GMSCF, LLC</b>	<b>Riverview, FL</b>
<b>135 W. Central Blvd., Suite 320</b>	
<b>Orlando, FL 32801</b>	
<b>Date: March 10, 2020</b>	<b>Deductive Material CO No.: 26</b>

We hereby provide the following for Owner Direct Material Purchases:

1) Atlantic TNG – Per Attached Invoices ..... (\$51,030.00)

Total Deductive Material CO ..... (\$51,030.00)

The above and attached work to be completed for:

\*\*\*\*\*As Indicated Above\*\*\*\*\*

With payments made as follows: \_\_\_\_\_ Per Contract

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

### ***ACCEPTANCE***

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specific. Payment will be made as outlined above.

Signature: 

Owner or Representative

Date: 3-16-2020

Signature: 

QGS Development, Inc.

Date: March 10, 2020

**RHODINE ROAD SUBDIVISION (JOB #19-7195)****ATLANTIC TNG**

CDD PO 2	\$150,806.00
CDD PO 3	\$644.00
CDD PO 2 Cook/West Parcel (Sanitary, Storm, LS)	\$47,633.00
<b>TOTAL CDD PO'S:</b>	<b>\$199,083.00</b>

INV. NO.	INV. DATE	INV. AMOUNT	PO BALANCE
127852	2/10/2020	\$5,600.00	\$56,472.50
127853	2/10/2020	\$1,500.00	\$54,972.50
127854	2/10/2020	\$2,296.00	\$52,676.50
127877	2/11/2020	\$4,209.00	\$48,467.50
127906	2/12/2020	\$2,666.00	\$45,801.50
127915	2/11/2020	\$3,914.00	\$41,887.50
127928	2/13/2020	\$3,633.00	\$38,254.50
127948	2/14/2020	\$9,463.00	\$28,791.50
127998	2/18/2020	\$4,747.00	\$24,044.50
128102	2/19/2020	\$500.00	\$23,544.50
128103	2/12/2020	\$14,002.00	\$9,542.50
128201	2/18/2020	<u>(\$1,500.00)</u>	\$11,042.50
<b>Total:</b>		<b>\$51,030.00</b>	

Approved by Denise T./QGS (jg 3/10/20)

Total Inv's To Date  
\$188,040.50

124



# Atlantic TNG, LLC

PO Box 729 • Sarasota, FL 34230  
Phone • (941) 355-2988  
Fax • (941) 351-3765

## Invoice

Date	Invoice #
2/10/2020	127852

Bill To
Rhodine Road North CDD C/O QGS 1450 S. Park Road Plant City, FL 33566
<b>RECEIVED</b> <b>FEB 19 2020</b> <b>BY: _____</b>

Ship To
Rhodine Road West Subdivision Hillsborough County PO# 197195B-002 CDD Call Before Loading Contact: Mark 813-323-4830

Delivery Date	Total Weight	Terms
2/10/2020	45100	Net 30

Structure	Quantity	Description	Weight	Rate	Amount
LSA	1 ✓	46" Base 72" Diameter Lift Station 8" wall	17700	5,600.00 ✓	5,600.00
LSB	1 ✓	90" Riser 72" Diameter Lift Station 8" wall	15200		
	2 ✓	8" Z-Lok gasket/clamp			
LSC	1 ✓	72" Riser 72" Diameter Lift Station 8" wall	12200		
	3 ✓	Lube			
	3 ✓	72" Diameter single offset gasket			

*[Handwritten signature]*

	<b>Subtotal</b>	\$5,600.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Balance Due</b>	\$5,600.00

*[Handwritten signature]*  
2/10/20



**Atlantic TNG, LLC**

PO Box 729 • Sarasota, FL 34230  
Phone • (941) 355-2988  
Fax • (941) 351-3765

**Invoice**

Date	Invoice #
2/10/2020	127853

Bill To
Rhodine Road North CDD C/O QGS 1450 S. Park Road Plant City, FL 33566
<b>RECEIVED</b> <b>FEB 19 2020</b> <b>BY: _____</b>

