

*Rhodine Road North
Community Development District*

Agenda

July 1, 2020

AGENDA

Rhodine Road North Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

June 24, 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, July 1, 2020 at 11:30 AM** via **Zoom Teleconference**.

Zoom Video Link: <https://zoom.us/j/96831637070>

Zoom Call-In Number: 1-646-876-9923 **Meeting ID:** 968 3163 7070

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the May 6, 2020 Board of Supervisors Meeting
4. Consideration of Lake Maintenance Proposals
 - A. Remson Aquatics
 - B. Applied Aquatic Management
5. Consideration of Landscape Maintenance Proposals
 - A. Prince & Sons
 - B. Cardinal Landscaping
6. Consideration of Phase 1 and Phase 2 Tract Conveyance
7. Acceptance of the Fiscal Year 2019 Audit
8. Staff Reports
 - A. Attorney
 - B. Engineer

¹ Comments will be limited to three (3) minutes

C. Field Manager's Report

D. District Manager's Report

- i. Approval of Check Registers
- ii. Balance Sheet and Income Statement
- iii. Ratification of Summary of Series 2019 Requisitions #111 to #119
- iv. Ratification of QGS CO's #30 through #33 and QGS Proposal/Request for CO #11 (Offsite Turn Lane)
- v. Ratification of Series 2019 Funding Requests #1 and #2
- vi. Presentation of Number of Voters—0

9. Other Business

10. Supervisors Requests and Audience Comments

11. Adjournment

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

The third order of business is the approval of the minutes from the May 6, 2020 Board of Supervisors Meeting. A copy of the minutes is enclosed for your review.

The fourth order of business is the Consideration of Lake Maintenance Proposals. Section A is a proposal from Remson Aquatics. Section B is a proposal from Applied Aquatic Management. A copy of both proposals is enclosed for your review.

The fifth order of business is the Consideration of Landscape Maintenance Proposals. Section A is a proposal from Prince & Sons and Section B is a proposal from Cardinal Landscaping. A copy of both proposals is enclosed for your review.

The sixth order of business is the Consideration of Phase 1 and Phase 2 Tract Conveyance. A copy of the documents is enclosed for your review.

The seventh order of business is the Acceptance of the Fiscal Year 2019 Audit. A copy of the report is enclosed for your review.

The eighth order of business is Staff Reports. Section C is the Field Manager's Report for your review. Section 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 #111 through #119 for your review. Sub-Section 4 includes QGS CO's #30 through #33 and QGS Proposal/Request for CO #11 (Offsite Turn Lane) for your review and ratification. Sub-Section 5 includes Series 2019 Funding Requests #1

and #2 for your review and ratification and Sub-Section 6 includes the Presentation of Number of Voters. A copy of the letter determining this number is enclosed for your review.

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

Sincerely,

Jill Burns
District Manager

CC:
Roy Van Wyk, District Counsel
Enclosures

MINUTES

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

The Regular Meeting of the Board of Supervisors of the Rhodine Road North Community Development District was held on Wednesday, **May 6, 2020** at 10:45 a.m. via Zoom Teleconference.

Present and constituting a quorum:

Rennie Heath <i>via phone</i>	Chairman
Lauren Schwenk <i>via phone</i>	Vice Chairman
Matthew Cassidy <i>via phone</i>	Assistant Secretary
Andrew Rhinehart <i>via phone</i>	Assistant Secretary
Patrick Marone <i>via phone</i>	Assistant Secretary

Also, present were:

Jill Burns <i>via phone</i>	District Manager, GMS
Michelle Rigoni <i>via phone</i>	HGS
Roy Van Wyk <i>via phone</i>	HGS
Heather Wertz <i>via phone</i>	District Engineer, Greenberg Traurig
April Payeur <i>via phone</i>	Developer's Office

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:45 a.m. and noted that five supervisors joined by Zoom or phone call. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present attending via zoom. There were no comments at this time.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 5,
2020 Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections on the February 5, 2020 Board of Supervisors meeting minutes. Hearing none, Ms. Burns asked for a motion to approve.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Minutes of the February 5, 2020 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

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

Ms. Burns noted that there were changes which had been made based on discussions with Lauren Schwenk. The changes reflect the removal of the amenity expenses with the exception of the playground lease. Lauren reduced the highlighted items for landscape maintenance, and fertilization and streetlights. Without installment it was difficult to get quotes. This was to get the budget to \$750 on the net line, and the gross was \$797.81.

Ms. Schwenk noted that the contracts only say O&M, it doesn't talk about collection fees or costs. Ms. Schwenk asked Ms. Burns if that had come up with other dealings.

Ms. Burns stated the contingency line item may be reduced and a couple of other things to get there. The builder contracts are with the Developer and the Builder, so if there are questions about those, the district managers are not involved

Ms. Schwenk asked in other Districts when going with \$750, are they making that not to include collection costs? Ms. Burns stated that these were the first ones that they have levied, so she was not sure about others and prior to now they were all Developer funded.

Mr. Heath stated it needed to be \$750 no matter what, because that is what was agreed to in the contract. Ms. Burns clarified that it would be \$750 gross, so when the tax bill is received it is \$750. All Board members were in agreement.

Ms. Burns stated that there were 401 lots with 394 platted. It is set up so all lots are treated the same. Ms. Burns noted that they would decrease the contingency to get to \$750 gross.

Mr. Heath asked about decreasing irrigation repairs and the fountain maintenance. After discussion, Ms. Burns adjusted the gross to \$749.99. A deficient funding agreement will be done should the expenses go over the projected. She recommended holding the Public Hearing on the budget and levying assessments on August 5, 2020 at 11:30 a.m. Ms. Burns noted that the net total would be \$704.99 per lot. She stated that they will get \$282,700 total. After the motion, Mr.

Van Wyk asked if the number of lots included the 7 lots that are pending re-zoning or not. Ms. Burns noted that it did include them. It did not include the ones that were in the boundary amendment that was pulled.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, Resolution 2020-08 Approving the Proposed Fiscal Year 2021 Budget (as amended) Declaring Special Assessments, and Setting the Public Hearings on August 5, 2020 at 11:30 a.m. for the Fiscal Year 2021 Budget, and the Imposition of Operation and Maintenance Assessments, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-09 Adopting an Internal Controls Policy

Ms. Burns stated that they were required to establish and maintain internal controls designed to prevent and detect fraud, waste and abuse. Most of the policies are already in place, but they are putting them down as a policy adopted by the Board.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Resolution 2020-09 Adopting an Internal Controls Policy, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni and Mr. Van Wyk 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 included in the packet. The board had no questions on the check register.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Check Register, was approved.

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 Summary of Series 2019 Requisitions #85, #86 and #98 - #110

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

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Summary of Series 2019 Requisitions #85, #86 and #98-#110, were ratified.

iv. Ratification of QGS Change Orders #26 through #29

Ms. Burns stated these had also been approved by Chairman and need to be ratified.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, QGS Change Orders #26-#29, were ratified.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

Remson Aquatics

11207 Remson Lane
Riverview, FL 33579 US
(813) 671-2851
kar@remsonaquatics.com
www.remsonaquatics.com

Estimate

ADDRESS

Rhodine Road North CDD
291 E. Livingston St.
Orlando, Fl. 32801

ESTIMATE # 1308**DATE 05/22/2020**

ACTIVITY	AMOUNT
Aquatic Maintenance Proposal for the maintenance of 12 stormwater retention ponds within the community. The ponds have started recruiting invasive weeds and are in need of maintenance.. The large borrow pit lake will require permitting. This estimate is for monthly maintenance, The aquatic weed control program includes spraying of water management areas. These operations are for the control of water hyacinths, cattails, broadleaf weeds and grasses, torpedo grass, hydrilla and other noxious or invasive weeds, including bottom rooted aquatic weeds that are unsightly or may impede the flow of water in the lakes and flow ways. No less than 12 visits applications will be made during this contract period as needed. Algae are an ongoing problem and will be treated accordingly to the customers satisfaction as well as the aquatics mentioned above. Aquatic weeds mentioned above shall occupy no more than 5% of any lake, retention, or detention pond. All non-beneficial & invasive lake bank grasses and weeds, including torpedo grass, will be controlled from the water bodies control elevation into the water body during all times of that year. During times of drought, when the water bodies recede, it will be required to keep these undesirable lake bank grasses and weeds eradicated from the exposed lake banks. Hydrilla, bladderwort, coontail, chara and other matting type aquatic plants shall be treated upon identification in the water body, with on the surface or below it. The contractor will spray weeds, exotics and other nuisance vegetation from littoral zones. The contractor shall report, annually, on the conditions of the fixed structures within the storm water ponds, retention, and detention ponds. The fixed structures shall include control structures, culverts, and headwalls. The area to be treated includes all water surfaces and shall extend from the waters edge to the top of the bank on each side where vegetation exists.	765.00
TOTAL	\$765.00

Accepted By

Accepted Date

SECTION B



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **June 29, 2020**

Name **Rhodine Road North CDD**
c/o GMS Central Florida
Address **219 E Livingston St**
City **Orlando, FL 32801**
Phone **407-201-1514**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **signee** hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **12 months** in accordance with the terms and conditions of this Agreement in the following sites:

**Twelve (12) Stormwater Retention Ponds Associated with
Rhodine Rad North CDD Located Near
11590 Rhodine Rd
Riverview, FL 33579**

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Submersed vegetation control	Included
2. Emersed vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Shoreline grass & brush control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 07/01/2020 thru 06/30/2021.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$1,750.00	Due monthly as billed x 12.
Total Annual Cost	\$21,000.00	

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month.

