

*Rhodine Road North
Community Development District*

Agenda

July 28, 2021

AGENDA

Rhodine Road North

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

July 21, 2021

**Board of Supervisors
Rhodine Road North
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Rhodine Road North Community Development District** will be held **Wednesday, July 28, 2021 at 11:30 AM** at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, FL 33563

Those members of the public wishing to attend the meeting can do so using the information below:

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

Meeting ID: 830 4879 8188

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 26, 2021 Board of Supervisors Meeting
4. Assessment Items for Boundary Amendment (Cole Parcel)
 - A. Presentation of Second Amendment to the Engineer's Report
 - B. Presentation of Amended and Restated Master Assessment Methodology
 - C. Consideration of Resolution 2021-09 Declaring Special Assessments on Boundary Amendment Parcel
 - D. Consideration of Resolution 2021-10 Setting a Public Hearing on the Imposition of Special Assessments on the Boundary Amendment Parcel
 - E. Consideration of Resolution 2021-11 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting,

¹ Comments will be limited to three (3) minutes

and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcel

- F. Consideration of Resolution 2021-12 Declaring Special Assessments and Setting a Public Hearing on the Imposition of Operations and Maintenance Assessments on Boundary Amendment Parcel
- 5. Consideration of Resolution 2021-13 Re-Designating the Registered Agent for the District
- 6. Consideration of Series 2019 Arbitrage Rebate Report
- 7. Acceptance of Fiscal Year 2020 Audit Report
- 8. Ratification of Joint Letter from Hopping, Green & Sams and KE Law Group Regarding District Counsel Representation
- 9. Consideration of Fee Agreement with KE Law Group
- 10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
- 11. Other Business
- 12. Supervisors Requests and Audience Comments
- 13. Adjournment

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 26, 2021** at 11:30 a.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Brian Walsh	Chairman
Milton Andrade	Vice Chairman
Matthew Cassidy	Assistant Secretary
Phillip Allende	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Michelle Rigoni <i>via Zoom</i>	District Counsel, HGS
Clayton Smith	GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. Three Supervisors were present constituting a quorum. Ms. Burns stated for the record that Mr. Walsh was sworn in prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present at this time.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Swearing in of Brian Walsh

Ms. Burns swore in Brian Walsh prior to the meeting.

B. Acceptance of Resignation from Patrick Marone

Ms. Burns noted that Patrick Marone sent a letter of resignation. She asked the Board to approve the resignation.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Acceptance of Resignation from Patrick Marone, was approved.
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C. Appointment to Fulfill the Board Vacancy with a Term Ending November 2021

Ms. Burns noted that she had received a resignation letter from Patrick Marone and asked for any nominees for the vacancy. The Board nominated Phillip Allende.

On MOTION by Mr. Cassidy, seconded by Mr. Walsh, with all in favor, the Nomination for Phillip Allende to Replace Patrick Marone as Board Member, was approved.

D. Administration of Oath to Newly Appointed Supervisor

Ms. Burns swore in Mr. Allende.

E. Consideration of Resolution 2021-07 Electing Officers

Ms. Burns noted that she had received at resignation letter from Rennie Heath and asked for any nominees for the vacancy. The Board nominated Garret Parkinson. Ms. Burns noted he was not in attendance and would be sworn in at the next meeting.

On MOTION by Mr. Andrade, seconded by Mr. Cassidy, with all in favor, Accepting Rennie Heath's Resignation, was approved.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Appointing Garret Parkinson to the Board of Supervisors, was approved.

Ms. Burns noted that there were multiple new Board members and they would need to reelect officers. Ms. Burns asked that she be named Secretary and George Flint from her office Assistant Secretary. After Board discussion, Mr. Walsh was nominated as Chairman and Mr. Andrade was nominated as Vice Chairman. Mr. Parkinson, Mr. Cassidy, and Mr. Allende were nominated as Assistant Secretaries.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2021-07 Electing Officer as slated above, was approved.

May 26, 2021

Rhodine Road North CDD

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the April 28
2021 Board of Supervisors Meeting**

Ms. Burns asked for any comments, questions, or corrections on the April 28, 2021 meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Allende, seconded by Mr. Walsh, with all in favor, the Minutes of the April 28, 2021 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-06
Approving the Proposed Fiscal Year 2022
Budget (Suggested Date: August 25, 2021),
Declaring Special Assessments, and Setting
the Public Hearings on the Fiscal Year 2022
Budget and the Imposition of Operations &
Maintenance Assessments**

Ms. Burns noted that there was a Developer contribution that offset the assessments to cap it at \$750, but it was realized that the obligation was no longer in place, she stated the assessments would increase. Ms. Burns elaborated that the previous cap was at \$750 per unit gross, and the updated increase would be \$895.41 on the platted lots, while the unplatted would go to \$291.45.

Mr. Smith added that while the amenity is not open currently, he was anticipating at least 60 days until opening. Ms. Rigoni confirmed that the boundary amendment meeting was scheduled for July 20, 2021. She stated that they cannot levy land that is not included yet in the District. She stated the plan is to amend this again so that the O&M assessments are spread across all of the land within the District once the boundary amendment is complete. Ms. Burns added that the budget will not actually change once what Ms. Rigoni mentioned occurs. There will be a resolution added at a later date.

Discussion ensued about how it would be handled if there were opposition on the boundary amendment, and Ms. Rigoni stated they have not received any information that indicated the county was opposed to it. Ms. Rigoni elaborated that they provided the county with additional financial projections on what the anticipated debt assessment is going to be per lot, and confirmation that existing debt in the current District won't be increased.

Ms. Burns stated there are no changes to the budget. The public hearing date suggested was August 25, 2021.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Resolution 2021-06 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: August 25, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-08
Designating a Date, Time, and Location for a
Landowners' Meeting and Election**

Ms. Burns noted the election needed to be held on the 1st Tuesday of November, which is November 2nd, 2021. The proposed time was 11:30 a.m. Ms. Burns stated that they will amend the resolution to reflect the new Board members.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Resolution 2021-08 Designating a Date, Time, and Location for a Landowners' meeting on November 2, 2021 at 11:30 a.m. was approved as amended.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni noted she had nothing further to report but would answer any questions the Board had. Ms. Rigoni reiterated that the boundary amendment hearing was scheduled for July 20, 2021.

B. Engineer

The Engineer was not in attendance.

C. Field Manager's Report

Mr. Smith reported that the amenity areas are near completion. The as-builds for irrigation in place was received and relayed over to the contractor. There was one specific area of landscaping that a builder installed and they have separated their irrigation from ours. Mr. Smith confirmed he was looking into this. He offered to answer any questions the Board had. Discussion ensued about the irrigation issue.

D. District Manager's Report

i. Approval of Check Register

May 26, 2021

Rhodine Road North CDD

Ms. Burns stated this was included in the package. This is approval for the check register April 21 through May 18 and the total is \$173,246.87.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, the Check Register for \$173,246.87, was approved.

ii. Balance Sheet and Income Statement

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

iii. Presentation of Number of Registered Voters – 0

Ms. Burns stated they had to determine the number of registered voters by April 15th of each year. Ms. Burns elaborated that there have been some people move in, but no one had registered to vote yet. There were 0 registered voters within the community.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

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

Prepared for:

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

Prepared by:

ABSOLUTE ENGINEERING, INC.

JULY 2021

RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

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EXHIBIT 7- Future Land Use Map

EXHIBIT 8- Zoning Map

ENGINEER'S REPORT RHODINE ROAD NORTH

I. PURPOSE

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

II. INTRODUCTION

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

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

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

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

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

III. SCOPE

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

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

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

IV. THE DEVELOPMENT

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

V. THE PROJECT

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

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

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

VI. PROPOSED IMPROVEMENTS

The Capital Improvements include the following:

Stormwater Management Facilities

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

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

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

Roadways

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

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

Water and Wastewater Facilities

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

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

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

Off-Site Improvements

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

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

Miscellaneous:

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

VII. PERMITTING

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

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

Rhodine Road Subdivision (102.12 Ac.)

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

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

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

Cole Parcel (61.27 Ac.)

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

VIII. RECOMMENDATION

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

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

IX. REPORT MODIFICATION

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

X. CONCLUSION

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

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

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

TABLE 1:
SUMMARY OF OPINION OF
PROBABLE COSTS

Summary of Opinion of Probable Cost

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

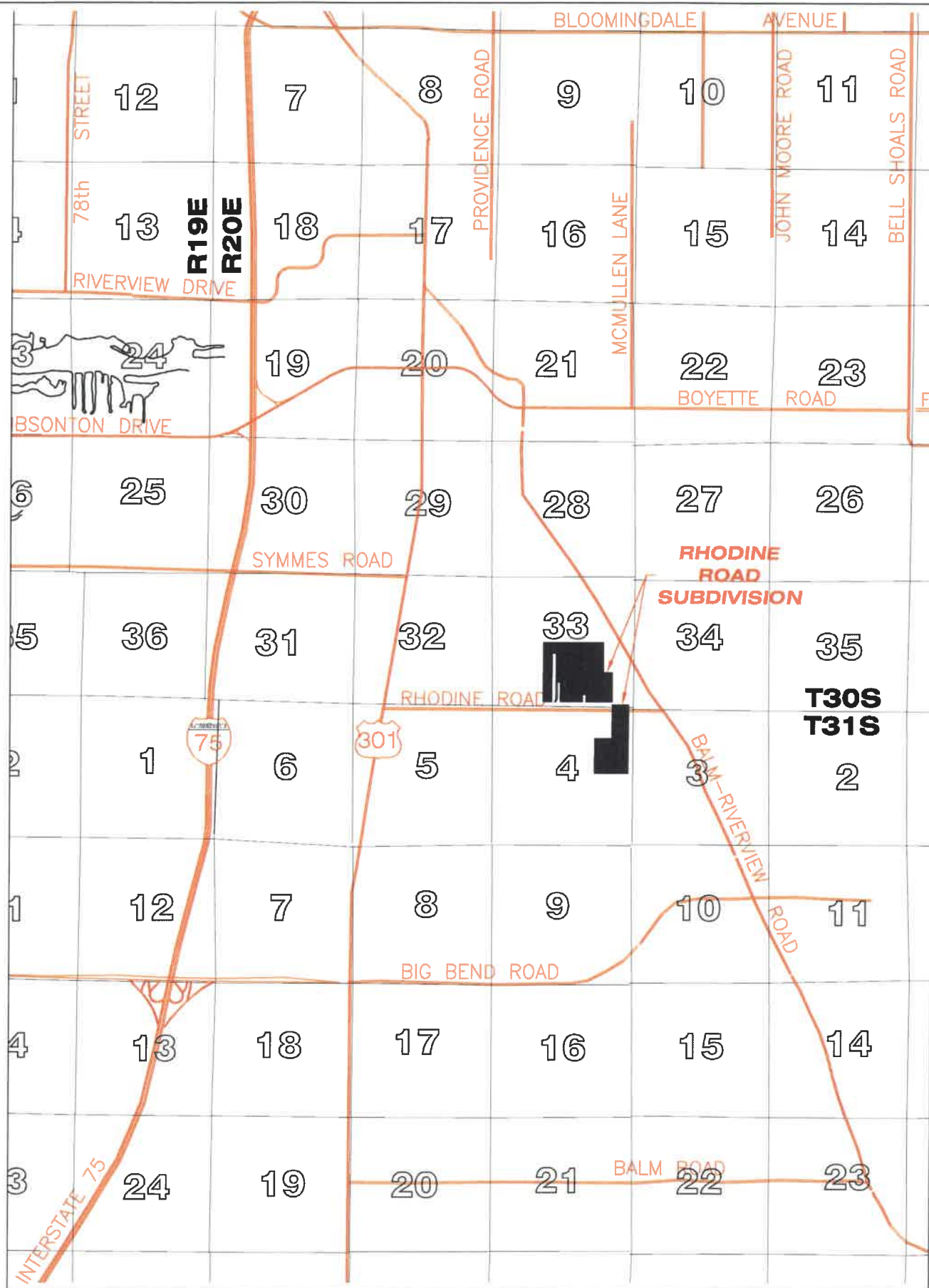
1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and neighborhood parks. Any land or other acquisitions will be made at the lower of cost or fair market value.
2. Stormwater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

TABLE 2:
SUMMARY OF PROPOSED DISTRICT
FACILITIES

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

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

**EXHIBIT 1:
LOCATION MAP**



**ABSOLUTE
ENGINEERING, INC.**

(813) 221-1516 TEL
(813) 344-0100 FAX

(813) 344-0100 FAX

C.A. NO. 28358

C.A. NO. 28358

ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602

LOCATION MAP

RHODINE ROAD NORTH CDD

RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

33-30S-20E

JOB NUMBER
0001.0002

0001.0002

DRAWN BY
ROA

ROA

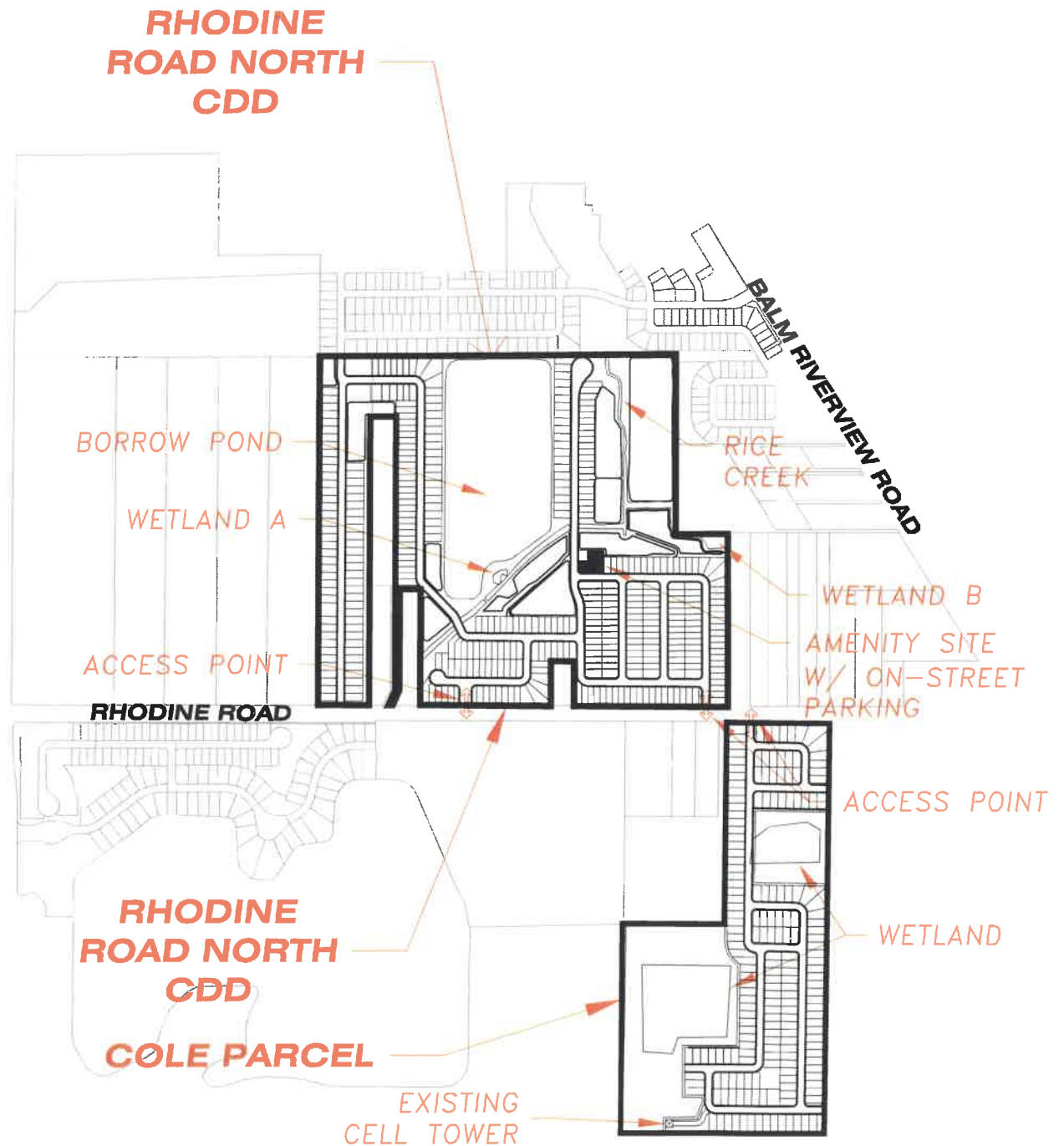
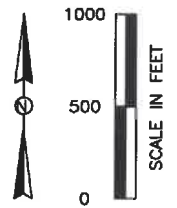
DATE
08-22-2019

08-22-2019

SHEET
1

1

EXHIBIT 2:
OVERALL SITE PLAN



**ABSOLUTE
ENGINEERING, INC.**

(813) 221-1515 TEL
(813) 344-0100 FAX

C.A. NO. 28358

1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602

SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
0001.0002

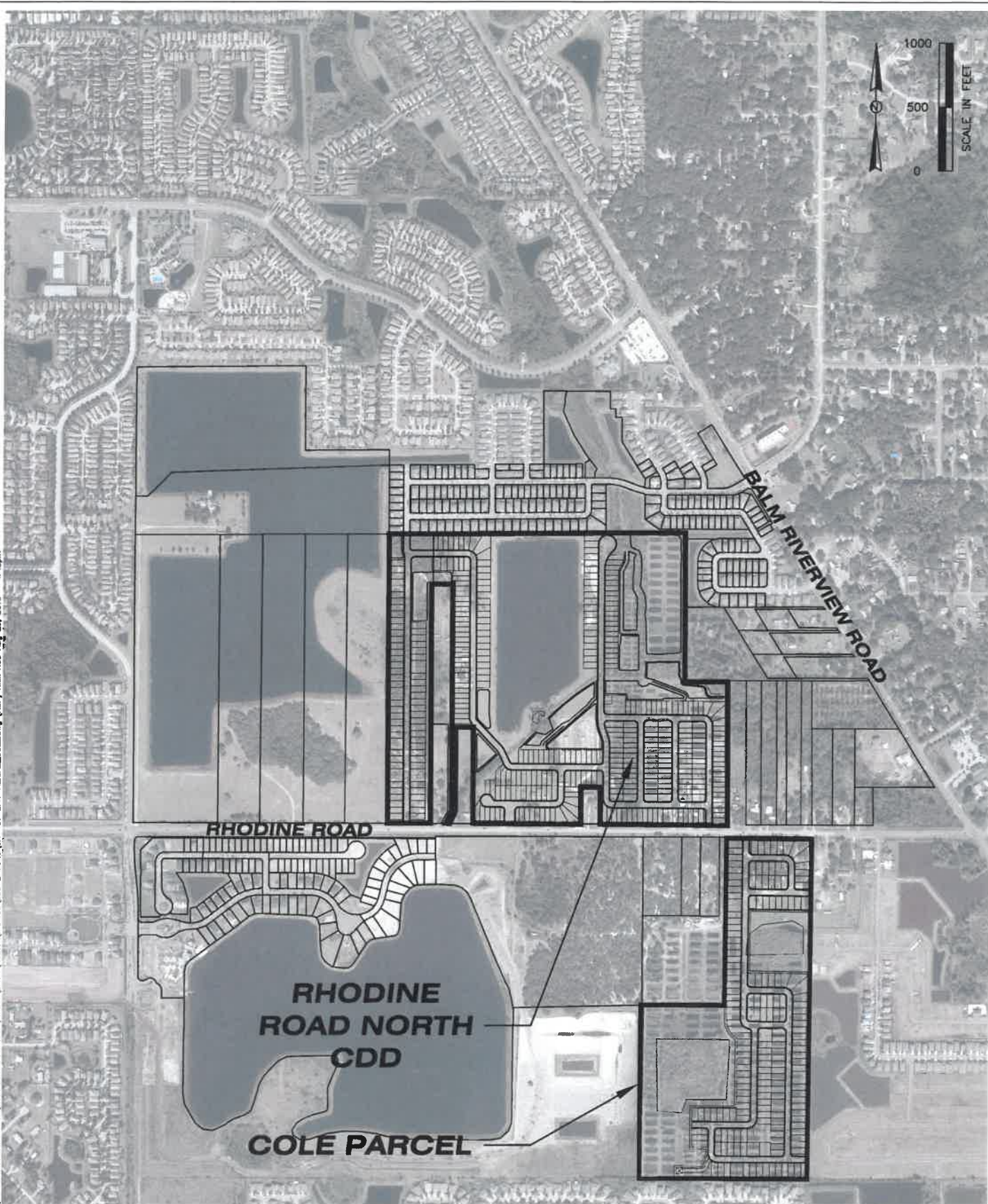
DRAWN BY
ROA

DATE
08-26-2019

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1

EXHIBIT 3:
AERIAL SITE PLAN

P:\0001_J481 Real Estate\0002 Rhodine Rd Properties\ENGR\Master\ DWG\000 Exhibit\GR-101-DOW-AERIAL_COLE.dwg (ASP) Rick Roo Aug 28, 2019 - 4.43pm



**ABSOLUTE
ENGINEERING, INC.**

(813) 221-1515 TEL
(813) 344-0100 FAX

1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28358

AERIAL SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
0001.0002

DRAWN BY
ROA

DATE
08-26-2019

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EXHIBIT 4:
LEGAL DESCRIPTION

Description Sketch

(Not A Survey)

COLE PARCEL

Per Official Records Book 9674, Page 1024

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

Containing 61.27 acres, more or less.

SEE SHEET NO. 2 FOR SKETCH

PROJECT: Rhodine Road

PHASE: Cole Parcel

DRAWN: ECH DATE: 8/20/19 CHECKED BY: AJM

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Absolute Engineering, Inc.

(Not A Survey)

David A. Williams

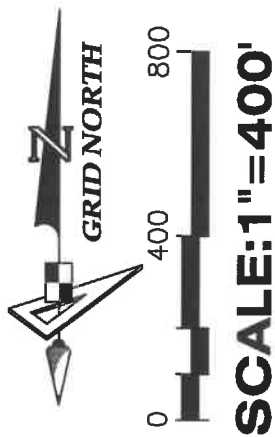
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. **LS6423**

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



GeoPoint
Surveying, Inc.

Description Sketch (Not A Survey)



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

Rhodine Road

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

50.00'

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

South Right-of-Way
line of Rhodine Road

50.00'

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

BALLENTRAE SUBDIVISION
PHASE 1
Plat Book 124, Page 151

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

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

Southeast 1/4 of
the Northeast 1/4

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

BALLENTRAE SUBDIVISION
PHASE 2
Plat Book 125, Page 294

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

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

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

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

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

SEE SHEET NO. 1 FOR LEGAL

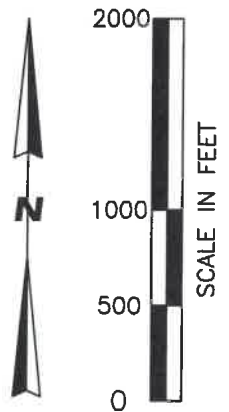
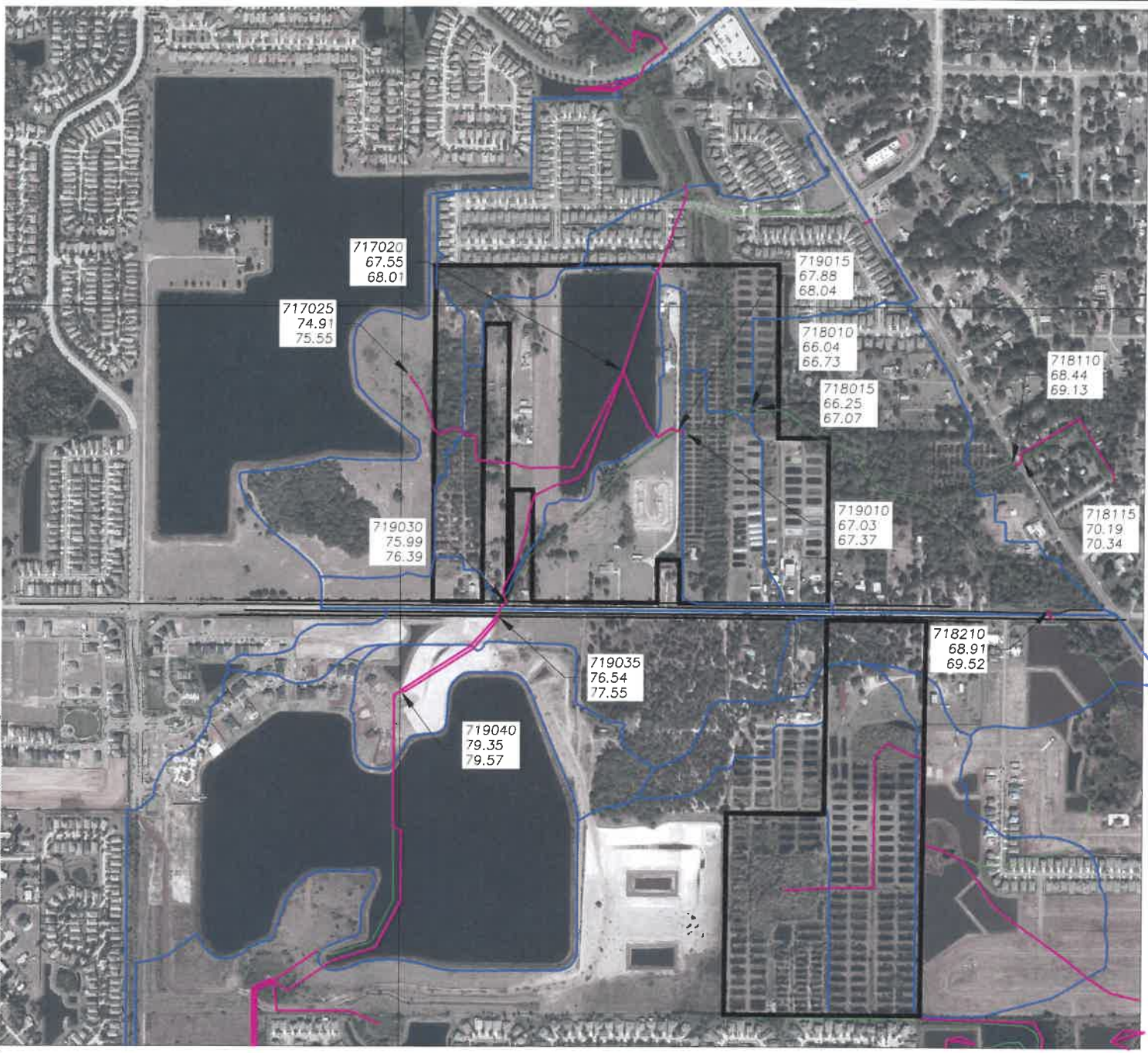
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.