Ship To
Rhodine Road West Subdivision Hillsborough County PO# 197195B-002 CDD Call Before Loading Contact: Mark 813-323-4830

Delivery Date	Total Weight	Terms
2/10/2020		Net 30

Structure	Quantity	Description	Weight	Rate	Amount
	1	72" Diameter Lift Bar (Deposit to be Credited upon return)		1,500.00	1,500.00

	<b>Subtotal</b>	\$1,500.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Balance Due</b>	\$1,500.00

*2/16/20*



# Atlantic TNG, LLC

PO Box 729 • Sarasota, FL 34230  
Phone • (941) 355-2988  
Fax • (941) 351-3765

## Invoice

Date	Invoice #
2/10/2020	127854

Bill To
Rhodine Road North CDD C/O QGS 1450 S. Park Road Plant City, FL 33566

**RECEIVED**

**FEB 19 2020**

**BY:** \_\_\_\_\_

Ship To
Rhodine Road West Subdivision Hillsborough County PO# 197195B-002 CDD Call Before Loading Contact: Mark 813-323-4830

Delivery Date	Total Weight	Terms
2/10/2020	37900	Net 30

Structure	Quantity	Description	Weight	Rate	Amount
LSD	1 ✓	72" Riser 72" Diameter Lift Station 8" wall	12200		
	1 ✓	2" Z-lok gasket/clamp			
	1 ✓	6" Z-lok gasket/clamp			
A1 ✓	1 ✓	60" Drop Base 60" Diameter 6" Wall Sanitary Manhole Base	11660	1,625.00 ✓	1,625.00
	1 ✓	8" A-lok gasket			
	2 ✓	8" Z-Lok gasket/clamp			
	1 ✓	Drop Connector		365.00 ✓	365.00
	1 ✓	74" Riser 60" Diameter 6" Wall Sanitary Manhole Riser	7720		
	1 ✓	8" Z-Lok gasket/clamp			
	1 ✓	24" Cone 60"Ø to 48"Ø, 24" Reducing Cone	2480		
	1 ✓	24" Cone 48" Diameter 5" Wall Sanitary Manhole Cone	1680		
	6 ✓	VF Drop Riser ✓	2160	51.00 ✓	306.00
	1 ✓	48" Single Offset Gasket			
	2 ✓	60" Single Offset Gasket			

*[Handwritten signature]*

	<b>Subtotal</b>	\$2,296.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Balance Due</b>	\$2,296.00

*[Handwritten signature]*  
2/16/20



# Atlantic TNG, LLC

PO Box 729 • Sarasota, FL 34230  
Phone • (941) 355-2988  
Fax • (941) 351-3765

## Invoice

Date	Invoice #
2/11/2020	127877

Bill To
Rhodine Road North CDD C/O QGS 1450 S. Park Road Plant City, FL 33566

**RECEIVED**

**FEB 19 2020**

**BY:** \_\_\_\_\_

Ship To
Rhodine Road West Subdivision Hillsborough County PO# 197195B-002 CDD Call Before Loading Contact: Mark 813-323-4830

Delivery Date	Total Weight	Terms
2/11/2020	42700	Net 30

Structure	Quantity	Description	Weight	Rate	Amount
B1 ✓	1	4' Base 48" Diameter 5" Wall Sanitary Manhole Base	5940	1,256.00	1,256.00 ✓
	2	8" Quick-Lok Gasket			
	1	4' Riser 48" Diameter 5" Wall Sanitary Manhole Riser	3360		
	1	3' Riser 48" Diameter 5" Wall Sanitary Manhole Riser	2520		
	1	2.5' Cone 48" Diameter 5" Wall Sanitary Manhole Cone	2100		
B2 ✓	1	4' Base 48" Diameter 5" Wall Sanitary Manhole Base	5940	1,061.00	1,061.00 ✓
	2	8" Quick-Lok Gasket			
	1	4' Riser 48" Diameter 5" Wall Sanitary Manhole Riser	3360		
	1	3' Cone 48" Diameter 5" Wall Sanitary Manhole Cone	2520		
B3 ✓	1	3' Base 48" Diameter 5" Wall Sanitary Manhole Base	5120	1,061.00	1,061.00 ✓
	2	8" Quick-Lok Gasket			
	1	5' Riser 48" Diameter 5" Wall Sanitary Manhole Riser	4200		
	1	2.5' Cone 48" Diameter 5" Wall Sanitary Manhole Cone	2100		