- D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before **July 29, 2020**
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly B. Smith**

Date: **6/29/2020**

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION V

SECTION A



200 S F. Street, Haines City, FL 33844 Phone: (863) 422-5207

Lawn Maintenance Service Contract Agreement

This Lawn Service Contract (this "Contract") is made effective as of **July 1st, 2020**, by and between **Ridgewood c/o Rhodine Road North CDD of Riverview, FL** and Prince and Sons Inc., of 200 S F Street, Haines City, Florida 33844.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, **Rhodine Road North CDD** hires Prince and Sons Inc., and Prince and Sons Inc. agrees to provide Lawn Service to **Ridgewood** at the following location **Riverview, FL** -under the terms and conditions hereby agreed upon by the parties:

1. DESCRIPTION OF SERVICES. Beginning on **July 1st, 2020**, Prince and Sons Inc., will provide the following services (collectively, the "Services"):

A.MOWING OF TURF AREAS:

Mowing of all current turf common areas with a total of **42** visit per year. Weed-eating (line trimming) & edging on all hard edges shall be performed during each mowing event. Bed edges will be done once a month, so it does not expand the beds from the original size. St. Augustine grass is to be cut no less than 4", Bahia no less than 3" to foster photosynthesis and strong root development. Blades shall remain sharp always, visible clippings are to be removed to prevent thatch build-up, mower operator will change patterns per service to prevent ruts in turf. Blowing off all hard surfaces shall be performed immediately following each mowing event, clippings are to be kept out of beds and waterways. Trash and small debris on grounds shall be discarded during service.

B. BUSHOGGING & POND MOWING:

All retention ponds shall be maintained at a set price; **19** times annually or by request as needed. Ponds containing drains or obstacles shall be maintained by herbicide and/or weed-eater.

C. PRUNING & TRIMMING:

Palm Tree trimming **\$35.00 Per Palm. (Billable)**

Selective pruning of all ornamental shrubbery shall be performed at the best time for flower and bud development, foliage growth and as necessary for the health of the plants. Removal & disposal of all generated debris from the property shall be completed following each pruning event.



200 S F. Street, Haines City, FL 33844 Phone: (863) 422-5207

D. PLANT BED WEED CONTROL:

Weed control shall be performed by using both pre-emergence and post-emergence herbicides as needed on all planter beds. Removal & disposal of all generated debris from the property shall be completed following each weeding event.

E. HORTICULTURAL:

Shrubs- Shall be fertilized 4 times per year with professional products using 100% Poly-Coat. This process ensures year-round feeding of nutrients. All fungus emerging on plants shall be treated and controlled as needed during growing season.

Turf- St Augustine Grass shall be fertilized and as prescribed by technician 6 times per year. Management of turf damaging insects and pests such as Chinch Bugs using Arena and will be performed in the month of June. All Fungus in turf grass areas shall be controlled annually and treated as needed during growing season. Prince and Sons Inc. rotates active ingredients in our Fungicides to ensure chemical resistance control.

Horticulture will be proposed if/when we get to a point of new landscape or sod other than Bahia.

F. ANNUALS: SERVICE AVAILABLE UPON REQUEST

A selection of 000 annuals shall be rotated on the months of January-April-July-October, flowers will be selected to appropriate season and climate. This service requires management approval at a suggested cost of \$2.00 per 4" pot. (BILLABLE)

G. MULCHING:

TBD cubic yards of "Small Pine-bark" mulch is to be spread at a rate of \$45.00 per cubic yard. This service is variable and requires management approval. (BILLABLE)

H. IRRIGATION SYSTEM INSPECTIONS:

Irrigation inspections are to be performed monthly; 12 times per year at a rate of **\$45 per man hour**. A service report from Prince technician is to be completed after each inspection. Any damages sustained to the irrigation system as a direct result of the work by Prince and Sons Inc. shall be repaired at no cost to the customer. Any repairs required due to normal wear, vandalism or "Acts of God" can be completed upon request and shall be billed at actual time and materials. All repairs will be billed at a rate of **\$65 per hour plus parts.** (No irrigation at this time)

2. INDEPENDENT CONTRACTOR STATUS. It is understood by the parties that Prince and Sons Inc. is an independent contractor with respect to Rhodine Road North CDD, and not an employee of Rhodine Road North CDD will not provide fringe benefits, including health insurance benefits, paid vacation, or any other employee benefit, for the benefit of Prince and Sons Inc.



200 S F. Street, Haines City, FL 33844 Phone: (863) 422-5207

3. INJURIES. Prince and Sons Inc. acknowledges Prince and Sons Inc.'s obligation to obtain appropriate insurance coverage for the benefit of Prince and Sons Inc. (and Prince and Sons Inc.'s employees, if any). Prince and Sons Inc. waives any rights to recovery from Rhodine Road North CDD for any injuries that Prince and Sons Inc. (and/or Prince and Sons Inc.'s employees) may sustain while performing services under this Contract and that are a result of the negligence of Prince and Sons Inc. or Prince and Sons Inc.'s employees.

4. INDEMNIFICATION. Prince and Sons Inc. agrees to indemnify and hold harmless Rhodine Road North CDD from all claims, losses, expenses, fees including attorney fees, costs, and judgments that may be asserted against Rhodine Road North CDD that result from the acts or omissions of Prince and Sons Inc., Prince and Sons Inc.'s employees, if any, and Prince and Sons Inc.'s agents.

5. PERSONNEL DRESS CODE: Employees shall wear uniforms or professional attire always. Clothing that expresses obscene language or graphics, degrading or demeaning connotations, is strictly prohibited. Prince and Sons Inc. employees shall wear shirts at all times and shall wear footwear that conforms to safe work practices.

6. ACCOUNT MANAGEMENT: A Prince and Sons Inc. account manager will be assigned to this property. The account manager shall be a direct point of contact between Rhodine Road North CDD and Prince and Sons Inc. We ensure he/she adheres to Best Maintenance Practices and returns all emails and phone calls within a timely professional manner. Each Prince manager has been certified by the Landscape Maintenance Association of Florida through The Department of Agriculture. Each manager continues viable education each year to provide industry leading knowledge and valuable solutions to the customer.

7. WARRANTY: Prince and Sons Inc. offers a full 30 days warranty on all new plant's material installed by Prince under our care and maintenance agreement.

8. INSURANCE. Prince and Sons Inc. will maintain at all times throughout the term of this agreement the following insurance:

- A. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- B. Commercial General Liability Insurance covering Prince and Sons Inc., legal liability for bodily injuries, with limits of \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - 1. Independent Contractors Coverage for the bodily injury and property damage in connection with any subcontractor's operation.
- C. Employer's Liability Coverage with limits of \$1,000,000 per accident or disease.



200 S F. Street, Haines City, FL 33844 Phone: (863) 422-5207

- D. Automobile Liability Insurance for bodily injuries in limits of \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of resulting from the operation, maintenance, or use by Prince and Sons Inc. of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

9. ENTIRE AGREEMENT. This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other contract whether oral or written. 6532

10. SEVERABILITY. If any provision of this Contract shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

11. APPLICABLE LAW. This Contract shall be governed by the laws of the State of Florida.

12. TERMS: The term of this agreement shall be for twelve **(12)** months, commencing on: **July 1st, 2020**, and terminating on: **July 1st, 2021**. The Customer shall notify Prince and Sons Inc. in writing of any unsatisfactory work performance or problems and shall allow Prince and Sons Inc. the opportunity to rectify any said problems in a timely manner, agreed to by both parties. This contract includes a thirty (30) day clause, in which it may be cancelled by either party, with just cause and after providing the other party with a thirty (30) day written notice.

13. PAYMENT FOR SERVICES. During the term of this agreement, the customer shall pay Prince and Sons Inc. the sum of: **(\$6,132.00) Six Thousand One Hundred Thirty-Two and 00/100** per month. As set forth herein on **Exhibit A**. Payments are due the 1st day of each month for that month's service. Payments not received within (30) thirty days may be subject to account being placed on hold until account is up to date.

Annual Total Cost: **(\$73,584.00) Seventy-Three Thousand Five Hundred Eighty-Four and 00/100.**



200 S F. Street, Haines City, FL 33844 Phone: (863) 422-5207

CONDITIONS:

The monthly installment price for this contract is intended to reflect an equal monthly payment for the service provided for the full term of one year. Upon early cancellation or termination of this contract by either party, Prince and Sons Inc. shall receive the remainder of payment due for services provided. Payment of this amount shall be made by the Customer immediately upon termination. If legal action becomes necessary to collect any portion of this debt, the customer shall be responsible for all court and attorney fees incurred by Prince and Sons Inc. This contract constitutes the complete agreement by both parties hereto regarding the matters set forth herein and supersedes all prior discussions, agreements, arrangements, representations and understandings. We will do an addendum if any additional landscape, irrigation, or horticulture is installed outside of this contract.

PRINCE AND SONS INC.