**EXHIBIT 5:
DRAINAGE MAP**

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



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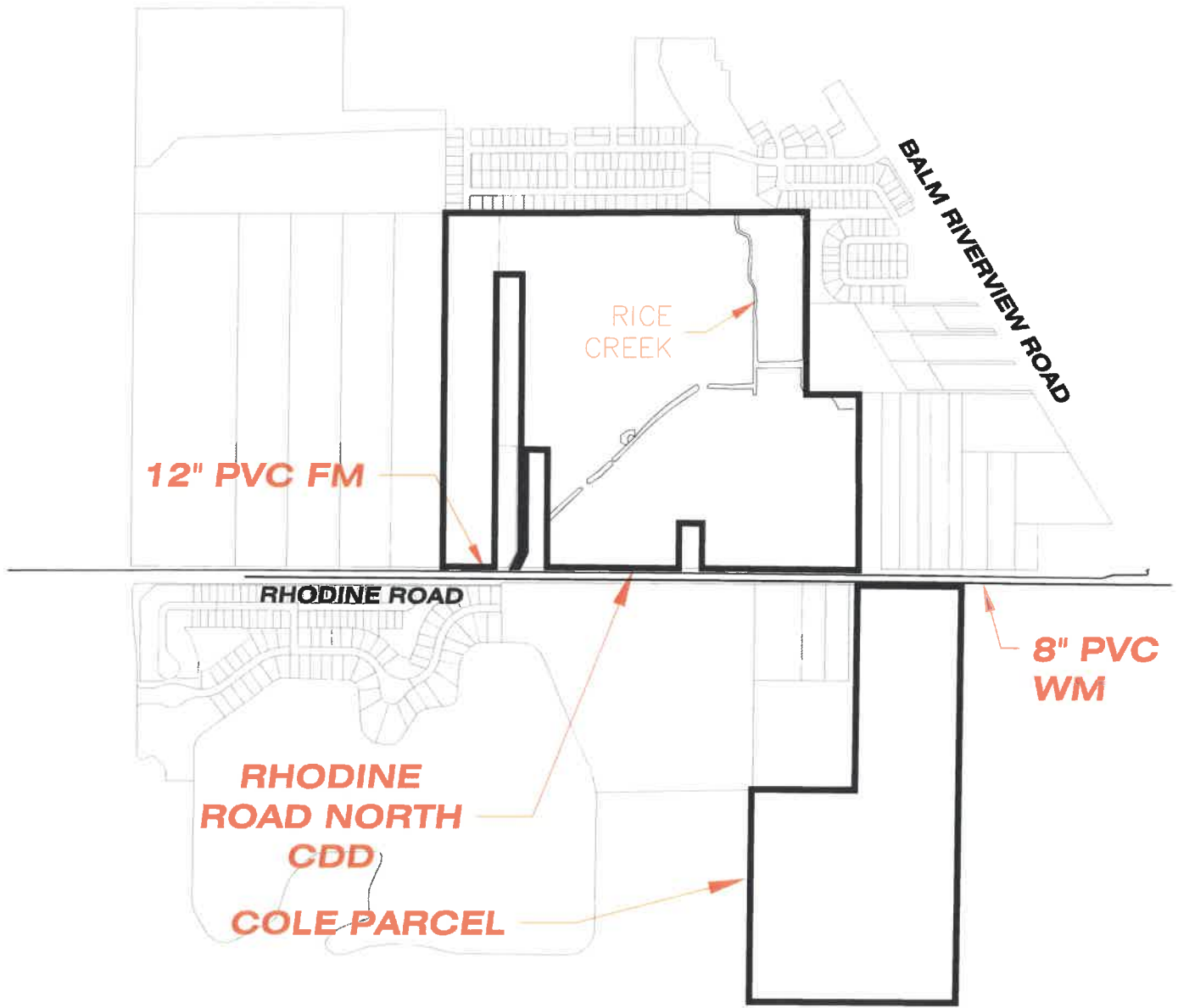
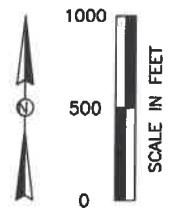


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(813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

ALAFIA RIVER STORM MODEL RHODINE ROAD NORTH CDD

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



F:\0001 JMBI Real Estate\0002 Rhodine Rd Properties\ENR Master\DWG\CDD Exhibit\01-401-EXH-NS-COLE.dwg (UTILITY) Rick Roo Aug 28, 2019 - 4:44pm



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TAMPA, FLORIDA 33602
C.A. NO. 28358

MAJOR UTILITY TRUNK LINES RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
0001.0002

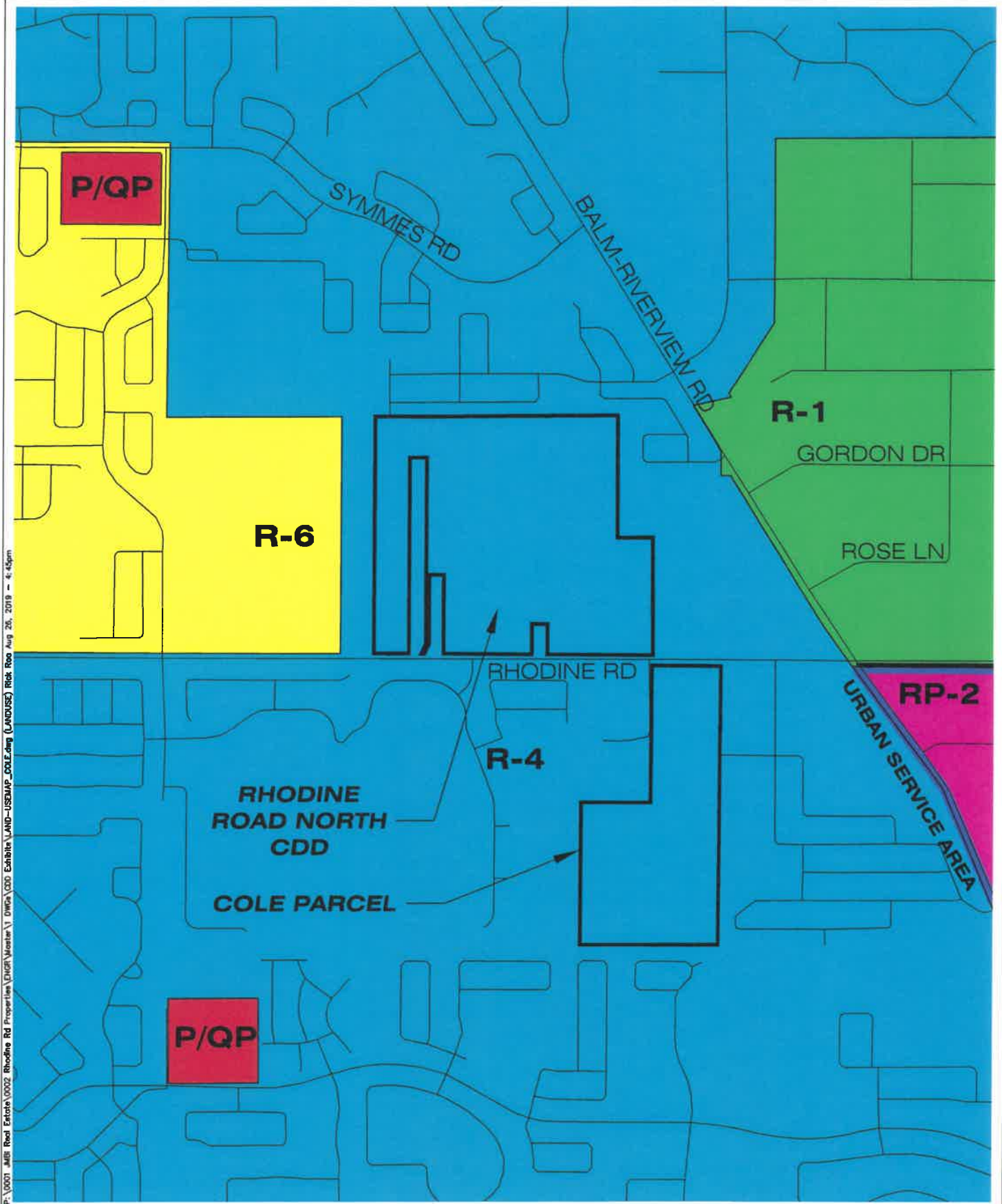
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ROA

DATE
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EXHIBIT 7:
FUTURE LAND USE MAP

P:\0001 Mill Road Estate\0002 Rhodine Rd Properties\ENGR\MapInfo\1 DWG\CDD Exhibits\LAND-USE\MAP_COLE.dwg (LAND-USE) Rick Roo Aug 26, 2019 - 4:45pm



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

SEC TWP RGE
33 30S 20E

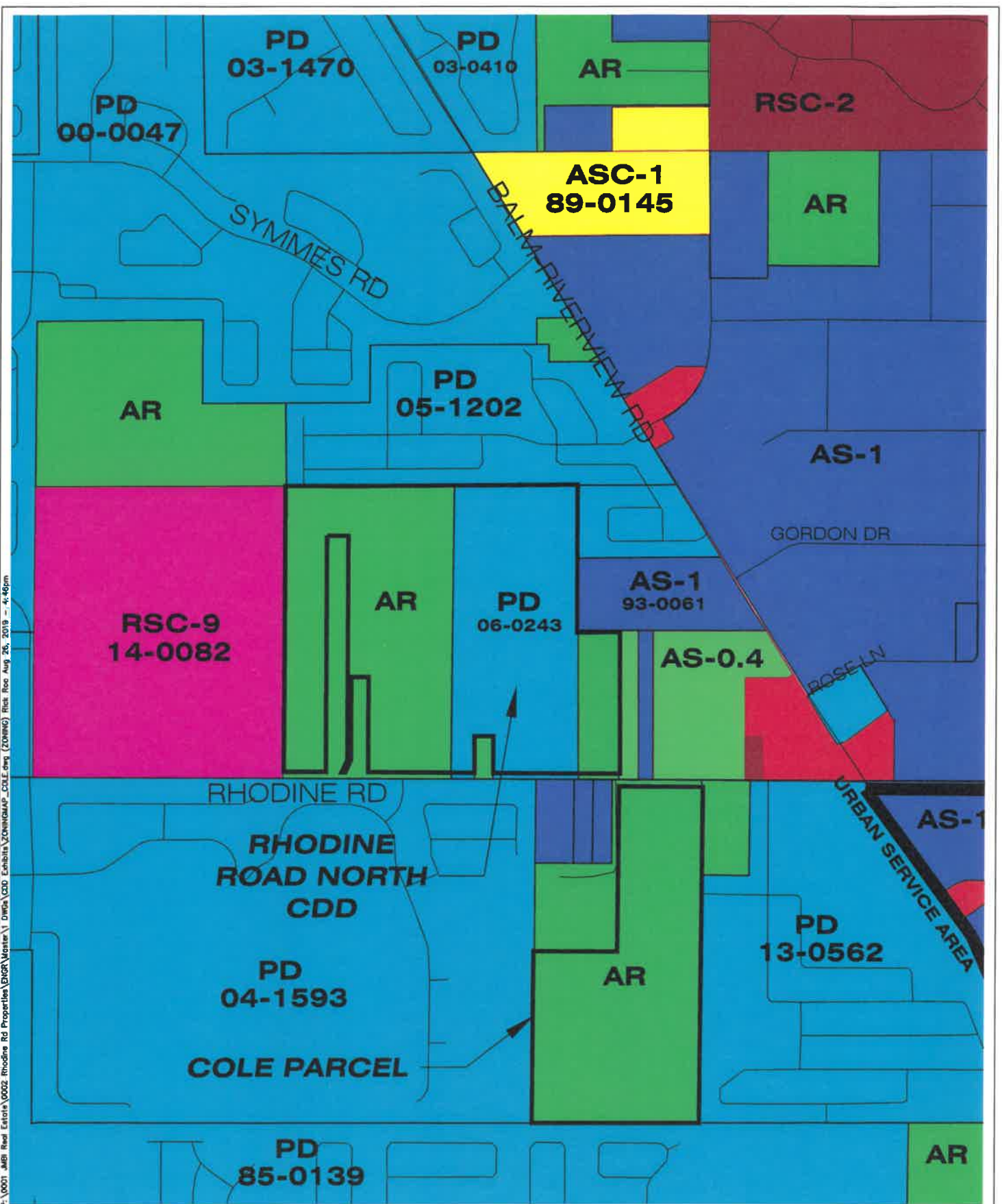
JOB NUMBER
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DATE
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**EXHIBIT 8:
ZONING MAP**



**ABSOLUTE
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(813) 344-0100 FAX

1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28358

ZONING MAP RHODINE ROAD NORTH CDD

SEC TWP RGE
33 30S 20E

JOB NUMBER
0001.0002

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DATE
08-26-2019

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SECTION B

**SECOND AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY**

FOR

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 28, 2021

Prepared by

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

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

1.0 Introduction

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

1.1 Purpose

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

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

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

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

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

1.2 Background

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

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

The assessment methodology is a four-step process.

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

1.3 Special Benefits and General Benefits

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

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

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

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

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

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

2.0 Assessment Methodology

2.1 Overview

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

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

2.2 Allocation of Debt

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

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

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

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

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

2.3 Allocation of Benefit

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

2.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

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

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

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

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

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

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

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

3.0 True Up Mechanism

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

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

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

4.0 Assessment Roll

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

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

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

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

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

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

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

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

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

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

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

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

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

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

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

Unplatted Property

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

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

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

SECTION C

RESOLUTION 2021-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND CONFIRMING THE ASSESSMENT REPORT; ADOPTING AND CONFIRMING THE ENGINEER'S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the **"Board"**) of the Rhodine Road North Community Development District (the **"District"**) previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain infrastructure improvements within and without the boundary of the District (the **"Improvements"**), and evidenced its intent to defray the cost of such Improvements through the levy and collection of assessments against property within the District benefitted by such improvements, pursuant to Resolution Nos., 2019-40, 2019-41, 2019-43, 2019-49, 2019-50, and 2020-04, as amended and supplemented, (collectively, the **"Assessment Resolutions"**); and

WHEREAS, the Board of County Commissioners of Hillsborough County, Florida adopted Ordinance No. 18-35, effective December 12, 2018 (the **"Establishment Ordinance"**), which was amended by Ordinance No. 19-18 (the **"First Expansion Ordinance"**), and further amended by Ordinance No. 21-27 (the **"Second Expansion Ordinance"**, and together with the Establishment Ordinance and the First Expansion Ordinance, the **"Ordinance"**), amending the external boundaries of the District to include an additional 61.27 acres of land, more or less, as identified in Exhibit A of the Second Expansion Ordinance (the **"Expansion Parcels"**); and

WHEREAS, the District Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain the infrastructure improvements described in the District's *Engineer's Report for Capital Improvements*, dated December 2018 (**"Master Engineer's Report"**), prepared by the District's Engineer, as amended by that *First Amendment to the Engineer's Report for Capital Improvements*, dated April 2019 (**"First Amended Engineer's Report"**) (together, the **"Engineer's Report"**), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the Engineer's Report details the scope and cost of public Improvements necessary to serve the Expansion Parcels; and

WHEREAS, it is in the best interest of the District to pay the cost of the public Improvements by imposing and collecting special assessments pursuant to Chapter 190, *Florida Statutes* (the “**Assessments**”) upon the Expansion Parcels; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Public Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the Expansion Parcels, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Amended and Restated Master Assessment Methodology*, dated May 22, 2019 (the “**Amended and Restated Assessment Methodology**”) , attached hereto as **Exhibit B** and incorporated herein by reference, which amends and supplements the *Master Assessment Methodology*, dated December 19, 2018 (the “**Master Assessment Methodology**”), as supplemented by that *Supplemental Assessment Methodology*, dated June 21, 2019 (the “**First Supplemental Assessment Methodology**” and together with the Master Assessment Methodology and the Amended and Restated Assessment Methodology, the “**Assessment Report**”), all of which are on file at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District Records Office**”); and

WHEREAS, the lands within the Expansion Parcels benefit from the entire Capital Improvement Plan described in the Engineer’s Report, however, the District only anticipates issuing special assessment bonds in an amount which can be supported by developable lands within the Expansion Parcels (“**Bonds**”); and

WHEREAS, the District anticipates using the proceeds of the Bonds for the acquisition, construction or installation of the Improvements within the District; and

WHEREAS, the final Assessments levied and imposed by the District upon the benefited lands within the Expansion Parcels to pay the costs of the Improvements will be in an amount necessary to secure repayment of the Bonds; and

WHEREAS, the District hereby determines that the Assessments to be levied on the Expansion Parcels will not exceed the benefit to the property improved as set forth in the Assessment Report.

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

1. Assessments shall be levied to defray a portion of the cost of the Improvements benefitting the Expansion Parcels as specified in the Assessment Report.

2. The nature and general location of, and plans and specifications for, the Improvements benefitting the Expansion Parcels are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements benefitting the District including the Expansion Parcels is \$_____ (the “**Estimated Cost**”).

4. The Assessments on the District including the Expansion Parcels will defray approximately \$_____, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in the Assessment Report and **Exhibit B** attached hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Hillsborough County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution is intended to amend and supplement the Assessment Resolutions relating to the District's levy of special assessments on certain lands within the boundaries of the District benefitting from the Improvements. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect, except to the extent provided for herein.

13. This Resolution shall become effective upon its passage.

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

PASSED AND ADOPTED this 28th day of July 2021.

Attest:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Comp. Exhibit A: *Engineer's Report for Capital Improvements*, dated December 2018 (“**Master Engineer's Report**”), prepared by the District's Engineer, as amended by that *First Amendment to the Engineer's Report for Capital Improvements*, dated April 2019 (“**First Amended Engineer's Report**”) (together, the “**Engineer's Report**”),

Exhibit B: *Amended and Restated Master Assessment Methodology*, dated May 22, 2019

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ENGINEER'S REPORT**

Prepared for:

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

Prepared by:

HAMILTON ENGINEERING & SURVEYING, INC.

DECEMBER 2018

RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

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ENGINEER'S REPORT RHODINE ROAD NORTH

I. INTRODUCTION

The Rhodine Road North Community Development District (or "CDD") is located along the north side of Rhodine Road, west of Balm Riverview Road, Hillsborough County, Florida. The District currently contains approximately 102 acres, and is expected to consist of 307 single family lots, recreation / amenity areas, parks, and associated infrastructure.

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

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

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

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

II. PURPOSE AND SCOPE

The purpose of this report is to provide engineering support to fund improvements in the Rhodine Road North ("Community"). Rhodine Road North is entitled through a PD plan controlled zoning for 407 units, but construction permitting is ongoing for 307 residential units and their associated infrastructure. This report will identify the proposed capital improvements to be constructed or acquired by the District along with an opinion of probable cost.

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

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

III. THE DEVELOPMENT

The Community will consist of 307 single family homes and associated infrastructure ("The Development"). The Development is a planned residential community located on the north side of Rhodine Road in Hillsborough County, Florida. The Development lies within, Section 33, Township 30 South, Range 20 East, all within Hillsborough County, Florida. The Development received zoning approval by the Hillsborough County Planning Commission as a planned development, and has an underlying Future Land Use Designation of R-4. The Development will be constructed in one phase.

IV. THE PROJECT

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

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

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

V. PROPOSED IMPROVEMENTS

The Capital Improvements include the following:

Stormwater Management Facilities

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

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

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

Roadways

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

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

Water and Wastewater Facilities

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

A domestic wastewater collection system inclusive of gravity sanitary sewer mains, sewer laterals, pump station and pressure force mains will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. One (1) sanitary sewer pump station is currently proposed within the District to collect the gravity sanitary sewer and pump it to the existing Hillsborough County Force main system in the existing Rhodine Road right of way.

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

Off-Site Improvements

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

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

Miscellaneous:

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

VI. PERMITTING

Construction permits are currently obtained, which include the Southwest Florida Water Management District (SWFWMD) Environmental Recourse Permit (ERP) and Hillsborough County. There are no Army Corps of Engineer (ACOE) jurisdictional wetlands within the Development, therefore no permits are required from that agency.

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

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

VII. RECOMMENDATION

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

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

VIII. REPORT MODIFICATION

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

IX. CONCLUSION

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

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

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

TABLE 1:
SUMMARY OF OPINION OF
PROBABLE COSTS

Summary of Opinion of Probable Cost

Number of Lots	<u>307</u>
<u>Infrastructure</u> ⁽¹⁾⁽³⁾⁽⁶⁾	
Offsite Improvements	\$ 174,200
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$ 2,221,100
Utilities (Water, Sewer, & Street Lighting) ⁽⁸⁾	\$ 658,400
Roadway ⁽⁴⁾	\$ 537,600
Entry Feature & Signage ⁽⁷⁾	\$ 348,370
Parks and Amenities	\$ 696,700
Contingency	\$ 463,630
TOTAL	\$ 5,100,000

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and neighborhood parks. Any land or other acquisitions will be made at the lower of cost or fair market value.
2. Stormwater does not include grading associated with building pads, both for initial construction and in conjunction with home construction.
3. Includes Stormwater pond excavation, and storage of fill, but not the cost of transporting the fill to private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering. All roadways will be public and accessible by public.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2017 costs.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Tampa Electric for the street light poles and lighting service. Only undergrounding of wires in public rights-of-way and on District land will be funded by the CDD.

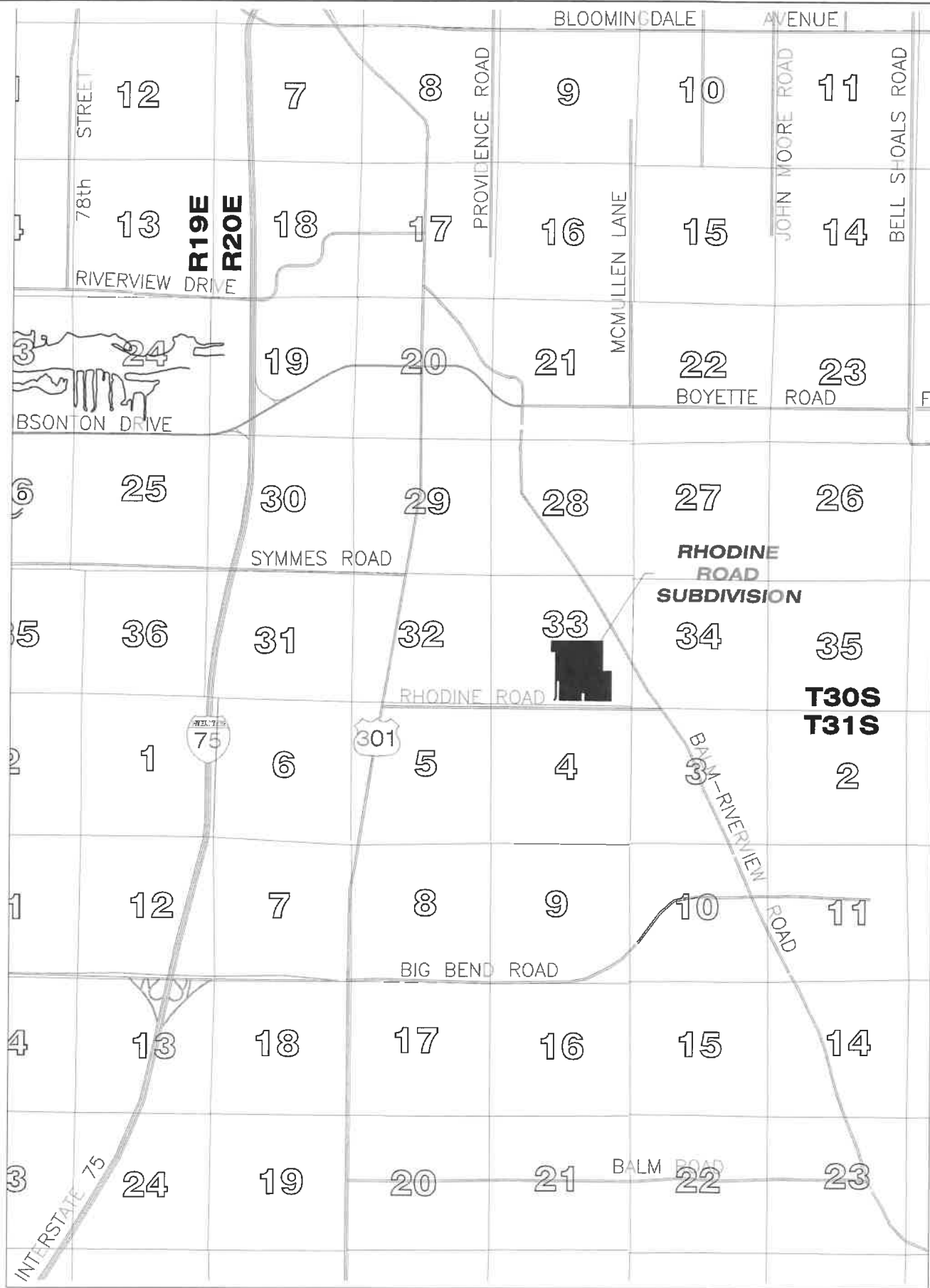
TABLE 2:
SUMMARY OF PROPOSED DISTRICT
FACILITIES

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

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

EXHIBIT 1:
LOCATION MAP

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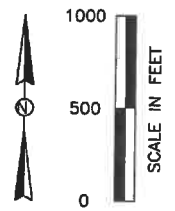
HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET TEL (813) 250-3535
TAMPA, FL 33609 LB#7013, CA#8474 FAX (813) 250-3636

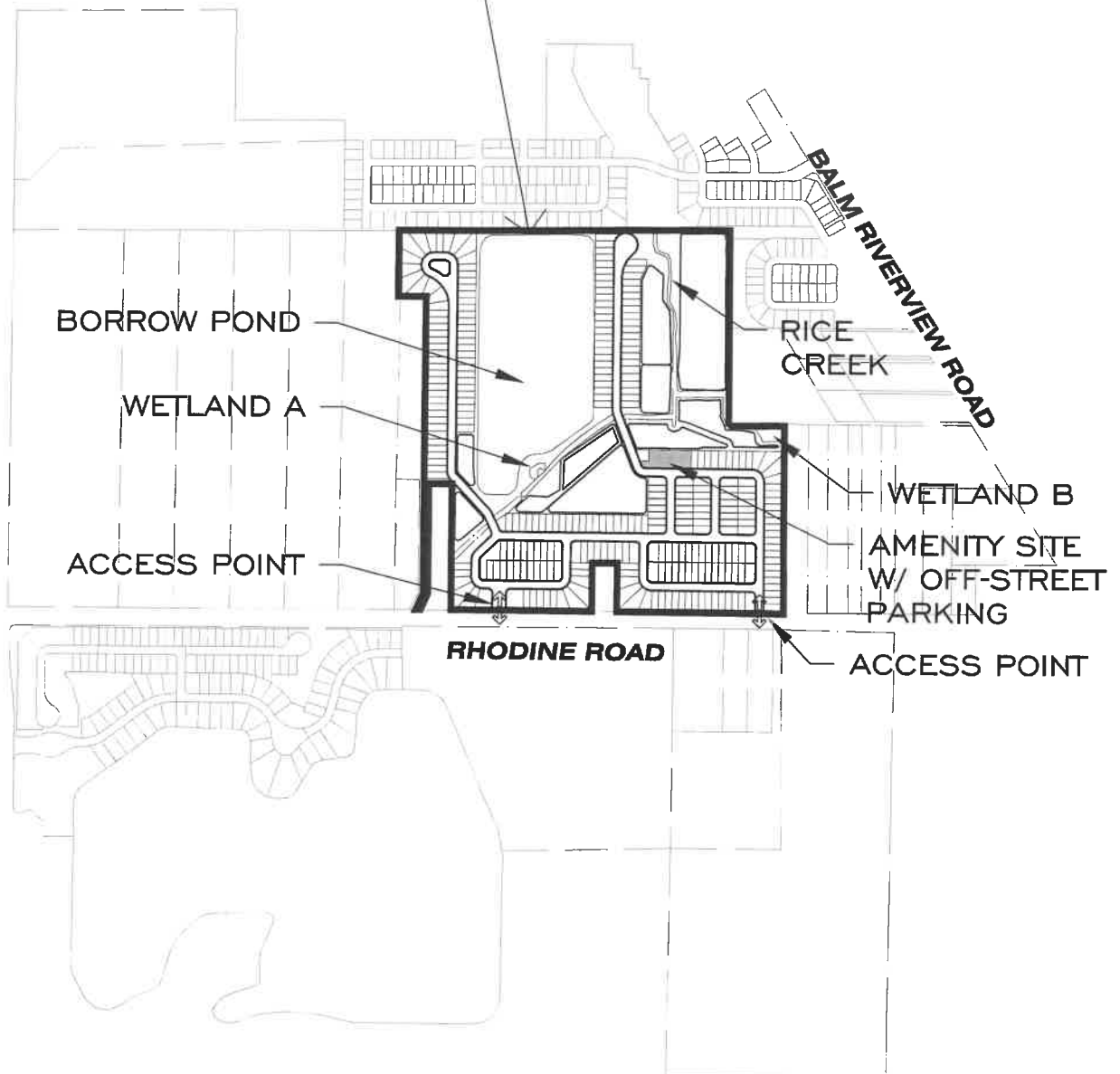
LOCATION MAP RHODINE ROAD NORTH CDD

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
33-30S-20E	03056.0008	ROA	11-07-18	1

EXHIBIT 2:
OVERALL SITE PLAN



RHODINE ROAD NORTH CDD



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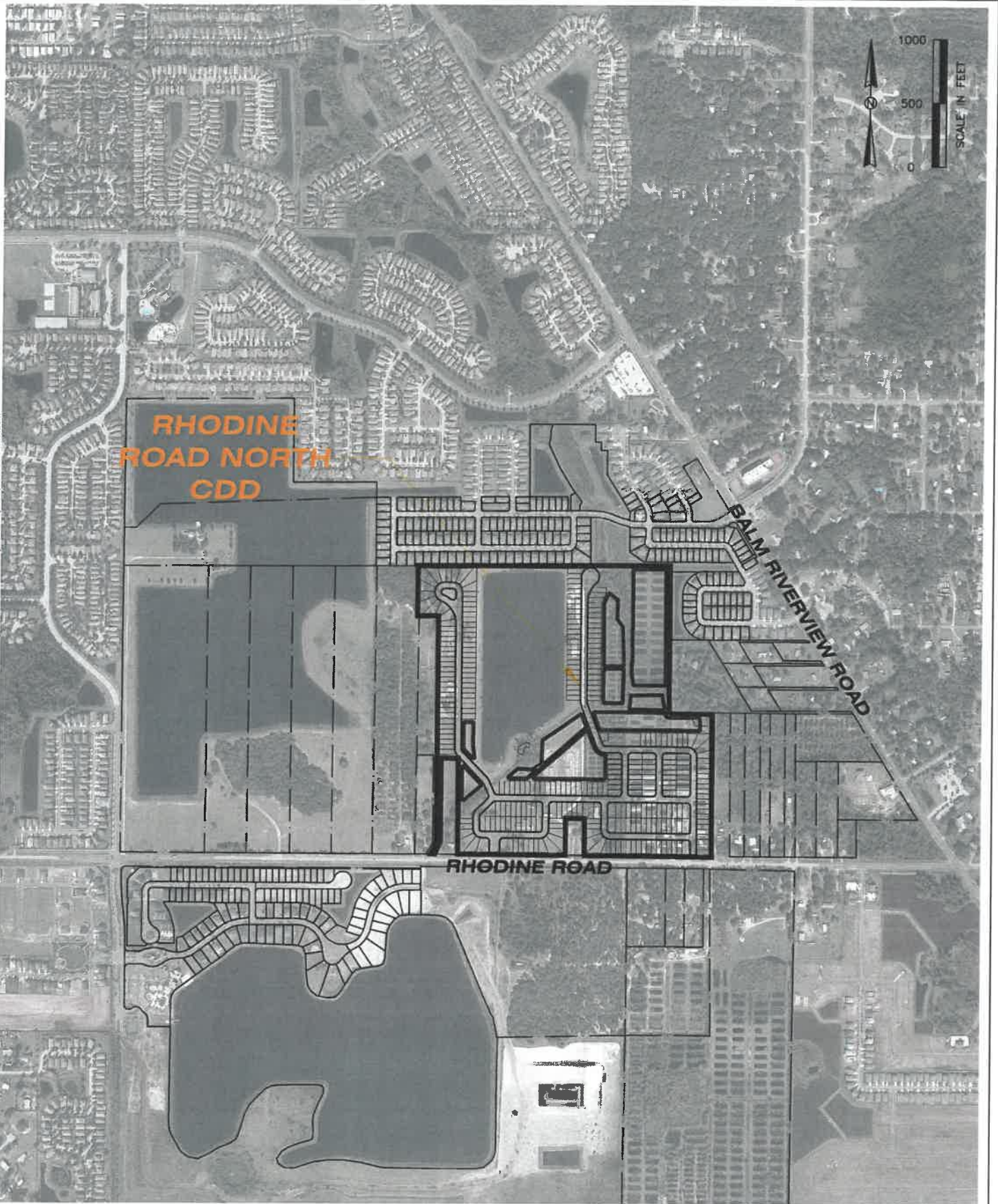
3409 W. LEMON STREET TEL (813) 250-3535
TAMPA, FL 33609 LB#7013, CA#8474 FAX (813) 250-3636

SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
33-30S-20E	03056.0008	ROA	05-23-2018	1

EXHIBIT 3:
AERIAL SITE PLAN

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TAMPA, FL 33609 LB#7013, CA#8474 FAX (813) 250-3636

AERIAL SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
03056.0008

DRAWN BY
ROA

DATE
04-25-2018

SHEET
1

EXHIBIT 4:
LEGAL DESCRIPTION

SKETCH & DESCRIPTION - NOT A SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 1, 2 IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST AND GOVERNMENT LOT 3 IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 AND THE SOUTHEAST CORNER OF GOVERNMENT LOT 3, IN SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA AND PROCEED N 00°08'25" E, ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 2 AND THE EAST BOUNDARY OF SAID GOVERNMENT LOT 3, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RHODINE ROAD AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 19528, PAGE 1461, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N 00°08'25" E, ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 2 AND THE EAST BOUNDARY OF SAID GOVERNMENT LOT 3 AND THE EAST BOUNDARY OF SAID TRACT, A DISTANCE OF 755.07 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N 89°51'10" W, ALONG THE NORTH BOUNDARY OF SAID TRACT, A DISTANCE OF 135.55 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S 00°08'56" W, ALONG THE WEST BOUNDARY OF SAID TRACT, A DISTANCE OF 658.98 FEET; THENCE S 24°21'49" W, A DISTANCE OF 105.23 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF RHODINE ROAD; THENCE N 89°48'49" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 31.51 FEET; THENCE N 25°01'20" E, A DISTANCE OF 105.61 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 166.00 FEET OF THE EAST 1/4 OF SAID GOVERNMENT LOT 3; THENCE N 00°10'37" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 1780.95 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 394.00 FEET OF THE EAST 1/4 OF SAID GOVERNMENT LOT 3; THENCE S 89°58'48" W, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 166.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 1/4 OF SAID GOVERNMENT LOT 3; THENCE N 00°10'04" E, ALONG SAID WEST BOUNDARY, A DISTANCE OF 394.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3 AND THE SOUTH BOUNDARY OF ESTUARY PHASE 3 AS RECORDED IN PLAT BOOK 121, PAGE 85 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N 89°58'48" E, ALONG SAID NORTH AND SOUTH BOUNDARIES, A DISTANCE OF 330.56 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3 AND THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE N 89°43'14" E, ALONG THE NORTH BOUNDARIES OF SAID GOVERNMENT LOTS 1 AND 2 AND THE SOUTH BOUNDARY OF SAID ESTUARY PHASE 3 AND THE SOUTH BOUNDARY OF ESTUARY PHASE 2 AS RECORDED IN PLAT BOOK 120, PAGE 211 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE SOUTH BOUNDARY OF ESTUARY PHASE 1 AND 4 AS RECORDED IN PLAT BOOK 119, PAGE 91 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 1650.73 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT A-DRAINAGE AS SHOWN ON SAID ESTUARY PHASE 1 AND 4; THENCE S 00°00'16" W, ALONG SAID WEST BOUNDARY AND THE WEST BOUNDARY OF ESTUARY PHASE 5 AS RECORDED IN PLAT BOOK 123, PAGE 35 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE WEST BOUNDARY OF MASSARO MINOR SUBDIVISION AS RECORDED IN MINOR SUBDIVISION BOOK 1, PAGE 36 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 1170.14 FEET TO THE SOUTHWEST CORNER OF SAID MASSARO MINOR SUBDIVISION; THENCE N 89°50'36" E, ALONG THE SOUTH BOUNDARY OF SAID MASSARO MINOR SUBDIVISION, A DISTANCE OF 338.13 FEET; THENCE S 00°05'10" E, A DISTANCE OF 1125.65 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF RHODINE ROAD; THENCE N 89°33'25" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1001.80 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 23196, PAGE 1916, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N 00°05'08" E, ALONG THE EAST BOUNDARY OF SAID TRACT, A DISTANCE OF 290.86 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N 89°38'48" W, ALONG THE NORTH BOUNDARY OF SAID TRACT, A DISTANCE OF 150.16 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S 00°03'14" W, ALONG THE WEST BOUNDARY OF SAID TRACT, A DISTANCE OF 290.62 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AND A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF RHODINE ROAD; THENCE N 89°33'25" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 844.25 FEET TO THE POINT OF BEGINNING.