	<b>Subtotal</b>
	<b>Sales Tax (0.0%)</b>
	<b>Balance Due</b>

*Handwritten:* 3/6/20



# Atlantic TNG, LLC

PO Box 729 • Sarasota, FL 34230  
Phone • (941) 355-2988  
Fax • (941) 351-3765

## Invoice

Date	Invoice #
2/11/2020	127877

Bill To
Rhodine Road North CDD C/O QGS 1450 S. Park Road Plant City, FL 33566
<b>RECEIVED</b> <b>FEB 19 2020</b> <b>BY: _____</b>

Ship To
Rhodine Road West Subdivision Hillsborough County PO# 197195B-002 CDD Call Before Loading Contact: Mark 813-323-4830

Delivery Date	Total Weight	Terms
2/11/2020	42700	Net 30

Structure	Quantity	Description	Weight	Rate	Amount
B4 ✓	1	2' Base 48" Diameter 5" Wall Sanitary Manhole Base	4280	831.00	✓ 831.00
	2	8" Quick-Lok Gasket			
	1	1.5' Cone 48" Diameter 5" Wall Sanitary Manhole Cone	1260		
	9	48" Single Offset Gasket			

	<b>Subtotal</b>	\$4,209.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Balance Due</b>	\$4,209.00

*Handwritten signature and date 2/16/20*



# Atlantic TNG, LLC

PO Box 729 • Sarasota, FL 34230  
Phone • (941) 355-2988  
Fax • (941) 351-3765

## Invoice

Date	Invoice #
2/12/2020	127906

Bill To
Rhodine Road North CDD C/O QGS 1450 S. Park Road Plant City, FL 33566
<b>RECEIVED</b> <b>FEB 19 2020</b> <b>BY: _____</b>

Ship To
Rhodine Road West Subdivision Hillsborough County PO# 197195B-002 CDD Call Before Loading Contact: Mark 813-323-4830

Delivery Date	Total Weight	Terms
2/12/2020	30540	Net 30

Structure	Quantity	Description	Weight	Rate	Amount
B4	1	4' Riser 48" Diameter 5" Wall Sanitary Manhole Riser	3360		
B5 ✓	1	4' Base 48" Diameter 5" Wall Sanitary Manhole Base	5940	761.00	761.00
	2	8" Quick-Lok Gasket			
	1	2.5' Cone 48" Diameter 5" Wall Sanitary Manhole Cone	2100		
B6 ✓	1	2.5' Base 48" Diameter 5" Wall Sanitary Manhole Base	4700	635.00	635.00
	2	6" Z-lok gasket/clamp			
	1	8" Quick-Lok Gasket			
	1	2' Cone 48" Diameter 5" Wall Sanitary Manhole Cone	1680		
A2 ✓	1	2' Base 48" Diameter 5" Wall Sanitary Manhole Base	4280	635.00	635.00
	2	8" Quick-Lok Gasket			
	1	2.5' Cone 48" Diameter 5" Wall Sanitary Manhole Cone	2100		
A3 ✓	1	3' Base 48" Diameter 5" Wall Sanitary Manhole Base	5120	635.00	635.00
	2	6" Z-lok gasket/clamp			
	1	8" Quick-Lok Gasket			
	1	1.5' Cone 48" Diameter 5" Wall Sanitary Manhole Cone	1260		

