

*Rhodine Road North  
Community Development District*

*Agenda*

*August 25, 2021*

# AGENDA

# ***Rhodine Road North***

## ***Community Development District***

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

August 18, 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, August 25, 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 Video Link:** <https://us06web.zoom.us/j/83137111553>

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

**Meeting ID:** 831 3711 1553

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the July 28, 2021 Board of Supervisors Meeting
4. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget
    - i. Consideration of Resolution 2021-14 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - i. Consideration of Resolution 2021-15 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Notice of Boundary Amendment for Boundary Amendment #2

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

6. Consideration of Resolution 2021-16 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022
7. 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
    - iii. Ratification of Series 2019 Funding Requests #1 to #8
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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, **July 28, 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 <i>via Zoom</i>	Vice Chairman
Phillip Allende	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Roy Van Wyk <i>via Zoom</i>	District Counsel, HGS
Clayton Smith	GMS
Heather Wertz <i>via Zoom</i>	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order. Three Supervisors were present constituting a quorum. One additional supervisor also was present via Zoom.

**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**

**Approval of the Minutes of the May 26  
2021 Board of Supervisors Meeting**

Ms. Burns asked for any comments, questions, or corrections on the May 26, 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 May 26, 2021 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Assessment Items for Boundary Amendment  
(Cole Parcel)**

**A. Presentation of Second Amendment to the Engineer's Report**

Ms. Wertz stated that this report provides information related to the expanded CDD boundary which now includes the Cole parcel. She reviewed the measurements of the land for the Board. Ms. Wertz stated that it is their professional opinion that the public capital improvement costs for the District provided in the report are reasonable to complete the construction of the infrastructure. She also stated that the infrastructure will provide improvement and value to lands within the District at least equal to the cost of such improvements. Ms. Wertz also stated that the acquisition and construction costs of the capital improvements can be completed at the costs stated.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Second Amendment to the Engineer's Report, was approved.
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**B. Presentation of Amended and Restated Master Assessment Methodology**

Ms. Burns stated that this methodology reflects changes to the future development plan. She also reviewed the methodology for the Board. Mr. Van Wyk asked Ms. Burns if it was in her professional opinion that the benefit received by the parcels was greater than or equal to the burden placed on the parcels by the assessment. Ms. Burns said yes. Mr. Van Wyk asked if it was Ms. Burns' professional opinion that the assessments in the report were fairly and reasonably apportioned across the product types. Ms. Burns said yes.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Amended and Restated Master Assessment Methodology, was approved.
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**C. Consideration of Resolution 2021-09 Declaring Special Assessments on Boundary Amendment Parcel**

Ms. Burns stated that this resolution was needed in order to levy assessments on the new property that was added to the District. She offered to answer any questions. Hearing none,

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2021-09 Declaring Special Assessments on Boundary Amendment Parcel, was approved.
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**D. Consideration of Resolution 2021-10 Setting a Public Hearing on the Imposition of Special Assessments on the Boundary Amendment Parcel**

Ms. Burns stated that they need at least 30 days in order to send a mailed notice for the public hearing based on timing. She suggested September 9<sup>th</sup> at 10:00 a.m.

On MOTION by Mr. Allende, seconded by Mr. Walsh, with all in favor, Resolution 2021-10 Setting a Public Hearing on the Imposition of Special Assessments on the Boundary Amendment Parcel, was approved.

**E. Consideration of Resolution 2021-11 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcel**

Ms. Burns suggested setting this public hearing on September 9<sup>th</sup> at 10:00 a.m.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2021-11 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcel, was approved.

**F. Consideration of Resolution 2021-12 Declaring Special Assessment and Setting a Public Hearing on the Imposition of Operations and Maintenance Assessments on Boundary Amendment Parcel**

Ms. Burns suggested setting this Public Hearing on September 9<sup>th</sup> at 10:00 a.m.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2021-12 Declaring Special Assessment and Setting a Public Hearing on the Imposition of Operations and Maintenance Assessments on Boundary Amendment Parcel, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-13 Re-Designating the Registered Agent for the District**



Ms. Burns stated that Mr. Van Wyk and Hopping Green & Sams were previously the registered agent, and this resolution would change the registered agent to Ms. Burns and her office. She elaborated that this meant that any correspondence with the state would get sent to her office.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2021-13 Re-Designating the Registered Agent for the District, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2019 Arbitrage Rebate Report**

Ms. Burns stated that the District is required to demonstrate that the District does not earn more interest than it pays. She pointed the Board toward page 4 of their package that showed the District does not earn more interest than it pays.

On MOTION by Mr. Allende, seconded by Mr. Walsh, with all in favor, the Series 2019 Arbitrage Rebate Report, was approved.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2020 Audit Report**

Ms. Burns stated that the report was included in the agenda package. She noted that there were no findings or instances of non-compliance, it was considered a clean audit, and the report had been submitted to the state. She asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Fiscal Year 2020 Audit Report, was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Joint Letter from Hopping Green & Sams and KE Law Group Regarding District Counsel Representation – ADDED**

Ms. Burns stated that this was the letter that allowed them to keep everything with Ms. Warren and Mr. Van Wyk as they moved to KE Law Group.

On MOTION by Mr. Walsh, seconded by Mr. Allende with all in favor, Joint Letter from Hopping Green & Sams and KE Law Group Regarding District Counsel Representation, was ratified.

**NINTH ORDER OF BUSINESS**

**Consideration of Fee Agreement with KE  
Law Group**

Ms. Burns stated that Ms. Warren was on the line to answer any questions. Ms. Burns provided that the fees are the same.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Fee Agreement with KE Law group, was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk stated that he had drafted the validation complaint for the additional bonding capacity for the District. He said he expected to file that as soon as the hearing was complete. He stated that he needed copies of these resolutions and he needed documents from the state that were pending. He said he would attempt to schedule a hearing with the judge soon after September 9<sup>th</sup>. Mr. Van Wyk gave a time estimate of mid-September for the validation hearing and a 30-day waiting period for the appeals. He estimated it would be around October 15<sup>th</sup> for bond issuance. The Board did not have any questions.