Signature Date

Printed Name Title

CUSTOMER (AUTHORIZED SIGNATURE)

Signature Date

Printed Name Title

EXHIBIT A

Maintenance Base Price	42 cuts per year	\$ 73,584.00
Irrigation Base Price	TBD	
Horticulture Base Price	TBD	
	TOTAL ANNUAL COST	\$ 73,584.00
	TOTAL MONTHLY PAYMENT	\$ 6,132.00

SECTION B

GROUNDS MAINTENANCE AGREEMENT

THIS GROUNDS MAINTENANCE AGREEMENT, (the “agreement”) is made and entered into by and between **CARDINAL LANDSCAPING SERVICES OF TAMPA, INC.**, a Florida corporation located at 817 E. Okaloosa Ave., Tampa, Florida, 33604 (the “company”) and **Rhodine Road North CDD**, located at Rhodine Rd., (the “buyer”). The company and buyer (collectively the “parties”), in consideration of the mutual covenants and conditions contained herein, agree as follows:

1. Services to be performed by Company:

The Company hereby agrees to perform the following ground maintenance services (the “services”) at the buyers address as shown above in a workman like manner during the term of this agreement:

The Company hereby agrees to perform the following ground maintenance services (the “services”) at the buyers address as shown above in a workman like manner during the term of this agreement:

- (a) Mow common area turf each calendar week from April 1st to October 14th and then on a bi-weekly basis October 15th thru March 31st with no less than forty two (42) mowing’s per year. Ponds will be mowed twenty times (20) per year using the following schedule:
Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec.
1 1 1 2 2 3 3 3 1 1 1 1
- (b) Sidewalks, curbs, flower beds and drives will be edged each mowing.
- (c) Sidewalks, curbs and all pavement areas will be blown clear of debris each visit.
- (d) Shrubs will be pruned on an as needed basis to maintain desired shape and appearance. **Trees and palms will be trimmed during the month of March and throughout the year as needed to assure a manicured appearance.** This includes the necessary trimming of low hanging branches from trees, as well as the shaping and pruning needed in order to maintain a well-manicured appearance. A maximum height for trimming and tree work will be eight (8) feet from lowest branch tip. All cuttings and debris will be removed from the property at the time of hedging. Debris from storm damage or acts of Nature may not be included.
- (e) All trash and cuttings resulting from grounds maintenance operations will be removed from the buyer’s property immediately.
- (f) Weeds will be physically and/or chemically removed from cracks in Sidewalk’s, drives and flower beds in order to maintain a constant manicured appearance.

A commercial grade weed removal chemical will be used.

(g) **Irrigation inspection is included in the monthly contract price.** A sight inspection will be done weekly and a physical inspection monthly. Any irrigation damaged by Cardinal Landscaping will be repaired by Cardinal Landscaping. Price for repairs if damaged other than Cardinal Landscaping will be at a rate of sixty five dollars (65.00) per man hour plus the cost of parts.

(h) Mulch is an additional charge of \$59.00 per yard installed.

(i) Fertilizer will be applied four times a year to shrubs, plants and ornamentals.

2. **Compensation for Services:** Compensation of the company for its services shall be **\$71,950.00** per year and such compensation shall be Payable by the buyer in twelve (12) equal monthly installments of **\$5,995.83** beginning on the first day of July 2020 and continuing on the first day of each and every month thereafter. Payments not received by the fifteenth day of the month could be subject to a five (5%) percent late charge plus interest at one and one half (1 1/2%) percent per month.

3. **Term:** This agreement shall commence on the 1st day of July, 2020 and shall continue for a period of one (1) year. Thereafter, this agreement shall automatically renew for additional one (1) year periods unless either party terminates it by delivering written notice of termination to the other party thirty (30) days immediately prior to each one (1) year anniversary. At any time during the contract the buyer can send written notice of unsatisfactory work covered in contract and contractor has ten days to remedy said deficiency. If after ten days contractual work has not been performed, buyer may terminate contract with thirty days written notice.

4. **Choice of Law:** The parties agree this agreement shall be Governed by the laws of the state of Florida and venue shall be in Hillsborough County, Florida.

5. **Attorney Fees and Costs:** The parties agree that if any action in law is required to enforce or interpret the provisions of this agreement, the prevailing party shall be entitled to reasonable attorneys' fees, including any appeals thereof, in addition to any other costs or relief to which they may be entitled.

6. **Entire Agreement:** This contract contains the entire agreement between the parties.

7. **Understanding of the Parties:** The parties acknowledge this agreement was negotiated on the basis of the buyers' grounds as of the date

signed and future changes to the grounds may require changes to this agreement. Further, any work not specified in this agreement will be negotiated on a separate basis.

IN WITNESS WHEREOF, the parties have executed this agreement the date and year indicated immediately below their signatures.

“Company”

Cardinal Landscaping Services of Tampa, Inc.

“Buyer”

By: 

Michael C. Mantei

(Signature of Buyer)

(Printed Name or Company)

Date: 6/24/2020

Date: _____

SECTION VI

PREPARED BY AND RETURN TO:

Roy Van Wyk, Esquire
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this _____ day of _____, 2020, by **RIDGEWOOD, LLC**, a Florida limited liability company, with a mailing address of 2300 North Scenic Highway, ML 50, Lake Wales, Florida 33898 (hereinafter called the "Grantor"), in favor of **RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the "Grantee").

[Wherever used herein, the terms "Grantor" and "Grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all of the right, title, interest, claim and demand which the Grantor has, if any, in and to the following described parcel of land, situate, lying and being in the County of Hillsborough, State of Florida, to-wit:

Tracts A, B, C, D, E, F, G, H, J and K of RIDGEWOOD, according to the plat thereof as recorded in Plat Book 137, Pages 149-164, inclusive, of the Public Records of Hillsborough County, Florida;

Together with:

Tracts A, B and C of RIDGEWOOD WEST, according to the plat thereof as recorded in Plat Book 138, Pages 9-14, inclusive, of the Public Records of Hillsborough County, Florida.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor.

Grantor represents that Grantor has complied with the requirements of Section 196.295, *Florida Statutes*.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witnesses:

RIDGEWOOD, LLC, a Florida limited
liability company

By: AtlanticBlue Capital, LLC
Its: Manager

Name: _____

By: John D. Alexander
Its: Manager

Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2020, by John D. Alexander, as Manager for AtlanticBlue Capital, LLC, Manager for Ridgewood, LLC.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this ____ day of _____, 2020.

Signed, sealed and delivered
in the presence of:

**RHODINE ROAD NORTH COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established under
Chapter 190 of the Florida Statutes

Witnesses:

Name: _____

Warren K. "Rennie" Heath, II
Chairperson, Board of Supervisors

Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2020, by Warren K. "Rennie" Heath, II, as Chairperson of the Board of Supervisors for the Rhodine Road North Community Development District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

PREPARED BY AND RETURN TO:

Roy Van Wyk, Esquire
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is executed as of this _____ day of _____, 2020, by **RIDGEWOOD HOMEOWNERS ASSOCIATION OF HILLSBOROUGH COUNTY, INC.**, a Florida not-for-profit corporation, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880 (hereinafter called the "Grantor"), in favor of **RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the "Grantee").

[Wherever used herein, the terms "Grantor" and "Grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all of the right, title, interest, claim and demand which the Grantor has, if any, in and to the following described parcel of land, situate, lying and being in the County of Hillsborough, State of Florida, to-wit¹:

Tracts A, B, C, D, E, F, G, H, J and K of RIDGEWOOD, according to the plat thereof as recorded in Plat Book 137, Pages 149-164, inclusive, of the Public Records of Hillsborough County, Florida;

Together with:

Tracts A, B and C of RIDGEWOOD WEST, according to the plat thereof as recorded in Plat Book 138, Pages 9-14, inclusive, of the Public Records of Hillsborough County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, lien,

¹ The purpose of this deed is to clarify and eliminate any question of title resulting from the dedication on that certain "Wynnmere West Phases 2 & 3" plat recorded in Plat Book 126, Pages 160-171, inclusive, of the Public Records of Hillsborough County, Florida

equity and claim whatsoever of the Grantor, either in law or equity, if any, to the only proper use, benefit and behalf of the Grantee forever.

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witnesses:

**RIDGEWOOD HOMEOWNERS
ASSOCIATION OF HILLSBOROUGH
COUNTY, INC.**, a Florida not-for-profit
corporation

Name: _____

By: Andrew Rhinehart
Its: President

Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2020, by Andrew Rhinehart, as President of Ridgewood Homeowners Association of Hillsborough County, Inc.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

AFFIDAVIT OF NON-FOREIGN STATUS
(FIRPTA)

STATE OF FLORIDA
COUNTY OF _____

Before me, the undersigned authority, this day personally appeared John D. Alexander (“Affiant”), who being first duly sworn, says:

1. That Affiant understands and acknowledges that the United States Foreign Investment in Real Property Tax Act, as amended by the Tax Reform Act of 1984 (Section 1445 of the Internal Revenue Code) provides that a transferee (buyer) of a United States real property interest (as defined in Section 897(c) of the Internal Revenue Code) must withhold tax if the transferor is a foreign person;

2. That Affiant is Manager of AtlanticBlue Capital, LLC, a Florida limited liability, Manager for Ridgewood, LLC (the “**Seller**”), which Seller may be the owner of a United States real property interest of said property more particularly described in the attached **Exhibit A** (the “**Property**”).

3. That Seller is not a foreign person (as that term is defined in the Internal Revenue Code and Income Tax Regulations).