	<b>Subtotal</b>
	<b>Sales Tax (0.0%)</b>
	<b>Balance Due</b>

*dst*  
*2/16/20*

3/6/20



**Atlantic TNG, LLC**

PO Box 729 • Sarasota, FL 34230  
Phone • (941) 355-2988  
Fax • (941) 351-3765

**Invoice**

Date	Invoice #
2/11/2020	127915

Bill To
Rhodine Road North CDD C/O QGS 1450 S. Park Road Plant City, FL 33566
<b>RECEIVED</b> <b>FEB 19 2020</b> <b>BY: _____</b>

Ship To
Rhodine Road West Subdivision Hillsborough County PO# 197195B-002 CDD Call Before Loading Contact: Mark 813-323-4830

Delivery Date	Total Weight	Terms
2/11/2020		Net 30

Structure	Quantity	Description	Weight	Rate	Amount
	1	Wrapid Seal PO# 13966 ✓ 3) 51' ROLLS 12" WRAPID SEAL 6) 12" CLOSURE PATCHES 1) PRIMER		3,914.00	3,914.00

	<b>Subtotal</b>	\$3,914.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Balance Due</b>	\$3,914.00

dst  
2/16/20

**Atlantic TNG, LLC**

PO Box 729 • Sarasota, FL 34230  
Phone • (941) 355-2988  
Fax • (941) 351-3765

**Invoice**

Date	Invoice #
2/13/2020	127928

Bill To
Rhodine Road North CDD C/O QGS 1450 S. Park Road Plant City, FL 33566

**RECEIVED**  
**FEB 19 2020**  
**BY:** \_\_\_\_\_

Ship To
Rhodine Road West Subdivision Hillsborough County PO# 197195B-002 CDD Call Before Loading Contact: Mark 813-323-4830

Delivery Date	Total Weight	Terms
2/13/2020	37060	Net 30

Structure	Quantity	Description	Weight	Rate	Amount
CS-E ✓	1	79" Base 3' x 4½' Control Structure Type "E", 6" Wall w/ EB&C	10040	939.00 ✓	939.00
8 ✓	1	91" Base 60" Diameter Type "J7" 6" Wall Storm Manhole Base	10800	1,347.00 ✓	1,347.00
	1	72" Diameter, 8" Top Slab	3420		
5 ✓	1	75" Base 60" Diameter Type "J7" 6" Wall Storm Manhole Base	9380	1,347.00 ✓	1,347.00
	1	72" Diameter, 8" Top Slab	3420		

*[Handwritten signature]*

	<b>Subtotal</b>	\$3,633.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Balance Due</b>	\$3,633.00

*[Handwritten signature]*  
2/16/20



**Atlantic TNG, LLC**

PO Box 729 • Sarasota, FL 34230  
Phone • (941) 355-2988  
Fax • (941) 351-3765

**Invoice**

Date	Invoice #
2/14/2020	127948

Bill To
Rhodine Road North CDD C/O QGS 1450 S. Park Road Plant City, FL 33566

**RECEIVED**  
**FEB 19 2020**  
BY: \_\_\_\_\_

Ship To
Rhodine Road West Subdivision Hillsborough County PO# 197195B-002 CDD Call Before Loading Contact: Mark 813-323-4830

Delivery Date	Total Weight	Terms
2/14/2020	37940	Net 30

Structure	Quantity	Description	Weight	Rate	Amount
6 ✓	1	45" Base 4' x 4' Curb Inlet Type "2", 6" wall	7500	704.00	✓ 704.00
4 ✓	1	59" Base 4' x 4' Curb Inlet Type "2", 6" wall	7840	704.00	✓ 704.00
3 ✓	1	45" Base 4' x 4' Curb Inlet Type "2", 6" wall	7500	704.00	✓ 704.00
2 ✓	1	53" Base 4' x 4' Curb Inlet Type "2", 6" wall	7960	704.00	✓ 704.00
1 ✓	1	41" Base 4' x 4' Curb Inlet Type "2", 6" wall	7140	704.00	✓ 704.00
	9	HW PO# 13964 (2.61) ✓		364.00	✓ 3,276.00
	8	227-SQ Hillsbo Cnty SAN ✓		173.00	✓ 1,384.00
	4	USF #1255-MF Ring and Cover ✓		201.00	✓ 804.00
	1	USF #170-E Ring and Cover STORM ✓		479.00	✓ 479.00
		USF #6608 Painted Grate ✓			