**B. Engineer**

Ms. Wertz did not have anything further to report.

**C. Field Manager's Report** *(to be provided under separate cover)*

Mr. Smith reviewed his report for the Board. He estimated that the amenity opening would be at the end of August.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated this was included in the package. This is approval for the check register through July 20<sup>th</sup> and the total is \$84,058.08.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Check Register for \$84,058.08, was approved.

**ii. Balance Sheet and Income Statement**

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

**ELEVENTH ORDER OF BUSINESS      Other Business**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS      Supervisors    Requests    and    Audience  
Comments**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS      Adjournment**

The meeting was adjourned.

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

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Chairman / Vice Chairman

## SECTION IV

# SECTION A

# SECTION 1

## RESOLUTION 2021-14

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Rhodine Road North Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rhodine Road North Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$1,116,359 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$394,372</u>
SERIES 2019 DEBT SERVICE FUND	<u>\$721,987</u>
TOTAL ALL FUNDS	<u>\$1,116,359</u>

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.



- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 25<sup>TH</sup> DAY OF AUGUST 2021.**

ATTEST:

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

***Rhodine Road North***  
***Community Development District***

***Proposed Budget***  
***FY2022***



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

Description	Adopted Budget FY2021	Actuals Thru 7/31/21	Projected Next 2 Months	Total Thru 9/30/21	Proposed Budget FY2022
<b><u>Revenues</u></b>					
Assessments - Tax Roll	\$ 282,705	\$ 287,254	\$ -	\$ 287,254	\$ 337,516
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 56,856
Assessments - Lot Closings	\$ -	\$ 4,230	\$ -	\$ 4,230	\$ -
Developer Contributions	\$ 57,673	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ 21,161	\$ 9,648	\$ 30,809	\$ -
<b>Total Revenues</b>	<b>\$ 340,378</b>	<b>\$ 312,645</b>	<b>\$ 9,648</b>	<b>\$ 322,293</b>	<b>\$ 394,372</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$ 12,000	\$ 3,600	\$ 2,000	\$ 5,600	\$ 12,000
Engineering	\$ 20,000	\$ 940	\$ 3,333	\$ 4,273	\$ 20,000
Attorney	\$ 25,000	\$ 10,556	\$ 6,000	\$ 16,556	\$ 30,000
Annual Audit	\$ 4,400	\$ 1,500	\$ 2,900	\$ 4,400	\$ 4,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,000	\$ 5,367	\$ 833	\$ 6,200	\$ 6,000
Trustee Fees	\$ 7,000	\$ 2,788	\$ 4,212	\$ 7,000	\$ 7,100
Management Fees	\$ 35,000	\$ 29,167	\$ 5,833	\$ 35,000	\$ 36,050
Information Technology	\$ 1,500	\$ 750	\$ 250	\$ 1,000	\$ 1,800
Website Maintenance	\$ 1,000	\$ -	\$ 167	\$ 167	\$ 1,200
Telephone	\$ 250	\$ -	\$ 42	\$ 42	\$ 300
Postage & Delivery	\$ 850	\$ 277	\$ 142	\$ 419	\$ 1,000
Insurance	\$ 5,700	\$ 5,381	\$ -	\$ 5,381	\$ 6,000
Printing & Binding	\$ 850	\$ 421	\$ 142	\$ 563	\$ 1,000
Legal Advertising	\$ 10,000	\$ 4,018	\$ 5,982	\$ 10,000	\$ 10,000
Other Current Charges	\$ 2,500	\$ 1,581	\$ 417	\$ 1,997	\$ 5,000
Boundary Amendment Expenses	\$ -	\$ 30,809	\$ -	\$ 30,809	\$ -
Office Supplies	\$ 500	\$ 15	\$ 83	\$ 98	\$ 625
Travel Per Diem	\$ 550	\$ -	\$ 92	\$ 92	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 139,175</b>	<b>\$ 102,793</b>	<b>\$ 32,877</b>	<b>\$ 135,671</b>	<b>\$ 149,310</b>