Aaron J. Murphy, PSM Date
Florida Professional Surveyor & Mapper No. 6768
for Hamilton Engineering and Surveying, Inc.
Certificate of Authorization No. LB7013



3409 W. LEMON STREET
TAMPA, FLORIDA 33609

LB#7013

TEL (813) 250-3535
FAX (813) 250-3636

RHODINE ROAD PROPERTIES CDD EXHIBIT

SEC TWP RGE
33-30S-20E

JOB NUMBER
03056.0011

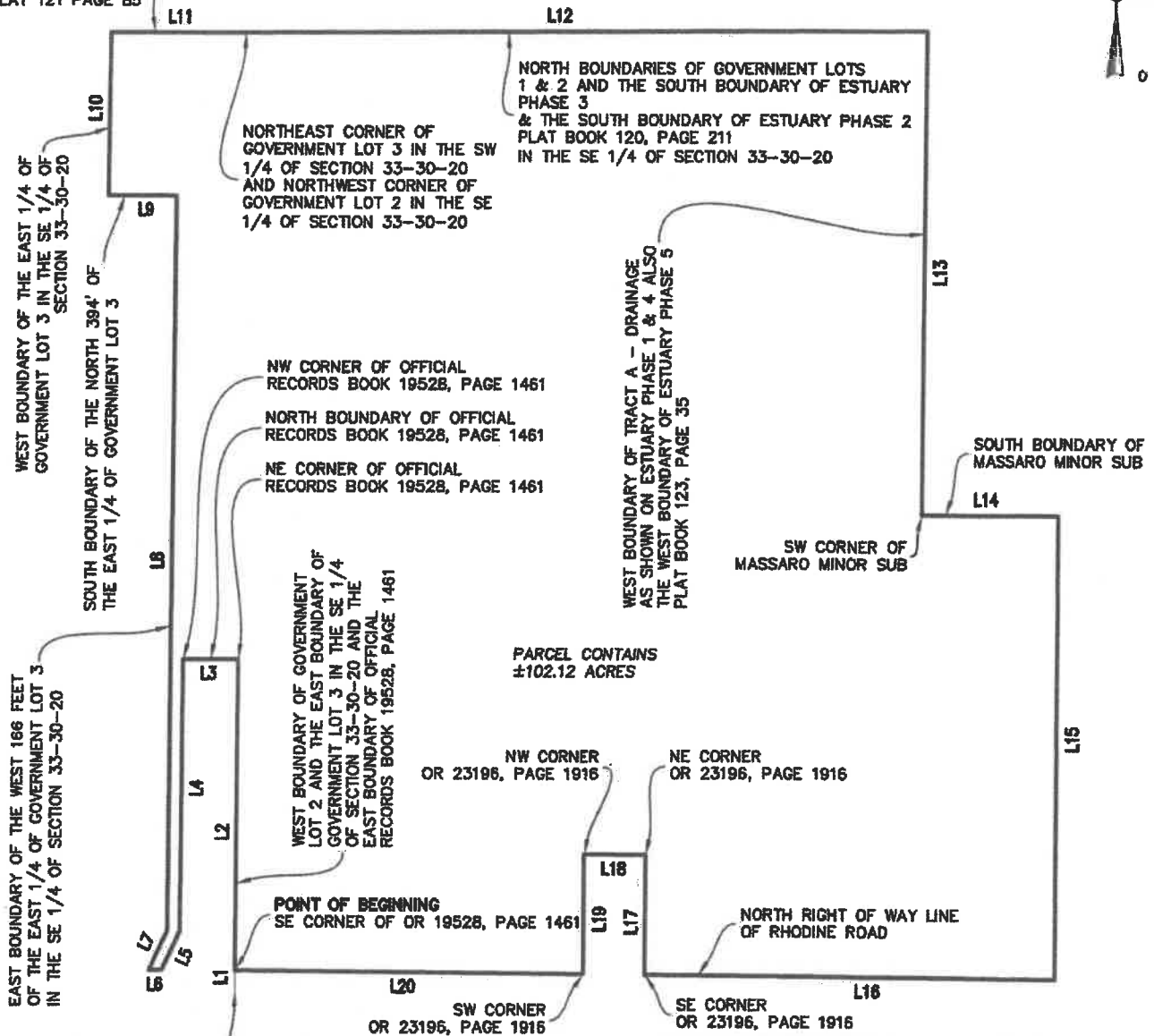
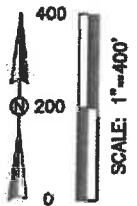
SCALE
AS SHOWN

DATE
04/24/2018

SHEET
1/2

SKETCH & DESCRIPTION - NOT A SURVEY

NORTH BOUNDARY OF
GOVERNMENT LOT 3
& SOUTH BOUNDARY
OF ESTUARY PHASE 3
PLAT 121 PAGE 85



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N 00°08'25" E	50.00'
L2	N 00°08'25" E	755.07'
L3	N 89°51'10" W	135.55'
L4	S 00°08'56" W	658.98'
L5	S 24°21'48" W	105.23'
L6	N 89°48'48" W	31.51'
L7	N 25°01'20" E	105.61'
L8	N 00°10'37" E	1780.95'
L9	S 89°58'48" W	166.00'
L10	N 00°10'04" E	394.00'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L11	N 89°58'48" E	330.56'
L12	N 89°43'14" E	1650.73'
L13	S 00°00'16" W	1170.14'
L14	N 89°50'36" E	338.13'
L15	S 00°05'10" E	1125.65'
L16	N 89°33'25" W	1001.80'
L17	N 00°05'08" E	280.86'
L18	N 89°38'48" W	150.16'
L19	S 00°03'14" W	280.82'
L20	N 89°33'25" W	844.25'



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TAMPA, FLORIDA 33609

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RHODINE ROAD PROPERTIES CDD EXHIBIT

SECTION TWP RGE
33-30S-20E

JOB NUMBER
03056.0011

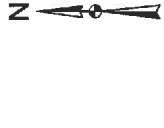
SCALE
AS SHOWN

DATE
04/24/2018

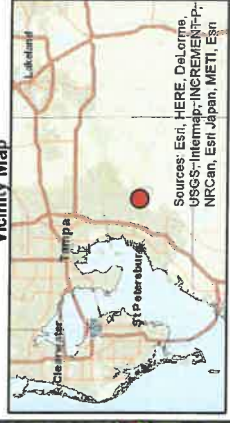
SHEET
2/2

EXHIBIT 5:
DRAINAGE MAP

ALAFIA RIVER STORM MODEL



Vicinity Map



Sources: Esri, HERE, DeLorme,
USGS, Intermap, INCREMENT P,
NRCan, Esri Japan, METI, Esri

- Notes:**
1. Coordinate System: NAD 83 1983
 2. State Plane Florida West FIPS 0902 Feet
 3. Aerial Imagery: ESRI World Imagery Layer
 4. Contours: Provided by SWFWMD. All elevations shown are NAVD 88.

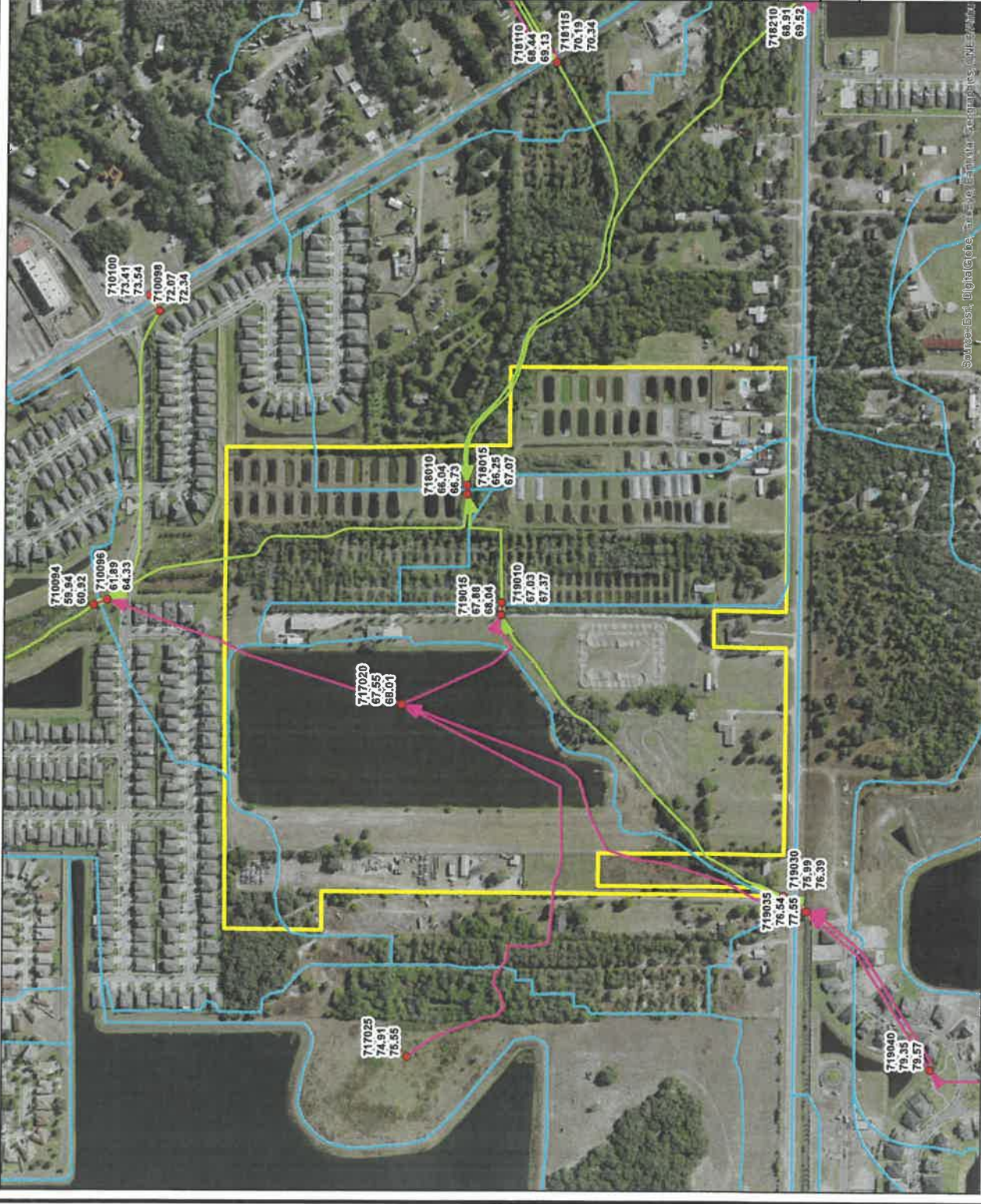
Hamilton Engineering & Surveying, Inc., makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein.

Project Name: Rhodine Road Subdivision

Location: Riverview

Date: 5/21/2018 **Author:** Ryan McCaffrey

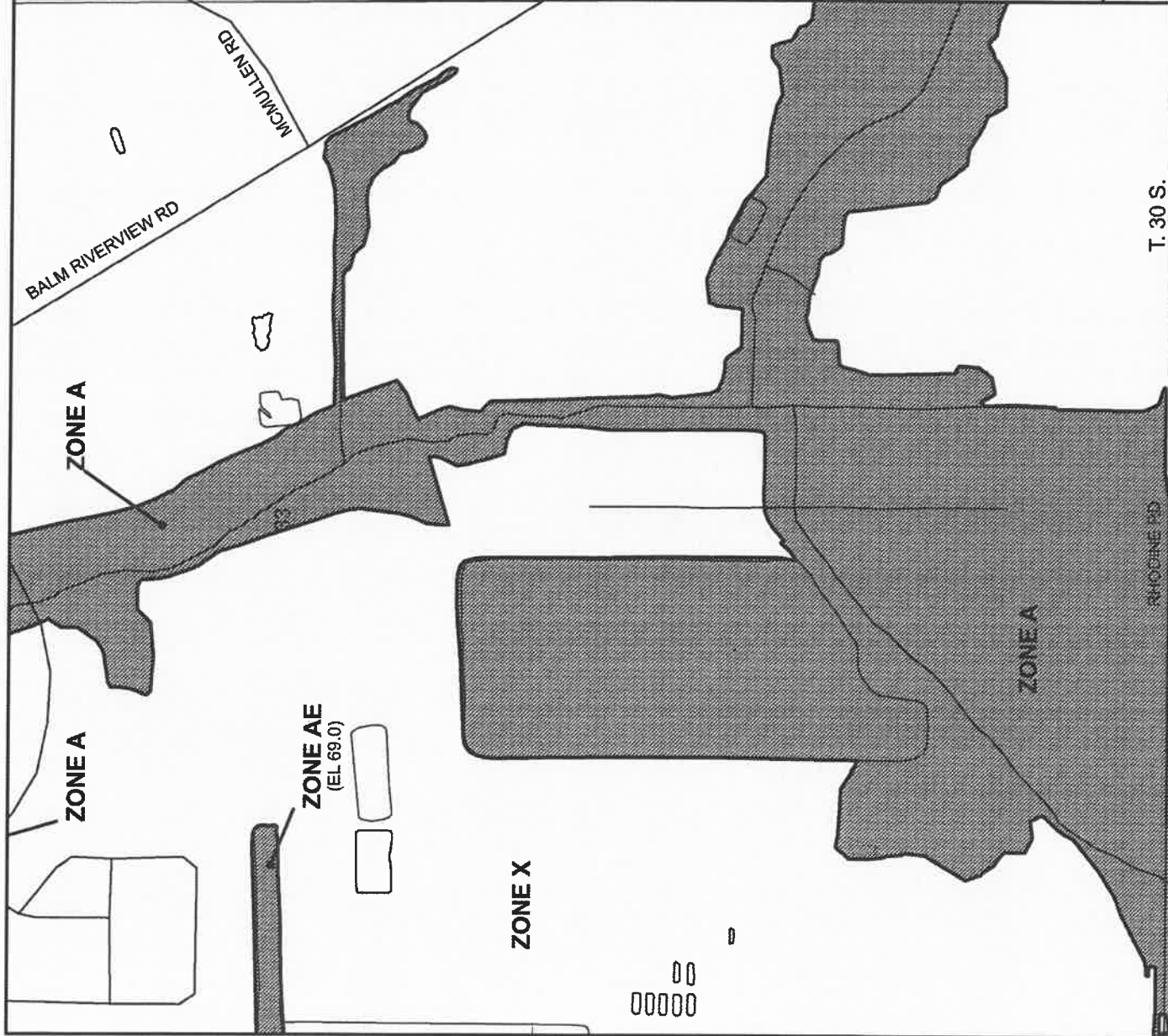
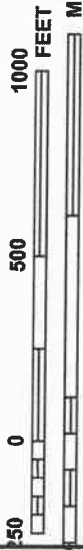
1409 W. LEMON STREET, TAMPA, FL 33609
OFFICE: 813.260.5535 FAX: 813.260.5536



National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'



NFIP

PANEL 0508H

FIRM

FLOOD INSURANCE RATE MAP
HILLSBOROUGH COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 508 OF 801

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HILLSBOROUGH COUNTY	120112	0508	H

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



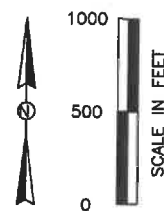
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12057C0508H

EFFECTIVE DATE
AUGUST 28, 2008

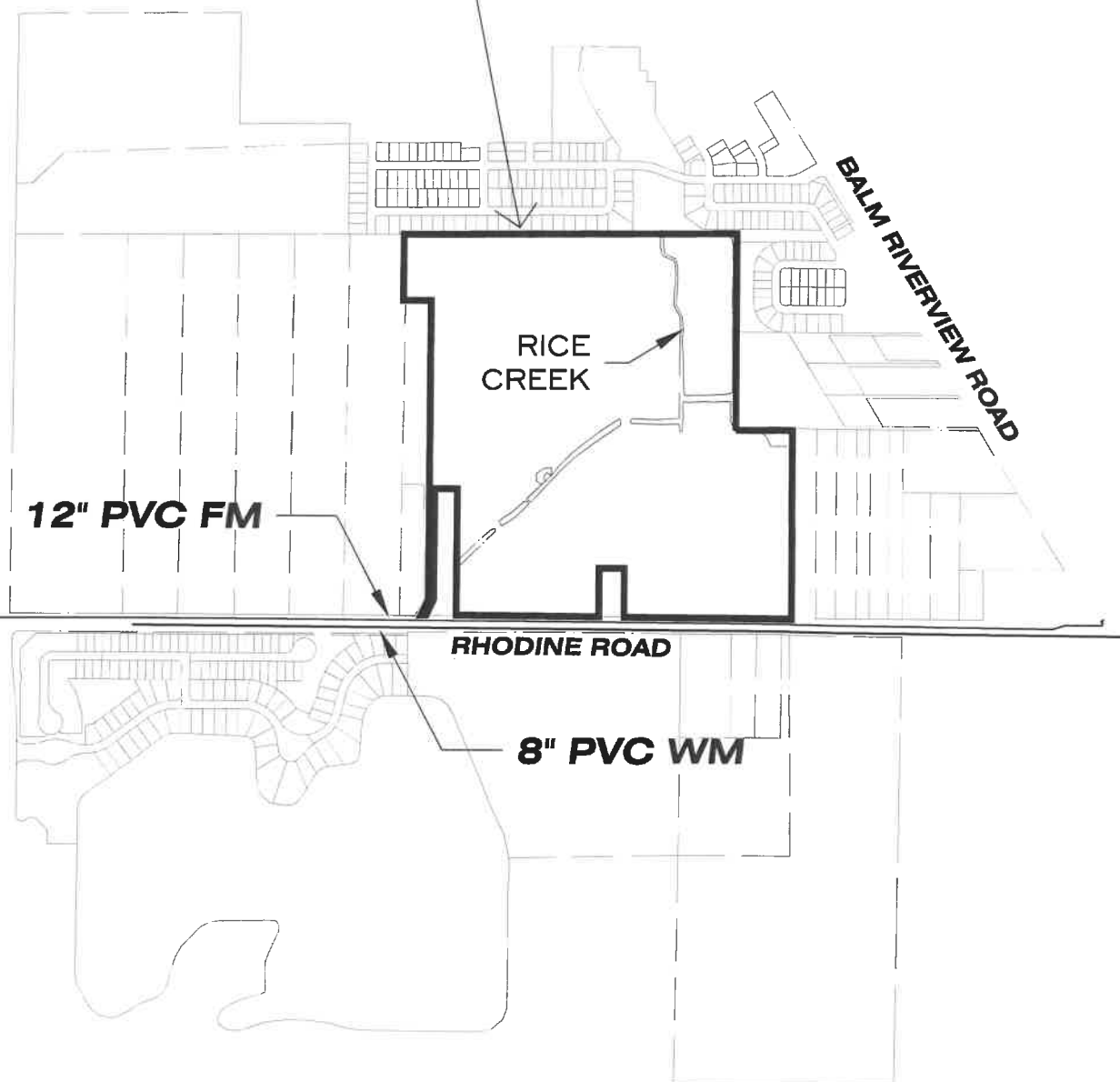
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

EXHIBIT 6:
UTILITY LOCATION MAP



RHODINE ROAD NORTH CDD



J:\3001 To 3500\03056 Oakley Rhinehart Cassidy\0008 Rhodine Road Properties\ENR\Master\DWG\CDD Exhibit\CU-401-EXH-MS.dwg (UTILITY) R018 May 23, 2018 - B:56m



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET TEL (813) 250-3535
TAMPA, FL 33609 LB#7013, CA#8474 FAX (813) 250-3636

MAJOR UTILITY TRUNK LINES RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

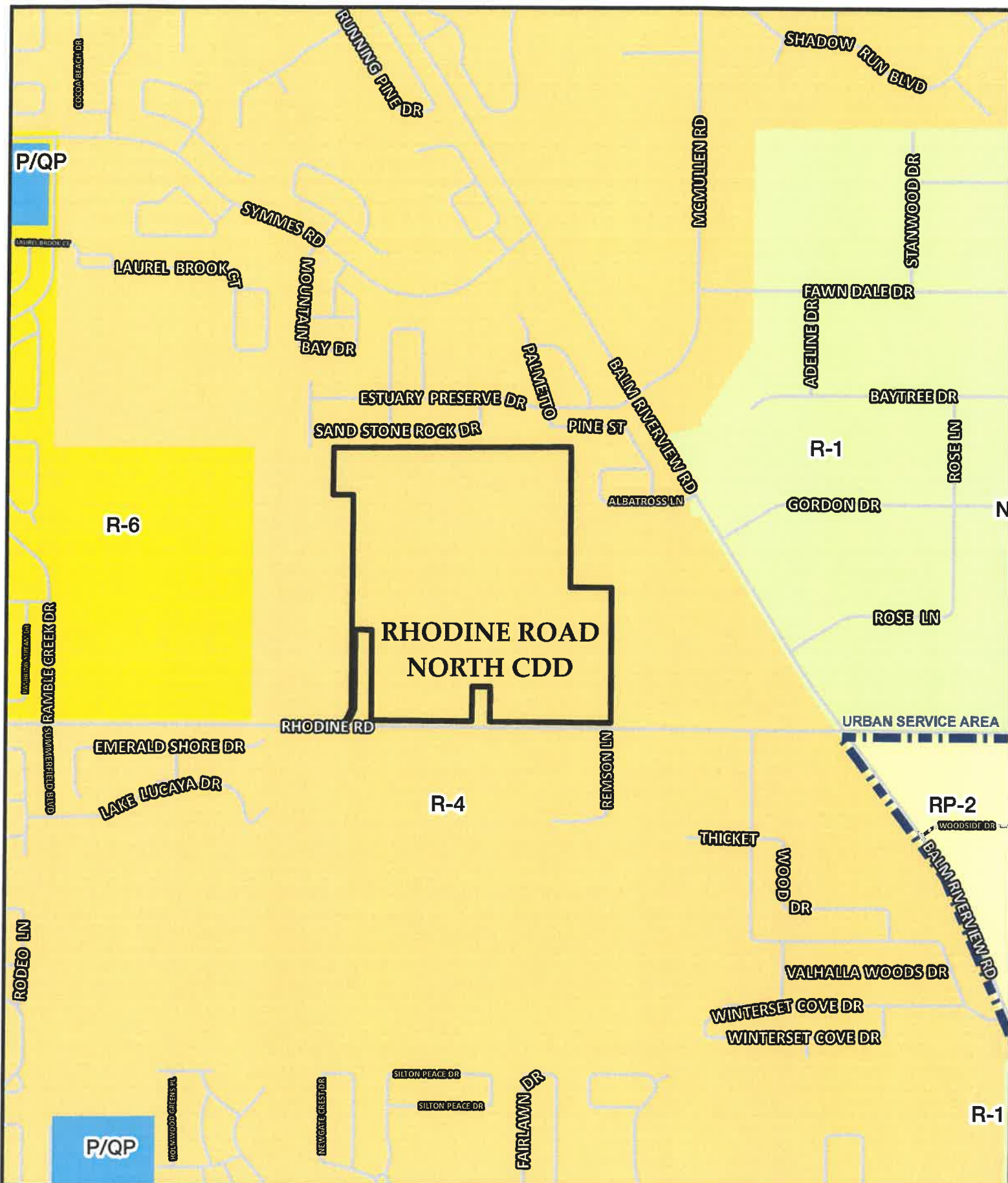
JOB NUMBER
03056.0008

DRAWN BY
ROA

DATE
5-23-2018

SHEET
1

EXHIBIT 7:
FUTURE LAND USE MAP



FUTURE LAND USE MAP RHODINE ROAD NORTH CDD

DATE: 5/29/2018

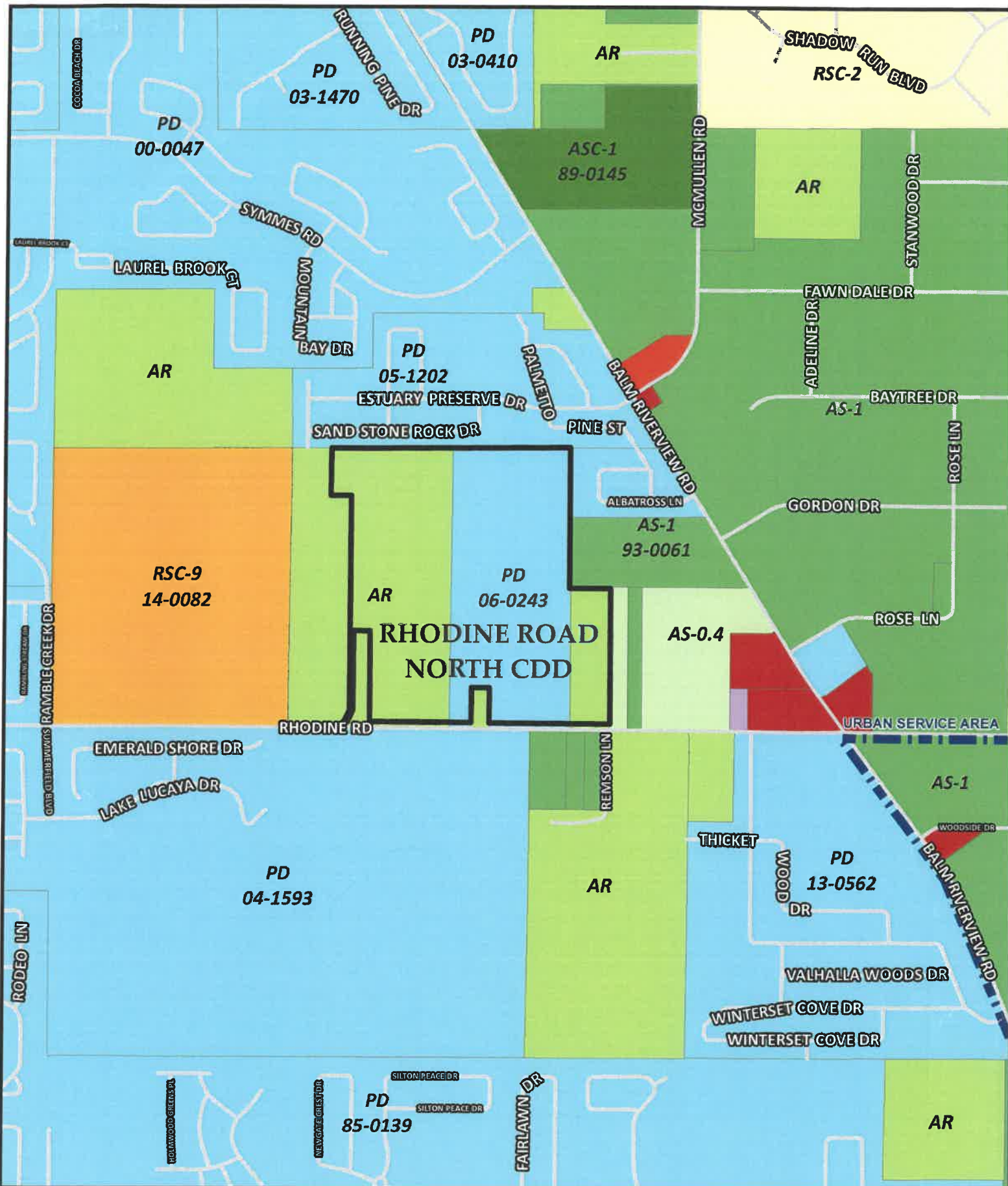
SEC-TWP-RGE
00-00S-00E

JOB #:
03056.0008

DRAWN BY: MCCAFFREY

HAMILTON
ENGINEERING & SURVEYING, INC.
3409 W LEMON STREET TEL (813) 250-3535
TAMPA, FL 33609 FAX (813) 250-3636
LB#7013, CA#B474

**EXHIBIT 8:
ZONING MAP**



ZONING MAP RHODINE ROAD NORTH CDD



HAMILTON

ENGINEERING & SURVEYING, INC.
3409 W LEMON STREET TEL (813) 250-3535
TAMPA, FL 33609 FAX (813) 250-3636
LB#7013, CA#8474

DATE: 4/24/2018

SEC-TWP-RGE
00-00S-00E

JOB #:
03056.0008

DRAWN BY: MCCAFFREY

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

Prepared for:

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

Prepared by:

ABSOLUTE ENGINEERING, INC.