4. The Seller’s address and United States taxpayer identifying number are as follows:

2300 North Scenic Highway, ML 50, Lake Wales, Florida 33898
Tax ID No.: 32-0601893

5. Affiant understands that this affidavit may be disclosed to the Internal Revenue Service and that any false statement made herein could be punished by fine, imprisonment, or both.

6. Under penalties of perjury, Affiant declares that he or she has examined the affidavit, and to the best of his knowledge and belief, it is true, correct, and complete.

Print Name: John D. Alexander

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2020 by John D. Alexander, as Manager for AtlanticBlue Capital, LLC, Manager for Ridgewood, LLC.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A

Property

Tracts A, B, C, D, E, F, G, H, J and K of RIDGEWOOD, according to the plat thereof as recorded in Plat Book 137, Pages 149-164, inclusive, of the Public Records of Hillsborough County, Florida;

Together with:

Tracts A, B and C of RIDGEWOOD WEST, according to the plat thereof as recorded in Plat Book 138, Pages 9-14, inclusive, of the Public Records of Hillsborough County, Florida.

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **RIDGEWOOD, LLC**, a Florida limited liability company, whose mailing address is 2300 North Scenic Highway, ML 50, Lake Wales, Florida 33898 (the “**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

See Exhibit A Attached.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that it is the lawful owner of the above-described real property and assets; that said real property and assets are free from all liens and encumbrances; that Seller has good right to sell said real property and assets; that all contractors, subcontractors and materialmen furnishing labor or materials relative to the construction of the real property and assets have been paid in full; and that Seller will warrant and defend the sale of its said real property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this ____ day of _____, 2020.

Signed, sealed and delivered
in the presence of:

Witnesses:

RIDGEWOOD, LLC, a Florida limited
liability company

By: AtlanticBlue Capital, LLC
Its: Manager

Name: _____

By: John D. Alexander
Its: Manager

Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2020, by John D. Alexander, as Manager for AtlanticBlue Capital, LLC, Manager for Ridgewood, LLC.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A

Tracts A, B, C, D, E, F, G, H, J and K of RIDGEWOOD, according to the plat thereof as recorded in Plat Book 137, Pages 149-164, inclusive, of the Public Records of Hillsborough County, Florida;

Together with:

Tracts A, B and C of RIDGEWOOD WEST, according to the plat thereof as recorded in Plat Book 138, Pages 9-14, inclusive, of the Public Records of Hillsborough County, Florida.

PREPARED BY AND RETURN TO:
Roy Van Wyk, Esquire
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED**

STATE OF FLORIDA
COUNTY OF _____

I, John D. Alexander ("Affiant"), on being duly sworn, state:

1. I am the Manager of AtlanticBlue Capital, LLC, a Florida limited liability company, Manager of Ridgewood, LLC, a Florida limited liability company, with a mailing address of 2300 North Scenic Highway, ML 50, Lake Wales, Florida 33898 (together, the "Company").

2. The management of the Company is vested in Affiant.

3. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.

4. On behalf of the Company, I am authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached Exhibit "A" (the "Property") or any interests therein.

5. On behalf of the Company, I am authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.

6. On behalf of the Company, I acknowledge this affidavit may be relied upon by the Rhodine Road North Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.

Affiant

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2020, by John D. Alexander, as Manager for Manager for AtlanticBlue Capital, LLC, Manager for Ridgewood, LLC.

[notary seal]

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

Exhibit A
LEGAL DESCRIPTION

Tracts A, B, C, D, E, F, G, H, J and K of RIDGEWOOD, according to the plat thereof as recorded in Plat Book 137, Pages 149-164, inclusive, of the Public Records of Hillsborough County, Florida;

Together with:

Tracts A, B and C of RIDGEWOOD WEST, according to the plat thereof as recorded in Plat Book 138, Pages 9-14, inclusive, of the Public Records of Hillsborough County, Florida.

OWNER'S AFFIDAVIT

STATE OF FLORIDA)
)
COUNTY OF _____)

BEFORE ME, the undersigned authority, personally appeared John D. Alexander (“Affiant”) as Manager of AtlanticBlue Capital, LLC, Manager for Ridgewood, LLC, a Florida limited liability company, with a mailing address of 2300 North Scenic Highway, ML 50, Lake Wales, Florida 33898, who after first being duly sworn deposes and states as follows:

That Affiant knows of his own knowledge that Ridgewood, LLC (“Owner”) which is the owner of the fee simple title in and to certain lands located in Hillsborough County, Florida described as follows:

Tracts A, B, C, D, E, F, G, H, J and K of RIDGEWOOD, according to the plat thereof as recorded in Plat Book 137, Pages 149-164, inclusive, of the Public Records of Hillsborough County, Florida;

Together with:

Tracts A, B and C of RIDGEWOOD WEST, according to the plat thereof as recorded in Plat Book 138, Pages 9-14, inclusive, of the Public Records of Hillsborough County, Florida.

That the above described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.

Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.

That there are no mechanic's or materialman's or laborer's liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.

That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.

That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

DATED: _____, 2020

Signed, sealed and delivered
in the presence of:

Witnesses:

RIDGEWOOD, LLC, a Florida limited liability
company

By: AtlanticBlue Capital, LLC
Its: Manager

Name: _____

By: John D. Alexander
Its: Manager

Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2020, by John D. Alexander, as Manager for AtlanticBlue Capital, LLC, Manager for Ridgewood, LLC.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

SECTION VII

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE PERIOD FROM INCEPTION DECEMBER 11, 2018 TO
SEPTEMBER 30, 2019**

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Rhodine Road North Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Rhodine Road North Community Development District, Hillsborough County, Florida ("District") as of and for the period from inception December 11, 2018 to September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position, thereof for the period from inception December 11, 2018 to September 30, 2019 in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 9, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 9, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Rhodine Road North Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception December 11, 2018 to September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$499,405).
- The change in the District's total net position for the period from inception December 11, 2018 to September 30, 2019 was (\$499,405), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$6,473,835. The total fund balance is restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service and capital projects funds, all of which are major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		2019
Current and other assets	\$	7,338,496
Capital assets, net of depreciation		3,152,078
Total assets		10,490,574
Current liabilities		989,979
Long-term liabilities		10,000,000
Total liabilities		10,989,979
Net position		
Net investment in capital assets		(1,384,033)
Restricted		871,241
Unrestricted		13,387
Total net position	\$	(499,405)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the period from inception December 11, 2018 to September 30, 2019. The majority of the decrease was due to the Series 2019 Bond issuance during the current fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION	
FOR THE PERIOD FROM INCEPTION DECEMBER 11, 2018	
TO SEPTEMBER 30,	
	2019
Revenues:	
Program revenues	
Operating grants and contributions	\$ 126,895
Capital grants and contributions	29,545
Total revenues	<u>156,440</u>
Expenses:	
General government	112,624
Interest	127,698
Bond issue costs	415,523
Total expenses	<u>655,845</u>
Change in net position	<u>(499,405)</u>
Net position - beginning	<u>-</u>
Net position - ending	<u>\$ (499,405)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the period from inception December 11, 2018 to September 30, 2019 was \$655,845. The costs of the District's activities were partially funded by program revenues. Program revenue was comprised primarily of Developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the period from inception December 11, 2018 to September 30, 2019, was amended to increase revenues and appropriations by \$47,293. Actual general fund expenditures did not exceed appropriations for the period from inception December 11, 2018 to September 30, 2019.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had \$3,152,078 invested in capital assets for its governmental activities. No depreciation has been taken as the District's capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2019, the District had \$10,000,000 Bonds outstanding for its governmental activities. During the period from inception December 11, 2018 to September 30, 2019, the District issued Series 2019 Special Assessment Revenue Bonds. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates continuing the construction project in the subsequent fiscal year.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Rhodine Road North Community Development District's Finance Department at 219 East Livingston Street, Orlando, FL 32801.

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

	Governmental Activities
ASSETS	
Cash	\$ 8,652
Due from Developer	46,011
Restricted assets:	
Investments	7,283,833
Capital assets:	
Nondepreciable	3,152,078
Total assets	<u>10,490,574</u>
 LIABILITIES	
Accounts payable	41,276
Contracts and retainage payable	821,005
Accrued interest payable	127,698
Non-current liabilities:	
Due in more than one year	10,000,000
Total liabilities	<u>10,989,979</u>
 NET POSITION	
Net investment in capital assets	(1,384,033)
Restricted for debt service	871,241
Unrestricted	13,387
Total net position	<u>\$ (499,405)</u>

See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION DECEMBER 11, 2018 TO
SEPTEMBER 30, 2019**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 112,624	\$ 123,631	\$ -	\$ 11,007
Maintenance and operations	-	-	29,545	29,545
Interest on long-term debt	127,698	3,264	-	(124,434)
Bond issue costs	415,523	-	-	(415,523)
Total governmental activities	655,845	126,895	29,545	(499,405)
		Change in net position		(499,405)
		Net position - beginning		-
		Net position - ending		<u>\$ (499,405)</u>