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

Description	Adopted Budget FY2021	Actuals Thru 7/31/21	Projected Next 2 Months	Total Thru 9/30/21	Proposed Budget FY2022
<u><b>Operations &amp; Maintenance</b></u>					
<b>Field Expenses</b>					
Property Insurance	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Field Management	\$ 12,500	\$ 6,250	\$ 2,500	\$ 8,750	\$ 15,000
Landscape Maintenance	\$ 71,950	\$ 64,958	\$ 13,442	\$ 78,400	\$ 80,650
Landscape Replacement	\$ 5,000	\$ -	\$ 833	\$ 833	\$ 5,000
Lake Maintenance	\$ 9,180	\$ 7,610	\$ 3,060	\$ 10,670	\$ 9,180
Fountain Maintenance	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 15,000	\$ 16,661	\$ 7,500	\$ 24,161	\$ 33,600
Electric	\$ 2,500	\$ 3,270	\$ 200	\$ 3,470	\$ 3,000
Water & Sewer	\$ 1,000	\$ 9,070	\$ 750	\$ 9,820	\$ 3,300
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 5,000	\$ -	\$ 833	\$ 833	\$ 5,000
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 833	\$ 833	\$ 5,000
Contingency	\$ 7,500	\$ 1,665	\$ 383	\$ 2,048	\$ 2,298
<b>Subtotal Field Expenses</b>	<b>\$ 142,630</b>	<b>\$ 109,484</b>	<b>\$ 35,335</b>	<b>\$ 144,818</b>	<b>\$ 167,028</b>
<b>Amenity Expenses</b>					
Amenity - Electric	\$ 9,600	\$ 497	\$ 2,400	\$ 2,897	\$ 14,400
Amenity - Water	\$ 2,560	\$ -	\$ 583	\$ 583	\$ 3,500
Internet	\$ 600	\$ -	\$ 500	\$ 500	\$ 3,000
Playground/Furniture Lease	\$ 7,000	\$ 6,023	\$ 2,409	\$ 8,432	\$ 14,454
Pest Control	\$ 480	\$ -	\$ 120	\$ 120	\$ 720
Janitorial Services	\$ 8,000	\$ -	\$ 1,430	\$ 1,430	\$ 8,580
Security Services	\$ 6,667	\$ -	\$ 1,250	\$ 1,250	\$ 7,500
Pool Maintenance	\$ 13,000	\$ -	\$ 1,730	\$ 1,730	\$ 10,380
Amenity Access Management	\$ -	\$ -	\$ 833	\$ 833	\$ 5,000
Amenity Repairs & Maintenance	\$ 667	\$ -	\$ 167	\$ 167	\$ 1,000
Contingency	\$ 5,000	\$ -	\$ 750	\$ 750	\$ 4,500
<b>Subtotal Amenity Expenses</b>	<b>\$ 53,573</b>	<b>\$ 6,519</b>	<b>\$ 12,172</b>	<b>\$ 18,692</b>	<b>\$ 73,034</b>
<u><b>Total Operations &amp; Maintenance</b></u>	<b>\$ 196,203</b>	<b>\$ 116,003</b>	<b>\$ 47,507</b>	<b>\$ 163,510</b>	<b>\$ 240,062</b>
<u><b>Other Expenses</b></u>					
Capital Reserves	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
<u><b>Total Other Expenses</b></u>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>
<b>Total Expenditures</b>	<b>\$ 340,378</b>	<b>\$ 218,796</b>	<b>\$ 85,384</b>	<b>\$ 304,181</b>	<b>\$ 394,372</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 93,848</b>	<b>\$ (75,736)</b>	<b>\$ 18,112</b>	<b>\$ -</b>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	401.00	401	1.00	\$337,515.85	\$841.69	\$895.41
Unplatted	67.55	193	0.35	\$56,855.85	\$294.59	\$313.39
	<b>468.55</b>	<b>594</b>		<b>\$394,371.69</b>		

# **Rhodine Road North**

## **Community Development District**

### **General Fund Budget**

#### **Revenues:**

##### **Assessments**

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

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#### **Expenditures:**

##### **General & Administrative:**

###### **Supervisor Fees**

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

###### **Engineering**

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

###### **Attorney**

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

###### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

###### **Assessment Administration**

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

###### **Arbitrage**

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

###### **Dissemination**

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

# **Rhodine Road North**

## **Community Development District**

### **General Fund Budget**

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

#### Management Fees

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

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Telephone

Telephone and fax machine.

#### Postage & Delivery

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

#### Insurance

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

#### Printing & Binding

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

#### Legal Advertising

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

#### Other Current Charges

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

# **Rhodine Road North**

## **Community Development District**

### **General Fund Budget**

#### Office Supplies

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

#### Dues, Licenses & Subscriptions

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

#### Operations & Maintenance:

##### **Field Expenses**

#### Property Insurance

The District's property insurance coverages.

#### Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Landscape Maintenance

The District has contracted with Cardinal Landscaping Services of Tampa to provide maintenance of the landscaping within the District. These services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, and irrigation inspections.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Landscape Maintenance	\$6,471	<b>\$77,650</b>
Landscape Maintenance - Amenity	\$250	<b>\$3,000</b>
<b>Total</b>		<b>\$80,650</b>

#### Landscape Replacement

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

#### Lake Maintenance

The District has contracted with Remson Aquatics for the care and maintenance of its lakes which includes shoreline grass, brush and vegetation control.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Lake Maintenance	\$765	<b>\$9,180</b>
<b>Total</b>		<b>\$9,180</b>

#### Electric

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



# Rhodine Road North

## Community Development District

### General Fund Budget

#### Irrigation Repairs

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

#### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting and other assets.

#### Contingency

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

#### **Amenity Expenses**

##### Amenity - Electric

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

##### Amenity – Water

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

##### Internet

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

##### Playground/Furniture Lease

The District has entered into a leasing agreement with Navitas, Inc. for a playground and pool furniture installed in the community.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Playground & Furniture Lease	\$1,205	<b>\$14,454</b>
<b>Total</b>		<b>\$14,454</b>

##### Pest Control

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

##### Janitorial Services

Represents the costs to provide janitorial services for the District's amenity facilities. These services are provided by Fuqua Janitorial Services.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Janitorial Services – 3 days per week at \$55 per clean	\$715	<b>\$8,580</b>
<b>Total</b>		<b>\$8,580</b>

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

Security Services

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

Pool Maintenance

Suncoast Pool Service has been contracted to provide regular cleaning and treatments of the District's pool. These services include chemical treatments, debris removal, vacuuming, tile cleaning, skimming and equipment operational checks.