APRIL 2019

RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

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TABLE 2 – Summary of Proposed District Facilities

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EXHIBIT 3 – Aerial Site Plan

EXHIBIT 4 – Legal Description

EXHIBIT 5 – Drainage Map

EXHIBIT 6 – Utility Location Map

EXHIBIT 7- Future Land Use Map

EXHIBIT 8- Zoning Map

ENGINEER'S REPORT RHODINE ROAD NORTH

I. PURPOSE

The purpose of this report is to provide information related to the expansion of the CDD Boundary to include the adjacent Cook Parcel, totaling 17.25 acres to the existing CDD. The existing Rhodine Road North CDD consists of 102.12 acres. The expanded boundary will total 119.37 acres. The existing Rhodine Road North CDD is entitled through a PD plan controlled zoning for 407 units, but construction permitting is ongoing for 324 residential units and their associated infrastructure. The proposed expansion will include the adjacent Cook Parcel, which is currently being zoned for 77 units. The expanded CDD will have a total of 401 proposed units.

II. INTRODUCTION

The Rhodine Road North Community Development District (or "CDD") is located along the north side of Rhodine Road, west of Balm Riverview Road, Hillsborough County, Florida. The District currently contains approximately 119.37 acres and is expected to consist of 401 single family lots, recreation / amenity areas, parks, and associated infrastructure.

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

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

The development plan prepared by the CDD reflects the present intentions of the CDD. It

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

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

III. PURPOSE

The purpose of this report is to provide information amended engineering support to fund improvements in the Rhodine Road North ("Community"). Rhodine Road North is entitled through PD controlled zoning for 477 units, but construction permitting is ongoing for 401 residential units and their associated infrastructure. This report will identify the proposed capital improvements to be constructed or acquired by the District along with an opinion of probable cost.

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

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

IV. THE DEVELOPMENT

The Community will consist of 401 single family homes and associated infrastructure ("The Development"). The Development is a planned residential community located on the north side of Rhodine Road in Hillsborough County, Florida. The Development lies within, Section 33, Township 30 South, Range 20 East, all within Hillsborough County, Florida. The Development received zoning approval on the eastern 102.12 acre parcel by the Hillsborough County Planning Commission as a planned development, and has an underlying Future Land Use Designation of R-4. The western 17.25 acre parcel has an underlying Future Land Use Designation of R-4 and is currently being zoned through Hillsborough County and is expected to be approved in May 2019. The Development will be constructed in two phases.

V. THE PROJECT

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

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

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

VI. PROPOSED IMPROVEMENTS

The Capital Improvements include the following:

Stormwater Management Facilities

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

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

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

Roadways

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

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

Water and Wastewater Facilities

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

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

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

Off-Site Improvements

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

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

Miscellaneous:

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

VII. PERMITTING

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

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

Rhodine Road Subdivision (102.12 Ac.)

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

Rhodine Road West Subdivision (17.25 Ac.)

Permits / Approvals	Approval / Date
Zoning Approval (Hillsborough)	PD 18-1488 (expected May 2019)
Preliminary Plat (Hillsborough)	(expected June 2019)
SWFWMD ERP	(expected August 2019)
Construction Permits (Hillsborough)	(expected August 2019)
FDEP Water	(expected August 2019)
FDEP Sewer	(expected August 2019)

VIII. RECOMMENDATION

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

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

IX. REPORT MODIFICATION

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

X. CONCLUSION

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

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

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

TABLE 1:
SUMMARY OF OPINION OF
PROBABLE COSTS

Summary of Opinion of Probable Cost

Number of Lots	<u>324</u>	<u>77</u>	<u>401</u>
Infrastructure ⁽¹⁾⁽³⁾⁽⁶⁾	<u>Rhodine</u>	<u>Cook</u>	<u>Total</u>
Offsite Improvements ⁽⁹⁾	\$ 174,200	\$ 100,800	\$ 275,000
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$ 2,221,100	\$ 703,900	\$ 2,925,000
Utilities (Water, Sewer, & Street Lighting) ⁽⁸⁾	\$ 658,400	\$ 246,155	\$ 904,555
Roadway ⁽⁴⁾	\$ 537,600	\$ 162,400	\$ 700,000
Entry Feature & Signage ⁽⁷⁾	\$ 348,370	\$ 101,630	\$ 450,000
Parks and Amenities	\$ 696,700	\$ 103,300	\$ 800,000
Contingency	\$ 463,630	\$ 141,815	\$ 605,445
TOTAL	\$ 5,100,000	\$ 1,560,000	\$ 6,660,000

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and neighborhood parks. Any land or other acquisitions will be made at the lower of cost or fair market value.
2. Stormwater does not include grading associated with building pads, both for initial construction and in conjunction with home construction.
3. Includes Stormwater pond excavation, and storage of fill, but not the cost of transporting the fill to private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering. All roadways will be public and accessible by public.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2017 costs.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Tampa Electric for the street light poles and lighting service. Only undergrounding of wires in public rights-of-way and on District land will be funded by the CDD.
9. Offsite Improvements include turn lanes on Rhodine Road at Project Access points.

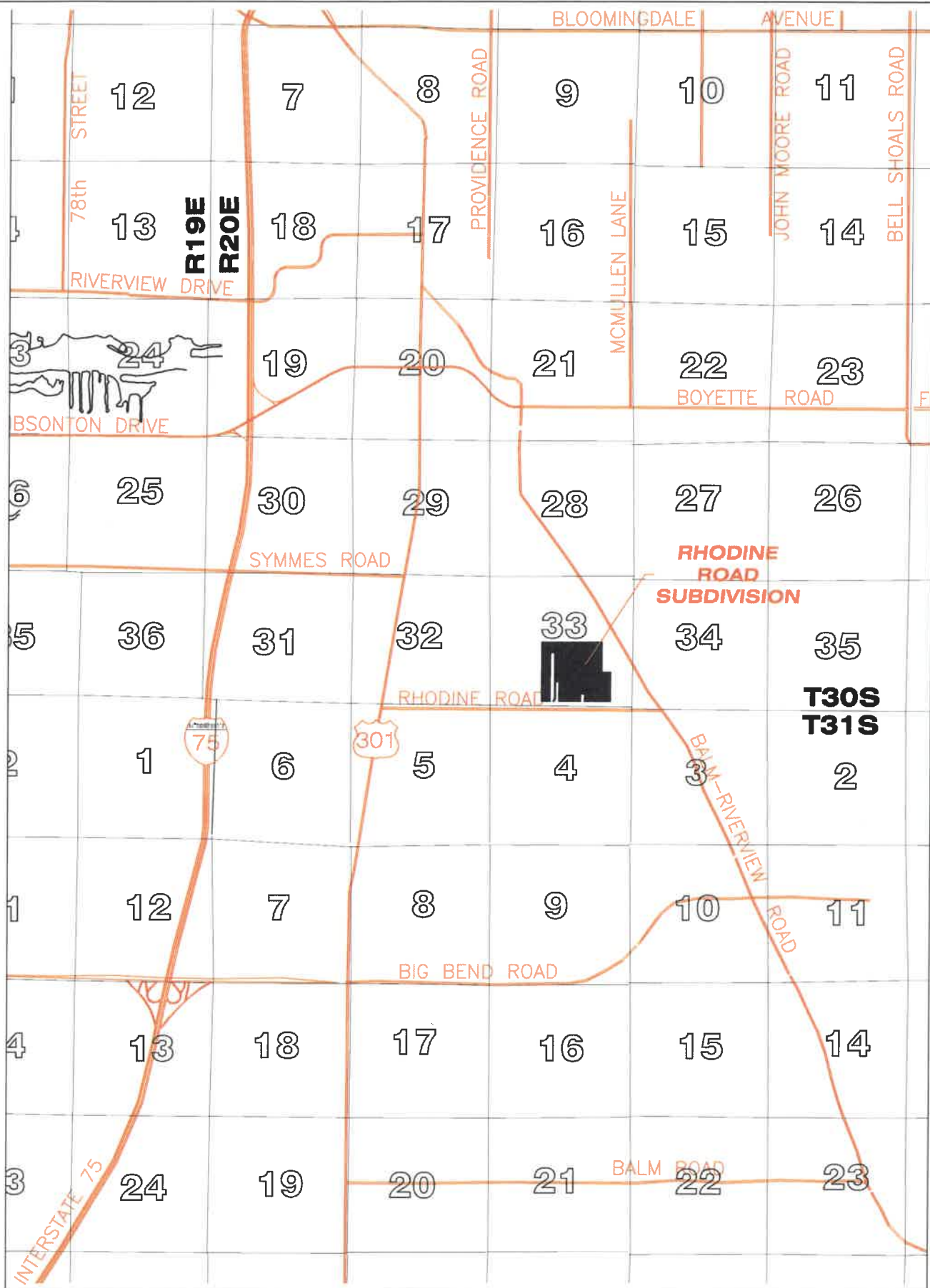
TABLE 2:
SUMMARY OF PROPOSED DISTRICT
FACILITIES

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

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

EXHIBIT 1:
LOCATION MAP

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**ABSOLUTE
ENGINEERING, INC.**

(813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 825
(813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

LOCATION MAP RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

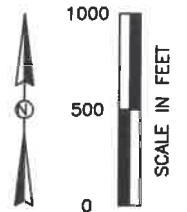
JOB NUMBER
0001.0002

DRAWN BY
ROA

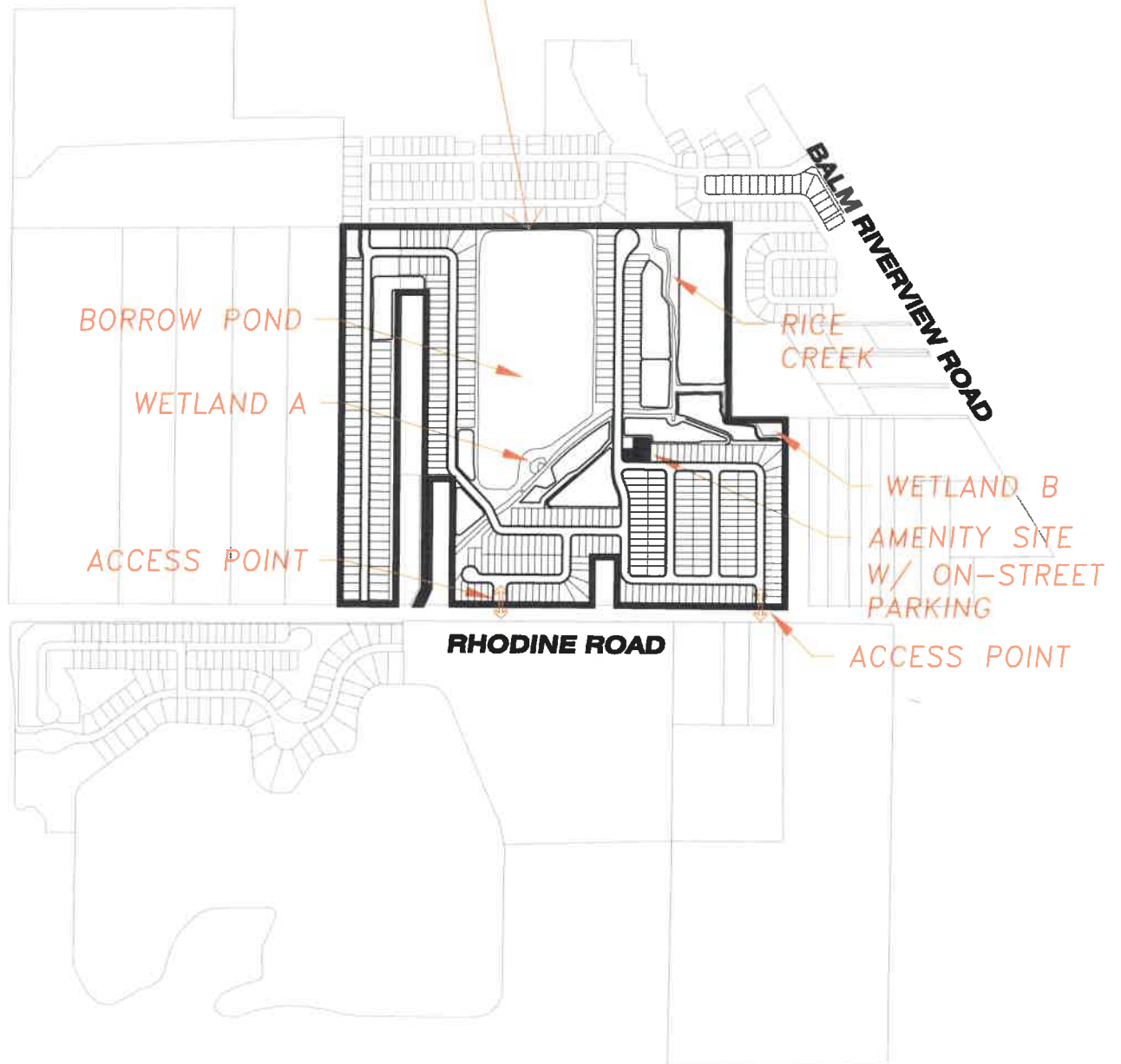
DATE
04-16-2019

SHEET
1

EXHIBIT 2:
OVERALL SITE PLAN



RHODINE ROAD NORTH CDD



P:\0001 JMBI Rod Estate\0002 Rhodine Rd Properties\ENR\Master\1 DWG\CD CDD Exhibit\CS-101-EDH-SITEPLAN.dwg (SITEPLAN) Risk Roo Apr 18, 2019 -- 1:09pm



**ABSOLUTE
ENGINEERING, INC.**

(813) 221-1516 TEL
(813) 344-0100 FAX

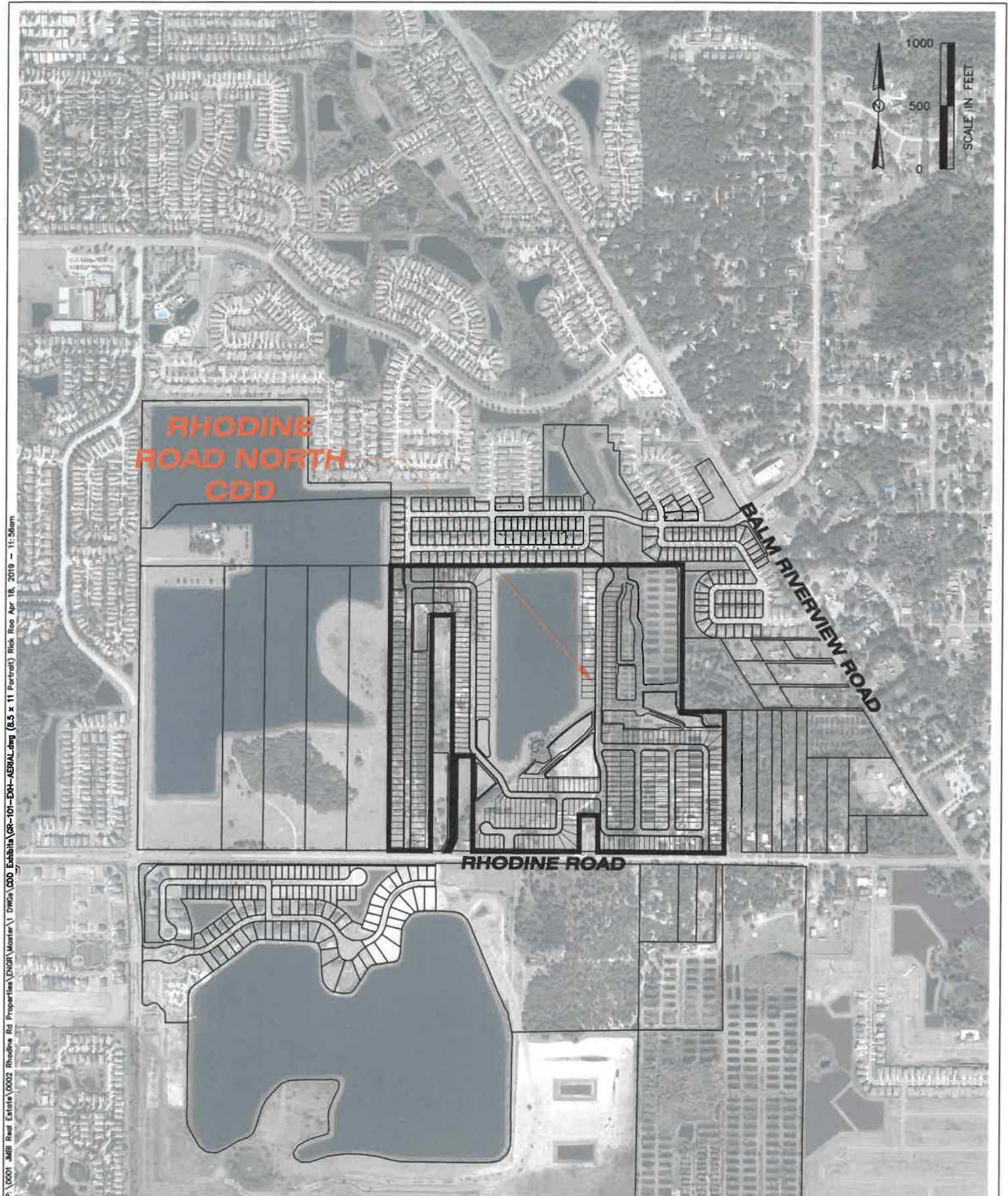
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602

C.A. NO. 28358

SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE 33-30S-20E	JOB NUMBER 0001.0002	DRAWN BY ROA	DATE 04-16-2019	SHEET 1
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EXHIBIT 3:
AERIAL SITE PLAN



P:\0001 JMBI Red Estate\0002 Rhodine Rd Properties\ENVR\Master\1 DWG\Aerial.dwg (6.5 x 11 Portrait) Ricc Roo Apr 18, 2019 -- 11:56am



**ABSOLUTE
ENGINEERING, INC.**

(813) 221-1516 TEL
(813) 344-0100 FAX

1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 26358

AERIAL SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
0001.0002

DRAWN BY
ROA

DATE
04-16-2019

SHEET
1

EXHIBIT 4:
LEGAL DESCRIPTION

SKETCH & DESCRIPTION – NOT A SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 1, 2 IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST AND GOVERNMENT LOT 3 IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 AND THE SOUTHEAST CORNER OF GOVERNMENT LOT 3, IN SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA AND PROCEED N 00°08'25" E, ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 2 AND THE EAST BOUNDARY OF SAID GOVERNMENT LOT 3, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RHODINE ROAD AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 19528, PAGE 1461, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N 00°08'25" E, ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 2 AND THE EAST BOUNDARY OF SAID GOVERNMENT LOT 3 AND THE EAST BOUNDARY OF SAID TRACT, A DISTANCE OF 755.07 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N 89°51'10" W, ALONG THE NORTH BOUNDARY OF SAID TRACT, A DISTANCE OF 135.55 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S 00°08'56" W, ALONG THE WEST BOUNDARY OF SAID TRACT, A DISTANCE OF 658.98 FEET; THENCE S 24°21'49" W, A DISTANCE OF 105.23 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF RHODINE ROAD; THENCE N 89°48'49" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 31.51 FEET; THENCE N 25°01'20" E, A DISTANCE OF 105.61 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 166.00 FEET OF THE EAST 1/4 OF SAID GOVERNMENT LOT 3; THENCE N 00°10'37" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 1780.95 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 394.00 FEET OF THE EAST 1/4 OF SAID GOVERNMENT LOT 3; THENCE S 89°58'48" W, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 166.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 1/4 OF SAID GOVERNMENT LOT 3; THENCE S 00°10'16" W, ALONG SAID WEST BOUNDARY, A DISTANCE OF 1876.19 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF RHODINE ROAD; THENCE N 89°48'49" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 331.81 FEET TO A POINT ON THE WEST BOUNDARY OF THE WEST 1/2 OF THE EAST 1/2 OF GOVERNMENT LOT 3; THENCE N 00°12'38" E, ALONG SAID WEST BOUNDARY, A DISTANCE OF 2268.99 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3 AND THE SOUTH BOUNDARY OF ESTUARY PHASE 3 AS RECORDED IN PLAT BOOK 121, PAGE 85 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N 89°58'44" E, ALONG SAID NORTH AND SOUTH BOUNDARIES, A DISTANCE OF 660.81 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3 AND THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE N 89°43'14" E, ALONG THE NORTH BOUNDARIES OF SAID GOVERNMENT LOTS 1 AND 2 AND THE SOUTH BOUNDARY OF SAID ESTUARY PHASE 3 AND THE SOUTH BOUNDARY OF ESTUARY PHASE 2 AS RECORDED IN PLAT BOOK 120, PAGE 211 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE SOUTH BOUNDARY OF ESTUARY PHASE 1 AND 4 AS RECORDED IN PLAT BOOK 119, PAGE 91 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 1650.73 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT A-DRAINAGE AS SHOWN ON SAID ESTUARY PHASE 1 AND 4; THENCE S 00°00'16" W, ALONG SAID WEST BOUNDARY AND THE WEST BOUNDARY OF ESTUARY PHASE 5 AS RECORDED IN PLAT BOOK 123, PAGE 35 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE WEST BOUNDARY OF MASSARO MINOR SUBDIVISION AS RECORDED IN MINOR SUBDIVISION BOOK 1, PAGE 36 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 1170.14 FEET TO THE SOUTHWEST CORNER OF SAID MASSARO MINOR SUBDIVISION; THENCE N 89°50'36" E, ALONG THE SOUTH BOUNDARY OF SAID MASSARO MINOR SUBDIVISION, A DISTANCE OF 338.13 FEET; THENCE S 00°05'10" E, A DISTANCE OF 1125.65 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF RHODINE ROAD; THENCE N 89°33'25" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1001.80 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 23196, PAGE 1916, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N 00°05'08" E, ALONG THE EAST BOUNDARY OF SAID TRACT, A DISTANCE OF 290.86 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N 89°38'48" W, ALONG THE NORTH BOUNDARY OF SAID TRACT, A DISTANCE OF 150.16 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S 00°03'14" W, ALONG THE WEST BOUNDARY OF SAID TRACT, A DISTANCE OF 290.62 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AND A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF RHODINE ROAD; THENCE N 89°33'25" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 844.25 FEET TO THE POINT OF BEGINNING.

Aaron J. Murphy, PSM _____ Date _____
Florida Professional Surveyor & Mapper No. 6768
for Hamilton Engineering and Surveying, Inc.
Certificate of Authorization No. LB7013



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET
TAMPA, FLORIDA 33609

LB#7013

TEL (813) 250-3535
FAX (813) 250-3636

RHODINE ROAD PROPERTIES CDD EXHIBIT

SEC TWP RGE

33-30S-20E

JOB NUMBER

03056.0011

SCALE

AS SHOWN

DATE

04/24/2018

SHEET

1/2

SKETCH & DESCRIPTION – NOT A SURVEY

NORTH BOUNDARY OF
GOVERNMENT LOT 3
& SOUTH BOUNDARY
OF ESTUARY PHASE 3
PLAT 121 PAGE 85
L13

SOUTH BOUNDARY OF THE
NORTH 394' OF THE EAST
1/4 OF GOVERNMENT LOT 3

L14

NORTH BOUNDARIES OF GOVERNMENT LOTS
1 & 2 AND THE SOUTH BOUNDARY OF ESTUARY
PHASE 3
& THE SOUTH BOUNDARY OF ESTUARY PHASE 2
PLAT BOOK 120, PAGE 211
IN THE SE 1/4 OF SECTION 33-30-20

NORTHEAST CORNER OF
GOVERNMENT LOT 3 IN THE SW
1/4 OF SECTION 33-30-20
AND NORTHWEST CORNER OF
GOVERNMENT LOT 2 IN THE SE
1/4 OF SECTION 33-30-20

NW CORNER OF OFFICIAL
RECORDS BOOK 19528, PAGE 1461

NORTH BOUNDARY OF OFFICIAL
RECORDS BOOK 19528, PAGE 1461

NE CORNER OF OFFICIAL
RECORDS BOOK 19528, PAGE 1461

WEST BOUNDARY OF TRACT A - DRAINAGE
AS SHOWN ON ESTUARY PHASE 1 & 4 ALSO
THE WEST BOUNDARY OF ESTUARY PHASE 5
PLAT BOOK 123, PAGE 35

SOUTH BOUNDARY OF
MASSARO MINOR SUB

SW CORNER OF
MASSARO MINOR SUB

PARCEL CONTAINS
±119.37 ACRES

NW CORNER
OR 23196, PAGE 1916

NE CORNER
OR 23196, PAGE 1916

POINT OF BEGINNING
SE CORNER OF OR 19528, PAGE 1461

NORTH RIGHT OF WAY LINE
OF RHODINE ROAD

SW CORNER
OR 23196, PAGE 1916

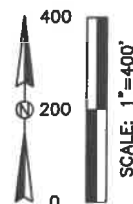
SE CORNER
OR 23196, PAGE 1916

POINT OF COMMENCEMENT
FOR FURTHER DESCRIBED AS PARCEL
SOUTHWEST CORNER OF GOVERNMENT
LOT 2 & SOUTHEAST CORNER OF
GOVERNMENT LOT 3 IN THE SW 1/4 OF
SECTION 33-30-20

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N 00°08'25" E	50.00'
L2	N 00°08'25" E	755.07'
L3	N 89°51'10" W	135.55'
L4	S 00°08'56" W	658.98'
L5	S 24°21'49" W	105.23'
L6	N 89°48'49" W	31.51'
L7	N 25°01'20" E	105.61'
L8	N 00°10'37" E	1780.95'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L9	S 89°58'48" W	166.00'
L10	S 00°10'16" W	1876.19'
L11	N 89°48'49" W	331.81'
L12	N 00°12'38" E	2268.99'
L13	N 89°58'44" E	660.81'
L14	N 89°43'14" E	1650.73'
L15	S 00°00'16" W	1170.14'
L16	N 89°50'36" E	338.13'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L17	S 00°05'10" E	1125.65'
L18	N 89°33'25" W	1001.80'
L19	N 00°05'08" E	290.86'
L20	N 89°38'48" W	150.16'
L21	S 00°03'14" W	290.62'
L22	N 89°33'25" W	844.25'



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RHODINE ROAD PROPERTIES
CDD EXHIBIT