*970*

	<b>Subtotal</b>	\$9,463.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Balance Due</b>	\$9,463.00

*2/16/20*

124



# Atlantic TNG, LLC

PO Box 729 • Sarasota, FL 34230  
Phone • (941) 355-2988  
Fax • (941) 351-3765

## Invoice

Date	Invoice #
2/18/2020	127998

<b>Bill To</b> Rhodine Road North CDD C/O QGS 1450 S. Park Road Plant City, FL 33566  <b>RECEIVED</b> <b>FEB 25 2020</b> <b>BY:</b> _____
---

<b>Ship To</b> Rhodine Road West Subdivision Hillsborough County PO# 197195B-002 CDD Call Before Loading Contact: Mark 813-323-4830
--

Delivery Date	Total Weight	Terms
2/18/2020	47280	Net 30

Structure	Quantity	Description	Weight	Rate	Amount
7 ✓	1	76" Base 5' x 5' Curb Inlet Type "2", 6" wall	9780	1,307.00	✓ 1,307.00
9 ✓	1	67" Base 3½' x 3½' Manhole Type "P7B", 6" Wall	7500	904.00	✓ 904.00
	1	54"x54", 8" Top Slab	2440		
10 ✓	1	42" Base 4' x 4' Curb Inlet Type "1", 6" wall	7140	625.00	✓ 625.00
11 ✓	1	89" Base 5' x 5' Curb Inlet Type "1", 6" wall	14280	1,315.00	✓ 1,315.00
52A ✓	1	50" Base 48" Diameter Type "P7A" 5" Wall Storm Manhole Base	4360	596.00	✓ 596.00
	1	48" Diameter, 8" Top Slab	1780		

*[Handwritten signature]*

	<b>Subtotal</b>	\$4,747.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Balance Due</b>	\$4,747.00

*[Handwritten signature]*  
2/16/20

124



# Atlantic TNG, LLC

PO Box 729 • Sarasota, FL 34230  
Phone • (941) 355-2988  
Fax • (941) 351-3765

## Invoice


Date	Invoice #
2/19/2020	128102

Bill To
Rhodine Road North CDD C/O QGS 1450 S. Park Road Plant City, FL 33566
<b>RECEIVED</b> <b>FEB 25 2020</b>

Ship To
Rhodine Road West Subdivision Hillsborough County PO# 197195B-002 CDD Call Before Loading Contact: Mark 813-323-4830

BY: \_\_\_\_\_

Delivery Date	Total Weight	Terms
2/19/2020		Net 30

Structure	Quantity	Description	Weight	Rate	Amount
	1	SKIMMER E ✓		500.00 ✓	500.00
					

	<b>Subtotal</b>	\$500.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Balance Due</b>	\$500.00

2/26/20

+24



# Atlantic TNG, LLC

PO Box 729 • Sarasota, FL 34230  
Phone • (941) 355-2988  
Fax • (941) 351-3765

## Invoice

Date	Invoice #
2/12/2020	128103

Bill To
Rhodine Road North CDD C/O QGS 1450 S. Park Road Plant City, FL 33566

**RECEIVED**  
**FEB 21 2020**  
**BY:** \_\_\_\_\_

Ship To
Rhodine Road Subdivision Hillsborough County PO# 197195-002 CDD Call Before Loading Contact: Matt 813-323-3532

Delivery Date	Total Weight	Terms
2/12/2020		Net 30

Structure	Quantity	Description	Weight	Rate	Amount
	1	IET Coating LS		14,002.00	14,002.00