Description	Monthly	Annually
Pool Maintenance – 3 days per week	\$865	<b>10,380</b>
<b>Total</b>		<b>\$10,380</b>

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

Amenity Repairs & Maintenance

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

Contingency

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

**Other Expenses:**

Transfer Out – Capital Reserves

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

**Rhodine Road North**  
**Community Development District**  
**Proposed Budget**  
**Series 2019 Debt Service Fund**

Description	Adopted Budget FY2021	Actuals Thru 7/31/21	Projected Next 2 Months	Total Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Assessments - Tax Roll	\$ 618,188	\$ 505,453	\$ -	\$ 505,453	\$ 509,963
Assessments - Prepayments	\$ -	\$ 64,017	\$ -	\$ 64,017	\$ -
Assessments - Lot Closings	\$ -	\$ 4,582	\$ -	\$ 4,582	\$ -
Interest	\$ -	\$ 53	\$ -	\$ 53	\$ -
Carry Forward Surplus	\$ 258,188	\$ 1,703,210	\$ -	\$ 1,703,210	\$ 212,024
<b>Total Revenues</b>	<b>\$ 876,375</b>	<b>\$ 2,277,315</b>	<b>\$ -</b>	<b>\$ 2,277,315</b>	<b>\$ 721,987</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 219,019	\$ 219,019	\$ -	\$ 219,019	\$ 182,494
Special Call - 11/1	\$ -	\$ 1,455,000	\$ -	\$ 1,455,000	\$ -
Special Call - 2/1	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
Interest Expense - 2/1	\$ -	\$ 291	\$ -	\$ 291	\$ -
Principal Expense - 5/1	\$ 165,000	\$ 140,000	\$ -	\$ 140,000	\$ 145,000
Interest Expense - 5/1	\$ 219,019	\$ 185,825	\$ -	\$ 185,825	\$ 182,494
Special Call - 5/1	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -
Interest Expense - 8/1	\$ -		\$ 156	\$ 156	\$ -
<b>Total Expenditures</b>	<b>\$ 603,038</b>	<b>\$ 2,050,134</b>	<b>\$ 15,156</b>	<b>\$ 2,065,291</b>	<b>\$ 509,988</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 273,338</b>	<b>\$ 227,180</b>	<b>\$ (15,156)</b>	<b>\$ 212,024</b>	<b>\$ 211,999</b>

Interest Expense 11/1/22	\$ 179,956
<b>Total</b>	<b>\$ 179,956</b>

**Rhodine Road North**  
**Community Development District**  
**Series 2019 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
11/01/21	\$	8,105,000.00	\$	-	\$	182,493.75	\$ 182,493.75
05/01/22	\$	8,105,000.00	\$	145,000.00	\$	182,493.75	
11/01/22	\$	7,960,000.00	\$	-	\$	179,956.25	\$ 507,450.00
05/01/23	\$	7,960,000.00	\$	150,000.00	\$	179,956.25	
11/01/23	\$	7,810,000.00	\$	-	\$	177,331.25	\$ 507,287.50
05/01/24	\$	7,810,000.00	\$	155,000.00	\$	177,331.25	
11/01/24	\$	7,655,000.00	\$	-	\$	174,618.75	\$ 506,950.00
05/01/25	\$	7,655,000.00	\$	160,000.00	\$	174,618.75	
11/01/25	\$	7,495,000.00	\$	-	\$	171,418.75	\$ 506,037.50
05/01/26	\$	7,495,000.00	\$	170,000.00	\$	171,418.75	
11/01/26	\$	7,325,000.00	\$	-	\$	168,018.75	\$ 509,437.50
05/01/27	\$	7,325,000.00	\$	175,000.00	\$	168,018.75	
11/01/27	\$	7,150,000.00	\$	-	\$	164,518.75	\$ 507,537.50
05/01/28	\$	7,150,000.00	\$	180,000.00	\$	164,518.75	
11/01/28	\$	6,970,000.00	\$	-	\$	160,918.75	\$ 505,437.50
05/01/29	\$	6,970,000.00	\$	190,000.00	\$	160,918.75	
11/01/29	\$	6,780,000.00	\$	-	\$	157,118.75	\$ 508,037.50
05/01/30	\$	6,780,000.00	\$	195,000.00	\$	157,118.75	
11/01/30	\$	6,585,000.00	\$	-	\$	153,218.75	\$ 505,337.50
05/01/31	\$	6,585,000.00	\$	205,000.00	\$	153,218.75	
11/01/31	\$	6,380,000.00	\$	-	\$	148,606.25	\$ 506,825.00
05/01/32	\$	6,380,000.00	\$	215,000.00	\$	148,606.25	
11/01/32	\$	6,165,000.00	\$	-	\$	143,768.75	\$ 507,375.00
05/01/33	\$	6,165,000.00	\$	225,000.00	\$	143,768.75	
11/01/33	\$	5,940,000.00	\$	-	\$	138,706.25	\$ 507,475.00
05/01/34	\$	5,940,000.00	\$	235,000.00	\$	138,706.25	
11/01/34	\$	5,705,000.00	\$	-	\$	133,418.75	\$ 507,125.00
05/01/35	\$	5,705,000.00	\$	245,000.00	\$	133,418.75	
11/01/35	\$	5,460,000.00	\$	-	\$	127,906.25	\$ 506,325.00
05/01/36	\$	5,460,000.00	\$	260,000.00	\$	127,906.25	
11/01/36	\$	5,200,000.00	\$	-	\$	122,056.25	\$ 509,962.50
05/01/37	\$	5,200,000.00	\$	270,000.00	\$	122,056.25	
11/01/37	\$	4,930,000.00	\$	-	\$	115,981.25	\$ 508,037.50
05/01/38	\$	4,930,000.00	\$	280,000.00	\$	115,981.25	
11/01/38	\$	4,650,000.00	\$	-	\$	109,681.25	\$ 505,662.50
05/01/39	\$	4,650,000.00	\$	295,000.00	\$	109,681.25	
11/01/39	\$	4,355,000.00	\$	-	\$	103,043.75	\$ 507,725.00
05/01/40	\$	4,355,000.00	\$	310,000.00	\$	103,043.75	
11/01/40	\$	4,045,000.00	\$	-	\$	96,068.75	\$ 509,112.50
05/01/41	\$	4,045,000.00	\$	325,000.00	\$	96,068.75	
11/01/41	\$	3,720,000.00	\$	-	\$	88,350.00	\$ 509,418.75
05/01/42	\$	3,720,000.00	\$	340,000.00	\$	88,350.00	
11/01/42	\$	3,380,000.00	\$	-	\$	80,275.00	\$ 508,625.00
05/01/43	\$	3,380,000.00	\$	355,000.00	\$	80,275.00	
11/01/43	\$	3,025,000.00	\$	-	\$	71,843.75	\$ 507,118.75