See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 8,652	\$ -	\$ -	\$ 8,652
Investments	-	998,939	6,284,894	7,283,833
Due from Developer	46,011	-	-	46,011
Total assets	\$ 54,663	\$ 998,939	\$ 6,284,894	\$ 7,338,496
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 41,276	\$ -	\$ -	\$ 41,276
Contracts and retainage payable	-	-	821,005	821,005
Total liabilities	41,276	-	821,005	862,281
Deferred inflows of resources:				
Unavailable revenue	2,380	-	-	2,380
Total deferred inflows of resources	2,380	-	-	2,380
Fund balances:				
Restricted for:				
Debt service	-	998,939	-	998,939
Capital projects	-	-	5,463,889	5,463,889
Unassigned	11,007	-	-	11,007
Total fund balances	11,007	998,939	5,463,889	6,473,835
Total liabilities, deferred inflows of resources and fund balances	\$ 54,663	\$ 998,939	\$ 6,284,894	\$ 7,338,496

See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

Fund balance - governmental funds	\$	6,473,835
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	3,152,078	
Accumulated depreciation	-	3,152,078

Assets that are not available to pay for current-period expenditures are unavailable in the fund statements.	2,380
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable		(127,698)
Bonds payable		(10,000,000)
Net position of governmental activities	\$	(499,405)

See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE PERIOD FROM INCEPTION DECEMBER 11, 2018 TO
SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Developer contributions	\$ 123,631	\$ -	\$ -	\$ 123,631
Interest	-	3,264	27,165	30,429
Total revenues	123,631	3,264	27,165	154,060
EXPENDITURES				
Current:				
General government	112,624	-	-	112,624
Debt service:				
Bond issue costs	-	-	415,523	415,523
Capital outlay	-	-	3,152,078	3,152,078
Total expenditures	112,624	-	3,567,601	3,680,225
Excess (deficiency) of revenues over (under) expenditures	11,007	3,264	(3,540,436)	(3,526,165)
OTHER FINANCING SOURCES (USES)				
Bond proceeds	-	995,675	9,004,325	10,000,000
Total other financing sources	-	995,675	9,004,325	10,000,000
Net change in fund balances	11,007	998,939	5,463,889	6,473,835
Fund balances - beginning	-	-	-	-
Fund balances - ending	\$ 11,007	\$ 998,939	\$ 5,463,889	\$ 6,473,835

See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION DECEMBER 11, 2018 TO
SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$ 6,473,835
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities the cost of those assets is eliminated and capitalized as capital assets in the statement of net position.	3,152,078
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position net of any original issuance discounts.	(10,000,000)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	(127,698)
Revenues that do not provide current available resources are unavailable in the fund statements but are recognized as revenues in the statement of activities.	<u>2,380</u>
Change in net position of governmental activities	<u><u>\$ (499,405)</u></u>

See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Rhodine Road North Community Development District ("District") was established on December 11, 2018, by the Board of County Commissioners of Hillsborough County, Hillsborough County Ordinance 18-35, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development and to levy and assess non-ad valorem assessments for the financing and maintenance of improvements.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at-large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, all of the Board members are affiliated with Ridgewood, LLC ("Developer") and its affiliate JMBI Real Estate, LLC ("JMBI").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District was funded with Developer contributions for the period from inception December 11, 2018 to September 30, 2019.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the period from inception December 11, 2018 to September 30, 2019 as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearing(s) are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, unless otherwise delegated by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2019:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Oblig Fund Class Y	\$ 7,283,833	S&P AAAM	Weighted average of the
Total Investments	<u>\$ 7,283,833</u>		fund portfolio: 26 days

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the period from inception December 11, 2018 to September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ -	\$ 3,152,078	\$ -	\$ 3,152,078
Total capital assets, not being depreciated	-	3,152,078	-	3,152,078
Governmental activities capital assets	\$ -	\$ 3,152,078	\$ -	\$ 3,152,078

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$9,786,754. The infrastructure will include roadways, a stormwater management system, parks and amenities, offsite improvements, entry feature and signage, and utilities. A portion of the project costs is expected to be financed by the proceeds from the issuance of Bonds with the remainder to be funded by the Developer. Upon completion, certain assets will be owned and maintained by the County.

NOTE 6 – LONG-TERM LIABILITIES

Series 2019

On June 21, 2019 the District issued \$10,000,000 of Special Assessment Bonds, Series 2019 consisting of various Term Bonds with due dates ranging from May 1, 2024 – May 1, 2050 with fixed interest rates of 3.5% - 4.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing May 1, 2021 through May 1, 2050.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the period from inception December 11, 2018 to September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2019	\$ -	\$ 10,000,000	\$ -	\$10,000,000	\$ -
Total	\$ -	\$ 10,000,000	\$ -	\$10,000,000	\$ -

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Principal	Interest	Total
2020	\$ -	\$ 377,488	\$ 377,488
2021	170,000	448,500	618,500
2022	175,000	442,550	617,550
2023	185,000	436,426	621,426
2024	190,000	429,950	619,950
2025-2029	1,065,000	2,034,700	3,099,700
2030-2034	1,310,000	1,795,576	3,105,576
2035-2039	1,640,000	1,473,676	3,113,676
2040-2044	2,055,000	1,063,302	3,118,302
2045-2049	2,610,000	526,300	3,136,300
2050	600,000	28,500	628,500
Total	\$ 10,000,000	\$ 9,056,968	\$ 19,056,968

NOTE 7 – DEVELOPER/AFFILIATE TRANSACTIONS

The Developer and its affiliates own the land within the District and has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$123,631, which includes a receivable of \$46,011 at September 30, 2019. Of the total receivable, \$2,380 was considered unavailable as of September 30, 2019.

The District reimbursed the Developer and its affiliate JMBI Realty, totaling \$712,397 for construction related costs, such as engineering costs, plumbing costs and construction management costs.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception.

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE PERIOD FROM INCEPTION DECEMBER 11, 2018 TO
SEPTEMBER 30, 2019**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Amounts	
REVENUES				
Developer contributions	\$ 97,707	\$ 110,000	\$ 100,000	\$ (10,000)
Boundary amendment contributions	-	35,000	23,631	(11,369)
Total revenues	97,707	145,000	123,631	(21,369)
EXPENDITURES				
Current:				
General government	97,707	145,000	112,624	32,376
Total expenditures	97,707	145,000	112,624	32,376
Excess (deficiency) of revenues over (under) expenditures	\$ -	\$ -	11,007	\$ 11,007
Fund balance - beginning			-	
Fund balance - ending			\$ 11,007	

See notes to required supplementary information

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the period from inception December 11, 2018 to September 30, 2019 was amended to increase revenues and appropriations by \$47,293. Actual general fund expenditures did not exceed appropriations for the period from inception December 11, 2018 to September 30, 2019.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Rhodine Road North Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Rhodine Road North Community Development District, Hillsborough County, Florida ("District") as of and for the period from inception December 11, 2018 to September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 9, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 9, 2020



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Rhodine Road North Community Development District
Hillsborough County, Florida

We have examined Rhodine Road North Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the period from inception December 11, 2018 to September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception December 11, 2018 to September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Rhodine Road North Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 9, 2020



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Rhodine Road North Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Rhodine Road North Community Development District, Hillsborough County, Florida ("District") as of and for the period from inception December 11, 2018 to September 30, 2019, and have issued our report thereon dated June 9, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 9, 2020, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Rhodine Road North Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Rhodine Road North Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 9, 2020

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

Not applicable.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Not applicable. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period from inception December 11, 2018 to September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period from inception December 11, 2018 to September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SECTION VIII

SECTION C

SECTION D

SECTION 1

Rhodine Road North

Community Development District

Summary of Checks

April 28, 2020 to May 20, 2020

Bank	Date	Check No.'s	Amount
General Fund	5/12/20	78	\$ 3,410.37
	5/15/20	79-80	\$ 1,428.09
			<hr/> \$ 4,838.46
			<hr/> \$ 4,838.46

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/12/20	00010	5/01/20 29	202005 310-51300-34000		*	2,916.67	
			MNGT FEES 05/2020				
		5/01/20 29	202005 310-51300-35100		*	75.00	
			INFORMATION TECH 05/2020				
		5/01/20 29	202005 310-51300-31300		*	416.67	
			DISSEMINATION AGENT 05/20				
		5/01/20 29	202005 310-51300-51000		*	.18	
			OFFICE SUPPLIES				
		5/01/20 29	202005 310-51300-42000		*	1.85	
			POSTAGE				
GOVERNMENTAL MANAGEMENT SERVICES							3,410.37 000078
5/15/20	00001	4/16/20 114156	202003 310-51300-31500		*	1,147.00	
			GENERAL COUN/MONTH MEETIN				
HOPPING GREEN & SAMS							1,147.00 000079
5/15/20	00015	4/23/20 21632/04	202004 320-53800-43000		*	281.09	
			ELECTRIC 04/2020				
TECO TAMPA ELECTRIC							281.09 000080
TOTAL FOR BANK A						4,838.46	
TOTAL FOR REGISTER						4,838.46	