SEC TWP RGE
33-30S-20E

JOB NUMBER
03056.0011

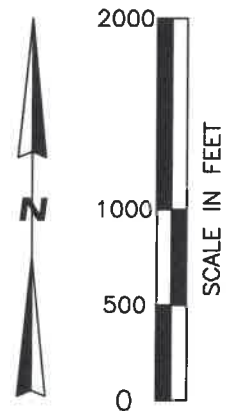
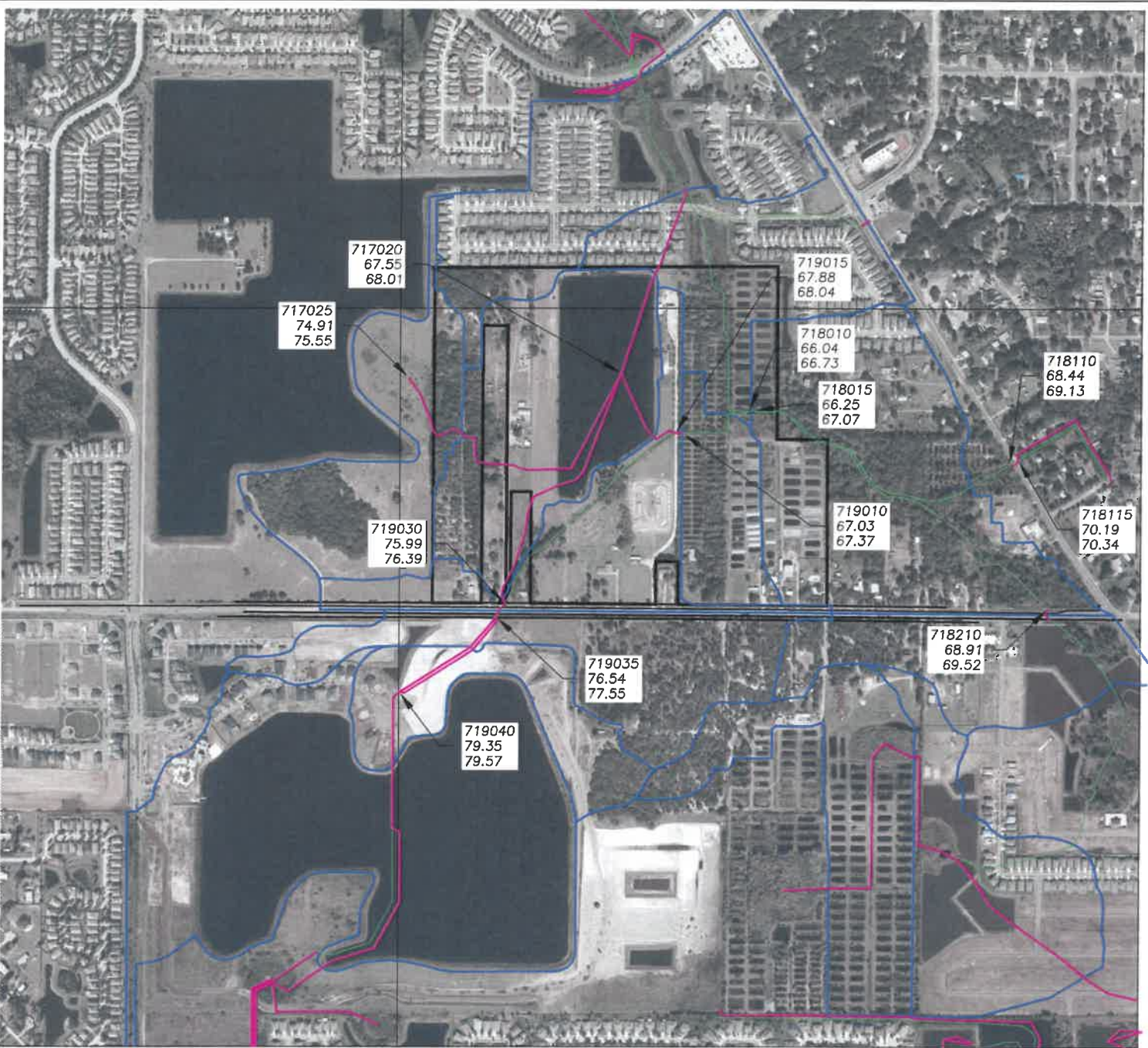
SCALE
AS SHOWN

DATE
04/24/2018

SHEET
2/2

EXHIBIT 5:
DRAINAGE MAP

P:\0001\Red Estora\0002 Rhodine Rd Properties\ENR\Master\DWG\CDD Exhibit\STORM-MODEL.dwg (STORM-MODEL) Heather Wertz Apr 18, 2019 - 10:12am



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

ALAFIA RIVER STORM MODEL RHODINE ROAD NORTH CDD

SEC TWP RGE
33 30S 20E

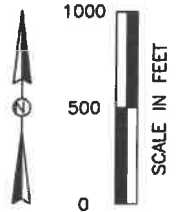
JOB NUMBER
0001.0002

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ROA

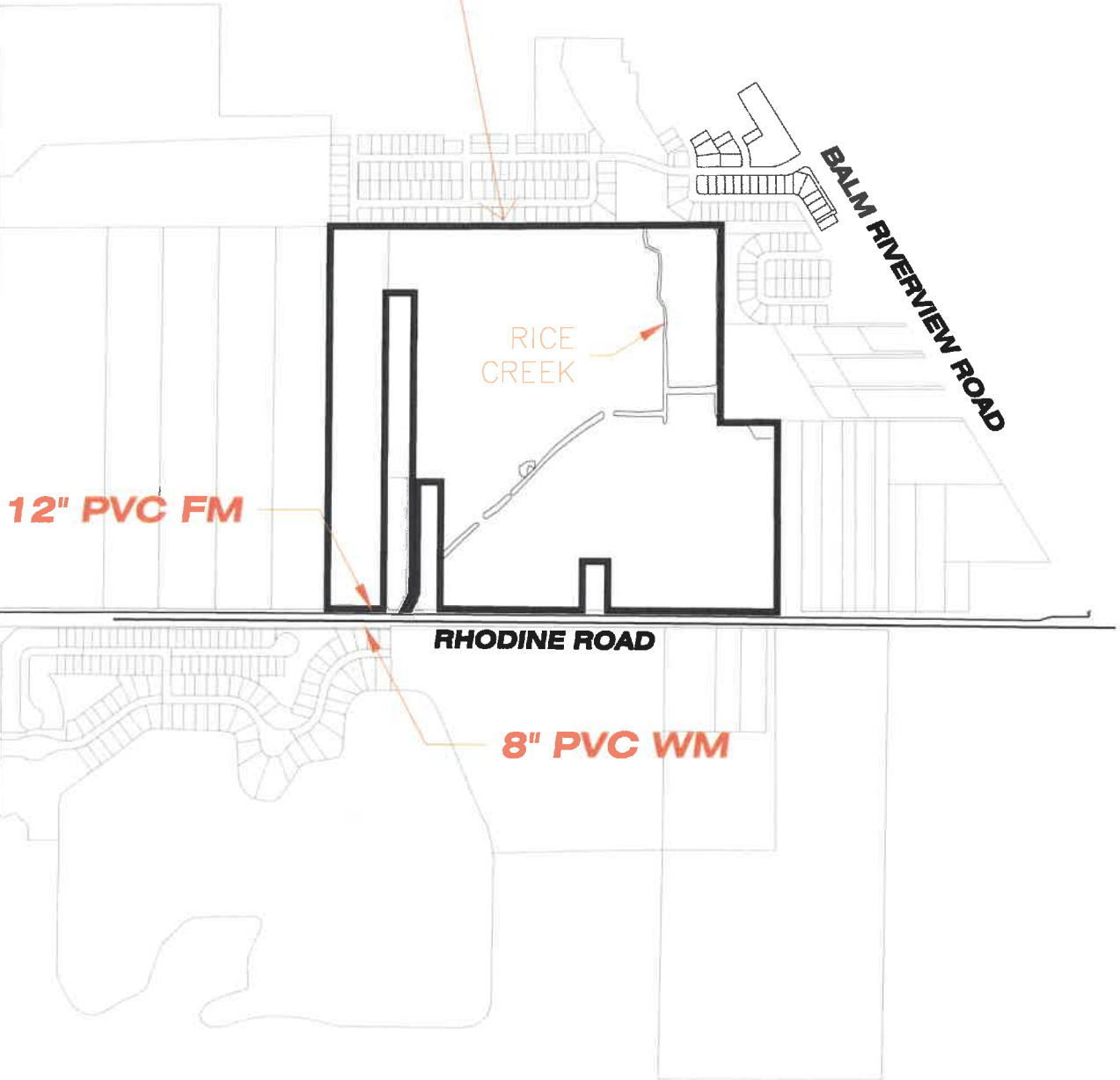
DATE
04-16-2019

SHEET
1

EXHIBIT 6:
UTILITY LOCATION MAP



RHODINE ROAD NORTH CDD



P:\0001 JMBI Real Estate\0002 Rhodine Rd Properties\ENGR\Master\ DWG\002 Exhibits\01-401-EXH-WB.dwg (UTILITY) Risk Rev Apr 18, 2019 - 1:05pm



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MAJOR UTILITY TRUNK LINES RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
0001.0002

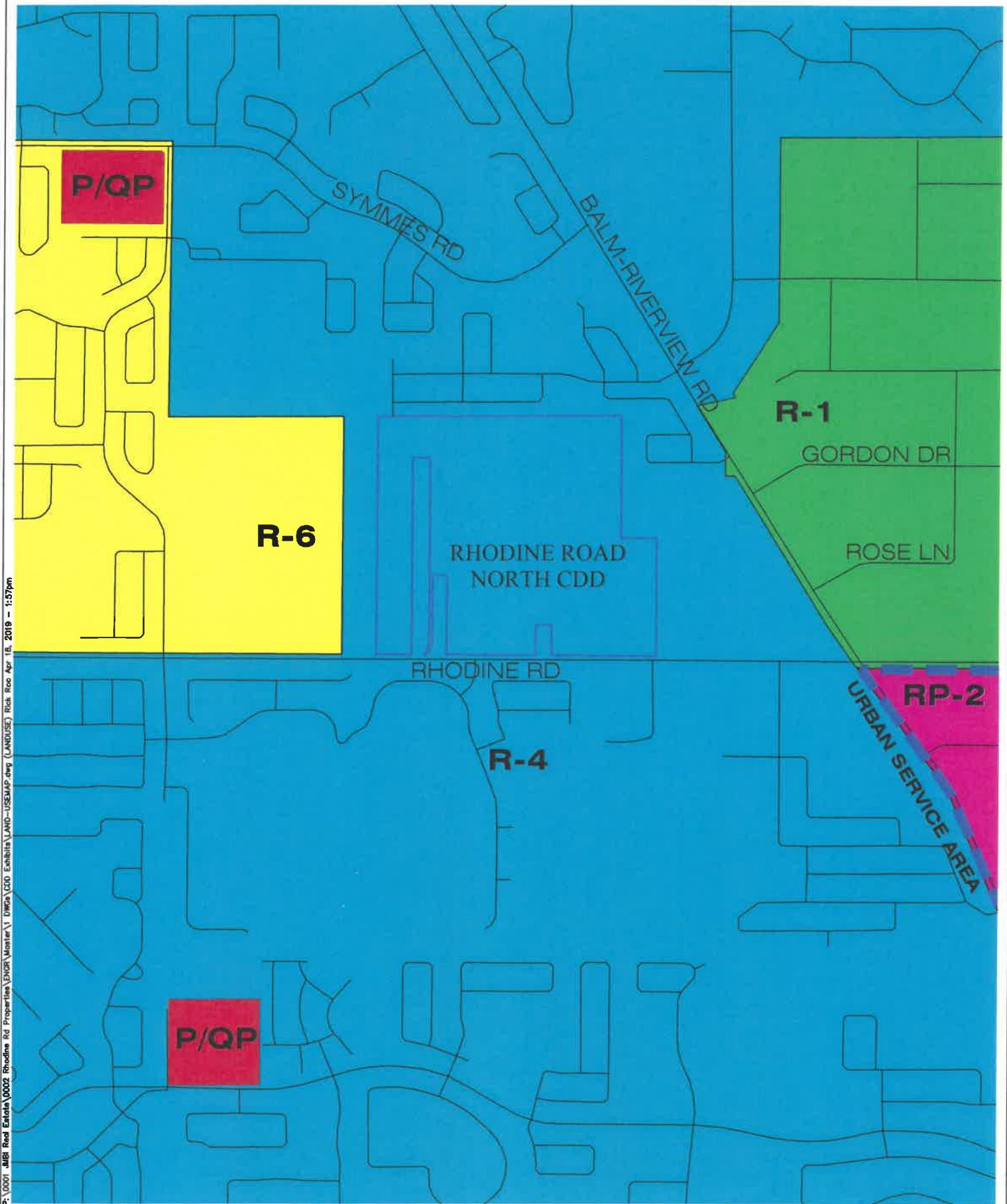
DRAWN BY
ROA

DATE
04-16-2019

SHEET
1

EXHIBIT 7:
FUTURE LAND USE MAP

P:\0001_JMBI Red Estates\0002_Rhodine Rd Properties\ENGR\Monitor\ DWG\000 Exhibit\LAND-USEMAP.dwg (LANDUSE) Rick Roo Apr 18, 2019 - 1:57pm





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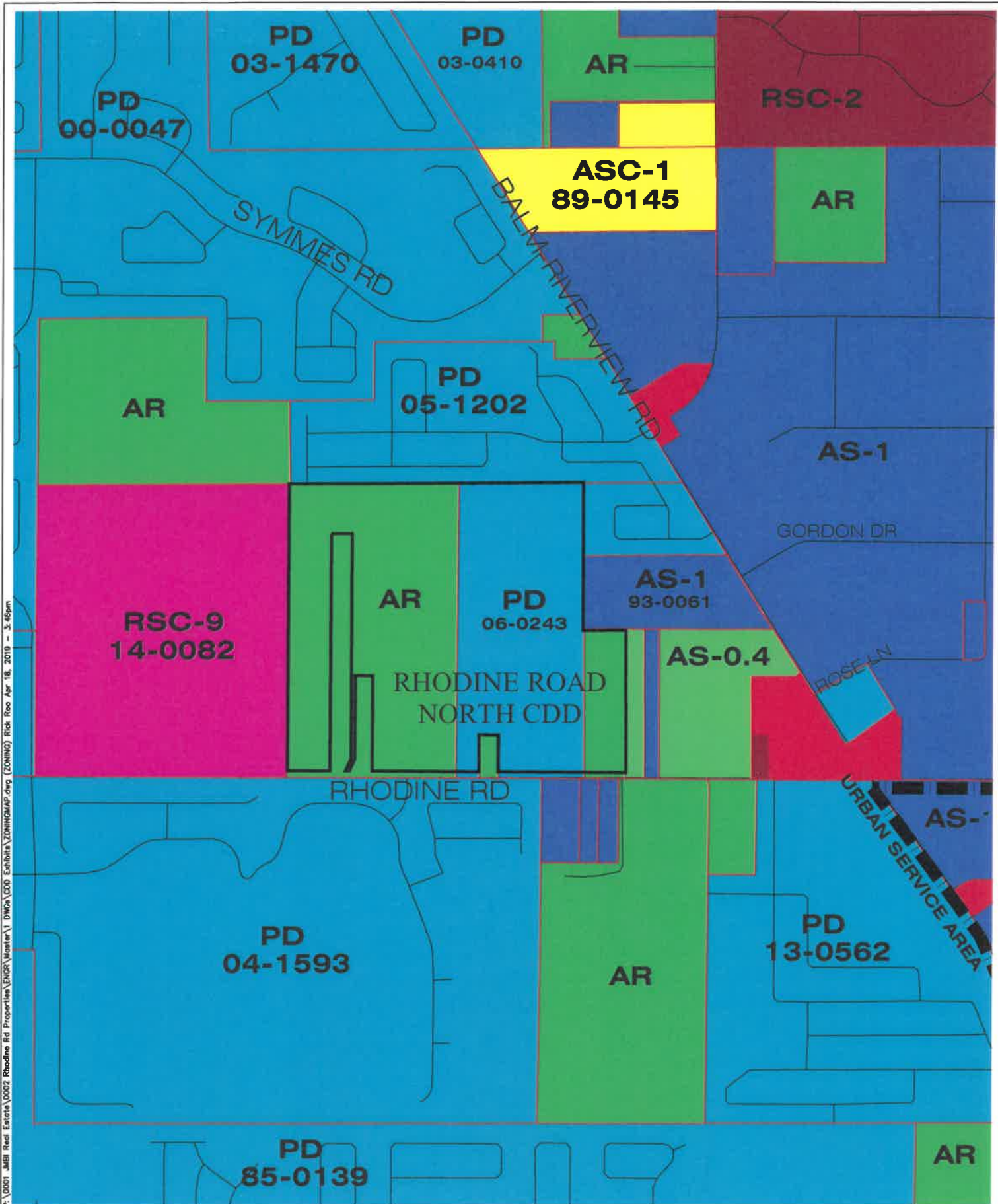
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602

C.A. NO. 28358

FUTURE LAND USE MAP
RHODINE ROAD NORTH CDD

SEC TWP RGE 33 30S 20E	JOB NUMBER 0001.0002	DRAWN BY ROA	DATE 04-16-2019	SHEET 1
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**EXHIBIT 8:
ZONING MAP**



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C.A. NO. 26358

ZONING MAP RHODINE ROAD NORTH CDD

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
33 30S 20E	0001.0002	ROA	04-16-2019	1

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY
FOR
RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Date: May 22, 2019

Prepared by

**Governmental Management Services - Central Florida, LLC
135 W. Central Blvd, Suite 320
Orlando, FL 32801**

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

1.0 Introduction

The Rhodine Road North Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$12,850,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan” or “CIP”) within the District more specifically described in the Engineer’s Report dated December 2018 and amended April 2019, prepared by Absolute Engineering, Inc., and as may be further amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvement Plan that benefits property described in the CIP. The District currently consists of 102 acres of land. The District is in the process of amending its boundaries to add an additional 17 acres of land adjacent to the District (the “Annexed Parcel”). Upon completion of the annexation of the Annexed Parcel, the District will continue construction of the public infrastructure outlined in the CIP to such Annexed Parcel. Based on the foregoing, the District will issue sufficient Bonds to include public improvements to the Annexed Parcel. The proceeds of the Bonds attributable to the cost of the CIP to the Annexed Parcel will be held in escrow until such time as the annexation is completed. If by the 9th month after the issuance of the Bonds, the conditions to break escrow regarding the Capital Improvement Plan for the Annexed Parcel as described in this Report have not been satisfied, all references to the Annexed Parcel in this report should be disregarded.

1.1 Purpose

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

The District intends to impose non-ad valorem special assessments on the benefited lands within the District including the Annexed Parcel, based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to

address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 102 acres within Hillsborough County, Florida. The District anticipates the annexation of 17 acres of adjacent lands to the District representing the Annexed Parcel. The development program for the District currently envisions approximately 401 residential units, 324 units are on the Assessable Parcels and 77 units on the Annexed Parcel. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The District is in the process of annexing adjacent land into the District known as the Annexed Parcel. The Annexed Parcel is 17 acres and is planned for 77 single family units and is owned by James B. Cook. Please reference Table 1 for the unit mix.

The District plans to issue bonds for the CIP costs associated with the Annexed Parcel and such proceeds will be escrowed until the following conditions are satisfied: (1) the Annexed Parcel is formally annexed into the District by Hillsborough County and, (2) District completes its assessment proceedings relating to the Annexed Parcel. Of the estimated \$12,850,000 of proceeds, approximately \$2,350,000 will be escrowed relating to the Annexed Parcel until the aforementioned conditions are satisfied.

The Engineer sets forth the costs associated with the Annexed Parcel in the Engineer's Report and are estimated to be \$2,350,000. The proposed assessment levels and debt per unit, for the Annexed Parcel, once the conditions are satisfied, are reflected in Table 6.

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

The assessment methodology is a four-step process.

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

platted, the Funding Amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

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

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

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the 2019 Project, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the Assessable Parcels and Annexed Parcel will cost

approximately \$9,786,754. The District's Underwriter projects that financing costs required to fund a portion of the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$12,850,000. Additionally, funding required to complete the District's Capital Improvement Plan is anticipated to be funded by the Developer. Without the Capital Improvement Plan, the property within the Assessable Parcels and Annexed Parcel would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$12,850,000 in Bonds to fund a portion of the District's Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay costs of issuance. It is the purpose of this Assessment Report to allocate the \$12,850,000 in debt to the properties within the Assessable Parcels and Annexed Parcel benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within the Assessable Parcels and Annexed Parcel. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$9,786,754. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$12,850,000. It is anticipated that the District will issue less than the full cost to complete the Capital Improvement Plan. The Developer will pay the cost to complete the Capital Improvement Plan. This obligation is anticipated to be formalized by a Completion Agreement executed at the time of the issuance of bonds. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

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

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

lands within the Assessable Parcels and Annexed Parcel are benefiting from the improvements.

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

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

2.3 Allocation of Benefit

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

2.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

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

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

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

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

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

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

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

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium

or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the Assessable Parcels and Annexed Parcel, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

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

4.0 Assessment Roll

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

TABLE 1
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY

Land Use (1)	District	Annexed Parcel	Total Assessable Units*	ERUs per Unit (2)	Total ERUs
Single Family - 40	278	0	278	0.80	222
Single Family - 50	46	77	123	1.00	123
Total Units	324	77	401		345

(1) Property is pending annexation into the CDD

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

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

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

Capital Improvement Plan ("CIP") (1)	Assessable Parcels	Annexed Parcel(2)	Cost Estimate
Offsite Improvements	\$ 423,006	\$ 84,000	\$ 507,006
Stormwater Management	\$ 4,094,054	\$ 962,232	\$ 5,056,286
Utilities (Water, Sewer, & Street Lighting)	\$ 1,220,709	\$ 328,721	\$ 1,549,430
Roadway	\$ 989,387	\$ 223,645	\$ 1,213,032
Entry Feature	\$ 220,000	\$ 30,000	\$ 250,000
Parks and Amenities	\$ 580,000	\$ 138,000	\$ 718,000
Contingencies	\$ 400,000	\$ 93,000	\$ 493,000
	\$ 7,927,156	\$ 1,859,598	\$ 9,786,754

(1) A detailed description of these improvements is provided in the Engineer's Report dated April, 2019.

(2) Property is pending annexation into the CDD

<p>TABLE 3</p> <p>RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT</p> <p>BOND SIZING</p> <p>MASTER ASSESSMENT METHODOLOGY</p>

Bond Sizing With Annexation

Description	Total
Construction Funds	\$ 9,786,754
Debt Service Reserve	\$ 933,539
Capitalized Interest	\$ 1,542,000
Underwriters Discount	\$ 257,000
Cost of Issuance	\$ 220,000
Contingency	\$ 110,707
Par Amount*	\$ 12,850,000

Bond Sizing Without Annexation

Description	Total
Construction Funds	\$ 7,927,156
Debt Service Reserve	\$ 762,814
Capitalized Interest	\$ 1,260,000
Underwriters Discount	\$ 210,000
Cost of Issuance	\$ 220,000
Contingency	\$ 120,030
Par Amount*	\$ 10,500,000

Bond Assumptions:

Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

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

TABLE 4
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units (1)	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements	Allocation of Par Debt Per Product	Benefit Per Unit
<u>With Annexation</u>							
Single Family 40	278	0.8	222	64%	\$ 6,301,604	\$ 8,274,001	\$ 29,763
Single Family 50	123	1	123	36%	\$ 3,485,150	\$ 4,575,999	\$ 37,203
	<u>401</u>		<u>345.4</u>		<u>\$ 9,786,754</u>	<u>\$ 12,850,000</u>	
<u>Without Annexation</u>							
Single Family 40	278	0.8	222	83%	\$ 6,568,553	\$8,700,447	\$ 31,297
Single Family 50	46	1	46	17%	\$ 1,358,603	\$1,799,553	\$ 39,121
	<u>324</u>		<u>268</u>		<u>\$ 7,927,156</u>	<u>\$ 10,500,000</u>	

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

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

Land Use	No. of Units (1)	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
<u>With Annexation</u>				
Single Family 40	278	\$ 6,301,604	\$ 8,274,001	\$29,763
Single Family 50	123	\$ 3,485,150	\$ 4,575,999	\$37,203
	401	\$ 9,786,754	\$ 12,850,000	
<u>Without Annexation</u>				
Single Family 40	278	\$ 6,568,553	\$ 8,700,447	\$31,297
Single Family 50	46	\$ 1,358,603	\$ 1,799,553	\$39,121
	324	\$7,927,156	\$10,500,000	

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

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

Land Use	No. of Units (1)	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (2)
<u>With Annexation</u>						
Single Family 40	278	\$ 8,274,001	\$ 29,763	\$ 601,097	\$ 2,162	\$ 2,300
Single Family 50	123	\$ 4,575,999	\$ 37,203	\$ 332,442	\$ 2,703	\$ 2,875
	401	\$ 12,850,000		\$ 933,539		
<u>Without Annexation</u>						
Single Family 40	278	\$ 8,700,447	\$ 31,297	\$ 632,078	\$ 2,274	\$ 2,419
Single Family 50	46	\$ 1,799,553	\$ 39,121	\$ 130,736	\$ 2,842	\$ 3,023
	324	\$ 10,500,000		\$ 762,814		

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

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

TABLE 7
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY

Property with Annexation

Owner	Property ID #'s(1)	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
<u>District</u>						
JMBI Real Estate, LLC	077290-0000	5	\$ 107,648	\$ 586,684	\$ 42,622	\$ 45,343
JMBI Real Estate, LLC	077290-0200	6	\$ 107,648	\$ 636,203	\$ 46,219	\$ 49,170
JMBI Real Estate, LLC	077290-0300	5	\$ 107,648	\$ 525,325	\$ 38,164	\$ 40,600
JMBI Real Estate, LLC	077296-0005	6	\$ 107,648	\$ 676,033	\$ 49,113	\$ 52,248
JMBI Real Estate, LLC	077309-0000	7	\$ 107,648	\$ 791,216	\$ 57,481	\$ 61,150
JMBI Real Estate, LLC	077310-0100	1	\$ 107,648	\$ 107,648	\$ 7,821	\$ 8,320
JMBI Real Estate, LLC	077310-0000	10	\$ 107,648	\$ 1,076,485	\$ 78,205	\$ 83,197
JMBI Real Estate, LLC	077310-0010	7	\$ 107,648	\$ 801,981	\$ 58,263	\$ 61,982
JMBI Real Estate, LLC	077311-0000	18	\$ 107,648	\$ 1,883,849	\$ 136,860	\$ 145,595
James Thomas Hill Jr.	077296-0057	1	\$ 107,648	\$ 156,090	\$ 11,340	\$ 12,064
Philippe Langelier	077297-0000	17	\$ 107,648	\$ 1,878,466	\$ 136,469	\$ 145,179
James W. Bishop	077298-0000	17	\$ 107,648	\$ 1,873,084	\$ 136,078	\$ 144,763
Subtotal		102		\$ 10,993,064	\$ 798,635	\$ 849,611
<u>Annexed Parcels</u>						
Joseph B. Cook	077291-0005	17	\$ 107,648	\$ 1,856,936	\$ 134,904	\$ 143,515
Totals		119		\$ 12,850,000	\$ 933,539	\$ 993,127

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$933,539

TABLE 7
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY

Property without Annexation

Owner	Property ID #'s(1)	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
<u>District</u>						
JMBI Real Estate, LLC	077290-0000	5	\$ 102,820	\$ 560,370	\$ 40,710	\$ 43,309
JMBI Real Estate, LLC	077290-0200	6	\$ 102,820	\$ 607,667	\$ 44,146	\$ 46,964
JMBI Real Estate, LLC	077290-0300	5	\$ 102,820	\$ 501,763	\$ 36,453	\$ 38,779
JMBI Real Estate, LLC	077296-0005	6	\$ 102,820	\$ 645,711	\$ 46,910	\$ 49,904
JMBI Real Estate, LLC	077309-0000	7	\$ 102,820	\$ 755,729	\$ 54,903	\$ 58,407
JMBI Real Estate, LLC	077310-0100	1	\$ 102,820	\$ 102,820	\$ 7,470	\$ 7,947
JMBI Real Estate, LLC	077310-0000	10	\$ 102,820	\$ 1,028,202	\$ 74,698	\$ 79,466
JMBI Real Estate, LLC	077310-0010	7	\$ 102,820	\$ 766,011	\$ 55,650	\$ 59,202
JMBI Real Estate, LLC	077311-0000	18	\$ 102,820	\$ 1,799,354	\$ 130,721	\$ 139,065
James Thomas Hill Jr.	077296-0057	1	\$ 102,820	\$ 149,089	\$ 10,831	\$ 11,523
Philippe Langelier	077297-0000	17	\$ 102,820	\$ 1,794,213	\$ 130,348	\$ 138,668
James W. Bishop	077298-0000	17	\$ 102,820	\$ 1,789,072	\$ 129,974	\$ 138,270
Total		102		\$ 10,500,000	\$ 762,814	\$ 811,504

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$762,814

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

Prepared for:

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

Prepared by:

ABSOLUTE ENGINEERING, INC.

JULY 2021

RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

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ENGINEER'S REPORT RHODINE ROAD NORTH

I. PURPOSE

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

II. INTRODUCTION

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

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

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

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

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

III. SCOPE

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

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

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

IV. THE DEVELOPMENT

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

V. THE PROJECT

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

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

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

VI. PROPOSED IMPROVEMENTS

The Capital Improvements include the following:

Stormwater Management Facilities

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

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

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

Roadways

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

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

Water and Wastewater Facilities

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

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

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

Off-Site Improvements

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

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

Miscellaneous:

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

VII. PERMITTING

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

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

Rhodine Road Subdivision (102.12 Ac.)

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

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

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

Cole Parcel (61.27 Ac.)