*[Handwritten signature in blue ink over the description 'IET Coating LS']*

	<b>Subtotal</b>	\$14,002.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Balance Due</b>	\$14,002.00

*[Handwritten signature]*  
2/16/20

24



## Atlantic TNG, LLC

PO Box 729 • Sarasota, FL 34230  
TNG LLC Phone • (941) 355-2988  
Fax • (941) 351-3765

## Credit Memo

Date	Credit No.
2/18/2020	128201

Customer
Rhodine Road North CDD C/O QGS 1450 S. Park Road Plant City, FL 33566

Ship To
Rhodine Road West Subdivision Hillsborough County PO# 197195B-002 CDD Call Before Loading Contact: Mark 813-323-4830

Qty	Description	U/M	Rate	Amount
-1	72" Diameter Lift Bar (Deposit to be Credited upon return)		1,500.00	-1,500.00
			<b>Total</b>	-1,500.00
			<b>Invoices</b>	\$0.00
			<b>Balance Credit</b>	-1,500.00

2/26/20



QGS Development, Inc.  
1450 S. Park Road, Plant City, FL 33566  
(813) 634-3326 ■ Fax (813) 634-1733

## *Deductive Material CO*

<u>Proposal Submitted To:</u>	<u>Work To Be Performed At</u>
To: Rhodine Road North CDD c/o GMSCF, LLC 135 W. Central Blvd., Suite 320 Orlando, FL 32801	Rhodine Road Subdivision Riverview, FL
Date: March 10, 2020	Deductive Material CO No.: 27

We hereby provide the following for Owner Direct Material Purchases:

1) Forterra – Per Attached Invoice..... (\$259.36)

Total Deductive Material CO ..... (\$259.36)

The above and attached work to be completed for:

\*\*\*\*\*As Indicated Above\*\*\*\*\*

With payments made as follows: Per Contract

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

### **ACCEPTANCE**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specific. Payment will be made as outlined above.

Signature: [Signature]  
Owner or Representative

Date: 3-16-2020

Signature: [Signature]  
QGS Development, Inc.

Date: March 10, 2020

**RHODINE ROAD SUBDIVISION (JOB #19-7195)****FORTERRA**

	CDD PO 4	\$268,362.80
	CDD PO 5	\$10,585.92
	<b>TOTAL CDD PO'S:</b>	<b>\$278,948.72</b>

INV. NO.	INV. DATE	INV. AMOUNT	PO BALANCE
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11723504	2/25/2020	<u>\$259.36</u>	\$1,020.00
	<b>Total:</b>	<b>\$259.36</b>	

Approved by Denise T. / QGS Dev.,  
Inc. (jg 3/10/20)

Total Invoices To Date  
\$277,928.72



1694

# INVOICE



WWW.FORTERRABP.COM

Ship To:  
(FL) RHODINE ROAD SUBDIVISION  
11650 RHODINE RD  
RIVERVIEW FL 33579

Bill To:  
RHODINE ROAD NORTH CDD  
c/o QGS DEVELOPMENT INC  
1450 S PARK RD  
Plant City FL 33566

RECEIVED

MAR 02 2020

BY: \_\_\_\_\_

Remit To:

Forterra Pipe & Precast, LLC  
PO BOX 842481  
DALLAS TX 75284-2481

Invoice Date	Page Number
25-FEB-20	1 of 1
Invoice Number	
11723504	
Sales Contract	Customer Number
10984609	10035058
Customer Order	
197195-006 CDD	