RRNC RHODINE ROAD N IAGUILAR

Rhodine Road North

Community Development District

Summary of Checks

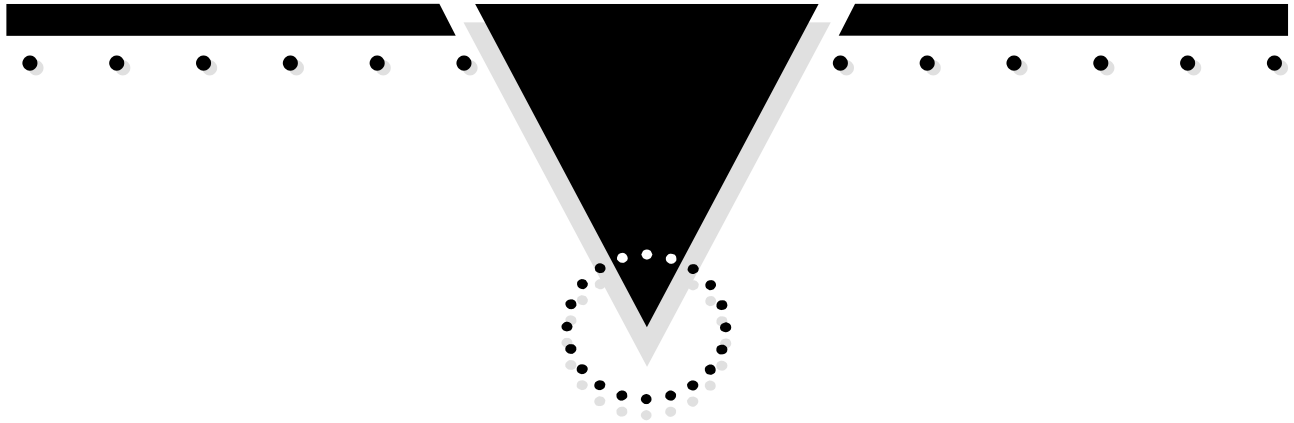
May 21, 2020 to June 20, 2020

Bank	Date	Check No.'s	Amount	
General Fund	6/3/20	81-85	\$	1,000.00
	6/9/20	86	\$	25.78
	6/12/20	87	\$	83.50
			\$	1,109.28
			\$	1,109.28

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/03/20	00005	5/06/20 AR050620	202005 310-51300-11000		*	200.00	
		SUPV FEE 05/06/2020		ANDREW RHINEHART			200.00 000081
6/03/20	00003	5/06/20 LS050620	202005 310-51300-11000		*	200.00	
		SUPV FEE 05/06/2020		LAUREN SCHWENK			200.00 000082
6/03/20	00013	5/06/20 MC050620	202005 310-51300-11000		*	200.00	
		SUPV FEE 05/06/2020		MATTHEW CASSIDY			200.00 000083
6/03/20	00004	5/06/20 PM050620	202005 310-51300-11000		*	200.00	
		SUPV FEE 05/06/2020		PATRICK MARONE			200.00 000084
6/03/20	00002	5/06/20 RH050620	202005 310-51300-11000		*	200.00	
		SUPV FEE 05/06/2020		RENNIE HEATH			200.00 000085
6/09/20	00015	5/19/20 22100782	202005 320-53800-43000		*	25.78	
		11630 RHODINE RD		TECO TAMPA ELECTRIC			25.78 000086
6/12/20	00008	4/30/20 0079130	202004 310-51300-48000		*	83.50	
		LEGAL ADV-79130 04/29/20		TIMES PUBLISHING COMPANY			83.50 000087
TOTAL FOR BANK A						1,109.28	
TOTAL FOR REGISTER						1,109.28	

RRNC RHODINE ROAD N IAGUILAR

SECTION 2



RHODINE ROAD NORTH

Community Development District

Unaudited Financial Reporting

May 31, 2020



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1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Income Statement</u>
4	<u>Capital Projects Fund Income Statement</u>
5-6	<u>Month to Month</u>
7	<u>Developer Contribution Schedule</u>
8	<u>Long Term Debt Report</u>
9-10	<u>Series 2019 Construction Schedule</u>

RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
May 31, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals FY20
<u>ASSETS:</u>				
<u>CASH</u>				
OPERATING ACCOUNT	\$6,815	---	---	\$6,815
<u>SERIES 2019</u>				
RESERVE	---	\$605,515	---	\$605,515
REVENUE	---	\$24,904	---	\$24,904
INTEREST	---	\$3,502	---	\$3,502
PREPAYMENT	---	\$238,160	---	\$238,160
CONSTRUCTION	---	---	\$5,757	\$5,757
DUE FROM DEVELOPER	---	---	\$449,231	\$449,231
TOTAL ASSETS	\$6,815	\$872,081	\$454,989	\$1,333,884
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$6,439	---	---	\$6,439
RETAINAGE PAYABLE	---	---	\$149,016	\$149,016
<u>FUND EQUITY:</u>				
FUND BALANCES:				
UNASSIGNED	\$376	---	---	\$376
RESERVED FOR DEBT SERVICE	---	\$872,081	---	\$872,081
RESERVED FOR CAPITAL PROJECTS	---	---	\$305,972	\$305,972
TOTAL LIABILITIES & FUND EQUITY	\$6,815	\$872,081	\$454,989	\$1,333,884

RHODINE ROAD NORTH

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/20	ACTUAL THRU 05/31/20	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$225,562	\$44,777	\$44,777	\$0
BOUNDARY AMENDMENT CONTRIBUTIONS	\$0	\$0	\$546	\$546
TOTAL REVENUES	\$225,562	\$44,777	\$45,323	\$546
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$8,000	\$3,400	\$4,600
ENGINEERING	\$20,000	\$13,333	\$891	\$12,443
ATTORNEY	\$25,000	\$16,667	\$9,089	\$7,578
ANNUAL AUDIT	\$3,000	\$3,000	\$3,000	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0
ARBITRAGE	\$650	\$0	\$0	\$0
DISSEMINATION	\$5,000	\$3,333	\$2,583	\$750
TRUSTEE FEES	\$3,500	\$0	\$0	\$0
MANAGEMENT FEES	\$35,000	\$23,333	\$23,333	(\$0)
INFORMATION TECHNOLOGY	\$2,350	\$1,567	\$600	\$967
TELEPHONE	\$250	\$167	\$10	\$156
POSTAGE & DELIVERY	\$850	\$567	\$79	\$488
INSURANCE	\$5,500	\$5,500	\$5,125	\$375
PRINTING & BINDING	\$850	\$567	\$294	\$273
LEGAL ADVERTISING	\$10,000	\$6,667	\$6,643	\$23
OTHER CURRENT CHARGES	\$2,500	\$1,667	\$1,208	\$459
BOUNDARY AMENDMENT EXPENSES	\$0	\$0	\$1,585	(\$1,585)
OFFICE SUPPLIES	\$500	\$333	\$11	\$322
TRAVEL PER DIEM	\$550	\$367	\$0	\$367
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE:	\$132,675	\$85,242	\$58,027	\$27,215
<u>OPERATIONS & MAINTENANCE:</u>				
PROPERTY INSURANCE	\$5,000	\$5,000	\$0	\$5,000
LANDSCAPE MAINTENANCE	\$39,200	\$26,133	\$0	\$26,133
LANDSCAPE REPLACEMENT	\$7,500	\$5,000	\$0	\$5,000
FERTILIZATION	\$8,000	\$5,333	\$0	\$5,333
PEST CONTROL	\$120	\$80	\$0	\$80
JANITORIAL SERVICE	\$800	\$533	\$0	\$533
POOL MAINTENANCE	\$2,667	\$1,778	\$0	\$1,778
ELECTRIC	\$0	\$0	\$307	(\$307)
AMENITY - ELECTRIC	\$2,000	\$1,333	\$0	\$1,333
AMENITY - WATER	\$600	\$400	\$0	\$400
STREETLIGHTS	\$10,000	\$6,667	\$0	\$6,667
GENERAL REPAIRS & MAINTENANCE	\$2,000	\$1,333	\$0	\$1,333
CONTINGENCY	\$15,000	\$10,000	\$0	\$10,000
TOTAL OPERATIONS & MAINTENANCE:	\$92,887	\$63,591	\$307	\$63,284
TOTAL EXPENDITURES	\$225,562	\$148,833	\$58,333	\$90,499
EXCESS REVENUES (EXPENDITURES)	\$0		(\$13,010)	
FUND BALANCE - BEGINNING	\$0		\$13,386	
FUND BALANCE - ENDING	\$0		\$376	

RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/20	ACTUAL THRU 05/31/20	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS	\$224,250	\$0	\$0	\$0
INTEREST	\$0	\$0	\$26,949	\$26,949
TOTAL REVENUES	\$224,250	\$0	\$26,949	\$26,949
<u>EXPENDITURES:</u>				
INTEREST PAYMENT - 11/1	\$153,238	\$153,238	\$153,238	(\$0)
INTEREST PAYMENT - 5/1	\$224,250	\$224,250	\$224,250	\$0
TOTAL EXPENDITURES	\$377,488	\$377,488	\$377,488	(\$0)
<u>OTHER FINANCING SOURCES:</u>				
TRANSFER IN (OUT)	\$0	\$0	\$223,681	\$223,681
TOTAL OTHER FINANCING SOURCES (USES):	\$0	\$0	\$223,681	\$223,681
EXCESS REVENUES (EXPENDITURES)	(\$153,238)		(\$126,857)	
FUND BALANCE - BEGINNING	\$377,949		\$998,938	
FUND BALANCE - ENDING	\$224,712		\$872,081	