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

VIII. RECOMMENDATION

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

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

IX. REPORT MODIFICATION

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

X. CONCLUSION

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

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

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

TABLE 1:
SUMMARY OF OPINION OF
PROBABLE COSTS

Summary of Opinion of Probable Cost

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

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

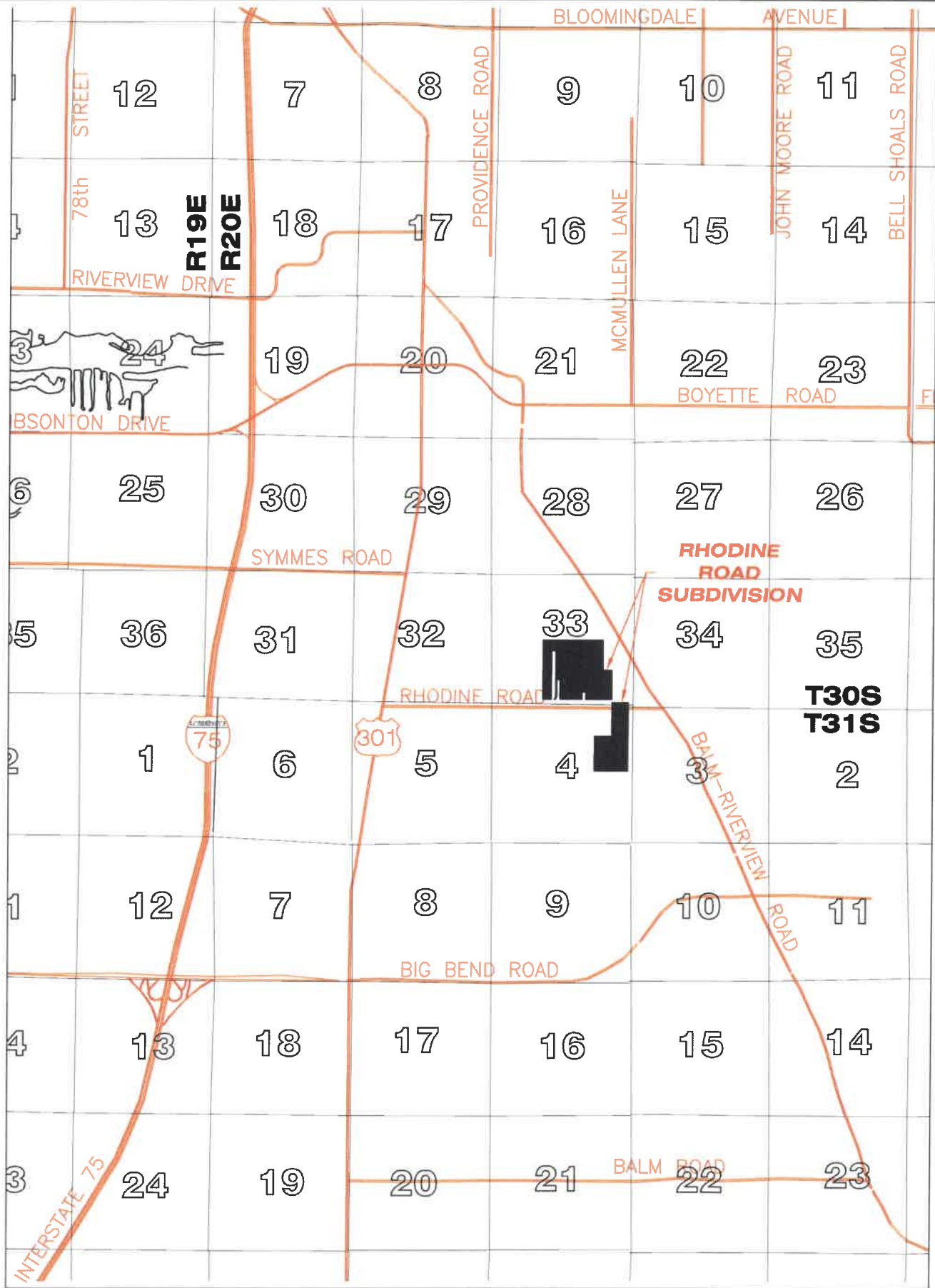
TABLE 2:
SUMMARY OF PROPOSED DISTRICT
FACILITIES

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

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

EXHIBIT 1:
LOCATION MAP

P:\0001 JMBI Red Estate\0002 Rhodine Rd Properties\ENR\Work\DWG\000 Exhibit\LOCATIONMAP_CDD.dwg (LOCATION=MAP) Red: Rec Aug 22, 2019 - 11:38am



(813) 221-1516 TEL
(813) 344-0100 FAX

1000 N. ASHLEY DRIVE, SUITE 925
C.A. NO. 28358

TAMPA, FLORIDA 33602

LOCATION MAP RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

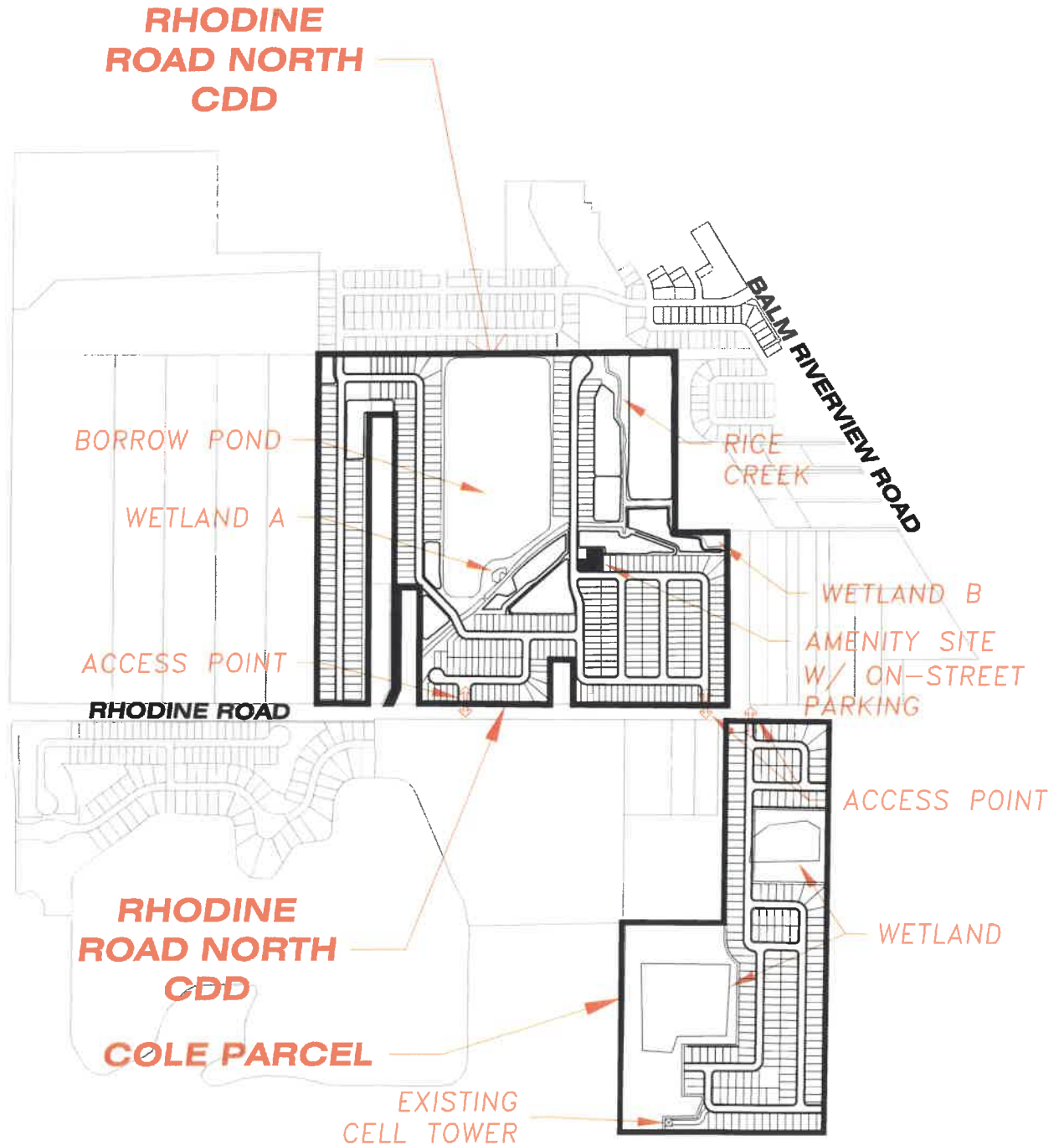
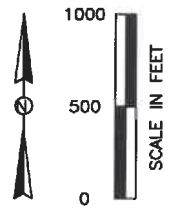
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ROA

DATE
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EXHIBIT 2:
OVERALL SITE PLAN



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SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
0001.0002

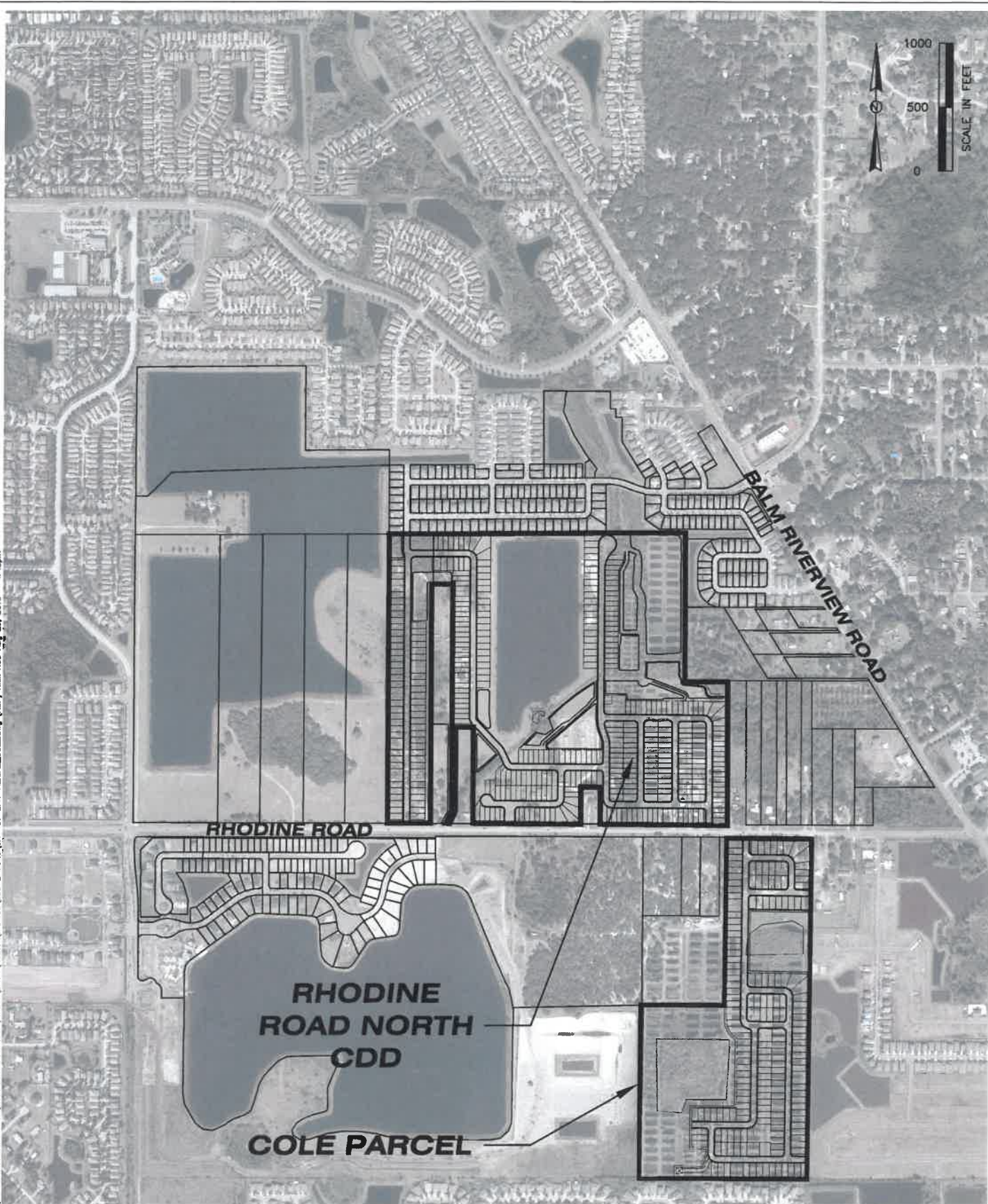
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ROA

DATE
08-26-2019

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EXHIBIT 3:
AERIAL SITE PLAN

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AERIAL SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
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DATE
08-26-2019

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EXHIBIT 4:
LEGAL DESCRIPTION

Description Sketch

(Not A Survey)

COLE PARCEL

Per Official Records Book 9674, Page 1024

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

Containing 61.27 acres, more or less.

SEE SHEET NO. 2 FOR SKETCH

PROJECT: Rhodine Road

PHASE: Cole Parcel

DRAWN: ECH DATE: 8/20/19 CHECKED BY: AJM

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Absolute Engineering, Inc.

(Not A Survey)

David A. Williams

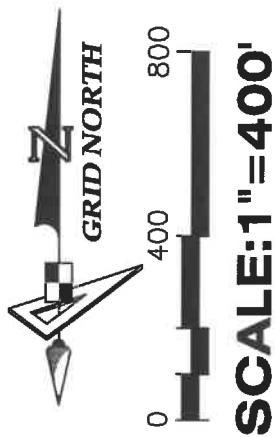
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. **LS6423**

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



GeoPoint
Surveying, Inc.

Description Sketch (Not A Survey)



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

Rhodine Road

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

50.00'

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

South Right-of-Way
line of Rhodine Road

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

50.00'

BALLENTRAE SUBDIVISION
PHASE 1
Plat Book 124, Page 151

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

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

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

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

Southeast 1/4 of
the Northeast 1/4

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

BALLENTRAE SUBDIVISION
PHASE 2
Plat Book 125, Page 294

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

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

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

SEE SHEET NO. 1 FOR LEGAL

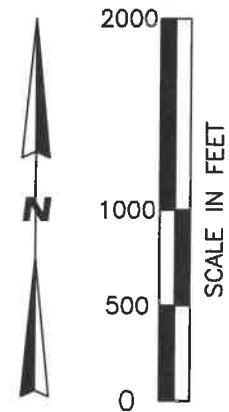
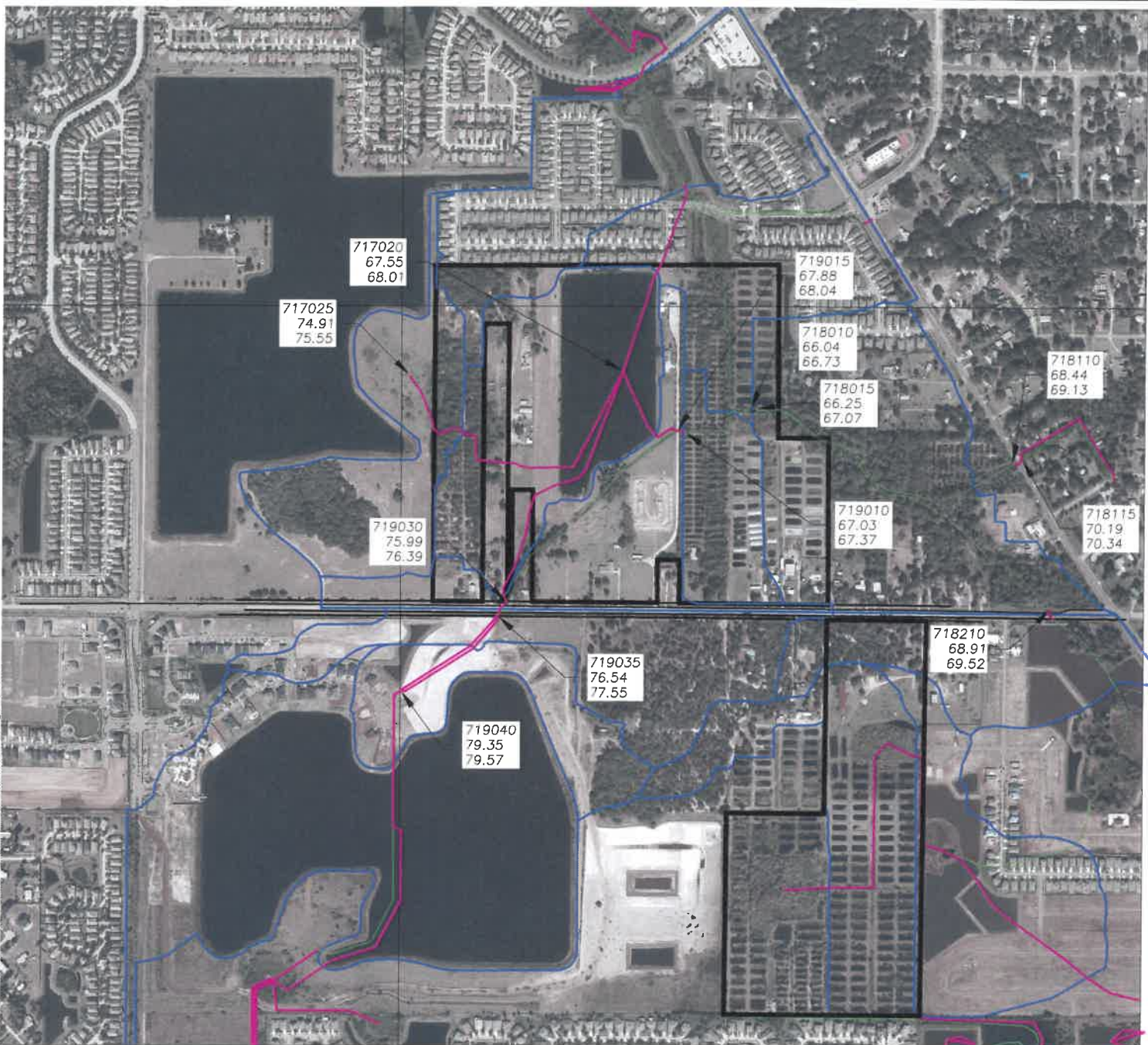
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.



**EXHIBIT 5:
DRAINAGE MAP**

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



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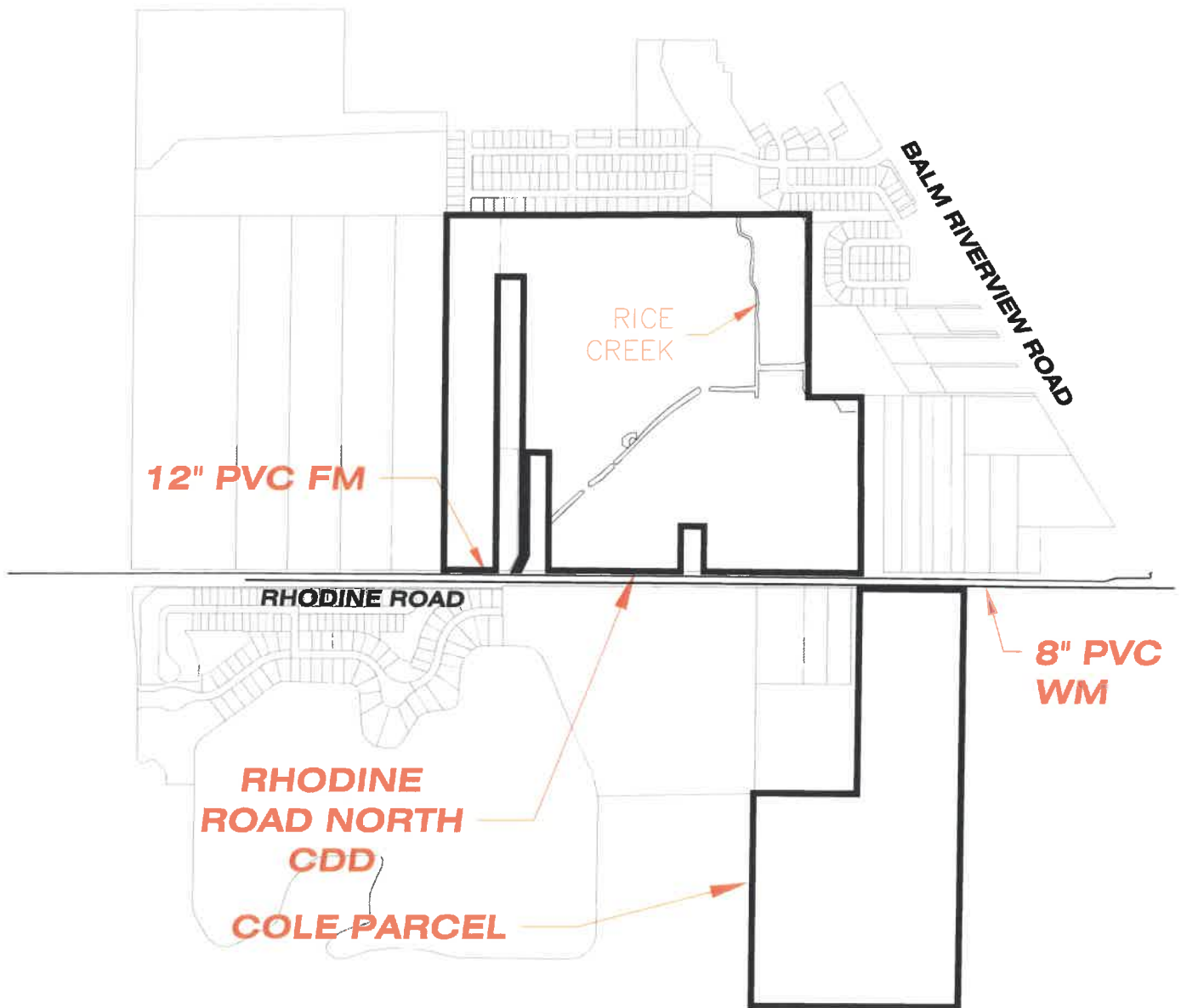
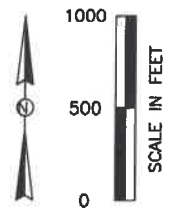


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(813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

ALAFIA RIVER STORM MODEL RHODINE ROAD NORTH CDD

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



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(813) 344-0100 FAX

1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602

C.A. NO. 28358

MAJOR UTILITY TRUNK LINES RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
0001.0002

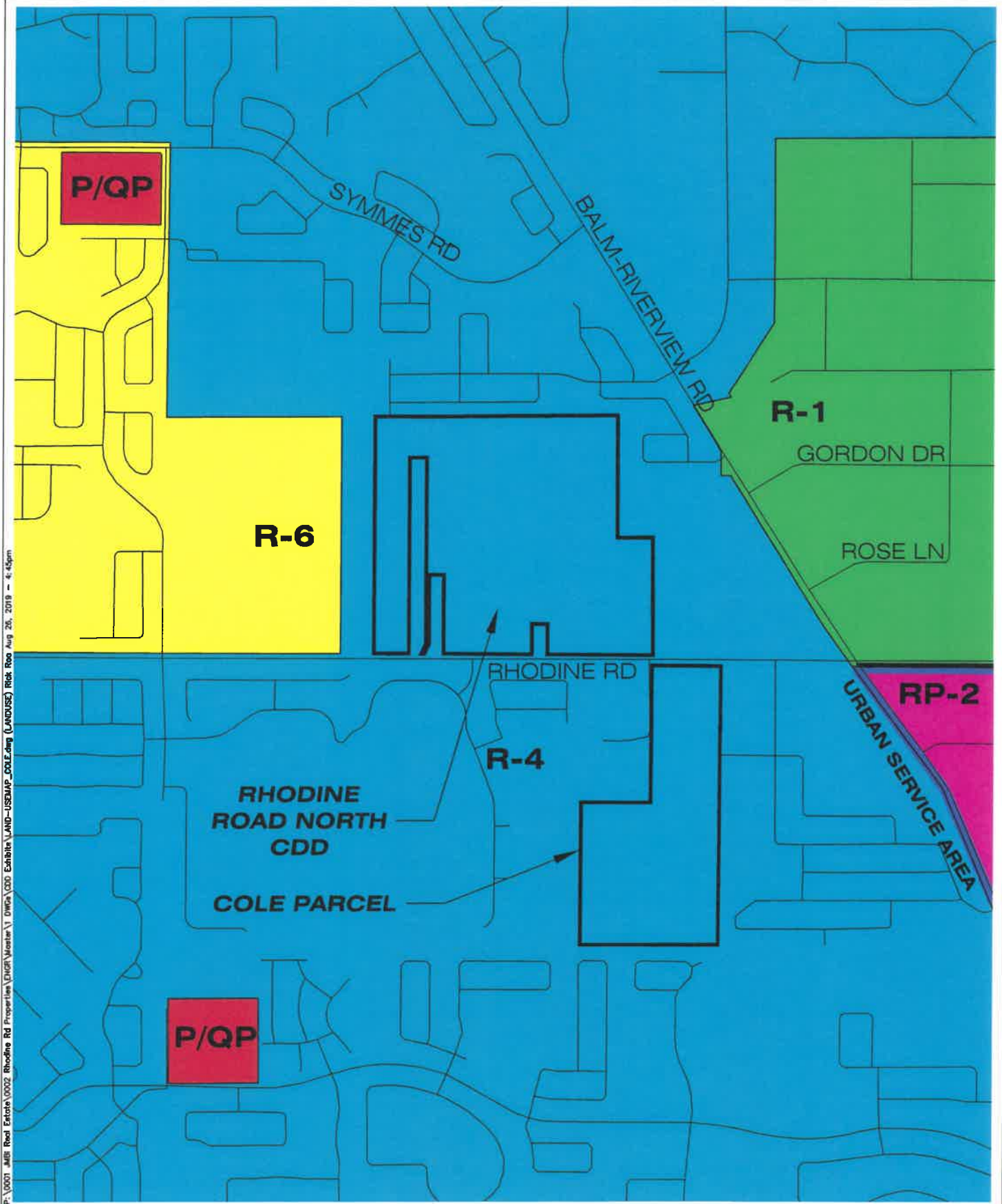
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EXHIBIT 7:
FUTURE LAND USE MAP

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

SEC TWP RGE
33 30S 20E

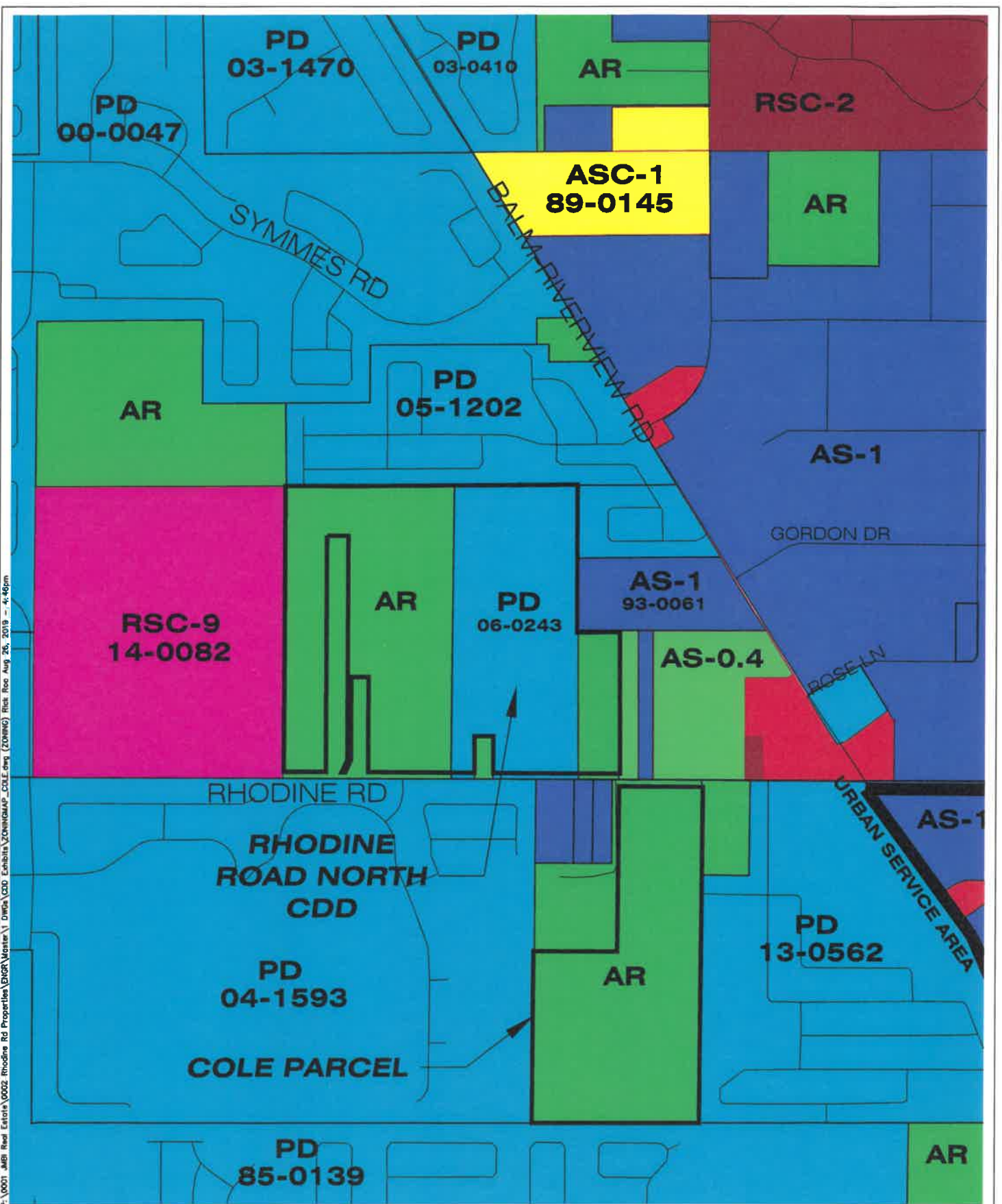
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**EXHIBIT 8:
ZONING MAP**



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TAMPA, FLORIDA 33602
C.A. NO. 28358

ZONING MAP RHODINE ROAD NORTH CDD

SEC TWP RGE
33 30S 20E

JOB NUMBER
0001.0002

DRAWN BY
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DATE
08-26-2019

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**SECOND AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY**

FOR

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 28, 2021

Prepared by

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

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

1.0 Introduction

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

1.1 Purpose

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

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

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

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

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

1.2 Background

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

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

The assessment methodology is a four-step process.

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

1.3 Special Benefits and General Benefits

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

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

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

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

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

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

2.0 Assessment Methodology

2.1 Overview

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

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

2.2 Allocation of Debt

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

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

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

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

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

2.3 Allocation of Benefit

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

2.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

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

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

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

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

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

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

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

3.0 True Up Mechanism

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

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

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

4.0 Assessment Roll

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

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

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

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

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

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

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

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

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

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

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

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

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

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

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

Unplatted Property

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

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

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

SECTION D

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, _____, AT _____:_____.M. AT _____, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the “Board”) of the Rhodine Road Community Development District (the “District”) has previously adopted Resolution 2021-09 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND CONFIRMING THE ASSESSMENT REPORT; ADOPTING AND CONFIRMING THE ENGINEER’S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2021-09, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District Office”).