**Rhodine Road North**  
**Community Development District**  
**Series 2019 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
05/01/44	\$	3,025,000.00	\$	375,000.00	\$	71,843.75	
11/01/44	\$	2,650,000.00	\$	-	\$	62,937.50	\$ 509,781.25
05/01/45	\$	2,650,000.00	\$	390,000.00	\$	62,937.50	
11/01/45	\$	2,260,000.00	\$	-	\$	53,675.00	\$ 506,612.50
05/01/46	\$	2,260,000.00	\$	410,000.00	\$	53,675.00	
11/01/46	\$	1,850,000.00	\$	-	\$	43,937.50	\$ 507,612.50
05/01/47	\$	1,850,000.00	\$	430,000.00	\$	43,937.50	
11/01/47	\$	1,420,000.00	\$	-	\$	33,725.00	\$ 507,662.50
05/01/48	\$	1,420,000.00	\$	450,000.00	\$	33,725.00	
11/01/48	\$	970,000.00	\$	-	\$	23,037.50	\$ 506,762.50
05/01/49	\$	970,000.00	\$	475,000.00	\$	23,037.50	
11/01/49	\$	495,000.00	\$	-	\$	11,756.25	\$ 509,793.75
05/01/50	\$	495,000.00	\$	495,000.00	\$	11,756.25	\$ 506,756.25
				\$ 8,105,000.00	\$ 6,796,775.00	\$	14,901,775.00

## SECTION B

# SECTION 1

## RESOLUTION 2021-15

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Rhodine Road North Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, certain infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A,”** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and



**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of August 2021.

ATTEST:

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

***Rhodine Road North***  
***Community Development District***

***Proposed Budget***  
***FY2022***



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

Description	Adopted Budget FY2021	Actuals Thru 7/31/21	Projected Next 2 Months	Total Thru 9/30/21	Proposed Budget FY2022
<b><u>Revenues</u></b>					
Assessments - Tax Roll	\$ 282,705	\$ 287,254	\$ -	\$ 287,254	\$ 337,516
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 56,856
Assessments - Lot Closings	\$ -	\$ 4,230	\$ -	\$ 4,230	\$ -
Developer Contributions	\$ 57,673	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ 21,161	\$ 9,648	\$ 30,809	\$ -
<b>Total Revenues</b>	<b>\$ 340,378</b>	<b>\$ 312,645</b>	<b>\$ 9,648</b>	<b>\$ 322,293</b>	<b>\$ 394,372</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$ 12,000	\$ 3,600	\$ 2,000	\$ 5,600	\$ 12,000
Engineering	\$ 20,000	\$ 940	\$ 3,333	\$ 4,273	\$ 20,000
Attorney	\$ 25,000	\$ 10,556	\$ 6,000	\$ 16,556	\$ 30,000
Annual Audit	\$ 4,400	\$ 1,500	\$ 2,900	\$ 4,400	\$ 4,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,000	\$ 5,367	\$ 833	\$ 6,200	\$ 6,000
Trustee Fees	\$ 7,000	\$ 2,788	\$ 4,212	\$ 7,000	\$ 7,100
Management Fees	\$ 35,000	\$ 29,167	\$ 5,833	\$ 35,000	\$ 36,050
Information Technology	\$ 1,500	\$ 750	\$ 250	\$ 1,000	\$ 1,800
Website Maintenance	\$ 1,000	\$ -	\$ 167	\$ 167	\$ 1,200
Telephone	\$ 250	\$ -	\$ 42	\$ 42	\$ 300
Postage & Delivery	\$ 850	\$ 277	\$ 142	\$ 419	\$ 1,000
Insurance	\$ 5,700	\$ 5,381	\$ -	\$ 5,381	\$ 6,000
Printing & Binding	\$ 850	\$ 421	\$ 142	\$ 563	\$ 1,000
Legal Advertising	\$ 10,000	\$ 4,018	\$ 5,982	\$ 10,000	\$ 10,000
Other Current Charges	\$ 2,500	\$ 1,581	\$ 417	\$ 1,997	\$ 5,000
Boundary Amendment Expenses	\$ -	\$ 30,809	\$ -	\$ 30,809	\$ -
Office Supplies	\$ 500	\$ 15	\$ 83	\$ 98	\$ 625
Travel Per Diem	\$ 550	\$ -	\$ 92	\$ 92	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 139,175</b>	<b>\$ 102,793</b>	<b>\$ 32,877</b>	<b>\$ 135,671</b>	<b>\$ 149,310</b>