RHODINE ROAD NORTH

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/20	ACTUAL THRU 05/31/20	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$449,231	\$449,231
INTEREST	\$0	\$0	\$34,156	\$34,156
TOTAL REVENUES	\$0	\$0	\$483,387	\$483,387
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$5,417,622	(\$5,417,622)
TOTAL EXPENDITURES	\$0	\$0	\$5,417,622	(\$5,417,622)
<u>OTHER FINANCING SOURCES:</u>				
TRANSFER IN (OUT)	\$0	\$0	(\$223,681)	(\$223,681)
TOTAL OTHER FINANCING SOURCES (USES):	\$0	\$0	(\$223,681)	(\$223,681)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$5,157,916)	
FUND BALANCE - BEGINNING	\$0		\$5,463,889	
FUND BALANCE - ENDING	\$0		\$305,972	

RHODINE ROAD NORTH

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>REVENUES:</u>													
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
TOTAL REVENUES	\$0	\$20,000	\$4,777	\$0	\$20,546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,323
<u>EXPENDITURES:</u>													
<u>ADMINISTRATIVE:</u>													
SUPERVISORS FEES	\$800	\$800	\$0	\$0	\$800	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$3,400
ENGINEERING	\$538	\$118	\$0	\$0	\$118	\$0	\$0	\$118	\$0	\$0	\$0	\$0	\$891
ATTORNEY	\$3,659	\$1,760	\$565	\$784	\$0	\$1,147	\$1,174	\$0	\$0	\$0	\$0	\$0	\$9,089
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$3,000
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	\$417	\$417	\$0	\$0	\$0	\$0	\$2,583
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	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$23,333
INFORMATION TECHNOLOGY	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$0	\$0	\$0	\$0	\$600
TELEPHONE	\$3	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10
POSTAGE & DELIVERY	\$22	\$18	\$12	\$5	\$6	\$13	\$2	\$2	\$0	\$0	\$0	\$0	\$79
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
PRINTING & BINDING	\$86	\$84	\$48	\$0	\$20	\$55	\$1	\$0	\$0	\$0	\$0	\$0	\$294
LEGAL ADVERTISING	\$5,177	\$249	\$219	\$497	\$0	\$419	\$84	\$0	\$0	\$0	\$0	\$0	\$6,643
OTHER CURRENT CHARGES	\$166	\$155	\$155	\$191	\$218	\$168	\$155	\$0	\$0	\$0	\$0	\$0	\$1,208
BOUNDARY AMENDMENT EXPENSES	\$0	\$391	\$29	\$126	\$0	\$1,039	\$0	\$0	\$0	\$0	\$0	\$0	\$1,585
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
TOTAL ADMINISTRATIVE	\$18,748	\$6,575	\$4,019	\$5,761	\$4,446	\$6,127	\$4,823	\$7,528	\$0	\$0	\$0	\$0	\$58,027

RHODINE ROAD NORTH

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
OPERATIONS & MAINTENANCE:													
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
ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$281	\$26	\$0	\$0	\$0	\$0	\$307
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
TOTAL OPERATIONS & MAINTENANCE:	\$0	\$0	\$0	\$0	\$0	\$0	\$281	\$26	\$0	\$0	\$0	\$0	\$307
TOTAL EXPENDITURES	\$18,748	\$6,575	\$4,019	\$5,761	\$4,446	\$6,127	\$5,104	\$7,554	\$0	\$0	\$0	\$0	\$58,333
EXCESS REVENUES/(EXPENDITURES)	(\$18,748)	\$13,425	\$758	(\$5,761)	\$16,101	(\$6,127)	(\$5,104)	(\$7,554)	\$0	\$0	\$0	\$0	(\$13,010)

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

Funding Request #	Prepared Date	Payment Received Date	Check/Wire Amount	Total Funding Request	General Fund Portion (FY19)	General Fund Portion (FY20)	Over and (short) Balance Due
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	\$ 187,595.40	\$ 126,010.70	\$ 45,323.21	\$ -

Total Developer Contributions FY20

\$ 44,777.01

Total Boundary Amendment Contributions FY20

\$ 546.20

Total 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	\$605,515	
BONDS OUTSTANDING - 06/28/19		\$10,000,000
CURRENT BONDS OUTSTANDING		\$10,000,000

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
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 - Constuction 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
TOTAL				\$ 2,331,072.65
Fiscal Year 2019				
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
TOTAL				\$ (2,215,373.24)
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				\$ 4,039,154.11

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
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

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
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: 1971950000010 - 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
4/14/20	104	Absolute Engineering, Inc.	Invoice: 20180 - Construction Staking, Platting Assistance & FEMA Processing for January 2020	\$ 55,418.05
4/14/20	105	Ridgewood, LLC	Invoice 404 - Construction Management 03/16/20 - 03/31/20	\$ 3,000.00
4/14/20	106	QGS Development, Inc.	Pay Application: 1971950000011 - Construction through 03/31/20	\$ 549,763.65
4/14/20	107	Atlantic TNG, LLC	Construction Materials per Change Order 26	\$ 51,030.00
4/14/20	108	Forterra Pipe & Precast, LLC	Construction Materials per Change Order 27	\$ 259.36
4/14/20	109	Fortiline, Inc.	Construction Materials per Change Order 28	\$ 1,058.20
4/14/20	110	County Materials Corporation	Construction Materials per Change Order 29	\$ 3,150.72
5/14/20	111	HUB International Midwest West	Invoice: 1753720 - Business Premium	\$ 33,028.00
5/19/20	112	National Flood Insurance Program	FEMA LOMP Applications	\$ 900.00
5/19/20	113	National Flood Insurance Program	FEMA LOMP Applications	\$ 900.00
5/19/20	114	Absolute Engineering, Inc.	Invoices: 20217 & 20218 - Engineering Construction Services	\$ 20,433.23
5/19/20	115	Hopping, Green & Sams	Invoice: 114157 - Project Construction March 2020	\$ 1,444.00
5/19/20	116	Ridgewood, LLC	Invoices: 642 & 654 - Construction Management 04/01/20 - 04/30/20	\$ 6,000.00
5/19/20	117	Faulkner Engineering Services, Inc.	Invoice: FES12401 - Field Density Tests, Tech, Cylinder, Management & Clerical Services	\$ 18,050.00
5/19/20	118	Atlantic TNG, LLC	Construction Materials per Change Order 30	\$ 771.00
5/19/20	119	Fortiline, Inc.	Construction Materials per Change Order 31	\$ 4,774.00

TOTAL	\$ 6,090,271.24
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Fiscal Year 2020

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
4/1/20	Interest	\$ 323.99
5/1/20	Interest	\$ 1.93

TOTAL	\$ 2,056,874.54
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Project (Construction) Fund at 09/30/19	\$ 4,039,154.11
Interest/Transfers thru 05/31/20	\$ 2,056,874.54
Requisitions Paid thru 05/31/20	\$ (6,090,271.24)
Remaining Project (Construction) Fund	\$ 5,757.41

SECTION 3

Requisition	Payee/Vendor	Amount
111	Hub International Midwest West	\$ 33,028.00
112	National Flood Insurance Program	\$ 900.00
113	National Flood Insurance Program	\$ 900.00
114	Absolute Engineering, Inc.	\$ 20,433.23
115	Hopping Green & Sams	\$ 1,444.00
116	Ridgewood, LLC	\$ 6,000.00
117	Faulkner Engineering Services, Inc.	\$ 18,050.00
118	Atlantic TNG, LLC	\$ 771.00
119	Fortline, Inc.	\$ 4,774.00
	TOTAL	\$ 86,300.23

SECTION 4



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: May 7, 2020

Deductive Material CO No.: 30

We hereby provide the following for Owner Direct Material Purchases:

1) Atlantic TNG – Per Attached Invoice.....(\$771.00)

Total Deductive Material CO.....(\$771.00)

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: 5-8-2020

Signature: 
QGS Development, Inc.

Date: May 7, 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
TOTAL CDD PO'S:	\$199,083.00

INV. NO.	INV. DATE	INV. AMOUNT	PO BALANCE
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128857	4/1/2020	<u>\$771.00</u>	\$10,271.50
	Total:	\$771.00	

Approved by Denise T./QGS (jg 4/24/20)

Total Inv's To Date
\$188,811.50

1424



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

Invoice

Date	Invoice #
4/1/2020	128857

Bill To
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

RECEIVED

APR 07 2020

BY: _____

Delivery Date	Total Weight	Terms
4/1/2020	7700	Net 30

Structure	Quantity	Description	Weight	Rate	Amount
LSTS ✓	1	72" Diameter, 15" Top Slab ✓	7700	771.00	771.00
	1	72" Diameter single offset gasket			

	Subtotal	\$771.00
	Sales Tax (0.0%)	\$0.00
	Balance Due	\$771.00

4/20/20



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

Deductive Material CO

<hr/>	
Proposal Submitted To:	Work To Be Performed At
<hr/>	
To: Rhodine Road North CDD c/o GMSCF, LLC 135 W. Central Blvd., Suite 320 Orlando, FL 32801	Rhodine Road Subdivision Riverview, FL
Date: May 7, 2020	Deductive Material CO No.: 31

We hereby provide the following for Owner Direct Material Purchases:

1) Fortiline – Per Attached Invoice (\$4,774.00)

Total Deductive Material CO..... (\$4,774.00)

The above and attached work to be completed for:

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

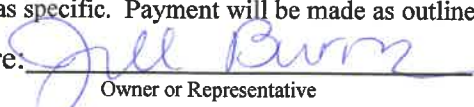
With payments made as follows: _____ Per Contract

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: 5-8-2020

Signature: 
QGS Development, Inc.