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTHCOMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. There is hereby declared a public hearing to be held at _____:_____.m. on _____, _____, at _____ for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may

appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Hillsborough County (by two publications one week apart with the first publication at least twenty (20) days prior and the last publication shall be at least one (1) week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 28th day of July 2021.

ATTEST:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION E

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE EXPANSION PARCEL AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rhodine Road Community Development District (the "District") is a local unit of special-purpose government duly organized and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act") and was established by Ordinance No. O-18-70 ("Establishing Ordinance") of the Board of County Commissioners of Hillsborough County, Florida ("County"), as amended by that Ordinance No. O-20-40 of the County, effective October 26, 2020 and further amended by that Ordinance No. O-21-___ of the County, effective _____, 2021 (together with Ordinance No. O-20-40, the "Expansion Ordinance"); and

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District's Board of Supervisors (the "Board") to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, the District previously determined its intent to utilize the Uniform Method for the levy, collection, and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes* (the "Uniform Method"); and

WHEREAS, effective October 26, 2020, and July __, 2021, the boundaries of the District were subsequently amended by Expansion Ordinance to add approximately _____ additional acres of land within the boundaries of the District (the "Expansion Parcels"); and

WHEREAS, the District now desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments with respect to the Expansion Parcels;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on _____, 2021, at _____ : _____ a/p.m. at _____, Florida _____, for the purpose of hearing comment and objections to the District's intent to utilize the Uniform Method with respect to the Expansion Parcels.

SECTION 2. The District Secretary is directed to publish notice of the hearing in

accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

[CONTINUE ON TO NEXT PAGE]

PASSED AND ADOPTED this 28th day of July 2021.

ATTEST:

**RHODINE ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION F

RESOLUTION 2021-12

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

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

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

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

WHEREAS, the Board has considered the proposed Assessments, and desires to set the required public hearings thereon;

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

1. DECLARING ASSESSMENTS. The current form of the Proposed Budget, attached hereto as **Exhibit A**, is hereby approved for use in proceedings to levy and impose the Assessments. Pursuant to Chapters 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” 219 E. Livingston Street, Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

2. SETTING A PUBLIC HEARING. Pursuant to Chapters 190 and 197, Florida Statutes, a public hearing on the Assessments is hereby declared and set for the following date, hour and location:

DATE: _____
HOUR: _____
LOCATION: _____

3. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed in Florida law.

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

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF JULY, 2021.

ATTEST:

**RHODINE ROAD NORTH
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

SECTION V

RESOLUTION 2021-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Jill Burns is hereby designated as the Registered Agent for the Rhodine Road North Community Development District.

SECTION 2. The District’s Registered Office shall be located at Governmental Management Services—Central Florida, 219 East Livingston Street, Orlando, Florida 32801.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Hillsborough County, and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 28th day of July 2021

ATTEST:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

REBATE REPORT

\$10,000,000

Rhodine Road North Community Development District

(Hillsborough County, Florida)

Special Assessment Bonds, Series 2019

Dated: June 28, 2019

Delivered: June 28, 2019

Rebate Report to the Computation Date

June 28, 2022

Reflecting Activity To

May 31, 2021



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

July 2, 2021

Rhodine Road North Community Development District
c/o Ms. Katie Costa
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard
Orlando, FL 32822

Re: \$10,000,000 Rhodine Road North Community Development District (Hillsborough County, Florida), Special Assessment Bonds, Series 2019

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Rhodine Road North Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled the next Report as of June 28, 2022, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Caitlyn C. McGovern
Analyst

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 28, 2022 Computation Date
Reflecting Activity from June 28, 2019 through May 31, 2021

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	1.508047%	45,841.56	(104,983.89)
Escrow Account	1.600093%	15,179.14	(31,890.92)
Reserve Account	0.592210%	6,465.15	(47,503.55)
Interest Account	1.337344%	3,250.38	(8,832.02)
Cost of Issuance Account	1.807076%	299.95	(521.98)
Totals	1.331578%	\$71,036.18	\$(193,732.36)
Bond Yield	4.598748%		
Rebate Computation Credit			(1,927.55)
Net Rebatable Arbitrage			\$(195,659.91)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from June 28, 2019, the date of the closing, to May 31, 2021, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 28, 2022.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between June 28, 2019 and May 31, 2021, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is June 28, 2022.

DEFINITIONS

7. Computation Date

June 28, 2022.

8. Computation Period

The period beginning on June 28, 2019, the date of the closing, and ending on May 31, 2021.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Accounts	Account Number
Revenue	243788000
Interest	243788001
Sinking	243788002
Reserve	243788003
Prepayment	243788004
Acquisition & Construction	243788005
Escrow Subaccount	243788006
Cost of Issuance	243788007

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of May 31, 2021, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 28, 2022. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 28, 2022, is the Rebatable Arbitrage.

\$10,000,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019
Delivered: June 28, 2019

Sources of Funds

Par Amount	\$10,000,000.00
Total	\$10,000,000.00

Uses of Funds

Acquisition & Construction Account	\$ 6,350,600.00
Escrow Account	2,235,000.00
Reserve Account	618,187.50
Interest Account	377,487.50
Cost of Issuance Account	218,725.00
Underwriter's Discount	200,000.00
Total	\$10,000,000.00

PROOF OF ARBITRAGE YIELD

\$10,000,000

Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019

Date	Debt Service	Present Value to 06/28/2019 @ 4.5987479559%
11/01/2019	153,237.50	150,875.43
05/01/2020	224,250.00	215,830.56
11/01/2020	224,250.00	210,979.36
05/01/2021	394,250.00	362,582.00
11/01/2021	221,275.00	198,927.08
05/01/2022	396,275.00	348,245.30
11/01/2022	218,212.50	187,454.23
05/01/2023	403,212.50	338,591.94
11/01/2023	214,975.00	176,464.61
05/01/2024	404,975.00	324,956.25
11/01/2024	211,650.00	166,012.95
05/01/2025	406,650.00	311,796.69
11/01/2025	207,750.00	155,710.82
05/01/2026	412,750.00	302,407.01
11/01/2026	203,650.00	145,853.29
05/01/2027	418,650.00	293,096.02
11/01/2027	199,350.00	136,427.55
05/01/2028	419,350.00	280,536.59
11/01/2028	194,950.00	127,486.19
05/01/2029	424,950.00	271,646.90
11/01/2029	190,350.00	118,945.17
05/01/2030	430,350.00	262,871.06
11/01/2030	185,550.00	110,792.14
05/01/2031	435,550.00	254,221.94
11/01/2031	179,925.00	102,658.18
05/01/2032	439,925.00	245,362.23
11/01/2032	174,075.00	94,905.74
05/01/2033	449,075.00	239,332.67
11/01/2033	167,887.50	87,463.83
05/01/2034	452,887.50	230,636.21
11/01/2034	161,475.00	80,383.97
05/01/2035	461,475.00	224,563.61
11/01/2035	154,725.00	73,600.15
05/01/2036	469,725.00	218,418.25
11/01/2036	147,637.50	67,107.18
05/01/2037	472,637.50	210,003.96
11/01/2037	140,325.00	60,948.27
05/01/2038	480,325.00	203,933.49
11/01/2038	132,675.00	55,064.22
05/01/2039	492,675.00	199,879.35
11/01/2039	124,575.00	49,404.36
05/01/2040	499,575.00	193,669.91
11/01/2040	116,137.50	44,010.97
05/01/2041	506,137.50	187,492.55
11/01/2041	106,875.00	38,700.68
05/01/2042	516,875.00	182,959.54
11/01/2042	97,137.50	33,611.16
05/01/2043	527,137.50	178,298.42
11/01/2043	86,925.00	28,740.57
05/01/2044	536,925.00	173,536.67
11/01/2044	76,237.50	24,086.48
05/01/2045	551,237.50	170,243.46
11/01/2045	64,956.25	19,610.09
05/01/2046	559,956.25	165,249.38
11/01/2046	53,200.00	15,347.03
05/01/2047	573,200.00	161,638.93
11/01/2047	40,850.00	11,260.53
05/01/2048	585,850.00	157,862.97

PROOF OF ARBITRAGE YIELD

\$10,000,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019

Date	Debt Service	Present Value
		to 06/28/2019 @ 4.5987479559%
11/01/2048	27,906.25	7,350.59
05/01/2049	602,906.25	155,237.87
11/01/2049	14,250.00	3,586.66
05/01/2050	614,250.00	151,128.75
	19,056,962.50	10,000,000.00

Proceeds Summary

Delivery date	06/28/2019
Par Value	10,000,000.00
Target for yield calculation	10,000,000.00

BOND DEBT SERVICE

\$10,000,000

Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/28/2019					
11/01/2019			153,237.50	153,237.50	
05/01/2020			224,250.00	224,250.00	377,487.50
11/01/2020			224,250.00	224,250.00	
05/01/2021	170,000	3.500%	224,250.00	394,250.00	618,500.00
11/01/2021			221,275.00	221,275.00	
05/01/2022	175,000	3.500%	221,275.00	396,275.00	617,550.00
11/01/2022			218,212.50	218,212.50	
05/01/2023	185,000	3.500%	218,212.50	403,212.50	621,425.00
11/01/2023			214,975.00	214,975.00	
05/01/2024	190,000	3.500%	214,975.00	404,975.00	619,950.00
11/01/2024			211,650.00	211,650.00	
05/01/2025	195,000	4.000%	211,650.00	406,650.00	618,300.00
11/01/2025			207,750.00	207,750.00	
05/01/2026	205,000	4.000%	207,750.00	412,750.00	620,500.00
11/01/2026			203,650.00	203,650.00	
05/01/2027	215,000	4.000%	203,650.00	418,650.00	622,300.00
11/01/2027			199,350.00	199,350.00	
05/01/2028	220,000	4.000%	199,350.00	419,350.00	618,700.00
11/01/2028			194,950.00	194,950.00	
05/01/2029	230,000	4.000%	194,950.00	424,950.00	619,900.00
11/01/2029			190,350.00	190,350.00	
05/01/2030	240,000	4.000%	190,350.00	430,350.00	620,700.00
11/01/2030			185,550.00	185,550.00	
05/01/2031	250,000	4.500%	185,550.00	435,550.00	621,100.00
11/01/2031			179,925.00	179,925.00	
05/01/2032	260,000	4.500%	179,925.00	439,925.00	619,850.00
11/01/2032			174,075.00	174,075.00	
05/01/2033	275,000	4.500%	174,075.00	449,075.00	623,150.00
11/01/2033			167,887.50	167,887.50	
05/01/2034	285,000	4.500%	167,887.50	452,887.50	620,775.00
11/01/2034			161,475.00	161,475.00	
05/01/2035	300,000	4.500%	161,475.00	461,475.00	622,950.00
11/01/2035			154,725.00	154,725.00	
05/01/2036	315,000	4.500%	154,725.00	469,725.00	624,450.00
11/01/2036			147,637.50	147,637.50	
05/01/2037	325,000	4.500%	147,637.50	472,637.50	620,275.00
11/01/2037			140,325.00	140,325.00	
05/01/2038	340,000	4.500%	140,325.00	480,325.00	620,650.00
11/01/2038			132,675.00	132,675.00	
05/01/2039	360,000	4.500%	132,675.00	492,675.00	625,350.00
11/01/2039			124,575.00	124,575.00	
05/01/2040	375,000	4.500%	124,575.00	499,575.00	624,150.00
11/01/2040			116,137.50	116,137.50	
05/01/2041	390,000	4.750%	116,137.50	506,137.50	622,275.00
11/01/2041			106,875.00	106,875.00	
05/01/2042	410,000	4.750%	106,875.00	516,875.00	623,750.00
11/01/2042			97,137.50	97,137.50	
05/01/2043	430,000	4.750%	97,137.50	527,137.50	624,275.00
11/01/2043			86,925.00	86,925.00	
05/01/2044	450,000	4.750%	86,925.00	536,925.00	623,850.00
11/01/2044			76,237.50	76,237.50	
05/01/2045	475,000	4.750%	76,237.50	551,237.50	627,475.00
11/01/2045			64,956.25	64,956.25	
05/01/2046	495,000	4.750%	64,956.25	559,956.25	624,912.50
11/01/2046			53,200.00	53,200.00	
05/01/2047	520,000	4.750%	53,200.00	573,200.00	626,400.00
11/01/2047			40,850.00	40,850.00	
05/01/2048	545,000	4.750%	40,850.00	585,850.00	626,700.00

BOND DEBT SERVICE

\$10,000,000

Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2048			27,906.25	27,906.25	
05/01/2049	575,000	4.750%	27,906.25	602,906.25	630,812.50
11/01/2049			14,250.00	14,250.00	
05/01/2050	600,000	4.750%	14,250.00	614,250.00	628,500.00
	10,000,000		9,056,962.50	19,056,962.50	19,056,962.50

\$10,000,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
06/28/19	Beg Bal	-6,350,600.00	-7,278,679.81
07/25/19		15,000.00	17,133.58
07/25/19		55,168.80	63,015.94
07/25/19		1,825.10	2,084.70
07/25/19		470.00	536.85
07/29/19		111,826.23	127,667.75
08/15/19		6,000.00	6,836.14
08/15/19		910.00	1,036.82
08/15/19		28,665.50	32,660.24
08/15/19		560,897.54	639,062.67
08/20/19		472,770.22	538,314.13
08/20/19		105,808.34	120,477.39
08/20/19		25,482.00	29,014.77
08/20/19		22,195.00	25,272.07
08/20/19		15,612.04	17,776.46
08/20/19		37,054.00	42,191.09
08/20/19		290.00	330.21
08/20/19		27,821.98	31,679.16
08/27/19		20,073.35	22,836.08
09/06/19		16,792.18	19,081.62
09/11/19		190,321.92	216,133.77
09/11/19		1,237.50	1,405.33
09/11/19		49,958.16	56,733.59
09/11/19		36,642.00	41,611.46
09/11/19		1,042.50	1,183.89
09/11/19		41,439.00	47,059.04
09/11/19		326.50	370.78
09/11/19		9,000.00	10,220.60
09/16/19		382,121.84	433,672.04
09/25/19		3,063.00	3,472.27
09/25/19		2,911.60	3,300.64
09/25/19		50,290.16	57,009.72
09/25/19		38,056.19	43,141.10
10/24/19		186,269.20	210,385.75
10/24/19		319,260.24	360,595.34
10/24/19		3,000.00	3,388.41
10/24/19		3,000.00	3,388.41
10/24/19		21,413.80	24,186.28
10/29/19		11,769.80	13,285.26
10/29/19		23,288.00	26,286.53
10/29/19		1,120.00	1,264.21
10/29/19		5,950.00	6,716.11
10/29/19		3,000.00	3,386.28
11/08/19		614,389.54	692,709.57
11/13/19		3,000.00	3,380.29
11/14/19		-2,030,000.00	-2,287,042.91
11/15/19		860.00	968.77
11/15/19		5,330.00	6,004.14

\$10,000,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
11/15/19		1,425.00	1,605.23
11/15/19		590.00	664.62
11/18/19		4,248.25	4,783.76
11/18/19		99,379.30	111,906.37
11/18/19		3,802.84	4,282.20
11/18/19		956.54	1,077.11
11/18/19		1,879.60	2,116.53
11/18/19		11,050.00	12,442.89
11/20/19		53,392.23	60,107.30
11/20/19		9,509.30	10,705.27
11/22/19		3,000.00	3,376.45
11/26/19		2,824.00	3,176.76
12/05/19		541,963.73	608,971.05
12/05/19		5,672.50	6,373.84
12/09/19		3,000.00	3,369.21
12/12/19		1,120.00	1,257.36
12/12/19		12,950.00	14,538.25
12/12/19		13,752.60	15,439.29
12/12/19		24,848.44	27,895.98
12/17/19		2,747.50	3,082.52
12/19/19		3,000.00	3,364.96
12/31/19		10,945.28	12,259.76
12/31/19		26,161.00	29,302.83
01/14/20		3,000.00	3,354.35
01/14/20		195.00	218.03
01/14/20		2,679.99	2,996.54
01/14/20		9,804.00	10,962.02
01/14/20		893,068.06	998,554.65
01/21/20		22,581.00	25,225.89
01/22/20		2,308.60	2,578.68
01/22/20		660.00	737.21
01/22/20		3,000.00	3,350.96
01/22/20		48,908.49	54,630.19
01/22/20		17,695.45	19,765.60
01/22/20		12,599.00	14,072.93
01/22/20		15,355.00	17,151.35
01/28/20		1,307.00	1,458.80
01/28/20		4,426.00	4,940.04
02/13/20		-660.00	-735.26
02/25/20		679,483.94	755,818.70
02/25/20		3,000.00	3,337.03
02/28/20		122.96	136.72
02/28/20		7,527.25	8,369.71
02/28/20		71,742.59	79,772.08
02/28/20		9,456.41	10,514.78
02/28/20		105,535.00	117,346.57
02/28/20		857.29	953.24
02/28/20		979.50	1,089.13

\$10,000,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
02/28/20		3,531.00	3,926.19
02/28/20		1,111,869.57	1,236,311.00
02/28/20		6,000.00	6,671.53
02/28/20		229,232.96	254,888.92
03/12/20		3,000.00	3,329.87
03/16/20		1,081.86	1,200.21
03/18/20		26,030.24	28,870.55
03/26/20		3,349.93	3,711.71
03/26/20		34.25	37.95
04/14/20		549,763.65	607,752.59
04/14/20		3,000.00	3,316.44
04/14/20		55,418.05	61,263.53
04/14/20		51,030.00	56,412.63
04/14/20		3,150.72	3,483.06
04/14/20		259.36	286.72
04/14/20		1,058.20	1,169.82
05/14/20		33,028.00	36,373.71
05/19/20		20,433.23	22,488.89
05/19/20		771.00	848.57
05/19/20		18,050.00	19,865.90
05/19/20		4,774.00	5,254.28
05/19/20		1,444.00	1,589.27
05/19/20		900.00	990.54
05/19/20		900.00	990.54
05/19/20		6,000.00	6,603.62
06/11/20		-449,231.27	-493,053.82
06/12/20		384,117.76	421,535.24
06/12/20		70,545.00	77,416.89
07/22/20		-552,520.79	-603,287.23
07/22/20		9,000.00	9,826.93
07/22/20		56,863.96	62,088.71
07/22/20		79,929.36	87,273.39
07/22/20		9,834.00	10,737.56
07/22/20		6,253.00	6,827.54
07/22/20		390,966.65	426,889.25
08/20/20		-852,951.61	-928,034.46
08/21/20		754,820.36	821,161.29
08/21/20		18,425.00	20,044.37
08/21/20		17,346.26	18,870.82
08/21/20		18,205.99	19,806.11
08/21/20		41,154.00	44,771.01
08/21/20		3,000.00	3,263.67
09/08/20		-23,688.50	-25,715.20
09/09/20		2,756.00	2,991.42
09/09/20		1,031.00	1,119.07

\$10,000,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
09/09/20		18,900.00	20,514.43
09/09/20		1,001.50	1,087.05

06/28/22	TOTALS:	45,841.56	-104,983.89

ISSUE DATE:	06/28/19	REBATABLE ARBITRAGE:	-104,983.89
COMP DATE:	06/28/22	NET INCOME:	45,841.56
BOND YIELD:	4.598748%	TAX INV YIELD:	1.508047%

\$10,000,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019
Escrow Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
06/28/19	Beg Bal	-2,235,000.00	-2,561,624.00
11/14/19		2,030,000.00	2,287,042.91
04/27/20		15,177.88	16,751.31
05/08/20		205,001.26	225,938.86

06/28/22	TOTALS:	15,179.14	-31,890.92

ISSUE DATE:	06/28/19	REBATABLE ARBITRAGE:	-31,890.92
COMP DATE:	06/28/22	NET INCOME:	15,179.14
BOND YIELD:	4.598748%	TAX INV YIELD:	1.600093%

\$10,000,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
06/28/19	Beg Bal	-618,187.50	-708,529.73
07/02/19		100.48	115.11
08/02/19		1,018.87	1,162.76
09/04/19		904.91	1,028.54
10/02/19		859.31	973.27
11/04/19		770.91	869.62
12/03/19		658.39	739.98
01/03/20		646.19	723.52
02/04/20		627.78	700.16
03/03/20		585.58	650.71
04/02/20		254.95	282.27
05/04/20		3.09	3.41
05/05/20		12,672.85	13,972.47
06/02/20		3.11	3.42
06/04/20		1,395.94	1,533.47
07/02/20		2.97	3.25
08/03/20		3.08	3.36
09/02/20		3.08	3.35
09/21/20		956.21	1,036.32
09/21/20		89,690.61	97,204.49
10/02/20		2.82	3.05
11/02/20		90,646.82	97,733.42
11/03/20		2.62	2.82
12/02/20		2.10	2.26
12/31/20		-89,690.61	-95,996.68
01/05/21		2.17	2.32
02/02/21		2.61	2.78
03/02/21		2.36	2.51
04/02/21		2.61	2.76
05/04/21		2.54	2.68
05/31/21	Bal	512,515.68	538,256.03
05/31/21	Acc	2.62	2.75

06/28/22	TOTALS:	6,465.15	-47,503.55

ISSUE DATE:	06/28/19	REBATABLE ARBITRAGE:	-47,503.55
COMP DATE:	06/28/22	NET INCOME:	6,465.15
BOND YIELD:	4.598748%	TAX INV YIELD:	0.592210%

\$10,000,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019
Interest Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
06/28/19	Beg Bal	-377,487.50	-432,653.71
07/02/19		61.36	70.29
08/02/19		622.16	710.03
09/04/19		552.57	628.07
10/02/19		524.73	594.32
11/01/19		153,237.51	172,924.45
11/04/19		470.74	531.02
12/03/19		-3,502.07	-3,936.05
12/03/19		238.83	268.43
01/03/20		237.82	266.28
02/04/20		231.29	257.96
03/03/20		215.74	239.73
04/02/20		93.93	104.00
05/01/20		224,250.00	247,372.15
05/04/20		1.14	1.26
06/02/20		0.02	0.02
07/02/20		0.02	0.02
08/03/20		2,615.63	2,851.99
08/04/20		0.02	0.02
09/02/20		0.01	0.01
11/02/20		-219,018.76	-236,141.24
11/02/20		219,018.76	236,141.24
02/01/21		290.63	309.85
05/03/21		-185,229.20	-195,196.55
05/03/21		185,825.00	195,824.41

06/28/22	TOTALS:	3,250.38	-8,832.02

ISSUE DATE:	06/28/19	REBATABLE ARBITRAGE:	-8,832.02
COMP DATE:	06/28/22	NET INCOME:	3,250.38
BOND YIELD:	4.598748%	TAX INV YIELD:	1.337344%

\$10,000,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019
Cost of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
06/28/19		-218,725.00	-250,689.58
06/28/19		63,000.00	72,206.85
06/28/19		50,000.00	57,307.02
06/28/19		30,000.00	34,384.21
06/28/19		5,000.00	5,730.70
07/05/19		5,375.00	6,155.06
07/11/19		1,250.00	1,430.33
09/27/19		60,897.88	69,017.37
12/03/19		3,502.07	3,936.05

06/28/22	TOTALS:	299.95	-521.98

ISSUE DATE:	06/28/19	REBATABLE ARBITRAGE:	-521.98
COMP DATE:	06/28/22	NET INCOME:	299.95
BOND YIELD:	4.598748%	TAX INV YIELD:	1.807076%

\$10,000,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2019
Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
06/28/20		-1,760.00	-1,927.55

06/28/22	TOTALS:	-1,760.00	-1,927.55

ISSUE DATE: 06/28/19 REBATABLE ARBITRAGE: -1,927.55
COMP DATE: 06/28/22
BOND YIELD: 4.598748%

SECTION VII

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

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

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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 fiscal year ended September 30, 2020, 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, 2020, and the respective changes in financial position, thereof for the fiscal year ended September 30, 2020 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 24, 2021, 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 24, 2021

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 fiscal year ended September 30, 2020. 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.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,734,534.
- The change in the District's total net position for the fiscal year ended September 30, 2020 was \$3,233,939, an increase. 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, 2020, the District's governmental funds reported combined ending fund balances of \$2,150,512. The total fund balance is restricted for debt service and the remainder is unassigned deficit fund balance.

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 assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

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.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

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, assets exceeded liabilities 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,		
	2020	2019
Current and other assets	\$ 2,386,922	\$ 7,338,496
Capital assets, net of depreciation	10,467,953	3,152,078
Total assets	12,854,875	10,490,574
Current liabilities	355,341	989,979
Long-term liabilities	9,765,000	10,000,000
Total liabilities	10,120,341	10,989,979
Net position		
Net investment in capital assets	702,953	(1,384,033)
Restricted	2,030,656	871,241
Unrestricted	925	13,387
Total net position	\$ 2,734,534	\$ (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 increased during the most recent fiscal year. The majority of the increase was due to the sale of lots and collection of assessments within the District during the current fiscal year.

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

CHANGES IN NET POSITION		
FOR SEPTEMBER 30,		
Revenues:	2020	2019
Program revenues		
Charges for services	\$ 1,620,693	\$ -
Operating grants and contributions	105,022	126,895
Capital grants and contributions	2,076,838	29,545
Total revenues	3,802,553	156,440
Expenses:		
General government	98,090	112,624
Maintenance and operations	35,603	-
Interest	434,921	127,698
Bond issue costs	-	415,523
Total expenses	568,614	655,845
Change in net position	3,233,939	(499,405)
Net position - beginning	(499,405)	-
Net position - ending	\$ 2,734,534	\$ (499,405)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2020 was \$568,614. The costs of the District's activities were funded by program revenues. Program revenue was comprised of Developer contributions and assessment revenue. The decrease in expenses is primarily due to the Bond Issue costs in the prior year that did not reoccur during the current year.

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. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2020, the District had \$10,467,953 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, 2020, the District had \$9,765,000 Bonds outstanding for its governmental activities. 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 filed a petition with Hillsborough County to amend the boundaries and bring additional lands within the District. In connection with the expansion, the District is considering issuing additional debt to finance the area.

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, 2020**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 2,506
Due from Developer	171,244
Restricted assets:	
Investments	2,213,172
Capital assets:	
Nondepreciable	<u>10,467,953</u>
Total assets	<u>12,854,875</u>
 LIABILITIES	
Accounts payable	39,706
Contracts and retainage payable	90,073
Due to Developer	43,046
Accrued interest payable	182,516
Non-current liabilities:	
Due within one year	165,000
Due in more than one year	<u>9,600,000</u>
Total liabilities	<u>10,120,341</u>
 NET POSITION	
Net investment in capital assets	702,953
Restricted for debt service	2,030,656
Unrestricted	925
Total net position	<u><u>\$ 2,734,534</u></u>

See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 98,090	\$ -	\$ 98,539	\$ -	\$ 449
Maintenance and operations	35,603	21,521	-	2,076,838	2,062,756
Interest on long-term debt	434,921	1,599,172	6,483	-	1,170,734
Total governmental activities	568,614	1,620,693	105,022	2,076,838	3,233,939
			Change in net position		3,233,939
			Net position - beginning		(499,405)
			Net position - ending		<u>\$ 2,734,534</u>

See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 2,506	\$ -	\$ -	\$ 2,506
Investments	-	2,213,172	-	2,213,172
Due from Developer	80,000	-	91,244	171,244
Total assets	\$ 82,506	\$ 2,213,172	\$ 91,244	\$ 2,386,922
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 39,706	\$ -	\$ -	\$ 39,706
Contracts and retainage payable	-	-	90,073	90,073
Due to Developer	43,046	-	-	43,046
Total liabilities	82,752	-	90,073	172,825
Deferred inflows of resources:				
Unavailable revenue	-	-	63,585	63,585
Total deferred inflows of resources	-	-	63,585	63,585
Fund balances:				
Restricted for:				
Debt service	-	2,213,172	-	2,213,172
Unassigned	(246)	-	(62,414)	(62,660)
Total fund balances	(246)	2,213,172	(62,414)	2,150,512
Total liabilities, deferred inflows of resources and fund balances	\$ 82,506	\$ 2,213,172	\$ 91,244	\$ 2,386,922

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, 2020**

Fund balance - governmental funds	\$	2,150,512
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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	10,467,953	
Accumulated depreciation	-	10,467,953

Assets that are not available to pay for current-period expenditures are unavailable in the fund statements.	63,585
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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	(182,516)
Bonds payable	(9,765,000)

Net position of governmental activities	\$ 2,734,534
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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 FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 21,521	\$ 1,599,172	\$ -	\$ 1,620,693
Developer contributions	100,919	-	1,979,098	2,080,017
Interest	-	6,483	34,155	40,638
Total revenues	122,440	1,605,655	2,013,253	3,741,348
EXPENDITURES				
Current:				
General government	98,090	-	-	98,090
Maintenance and operations	35,603	-	-	35,603
Debt service:				
Principal	-	235,000	-	235,000
Interest	-	380,103	-	380,103
Capital outlay	-	-	7,315,875	7,315,875
Total expenditures	133,693	615,103	7,315,875	8,064,671
Excess (deficiency) of revenues over (under) expenditures	(11,253)	990,552	(5,302,622)	(4,323,323)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	223,681	(223,681)	-
Total other financing sources	-	223,681	(223,681)	-
Net change in fund balances	(11,253)	1,214,233	(5,526,303)	(4,323,323)
Fund balances - beginning	11,007	998,939	5,463,889	6,473,835
Fund balances - ending	\$ (246)	\$ 2,213,172	\$ (62,414)	\$ 2,150,512

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 FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ (4,323,323)
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.	7,315,875
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.	(54,818)
Revenues that do not provide current available resources are unavailable in the fund statements but are recognized as revenues in the statement of activities.	63,585
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(2,380)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	235,000
Change in net position of governmental activities	<u>\$ 3,233,939</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, 2020, 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 fiscal year ended September 30, 2020.