Date	Plant	BOL No	Description	Qty	Unit	Unit price	Extended Price
25-FEB-20	10605	3071322	MISC				
			18" PROFILE GASKET (3/4 "X396CC)	2 ✓	EACH	.00	.00
			P~R~018"~PFL~CL~3~B	16	LINEAR	16.21 ✓	
			WALL~096"~~~~GRANITE MIX		FEET		259.36
			STRUCTURE TOTAL				259.36
			MATERIAL SUB-TOTAL				259.36
Term: NET 30 DAYS				Total Qty	18	Sales Tax:	.00
FEIN#		Customer Service#		Take Discount of		IF PAID ON OR BEFORE	
54-0179210		469-458-7973				AMOUNT DUE	
		credit@forterrabp.com		.00		259.36	
				NO		DAY	
				03		26	

028  
3/6/20





QGS Development, Inc.  
1450 S. Park Road, Plant City, FL 33566  
(813) 634-3326 ■ Fax (813) 634-1733

## *Deductive Material CO*

<u>Proposal Submitted To:</u>	<u>Work To Be Performed At</u>
To: Rhodine Road North CDD c/o GMSCF, LLC 135 W. Central Blvd., Suite 320 Orlando, FL 32801	Rhodine Road Subdivision Riverview, FL
Date: March 10, 2020	Deductive Material CO No.: 28

We hereby provide the following for Owner Direct Material Purchases:

1) Fortiline – Per Attached Invoice.....(\$1,058.20)

Total Deductive Material CO .....(\$1,058.20)

The above and attached work to be completed for:

\*\*\*\*\*As Indicated Above\*\*\*\*\*

With payments made as follows: Per Contract

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

### **ACCEPTANCE**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specific. Payment will be made as outlined above.

Signature: [Signature]  
Owner or Representative

Date: 3-16-2020

Signature: [Signature]  
QGS Development, Inc.

Date: March 10, 2020

**RHODINE ROAD SUBDIVISION (JOB #19-7195)****FORTILINE**

	CDD PO 1 (Main Contract)	\$417,201.26
	CDD PO 1R (West / Cook Parcel) - Offsite FM	\$18,073.00
	CDD PO 3 (West / Cook Parcel) - Onsite Sanitary & Water	\$121,555.20
	<b>TOTAL CDD PO'S:</b>	<b>\$556,829.46</b>

INV. NO.	INV. DATE	INV. AMOUNT	PO BALANCE
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4868644	2/25/2020	<u>\$1,058.20</u>	\$26,880.52
	<b>Total:</b>	<b>\$1,058.20</b>	

Approved by QGS / Denise Thomas (jg  
3/10/20)

Total Inv's To Date  
\$529,948.94



# INVOICE

a MORSCO company

7025 Northwinds Dr. NW  
Concord, NC 28027  
Payment Inquiries 704-788-9800

RECEIVED

MAR 02 2020

BY: \_\_\_\_\_

INVOICE NUMBER: 4868644  
BILL OF LADING:  
INVOICE DATE: 2/25/20  
DUE DATE: 3/25/20

Please Remit Payment To:  
Fortiline, Inc.  
PO Box 744053  
Atlanta, GA 30384-4053  
Federal Tax ID# 57-0819190

Warehouse:  
FORTILINE TAMPA  
1031 S. 86TH STREET  
TAMPA, FL 33619  
Telephone: 813-626-7770

SOLD TO  
8661 1 MB 0.439 E0235X 10383 D5878258759 S2 P7185533 0001:0001



RHODINE ROAD NORTH CDD  
C/O QGS DEVELOPMENT, INC.  
RHODINE ROAD NORTH CDD  
1450 S PARK RD  
PLANT CITY FL 33566-8100

SHIP TO

RHODINE ROAD NORTH CDD  
NORTH SIDE OF RHODINE RD, EAST  
OF US HWY301,  
WEST OF BALM RIVERVIEW RD.  
RIVERVIEW, FL 33568

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD		CUSTOMER NO		TERMS	
020	4831806	4868644	Our Truck		224106		NET 30 DAYS	
PO NO		JOB NAME	JOB NO		SLS	DUE DATE	SHIP DATE	
197195B-003CDD		RHODINE RD WEST	RHODWST		M.M	3/25/20	2/21/20	
PRODUCT NO	DESCRIPTION		UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
18G	6" C900 DR18 PIPE GREEN		FT	260	260	0	4.0700	1,058.20