Date: May 7, 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
	TOTAL CDD PO'S:	\$556,829.46

INV. NO.	INV. DATE	INV. AMOUNT	PO BALANCE
-----------------	------------------	--------------------	-------------------

4855622	3/31/2020	<u>\$4,774.00</u>	\$22,106.52
	Total:	\$4,774.00	

Approved by QGS / Denise Thomas (jg
4/24/2020)

Total Inv's To Date
\$534,722.94

INVOICE

INVOICE NUMBER: 4855622
 BILL OF LADING:
 INVOICE DATE: 3/31/20
 DUE DATE: 4/30/20

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

RECEIVED

. APR 06 2020

BY: _____

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
 3283 1 MB 0.439 E0048X I0075 D6002365061 S2 P7264448 0001:0001

SHIP TO



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

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	4855622	Our Truck		224106		NET 30 DAYS		
PO NO		JOB NAME		JOB NO		SLS	DUE DATE	SHIP DATE	
197195B-001CDD		RHODINE RD WEST		RHODWST		M.M	4/30/20	3/31/20	
PRODUCT NO	DESCRIPTION			UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
	UNDERDRAIN								
6SWP100S	6"X100' SGW PIPE PERF W/SOCK ✓			FT	1200	1200 ✓	0	1.8000 ✓	2,160.00
125X360FFRL	12.5'X360' FILTER FABRIC 500SY ✓ NONWOVEN			RL	4	4 ✓	0	300.0000 ✓	1,200.00
6SGWBT	6" SGW BLIND TEE 0641AA ✓			EA	7	7 ✓	0	16.0000 ✓	112.00
ADS0674AG	6" N12 CLEANOUT 0674AG ✓			EA	7	7 ✓	0	57.0000 ✓	399.00
SOM37H	37H CONC MB W/LID ✓			EA	7	7 ✓	0	129.0000 ✓	903.00

NO 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.

AMOUNT DUE	\$4,774.00
TAX	\$0.00
FREIGHT	\$0.00
FUEL SURCHG / OTH	\$0.00
TOTAL DUE	\$4,774.00



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: May 22, 2020	Deductive Material CO No.: 32

We hereby provide the following for Owner Direct Material Purchases:

1) Fortiline – Per Attached Invoice..... (\$6,253.00)

Total Deductive Material CO (\$6,253.00)

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: Warren K. Heath
1E4F4D4B988E4EF
Owner or Representative

Date: 5/22/2020

Signature: Joey Dale
QGS Development, Inc.

Date: May 22, 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
TOTAL CDD PO'S:	\$556,829.46

INV. NO.	INV. DATE	INV. AMOUNT	PO BALANCE
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4937913	4/29/2020	<u>\$6,253.00</u>	\$15,853.52
	Total:	\$6,253.00	

Approved by QGS / Denise Thomas (jg
5/22/2020)

Total Inv's To Date
\$540,975.94



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: June 12, 2020	Deductive Material CO No.: 33

We hereby provide the following for Owner Direct Material Purchases:

1) Atlantic TNG – Per Attached Invoice..... (\$9,834.00)

Total Deductive Material CO (\$9,834.00)

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: Warren K. Heath
Owner or Representative

Date: 6/16/2020

Signature: Joe G. Sall
QGS Development, Inc.

Date: June 12, 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
TOTAL CDD PO'S:	\$199,083.00

INV. NO.	INV. DATE	INV. AMOUNT	PO BALANCE
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129753	5/15/2020	<u>\$9,834.00</u>	\$437.50
	Total:	\$9,834.00	

Approved by Denise T./QGS (jg 6/12/20)

Total Inv's To Date
\$198,645.50

**Atlantic TNG, LLC**

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

Invoice

Date	Invoice #
5/15/2020	129753

RECEIVED**MAY 20 2020**

Bill To	BY:
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

Delivery Date	Total Weight	Terms
5/15/2020		Net 30

Structure	Quantity	Description	Weight	Rate	Amount
	1	IET Coating LS ✓		9,834.00 ✓	9,834.00

	Subtotal	\$9,834.00
	Sales Tax (0.0%)	\$0.00
	Balance Due	\$9,834.00

Handwritten signature
 6/11/20



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

Proposal/Request for CO

Proposal Submitted To:	Work To Be Performed At
To: Rhodine Road North CDD c/o Governmental Management Services Central Fla., LLC 135 W. Central Blvd., Suite 320 Orlando, FL 32801 Attention: Jill Burns	Rhodine Road Subdivision - West North Side of Rhodine Rd., East of U.S. Hwy. 301, W. of Balm Riverview Rd. Riverview, FL (QGS Job #19-7195)
Date: May 18, 2020	Proposal/Request for CO No.: 11

We hereby propose to provide the following:

1) Offsite Turn Lane – Per Attached.....\$4,745.16

Total Proposal/Request for CO\$4,745.16

Notes: See Attached.

The above work to be completed:

*****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 OF PROPOSAL / REQUEST FOR CHANGE ORDER

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

Signature: Warren K. Heath
DocuSigned by:
 1E4F1D1B988E4EF
 Owner or Representative

Date: 5/20/2020

Signature: Jaquie Ardner
 QGS Development, Inc.

Date: May 18, 2020



QGS DEVELOPMENT, INC.
1450 S. Park Road
Plant City, FL 33566
Office 813-634-3326
FAX 813-634-1733

To:	Cassidy Homes	Contact:	Rennie Heath
Address:	346 East Central Ave. Winter Haven, FL 33880	Phone:	
Project Name:	Rhodine West CO 5-18-2020	Bid Number:	202001767000
Project Location:	Rhodine Road, Riverview, FL	Bid Date:	5/18/2020

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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General Conditions

GC-005	P&P Bond	1.00	LS	\$57.00	\$57.00
Total Price for above General Conditions Items:					\$57.00

Offsite Turn Lane

DR-003	RCP 18"	24.00	LF	\$45.02	\$1,080.48
DR-017	RCP MES 18"	2.00	EACH	\$1,803.84	\$3,607.68
Total Price for above Offsite Turn Lane Items:					\$4,688.16

Total Bid Price: **\$4,745.16**

Notes:

- This estimate does not cover any excavation or disposal of any hazardous or toxic waste encountered. Also does not include excavation or disposal of trash or any other unforeseen site conditions.
- This bid does not include any extended warranty past the normal 1 year warranty after the final completion date.
- QGS Development accepts no responsibility for and shall not be held liable or responsible in any manner in regard to sinkholes including, but not limited to, investigation, identification, testing, and/or remediation at any time.
- No Landscaping is included in this bid.
- No Irrigation is included in this bid.
- QGS is not responsible for Solid Limerock or Stone. If encountered during Excavation addition cost will need to be negotiated.
- Survey Layout & Asbuilts By Owner
- Geo Testing By Owner
- Unless specifically listed in Pay Items, Bid Does NOT Include Record Drawings.
- This bid is only valid for a period of 30 Days.
- All Permits and Fees will be paid for by owner.
- QGS Will not be held responsible for plans issued without a revision list issued by the EOR. Owner is responsible to compensate QGS for all plan changes found with no time limit on change orders until close of contract.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: Warren K. Heath

Signature: Warren K. Heath

Date of Acceptance: 5/20/2020

CONFIRMED:

QGS Development, Inc

James Maxwell

Authorized Signature:

Estimator: James Maxwell
 813-634-3326 ext. 232
 jmaxwell@qgsdevelopment.com

SECTION 5

Rhodine Road North
Community Development District

Series 2019 Funding Request #1
May 11, 2020

Bill To: Ridgewood, LLC

Payee		Series 2019 Capital Projects Fund	
1	QGS Development, Inc. Pay Application: 1971950000012 - Construction through 04/30/20	\$	384,117.76
2	Stewart & Associates Property Services, Inc. Pay Application 1 & 2	\$	70,545.00
	Current Construction Balance	\$	(5,431.49)
		Total:	\$ 449,231.27

Please make check payable to:

Rhodine Road North Community Development District
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Rhodine Road North
Community Development District

Series 2019 Funding Request #2
June 19, 2020

Bill To: Ridgewood, LLC

Requisition #	Payee	Series 2019 Capital Projects Fund	
122	Absolute Engineering, Inc. Invoices: 20240, 20241, 20256 & 20257 - Construction Engineering Services	\$	79,929.36
123	Atlantic TNG, LLC Construction Materials per Change Order 33	\$	9,834.00
124	Florida Wall Concepts, Inc. Pay Applications 1 & 2	\$	56,863.96
125	Fortiline, Inc. Construction Materials per Change Order 32	\$	6,253.00
126	QGS Development, Inc. Pay Application: 1971950000013 - Construction through 05/30/20	\$	390,966.65
127	Ridgewood, LLC Invoices: 662, 676 & 682 - Construction Management Services 05/01/20 - 06/15/20	\$	9,000.00
	Current Construction Balance	\$	(326.18)
		Total:	\$ 552,520.79

Please make check payable to:

Rhodine Road North Community Development District
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

SECTION 6



April 24, 2020

To Whom It May Concern:

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2020, listed below.

Community Development District	Number of Registered Electors
Rhodine Road North	0

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoe.org.

Respectfully,

Enjoli White
Candidate Services Liaison