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

Description	Adopted Budget FY2021	Actuals Thru 7/31/21	Projected Next 2 Months	Total Thru 9/30/21	Proposed Budget FY2022
<b><u>Operations &amp; Maintenance</u></b>					
<b>Field Expenses</b>					
Property Insurance	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Field Management	\$ 12,500	\$ 6,250	\$ 2,500	\$ 8,750	\$ 15,000
Landscape Maintenance	\$ 71,950	\$ 64,958	\$ 13,442	\$ 78,400	\$ 80,650
Landscape Replacement	\$ 5,000	\$ -	\$ 833	\$ 833	\$ 5,000
Lake Maintenance	\$ 9,180	\$ 7,610	\$ 3,060	\$ 10,670	\$ 9,180
Fountain Maintenance	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 15,000	\$ 16,661	\$ 7,500	\$ 24,161	\$ 33,600
Electric	\$ 2,500	\$ 3,270	\$ 200	\$ 3,470	\$ 3,000
Water & Sewer	\$ 1,000	\$ 9,070	\$ 750	\$ 9,820	\$ 3,300
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 5,000	\$ -	\$ 833	\$ 833	\$ 5,000
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 833	\$ 833	\$ 5,000
Contingency	\$ 7,500	\$ 1,665	\$ 383	\$ 2,048	\$ 2,298
<b>Subtotal Field Expenses</b>	<b>\$ 142,630</b>	<b>\$ 109,484</b>	<b>\$ 35,335</b>	<b>\$ 144,818</b>	<b>\$ 167,028</b>
<b>Amenity Expenses</b>					
Amenity - Electric	\$ 9,600	\$ 497	\$ 2,400	\$ 2,897	\$ 14,400
Amenity - Water	\$ 2,560	\$ -	\$ 583	\$ 583	\$ 3,500
Internet	\$ 600	\$ -	\$ 500	\$ 500	\$ 3,000
Playground/Furniture Lease	\$ 7,000	\$ 6,023	\$ 2,409	\$ 8,432	\$ 14,454
Pest Control	\$ 480	\$ -	\$ 120	\$ 120	\$ 720
Janitorial Services	\$ 8,000	\$ -	\$ 1,430	\$ 1,430	\$ 8,580
Security Services	\$ 6,667	\$ -	\$ 1,250	\$ 1,250	\$ 7,500
Pool Maintenance	\$ 13,000	\$ -	\$ 1,730	\$ 1,730	\$ 10,380
Amenity Access Management	\$ -	\$ -	\$ 833	\$ 833	\$ 5,000
Amenity Repairs & Maintenance	\$ 667	\$ -	\$ 167	\$ 167	\$ 1,000
Contingency	\$ 5,000	\$ -	\$ 750	\$ 750	\$ 4,500
<b>Subtotal Amenity Expenses</b>	<b>\$ 53,573</b>	<b>\$ 6,519</b>	<b>\$ 12,172</b>	<b>\$ 18,692</b>	<b>\$ 73,034</b>
<b><u>Total Operations &amp; Maintenance</u></b>	<b>\$ 196,203</b>	<b>\$ 116,003</b>	<b>\$ 47,507</b>	<b>\$ 163,510</b>	<b>\$ 240,062</b>
<b><u>Other Expenses</u></b>					
Capital Reserves	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
<b><u>Total Other Expenses</u></b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>
<b>Total Expenditures</b>	<b>\$ 340,378</b>	<b>\$ 218,796</b>	<b>\$ 85,384</b>	<b>\$ 304,181</b>	<b>\$ 394,372</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 93,848</b>	<b>\$ (75,736)</b>	<b>\$ 18,112</b>	<b>\$ -</b>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	401.00	401	1.00	\$337,515.85	\$841.69	\$895.41
Unplatted	67.55	193	0.35	\$56,855.85	\$294.59	\$313.39
	<b>468.55</b>	<b>594</b>		<b>\$394,371.69</b>		

# **Rhodine Road North**

## **Community Development District**

### **General Fund Budget**

#### **Revenues:**

##### **Assessments**

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

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#### **Expenditures:**

##### **General & Administrative:**

###### **Supervisor Fees**

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

###### **Engineering**

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

###### **Attorney**

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

###### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

###### **Assessment Administration**

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

###### **Arbitrage**

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

###### **Dissemination**

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



# **Rhodine Road North**

## **Community Development District**

### **General Fund Budget**

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

#### Management Fees

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

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Telephone

Telephone and fax machine.

#### Postage & Delivery

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

#### Insurance

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

#### Printing & Binding

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

#### Legal Advertising

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

#### Other Current Charges

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

# Rhodine Road North

## Community Development District

### General Fund Budget

#### Office Supplies

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

#### Dues, Licenses & Subscriptions

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

#### Operations & Maintenance:

##### **Field Expenses**

#### Property Insurance

The District's property insurance coverages.

#### Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Landscape Maintenance

The District has contracted with Cardinal Landscaping Services of Tampa to provide maintenance of the landscaping within the District. These services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, and irrigation inspections.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Landscape Maintenance	\$6,471	<b>\$77,650</b>
Landscape Maintenance - Amenity	\$250	<b>\$3,000</b>
<b>Total</b>		<b>\$80,650</b>

#### Landscape Replacement

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

#### Lake Maintenance

The District has contracted with Remson Aquatics for the care and maintenance of its lakes which includes shoreline grass, brush and vegetation control.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Lake Maintenance	\$765	<b>\$9,180</b>
<b>Total</b>		<b>\$9,180</b>

#### Electric

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

# Rhodine Road North

## Community Development District

### General Fund Budget

#### Irrigation Repairs

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

#### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting and other assets.

#### Contingency

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

#### **Amenity Expenses**

##### Amenity - Electric

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

##### Amenity – Water

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

##### Internet

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

##### Playground/Furniture Lease

The District has entered into a leasing agreement with Navitas, Inc. for a playground and pool furniture installed in the community.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Playground & Furniture Lease	\$1,205	<u><b>\$14,454</b></u>
<b>Total</b>		<b>\$14,454</b>

##### Pest Control

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

##### Janitorial Services

Represents the costs to provide janitorial services for the District's amenity facilities. These services are provided by Fuqua Janitorial Services.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Janitorial Services – 3 days per week at \$55 per clean	\$715	<u><b>\$8,580</b></u>
<b>Total</b>		<b>\$8,580</b>

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

*Security Services*

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

*Pool Maintenance*

Suncoast Pool Service has been contracted to provide regular cleaning and treatments of the District's pool. These services include chemical treatments, debris removal, vacuuming, tile cleaning, skimming and equipment operational checks.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Pool Maintenance – 3 days per week	\$865	<b>10,380</b>
<b>Total</b>		<b>\$10,380</b>

*Amenity Access Management*

Represents the cost of managing and monitoring access to the District's amenity facilities.