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 acquisition 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 fiscal year ended September 30, 2020 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, 2020:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Oblig Fund Class Y	\$ 2,213,172	S&P AAAM	Weighted average of the fund portfolio: 46 days
Total Investments	<u>\$ 2,213,172</u>		

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 fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 3,152,078	\$ 7,315,875	\$ -	\$ 10,467,953
Total capital assets, not being depreciated	3,152,078	7,315,875	-	10,467,953
 Governmental activities capital assets	 \$ 3,152,078	 \$ 7,315,875	 \$ -	 \$ 10,467,953

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. This occurred during the current fiscal year as the District collected prepaid assessments and paid down the Bonds by \$235,000.

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, 2020.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2019	\$ 10,000,000	\$ -	\$ 235,000	\$ 9,765,000	\$ 165,000
Total	\$ 10,000,000	\$ -	\$ 235,000	\$ 9,765,000	\$ 165,000

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Principal	Interest	Total
2021	\$ 165,000	\$ 438,038	\$ 603,038
2022	170,000	432,263	602,263
2023	180,000	426,313	606,313
2024	185,000	420,013	605,013
2025	190,000	413,538	603,538
2026-2030	1,080,000	1,946,887	3,026,887
2031-2035	1,335,000	1,698,712	3,033,712
2036-2040	1,675,000	1,369,312	3,044,312
2041-2045	2,110,000	945,487	3,055,487
2046-2050	2,675,000	393,062	3,068,062
Total	\$ 9,765,000	\$ 8,483,625	\$ 18,248,625

NOTE 7 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2020 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ 223,681	\$ -
Capital projects	-	223,681
Total	\$ 223,681	\$ 223,681

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the capital projects fund to the debt service fund were made in accordance with the Bond Indenture.

NOTE 8 – DEVELOPER/AFFILIATE TRANSACTIONS

The Developer and its affiliates own land within the District and have agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$101,919, which includes a receivable of \$80,000 at September 30, 2020. The District owes the Developer \$43,046 as of September 30, 2020. In the capital projects fund, the Developer owes the District a receivable of \$91,244 as of September 30, 2020. Of the total receivable, \$63,585 was considered unavailable as of September 30, 2020. Developer contributions to the capital projects fund were \$1,979,098 during the current fiscal year.

Assessment revenue includes amounts paid by lots owned by the Developer.

NOTE 9 – 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 10 – 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 11 – 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.

NOTE 12 – DEFICIT FUND EQUITY

The general fund had a deficit fund balance of (\$246) at September 30, 2020. The deficit will be covered by assessments collected in the subsequent period.

The capital projects fund had a deficit fund balance of (\$62,414) at September 30, 2020. The deficit will be covered by Developer contributions collected in the subsequent period.

NOTE 13 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$1,455,000 of the Series 2019 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

Lease/Purchase Agreement

Subsequent to fiscal year end, the District entered into a capital lease agreement for the acquisition of playground equipment and pool furniture in the amount of \$50,645.

**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 FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ -	\$ 21,521	\$ 21,521
Developer contributions	225,562	77,288	(148,274)
Boundary amendment contributions	-	23,631	23,631
Total revenues	<u>225,562</u>	<u>122,440</u>	<u>(103,122)</u>
EXPENDITURES			
Current:			
General government	132,675	98,090	34,585
Maintenance and operations	92,887	35,603	57,284
Total expenditures	<u>225,562</u>	<u>133,693</u>	<u>91,869</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(11,253)	<u>\$ (11,253)</u>
Fund balance - beginning		<u>11,007</u>	
Fund balance - ending		<u>\$ (246)</u>	

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. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



**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 fiscal year ended September 30, 2020, 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 24, 2021.

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 24, 2021



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 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 fiscal year ended September 30, 2020. 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 fiscal year ended September 30, 2020.

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 24, 2021



**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 fiscal year ended September 30, 2020, and have issued our report thereon dated June 24, 2021.

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 24, 2021, 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 24, 2021

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

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 fiscal year ended September 30, 2020.

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 fiscal year ended September 30, 2020.

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, 2020. 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

Hopping Green & Sams

Attorneys and Counselors

July 22, 2021

VIA ELECTRONIC MAIL

Rhodine Road CDD
c/o Jill Burns
Governmental Management Services-Central Florida
219 East Livingston Street
Orlando, Florida 32801
Jburns@gmscfl.com


RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, SARAH WARREN, AND JENNIFER KILINSKI TO KE LAW GROUP, PLLC

Dear Jill,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

1. ALTERNATIVE #1. The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.

 7-22-21
(Please sign if you want Alternative #1; [DATE]
otherwise, do not sign on this line.)

2. ALTERNATIVE #2. The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

(Please sign if you want Alternative #2; [DATE]
otherwise, do not sign this line.)

3. If you do not want either Alternative #1 or Alternative #2, please advise us what we should do

regarding your matters and files.

(Please sign here if you have [DATE]
Given instructions under Alternative
#3; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com, AmyC@hgslaw.com and MarkS@hgslaw.com, with a copy to roy@kelawgroup.com, jere@kelawgroup.com, sarah@kelawgroup.com, lauren@kelawgroup.com, jennifer@kelawgroup.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.



By: Jonathan Johnson

Its: President

Date: July 22, 2021

KE LAW GROUP, PLLC



By: Jere Earlywine

Its: Authorized Member

Date: July 22, 2021

SECTION IX



P.O. Box 6386, Tallahassee, Florida 32314

**KE LAW GROUP, PLLC
FEE AGREEMENT
RHODINE ROAD NORTH CDD**

I. PARTIES

THIS AGREEMENT is made and entered into by and between the following parties:

A.

Rhodine Road North Community Development District (“Client”)
Jill Burns
219 East Livingston Street
Orlando, Florida 32801
c/o District Manager
and

B.

KE LAW GROUP PLLC, (“KE Law”)
P.O. Box 6386
Tallahassee, FL 32314

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

A. The Client agrees to employ and retain KE Law as its attorney and legal representative for counseling and representation for the purpose of providing advice and counsel regarding the Rhodine Road North Community Development District.

B. KE Law accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above.

III. CLIENT FILES

The files and work product material (“client file”) of the Client generated or received by KE Law will be maintained by KE Law in its regular offices. At the conclusion of the representation, the client file will be stored by KE Law for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KE Law may confidentially destroy or shred the client file, unless KE Law is provided a written request from the Client

requesting return of the client file, to which KE Law will return the client file at the Client's expense.

IV. FEES

A. The Client agrees to compensate KE Law for services rendered in connection with any matters covered by this Agreement according to the agreed upon hourly billing rates for individual KE Law lawyers, plus actual expenses incurred by KE Law in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). The hourly rates of the attorneys who are initially expected to handle the bulk of Client's work are Roy Van Wyk at \$365/hour, Sarah Warren at \$350/hour. Associate attorneys will be billed between \$265/hour to \$285/hour. To the extent other KE Law attorneys or law clerks provide work on this matter, those rates will be provided to Client. Paralegals are billed at \$170/hour and the range of hourly rates for KE Law attorneys is \$265-\$450/hour.

1. Bond Validation - billed at the hourly rate
2. First Bond Issuance - \$45,000 including expenses
3. Each Subsequent Bond Issuance – To be Negotiated

B. To the extent practicable and consistent with the requirements of sound legal representation, KE Law will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate so long as he or she has the requisite knowledge and experience. KE Law's hourly billing rates are reevaluated annually prior to the beginning of the calendar year and are subject to change each year at that time. Client agrees to KE Law's annual rate increases to the extent hourly rates are not increased beyond \$15/hour for attorneys working on this matter.

C. In addition to billing for hourly rates, KE Law will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached standard Expense Reimbursement Policy (Attachment A).

V. FLORIDA EXECUTIVE AND LEGISLATIVE BRANCH LOBBYING LAWS

Florida law requires any individual participating in executive or legislative branch lobbying to register as an executive or legislative branch lobbyist and report any fees associated with such representation. To the extent that KE Law represents Client on matters before executive branch agencies, or before applicable legislative entities, Client agrees to sign client consent forms required by Florida lobbying law and agrees to registration of KE Law attorneys as lobbyists and the reporting of fees associated with such representation.

VI. BILLING AND PAYMENT

The Client agrees to pay KE Law monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from KE Law. KE Law shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains

unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of fees shall be a basis for KE Law to immediately withdraw from the representation without regard to remaining actions necessitating attention by KE Law as part of the representation.

VII. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VIII. CONFLICTS

It is important to disclose that KE Law represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) KE Law will be able to provide competent and diligent representation of Client, regardless of KE Law's other representations, and (3) there is not a substantial risk that KE Law's representation of Client would be materially limited by KE Law's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with KE Law's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

VIII. TERMINATION

Either party may terminate this Fee Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

IX. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by KE Law and the Client. The contract formed between KE Law and the Client shall be the operational contract between the parties.

X. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

Rhodine Road North Community Development

KE Law Group, PLLC

By:

Date: _____

By:

Date: _____

ATTACHMENT A

KE LAW GROUP PLLC EXPENSE REIMBURSEMENT POLICY

The following is KE Law Groups' standard expense reimbursement policy.

This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Interest

. For all statements outstanding ninety (90) days past the invoice date, simple interest at a rate of one percent (1%) per month (twelve percent per annum) will be assessed on the outstanding fees and expenses.

Printing and Mailing

. In-house photocopying and printing is charged at \$0.25 per page (black & white) and \$.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

. Outgoing facsimile transmissions are charged at \$1.00 per page. There is no charge for incoming faxes.

Postage and Delivery.

. Postage is billed at actual cost.

. Overnight delivery is billed at actual cost.

. Local messenger service is billed at the IRS approved reimbursement rate.

Computerized Legal Research

. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel

. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

Consultants

. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consultants are employed by the firm, their charges are passed-through with no mark-up. The client is responsible for notifying the firm of any billing arrangements or procedures which the client requires of the consultant.

Other Expenses.

. Other outside expenses, such as court reporters, agency copies, etc. are billed at actual cost.

Word Processing and Secretarial Overtime

. No charge is made for word processing.

No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

SECTION X

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Rhodine Road North Community Development District

Summary of Checks

May 19, 2021 to July 20, 2021

Bank	Date	Check No.'s	Amount	
General Fund	6/1/21	190	\$	5,460.00
	6/7/21	191-193	\$	12,361.30
	6/29/21	194-203	\$	9,135.81
	6/30/21	204-205	\$	44,250.65
	7/16/21	206-211	\$	12,850.32
			\$	84,058.08
			\$	84,058.08

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/29/21	00010	6/01/21 56	202106 310-51300-34000	MANAGEMENT FEES JUNE21	*	2,916.67	
		6/01/21 56	202106 310-51300-35100	INFORMATION TEC JUNE21	*	75.00	
		6/01/21 56	202106 310-51300-31300	DISSEMINATION JUNE21	*	416.67	
		6/01/21 56	202106 310-51300-51000	OFFICE SUPLIES	*	3.04	
		6/01/21 56	202106 310-51300-42000	POSTAGE	*	32.90	
		6/01/21 56	202106 310-51300-42500	COPIES	*	3.30	
		6/01/21 57	202106 320-53800-12000	FIELD MANAGEMENT JUNE21	*	625.00	
				GOVERNMENTAL MANAGEMENT SERVICES			4,072.58 000197
6/29/21	00001	4/30/21 122968	202104 310-51300-31500	GENERAL COUNSEL APRIL21	*	552.73	
				HOPPING GREEN & SAMS			552.73 000198
6/29/21	00026	5/26/21 MA052620	202105 310-51300-11000	SUPERVISOR FEES 05/26/21	*	200.00	
				MILTON ANDRADE			200.00 000199
6/29/21	00013	5/26/21 MC052620	202105 310-51300-11000	SUPERVISOR FEES 05/26/21	*	200.00	
				MATTHEW CASSIDY			200.00 000200
6/29/21	00011	5/26/21 PA052620	202105 310-51300-11000	SUPERVISOR FEES 05/26/21	*	200.00	
				PHILLIP ALLENDE			200.00 000201
6/29/21	00022	5/27/21 113758	202105 320-53800-47300	MAY LAKE MAINTENANCE	*	765.00	
				REMSON AQUATICS			765.00 000202
6/29/21	00008	5/19/21 160171	202105 310-51300-48000	NOTICE OF MTG 05/19/2021	*	478.00	
				TIMES PUBLISHING COMPANY			478.00 000203
6/30/21	00032	6/30/21 06302021	202106 300-20700-10200	FY20 DEVELOPER EXCESS	*	43,046.14	
				RIDGEWOOD, LLC			43,046.14 000204
6/30/21	00027	6/30/21 06302021	202106 300-15500-10000	PLAYGRND/FUR LEASE JULY21	*	1,204.51	
				WHFS, LLC			1,204.51 000205
				RRNC RHODINE ROAD N MBYINGTON			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/16/21	00024	7/02/21 6169-07-	202107 310-51300-31200	AMTEC	*	450.00	450.00 000206
7/16/21	00017	6/15/21 13380	202106 320-53800-46200	CARDINAL LANDSCAPING SVCS OF TAMPA	*	6,470.83	6,470.83 000207
7/16/21	00018	4/09/21 5	202104 310-51300-31300	DISCLOUSURE SERVICES LLC	*	100.00	200.00 000208
		6/30/21 6	202106 310-51300-31300		*	100.00	
7/16/21	00010	7/01/21 58	202107 310-51300-34000	GOVERNMENTAL MANAGEMENT SERVICES	*	2,916.67	4,299.24 000209
		7/01/21 58	202107 310-51300-35100		*	75.00	
		7/01/21 58	202107 310-51300-31300		*	416.67	
		7/01/21 58	202107 310-51300-51000		*	.09	
		7/01/21 58	202107 310-51300-42000		*	1.53	
		7/01/21 58	202107 310-51300-42500		*	.15	
		7/01/21 59	202107 320-53800-12000		*	625.00	
		7/01/21 59	202107 310-51300-49000		*	166.63	
		7/01/21 59	202107 310-51300-49000		*	97.50	
7/16/21	00001	5/31/21 123680	202105 310-51300-31500	HOPPING GREEN & SAMS	*	833.25	833.25 000210
7/16/21	00008	3/31/21 149729	202103 310-51300-48000	TIMES PUBLISHING COMPANY	*	597.00	597.00 000211
TOTAL FOR BANK A						84,058.08	
TOTAL FOR REGISTER						84,058.08	

RRNC RHODINE ROAD N MBYINGTON

SECTION 2

Rhodine Road North
Community Development District

Unaudited Financial Reporting
June 30, 2021



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash</u>				
Operating Account	\$ 122,229	\$ -	\$ -	\$ 122,229
<u>Series 2019</u>				
Reserve	\$ -	\$ 512,516	\$ -	\$ 512,516
Revenue	\$ -	\$ 208,346	\$ -	\$ 208,346
Interest	\$ -	\$ -	\$ -	\$ -
Prepayment	\$ -	\$ 14,990	\$ -	\$ 14,990
Construction	\$ -	\$ -	\$ 0	\$ 0
Due From General Fund	\$ -	\$ 1,288	\$ -	\$ 1,288
Due From Developer	\$ 11,161	\$ -	\$ -	\$ 11,161
Due From Other	\$ -	\$ -	\$ -	\$ -
Prepaid Expense	\$ 1,205	\$ -	\$ -	\$ 1,205
Total Assets	\$ 134,594	\$ 737,139	\$ 0	\$ 871,734
Liabilities:				
Accounts Payable	\$ 12,913	\$ -	\$ -	\$ 12,913
Due to Debt Service	\$ 1,288	\$ -	\$ -	\$ 1,288
Due to Capital Projects	\$ 235	\$ -	\$ -	\$ 235
Due to Other Funds	\$ -	\$ -	\$ -	\$ -
Contracts Payable	\$ -	\$ -	\$ -	\$ -
Retainage Payable	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 14,436	\$ -	\$ -	\$ 14,436
Fund Balances:				
Unassigned	\$ 120,158	\$ -	\$ -	\$ 120,158
Restricted for Debt Service	\$ -	\$ 737,139	\$ -	\$ 737,139
Restricted for Capital Projects	\$ -	\$ -	\$ 0	\$ 0
Total Fund Balances	\$ 120,158	\$ 737,139	\$ 0	\$ 857,297
Total Liabilities & Fund Balance	\$ 134,594	\$ 737,139	\$ 0	\$ 871,734

Rhodine Road North

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance

Revenues

Assessment - Tax Roll	\$ 282,705	\$ 282,705	\$ 287,254	\$ 4,549
Assessments - Lot Closings	\$ -	\$ -	\$ 4,230	\$ 4,230
Developer Contributions	\$ 57,673	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 11,161	\$ 11,161

Total Revenues	\$ 340,378	\$ 282,705	\$ 302,645	\$ 19,940
-----------------------	-------------------	-------------------	-------------------	------------------

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 3,600	\$ 5,400
Engineering	\$ 20,000	\$ 15,000	\$ 235	\$ 14,765
Attorney	\$ 25,000	\$ 18,750	\$ 8,168	\$ 10,582
Annual Audit	\$ 4,400	\$ 1,500	\$ 1,500	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 4,950	\$ 4,950	\$ -
Trustee Fees	\$ 7,000	\$ 2,788	\$ 2,788	\$ -
Management Fees	\$ 35,000	\$ 26,250	\$ 26,250	\$ (0)
Information Technology	\$ 2,500	\$ 1,875	\$ 675	\$ 1,200
Telephone	\$ 250	\$ 188	\$ -	\$ 188
Postage & Delivery	\$ 850	\$ 638	\$ 276	\$ 362
Insurance	\$ 5,700	\$ 5,700	\$ 5,381	\$ 319
Printing & Binding	\$ 850	\$ 638	\$ 421	\$ 217
Legal Advertising	\$ 10,000	\$ 7,500	\$ 3,642	\$ 3,858
Other Current Charges	\$ 2,500	\$ 1,875	\$ 1,276	\$ 599
Boundary Amendment Expenses	\$ -	\$ -	\$ 14,812	\$ (14,812)
Office Supplies	\$ 500	\$ 375	\$ 15	\$ 360
Travel Per Diem	\$ 550	\$ 413	\$ -	\$ 413
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -

Total General & Administrative:	\$ 139,175	\$ 102,613	\$ 79,163	\$ 23,450
--	-------------------	-------------------	------------------	------------------

Operations and Maintenance Expenses

Field Expenses

Property Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Field Management	\$ 12,500	\$ 9,375	\$ 5,625	\$ 3,750
Landscape Maintenance	\$ 71,950	\$ 53,963	\$ 58,487	\$ (4,525)
Landscape Replacement	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Lake Maintenance	\$ 9,180	\$ 6,885	\$ 6,100	\$ 785
Fountain Maintenance	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Streetlights	\$ 15,000	\$ 11,250	\$ 14,243	\$ (2,993)
Electric	\$ 2,500	\$ 2,500	\$ 3,168	\$ (668)
Water & Sewer	\$ 1,000	\$ 1,000	\$ 8,971	\$ (7,971)
Sidewalk & Asphalt Maintenance	\$ 500	\$ 375	\$ -	\$ 375
Irrigation Repairs	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
General Repairs & Maintenance	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Contingency	\$ 7,500	\$ 5,625	\$ 1,665	\$ 3,960

Subtotal Field Expenses	\$ 142,630	\$ 109,098	\$ 98,259	\$ 10,839
--------------------------------	-------------------	-------------------	------------------	------------------

Rhodine Road North

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
<u>Amenity Expenses</u>				
Amenity - Electric	\$ 9,600	\$ 6,000	\$ -	\$ 6,000
Amenity - Water	\$ 2,560	\$ 1,600	\$ -	\$ 1,600
Playground Lease	\$ 7,000	\$ 4,375	\$ 4,818	\$ (443)
Internet	\$ 600	\$ 375	\$ -	\$ 375
Pest Control	\$ 480	\$ 300	\$ -	\$ 300
Janitorial Services	\$ 8,000	\$ 5,000	\$ -	\$ 5,000
Security Services	\$ 6,667	\$ 4,167	\$ -	\$ 4,167
Pool Maintenance	\$ 13,000	\$ 8,125	\$ -	\$ 8,125
Amenity Repairs & Maintenance	\$ 667	\$ 417	\$ -	\$ 417
Contingency	\$ 5,000	\$ 3,125	\$ -	\$ 3,125
<u>Subtotal Amenity Expenses</u>	\$ 53,573	\$ 33,483	\$ 4,818	\$ 28,665
<u>Total Operations and Maintenance Expenses</u>	\$ 196,203	\$ 142,581	\$ 103,077	\$ 39,504
<u>Total Expenditures</u>	\$ 335,378	\$ 245,194	\$ 182,240	\$ 62,953
<u>Other Financing Sources/(Uses)</u>				
Transfer Out - Capital Reserve	\$ (5,000)	\$ -	\$ -	\$ -
<u>Total Other Financing Sources (Uses)</u>	\$ (5,000)	\$ -	\$ -	\$ -
<u>Excess Revenues (Expenditures)</u>	\$ -		\$ 120,404	
<u>Fund Balance - Beginning</u>	\$ -		\$ (246)	
<u>Fund Balance - Ending</u>	\$ -		\$ 120,158	

Rhodine Road North
Community Development District
Debt Service Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
Revenues				
Assessments - On Roll	\$ 618,188	\$ 505,453	\$ 505,453	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 64,017	\$ 64,017
Assessments - Lot Closings	\$ -	\$ -	\$ 4,582	\$ 4,582
Interest Income	\$ -	\$ -	\$ 49	\$ 49
Total Revenues	\$ 618,188	\$ 505,453	\$ 574,101	\$ 68,649
Expenditures:				
<u>General & Administrative:</u>				
Interest - 11/1	\$ 219,019	\$ 219,019	\$ 219,019	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 1,455,000	\$ (1,455,000)
Special Call - 2/1	\$ -	\$ -	\$ 25,000	\$ (25,000)
Interest - 2/1	\$ -	\$ -	\$ 291	\$ (291)
Principal - 5/1	\$ 165,000	\$ 165,000	\$ 140,000	\$ 25,000
Interest - 5/1	\$ 219,019	\$ 219,019	\$ 185,825	\$ 33,194
Special Call - 5/1	\$ -	\$ -	\$ 25,000	\$ (25,000)
Total Expenditures	\$ 603,038	\$ 603,038	\$ 2,050,134	\$ (1,447,097)
Excess Revenues (Expenditures)	\$ 15,150		\$ (1,476,033)	
Fund Balance - Beginning	\$ 258,188		\$ 2,213,172	
Fund Balance - Ending	\$ 273,338		\$ 737,139	

Rhodine Road North
Community Development District
Capital Projects Funds

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 368,000	\$ 368,000
Total Revenues	\$ -	\$ -	\$ 368,000	\$ 368,000
Expenditures:				
<i>General & Administrative:</i>				
Capital Outlay	\$ -	\$ -	\$ 306,150	\$ (306,150)
Total Expenditures	\$ -	\$ -	\$ 306,150	\$ (306,150)
Excess Revenues (Expenditures)	\$ -		\$ 61,850	
Fund Balance - Beginning	\$ -		\$ (61,850)	
Fund Balance - Ending	\$ -		\$ 0	

Rhodine Road North
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessment - Tax Roll	\$ -	\$ 115,551	\$ 13,197	\$ 41,031	\$ 16,666	\$ 11,960	\$ 88,117	\$ 732	\$ -	\$ -	\$ -	\$ -	\$ 287,254
Assessments - Lot Closings	\$ 4,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,230
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,161
Total Revenues	\$ 4,230	\$ 115,551	\$ 13,197	\$ 41,031	\$ 16,666	\$ 23,120	\$ 88,117	\$ 732	\$ -	\$ -	\$ -	\$ -	\$ 302,645
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 600	\$ 1,000	\$ 600	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Engineering	\$ -	\$ -	\$ -	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235
Attorney	\$ 596	\$ 131	\$ 443	\$ 1,934	\$ 2,111	\$ 1,568	\$ 553	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ 8,168
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 917	\$ 417	\$ 417	\$ 917	\$ 417	\$ 417	\$ 517	\$ 417	\$ 517	\$ -	\$ -	\$ -	\$ 4,950
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,788
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ 26,250
Information Technology	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ 675
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 40	\$ 30	\$ 6	\$ 67	\$ 1	\$ 14	\$ 21	\$ 64	\$ 33	\$ -	\$ -	\$ -	\$ 276
Insurance	\$ 5,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,381
Printing & Binding	\$ 4	\$ -	\$ 2	\$ -	\$ 401	\$ 6	\$ 2	\$ 2	\$ 3	\$ -	\$ -	\$ -	\$ 421
Legal Advertising	\$ 512	\$ -	\$ -	\$ 393	\$ 393	\$ 1,431	\$ 436	\$ 478	\$ -	\$ -	\$ -	\$ -	\$ 3,642
Other Current Charges	\$ -	\$ 265	\$ 120	\$ 121	\$ 120	\$ 288	\$ 289	\$ 33	\$ 39	\$ -	\$ -	\$ -	\$ 1,276
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ 1,161	\$ 116	\$ 10,413	\$ 3,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,812
Office Supplies	\$ 0	\$ -	\$ 0	\$ 0	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ 15
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 18,405	\$ 3,834	\$ 3,979	\$ 8,418	\$ 7,553	\$ 17,732	\$ 8,535	\$ 7,122	\$ 3,586	\$ -	\$ -	\$ -	\$ 79,163

Rhodine Road North
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operations and Maintenance Expenses</u>													
<u>Field Expenses</u>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	5,625
Landscape Maintenance	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,721	\$ 6,471	\$ -	\$ -	\$ -	58,487
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 765	\$ 765	\$ 765	\$ 765	\$ 765	\$ 765	\$ 745	\$ 765	\$ -	\$ -	\$ -	\$ -	6,100
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 2,467	\$ 4,498	\$ 2,441	\$ 2,418	\$ 2,418	\$ -	\$ -	\$ -	14,243
Electric	\$ 2,136	\$ -	\$ (32)	\$ -	\$ 404	\$ 130	\$ 350	\$ 84	\$ 96	\$ -	\$ -	\$ -	3,168
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,293	\$ -	\$ 678	\$ -	\$ -	\$ -	8,971
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ 1,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,665
<u>Subtotal Field Expenses</u>	\$ 9,997	\$ 9,525	\$ 7,829	\$ 7,861	\$ 10,732	\$ 12,489	\$ 18,924	\$ 10,613	\$ 10,288	\$ -	\$ -	\$ -	98,259
<u>Amenity Expenses</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,205	\$ 1,205	\$ 1,205	\$ 1,205	\$ -	\$ -	\$ -	4,818
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<u>Subtotal Amenity Expenses</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,205	\$ 1,205	\$ 1,205	\$ 1,205	\$ -	\$ -	\$ -	4,818
Total Operations and Maintenance Expenses	\$ 9,997	\$ 9,525	\$ 7,829	\$ 7,861	\$ 10,732	\$ 13,694	\$ 20,129	\$ 11,818	\$ 11,493	\$ -	\$ -	\$ -	103,077
Total Expenditures	\$ 28,401	\$ 13,360	\$ 11,808	\$ 16,279	\$ 18,285	\$ 31,426	\$ 28,664	\$ 18,939	\$ 15,079	\$ -	\$ -	\$ -	182,240
<u>Other Financing Sources/(Uses)</u>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Excess Revenues (Expenditures)	\$ (24,171)	\$ 102,191	\$ 1,388	\$ 24,753	\$ (1,619)	\$ (8,305)	\$ 59,454	\$ (18,208)	\$ (15,079)	\$ -	\$ -	\$ -	120,404

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	\$510,963	
RESERVE FUND BALANCE	\$512,516	
BONDS OUTSTANDING - 06/28/19		\$10,000,000
LESS: SPECIAL CALL - 11/01/20		(\$1,455,000)
LESS: SPECIAL CALL - 02/01/21		(\$25,000)
LESS: SPECIAL CALL - 05/01/21		(\$25,000)
CURRENT BONDS OUTSTANDING		\$8,495,000

Rhodine Road North
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2021

Gross Assessments	\$	300,750.00	\$	529,200.00	\$	829,950.00
Net Assessments	\$	282,705.00	\$	497,448.00	\$	780,153.00

ON ROLL ASSESSMENTS

36.24%	63.76%	100.00%
--------	--------	---------

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	2019 Debt		
							O&M Portion	Service	Total
11/16/20	ACH	\$2,001.06	(\$38.42)	(\$80.05)	\$0.00	\$1,882.59	\$682.20	\$1,200.39	\$1,882.59
11/25/20	ACH	\$336,938.08	(\$6,469.21)	(\$13,477.40)	\$0.00	\$316,991.47	\$114,868.59	\$202,122.88	\$316,991.47
12/07/20	ACH	\$10,943.61	(\$210.12)	(\$437.74)	\$0.00	\$10,295.75	\$3,730.88	\$6,564.87	\$10,295.75
12/10/20	ACH	\$27,765.96	(\$533.11)	(\$1,110.61)	\$0.00	\$26,122.24	\$9,465.95	\$16,656.29	\$26,122.24
01/07/21	ACH	\$120,063.60	(\$2,310.82)	(\$4,522.30)	\$0.00	\$113,230.48	\$41,031.47	\$72,199.01	\$113,230.48
02/04/21	ACH	\$0.00	\$0.00	\$0.00	\$13.17	\$13.17	\$4.77	\$8.40	\$13.17
02/05/21	ACH	\$48,086.13	(\$938.33)	(\$1,169.91)	\$0.00	\$45,977.89	\$16,661.06	\$29,316.83	\$45,977.89
03/04/21	ACH	\$34,018.02	(\$673.56)	(\$340.17)	\$0.00	\$33,004.29	\$11,959.81	\$21,044.48	\$33,004.29
04/05/21	ACH	\$248,131.44	(\$4,962.62)	\$0.00	\$0.00	\$243,168.82	\$88,117.38	\$155,051.44	\$243,168.82
05/06/21	ACH	\$2,001.06	(\$41.23)	\$0.00	\$60.03	\$2,019.86	\$731.94	\$1,287.92	\$2,019.86
TOTAL		\$ 829,948.96	\$ (16,177.42)	\$ (21,138.18)	\$ 73.20	\$ 792,706.56	\$ 287,254.05	\$ 505,452.51	\$ 792,706.56

102%	Net Percent Collected
\$ -	Balance Remaining to Collect