AMOUNT DUE	\$1,058.20
TAX	\$0.00
FREIGHT	\$0.00
FUEL SURCHG / OTH	\$0.00
TOTAL DUE	\$1,058.20

RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION. AUTHORIZED RETURNS ARE SUBJECT TO RESTOCKING FEES.  
SPECIAL ORDER ITEMS ARE NOT RETURNABLE. ALL CLAIMS MUST BE FILED WITH THE CARRIER.  
ALL SALES ARE SUBJECT TO THE TERMS AND CONDITIONS OF SALE PRINTED ON THIS PAGE AND THE BACK OF PAGE ONE.



QGS Development, Inc.  
1450 S. Park Road, Plant City, FL 33566  
(813) 634-3326 ■ Fax (813) 634-1733

## *Deductive Material CO*

Proposal Submitted To:	Work To Be Performed At
To: Rhodine Road North CDD c/o GMSCF, LLC 135 W. Central Blvd., Suite 320 Orlando, FL 32801	Rhodine Road Subdivision Riverview, FL
Date: April 1, 2020	Deductive Material CO No.: 29

We hereby provide the following for Owner Direct Material Purchases:

1) County Materials – Per Attached Invoice..... (\$3,150.72)

Total Deductive Material CO ..... (\$3,150.72)

The above and attached work to be completed for:

\*\*\*\*\*As Indicated Above\*\*\*\*\*

With payments made as follows: \_\_\_\_\_ Per Contract

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.  
The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

### **ACCEPTANCE**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specific. Payment will be made as outlined above.

Signature: Gill Burns  
Owner or Representative

Date: 4-2-2020

Signature: QGS Development, Inc.

Date: April 1, 2020

**RHODINE ROAD SUBDIVISION (JOB #19-7195)****COUNTY MATERIALS**

CDD PO 4 (Onsite RCP)	\$74,893.31
<b>TOTAL CDD PO'S:</b>	<b>\$74,893.31</b>

INV. NO.	INV. DATE	INV. AMOUNT	PO BALANCE
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151010-19	3/5/2020	<u>\$3,150.72</u>	\$0.00
	<b>Total:</b>	<b>\$3,150.72</b>	

Approved by QGS Dev., Inc. /  
Denise Thomas (jg 4/1/2020)

Total Invoices to Date  
\$74,893.31

1206

# INVOICE



(866) 343-8488 Fax (352) 343-0471  
ASTATULA, FL 34705-0435

SHIPPED		INVOICE DATE	ORDER NO.
03/05/20		03/05/20	151010-19
		P.O. NO.	PAGE #
44	ct	197195B-004 CDD	1 of 1

CUST #: 10653

REMIT TO:  
PO BOX 38  
MARATHON, WI 54448-0038

SHIP TO: RHODINE ROAD WEST SUB  
Hillsbotough County  
Rhodine Rd W  
Riverview FL 33578

BILL TO: RHODINE ROAD NORTH CDD  
C/O QGS DEVELOPMENT INC  
1450 S PARK ROAD  
PLANT CITY FL 33566

RECEIVED

MAR 06 2020

BY: \_\_\_\_\_

LINE NO.	PRODUCT AND DESCRIPTION	QTY. SHIPPED	QTY. U/M	UNIT PRICE	AMOUNT (NET)
6	230380s 30" RCP CL3 SMALL BELL ✓	✓ 16.00	LF	37.95 ✓	607.20
7	230s 30" RCCP GASKET SMALL BELL #839230	✓ 2.00	EA	0.00	0.00
8	236380s 36" RCP CL3 SMALL BELL ✓	✓ 48.00	LFT	52.99 ✓	2543.52
9	236s 36" RCCP GASKET SMALL BELL #839236	✓ 6.00	EA	0.00	0.00
Total					3150.72
Invoice Total					3150.72

*Handwritten signature*

123/20