*Amenity Repairs & Maintenance*

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

*Contingency*

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

***Other Expenses:***

*Transfer Out – Capital Reserves*

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

**Rhodine Road North**  
**Community Development District**  
**Proposed Budget**  
**Series 2019 Debt Service Fund**

Description	Adopted Budget FY2021	Actuals Thru 7/31/21	Projected Next 2 Months	Total Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Assessments - Tax Roll	\$ 618,188	\$ 505,453	\$ -	\$ 505,453	\$ 509,963
Assessments - Prepayments	\$ -	\$ 64,017	\$ -	\$ 64,017	\$ -
Assessments - Lot Closings	\$ -	\$ 4,582	\$ -	\$ 4,582	\$ -
Interest	\$ -	\$ 53	\$ -	\$ 53	\$ -
Carry Forward Surplus	\$ 258,188	\$ 1,703,210	\$ -	\$ 1,703,210	\$ 212,024
<b>Total Revenues</b>	<b>\$ 876,375</b>	<b>\$ 2,277,315</b>	<b>\$ -</b>	<b>\$ 2,277,315</b>	<b>\$ 721,987</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 219,019	\$ 219,019	\$ -	\$ 219,019	\$ 182,494
Special Call - 11/1	\$ -	\$ 1,455,000	\$ -	\$ 1,455,000	\$ -
Special Call - 2/1	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
Interest Expense - 2/1	\$ -	\$ 291	\$ -	\$ 291	\$ -
Principal Expense - 5/1	\$ 165,000	\$ 140,000	\$ -	\$ 140,000	\$ 145,000
Interest Expense - 5/1	\$ 219,019	\$ 185,825	\$ -	\$ 185,825	\$ 182,494
Special Call - 5/1	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -
Interest Expense - 8/1	\$ -		\$ 156	\$ 156	\$ -
<b>Total Expenditures</b>	<b>\$ 603,038</b>	<b>\$ 2,050,134</b>	<b>\$ 15,156</b>	<b>\$ 2,065,291</b>	<b>\$ 509,988</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 273,338</b>	<b>\$ 227,180</b>	<b>\$ (15,156)</b>	<b>\$ 212,024</b>	<b>\$ 211,999</b>

Interest Expense 11/1/22	\$ 179,956
<b>Total</b>	<b>\$ 179,956</b>

**Rhodine Road North**  
**Community Development District**  
**Series 2019 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
11/01/21	\$	8,105,000.00	\$	-	\$	182,493.75	\$ 182,493.75
05/01/22	\$	8,105,000.00	\$	145,000.00	\$	182,493.75	
11/01/22	\$	7,960,000.00	\$	-	\$	179,956.25	\$ 507,450.00
05/01/23	\$	7,960,000.00	\$	150,000.00	\$	179,956.25	
11/01/23	\$	7,810,000.00	\$	-	\$	177,331.25	\$ 507,287.50
05/01/24	\$	7,810,000.00	\$	155,000.00	\$	177,331.25	
11/01/24	\$	7,655,000.00	\$	-	\$	174,618.75	\$ 506,950.00
05/01/25	\$	7,655,000.00	\$	160,000.00	\$	174,618.75	
11/01/25	\$	7,495,000.00	\$	-	\$	171,418.75	\$ 506,037.50
05/01/26	\$	7,495,000.00	\$	170,000.00	\$	171,418.75	
11/01/26	\$	7,325,000.00	\$	-	\$	168,018.75	\$ 509,437.50
05/01/27	\$	7,325,000.00	\$	175,000.00	\$	168,018.75	
11/01/27	\$	7,150,000.00	\$	-	\$	164,518.75	\$ 507,537.50
05/01/28	\$	7,150,000.00	\$	180,000.00	\$	164,518.75	
11/01/28	\$	6,970,000.00	\$	-	\$	160,918.75	\$ 505,437.50
05/01/29	\$	6,970,000.00	\$	190,000.00	\$	160,918.75	
11/01/29	\$	6,780,000.00	\$	-	\$	157,118.75	\$ 508,037.50
05/01/30	\$	6,780,000.00	\$	195,000.00	\$	157,118.75	
11/01/30	\$	6,585,000.00	\$	-	\$	153,218.75	\$ 505,337.50
05/01/31	\$	6,585,000.00	\$	205,000.00	\$	153,218.75	
11/01/31	\$	6,380,000.00	\$	-	\$	148,606.25	\$ 506,825.00
05/01/32	\$	6,380,000.00	\$	215,000.00	\$	148,606.25	
11/01/32	\$	6,165,000.00	\$	-	\$	143,768.75	\$ 507,375.00
05/01/33	\$	6,165,000.00	\$	225,000.00	\$	143,768.75	
11/01/33	\$	5,940,000.00	\$	-	\$	138,706.25	\$ 507,475.00
05/01/34	\$	5,940,000.00	\$	235,000.00	\$	138,706.25	
11/01/34	\$	5,705,000.00	\$	-	\$	133,418.75	\$ 507,125.00
05/01/35	\$	5,705,000.00	\$	245,000.00	\$	133,418.75	
11/01/35	\$	5,460,000.00	\$	-	\$	127,906.25	\$ 506,325.00
05/01/36	\$	5,460,000.00	\$	260,000.00	\$	127,906.25	
11/01/36	\$	5,200,000.00	\$	-	\$	122,056.25	\$ 509,962.50
05/01/37	\$	5,200,000.00	\$	270,000.00	\$	122,056.25	
11/01/37	\$	4,930,000.00	\$	-	\$	115,981.25	\$ 508,037.50
05/01/38	\$	4,930,000.00	\$	280,000.00	\$	115,981.25	
11/01/38	\$	4,650,000.00	\$	-	\$	109,681.25	\$ 505,662.50
05/01/39	\$	4,650,000.00	\$	295,000.00	\$	109,681.25	
11/01/39	\$	4,355,000.00	\$	-	\$	103,043.75	\$ 507,725.00
05/01/40	\$	4,355,000.00	\$	310,000.00	\$	103,043.75	
11/01/40	\$	4,045,000.00	\$	-	\$	96,068.75	\$ 509,112.50
05/01/41	\$	4,045,000.00	\$	325,000.00	\$	96,068.75	
11/01/41	\$	3,720,000.00	\$	-	\$	88,350.00	\$ 509,418.75
05/01/42	\$	3,720,000.00	\$	340,000.00	\$	88,350.00	
11/01/42	\$	3,380,000.00	\$	-	\$	80,275.00	\$ 508,625.00
05/01/43	\$	3,380,000.00	\$	355,000.00	\$	80,275.00	
11/01/43	\$	3,025,000.00	\$	-	\$	71,843.75	\$ 507,118.75

**Rhodine Road North**  
**Community Development District**  
**Series 2019 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
05/01/44	\$	3,025,000.00	\$	375,000.00	\$	71,843.75	
11/01/44	\$	2,650,000.00	\$	-	\$	62,937.50	\$ 509,781.25
05/01/45	\$	2,650,000.00	\$	390,000.00	\$	62,937.50	
11/01/45	\$	2,260,000.00	\$	-	\$	53,675.00	\$ 506,612.50
05/01/46	\$	2,260,000.00	\$	410,000.00	\$	53,675.00	
11/01/46	\$	1,850,000.00	\$	-	\$	43,937.50	\$ 507,612.50
05/01/47	\$	1,850,000.00	\$	430,000.00	\$	43,937.50	
11/01/47	\$	1,420,000.00	\$	-	\$	33,725.00	\$ 507,662.50
05/01/48	\$	1,420,000.00	\$	450,000.00	\$	33,725.00	
11/01/48	\$	970,000.00	\$	-	\$	23,037.50	\$ 506,762.50
05/01/49	\$	970,000.00	\$	475,000.00	\$	23,037.50	
11/01/49	\$	495,000.00	\$	-	\$	11,756.25	\$ 509,793.75
05/01/50	\$	495,000.00	\$	495,000.00	\$	11,756.25	\$ 506,756.25
				\$ 8,105,000.00	\$ 6,796,775.00	\$	14,901,775.00

**Rhodine Road North CDD**  
**FY 22 Assessment Roll**[illegible]



Parcel ID	Legal 1	Legal 2	O&M	Debt	Total
203033C0I000004000040U	RIDGEWOOD	LOT 4 BLOCK 4	895.41	\$1,251.06	\$2,146.47
203033C0I000004000050U	RIDGEWOOD	LOT 5 BLOCK 4	895.41	\$1,251.06	\$2,146.47
203033C0I000004000060U	RIDGEWOOD	LOT 6 BLOCK 4	895.41	\$1,251.06	\$2,146.47
203033C0I000004000070U	RIDGEWOOD	LOT 7 BLOCK 4	895.41	\$1,251.06	\$2,146.47
203033C0I000004000080U	RIDGEWOOD	LOT 8 BLOCK 4	895.41	\$1,251.06	\$2,146.47
203033C0I000004000090U	RIDGEWOOD	LOT 9 BLOCK 4	895.41	\$1,251.06	\$2,146.47
203033C0I000004000100U	RIDGEWOOD	LOT 10 BLOCK 4	895.41	\$1,251.06	\$2,146.47
203033C0I000004000110U	RIDGEWOOD	LOT 11 BLOCK 4	895.41	\$1,251.06	\$2,146.47
203033C0I000004000120U	RIDGEWOOD	LOT 12 BLOCK 4	895.41	\$1,251.06	\$2,146.47
203033C0I000004000130U	RIDGEWOOD	LOT 13 BLOCK 4	895.41	\$1,251.06	\$2,146.47
203033C0I000004000140U	RIDGEWOOD	LOT 14 BLOCK 4	895.41	\$1,251.06	\$2,146.47
203033C0I000004000150U	RIDGEWOOD	LOT 15 BLOCK 4	895.41	\$1,251.06	\$2,146.47
203033C0I000004000160U	RIDGEWOOD	LOT 16 BLOCK 4	895.41	\$1,251.06	\$2,146.47
203033C0I000005000050U	RIDGEWOOD	LOT 5 BLOCK 5	895.41	\$1,251.06	\$2,146.47
203033C0I000005000060U	RIDGEWOOD	LOT 6 BLOCK 5	895.41	\$1,251.06	\$2,146.47
203033C0I000005000070U	RIDGEWOOD	LOT 7 BLOCK 5	895.41	\$1,251.06	\$2,146.47
203033C0I000005000080U	RIDGEWOOD	LOT 8 BLOCK 5	895.41	\$1,251.06	\$2,146.47
203033C0I000005000090U	RIDGEWOOD	LOT 9 BLOCK 5	895.41	\$1,251.06	\$2,146.47
203033C0I000005000100U	RIDGEWOOD	LOT 10 BLOCK 5	895.41	\$1,251.06	\$2,146.47
203033C0I000005000110U	RIDGEWOOD	LOT 11 BLOCK 5	895.41	\$1,251.06	\$2,146.47
203033C0I000005000120U	RIDGEWOOD	LOT 12 BLOCK 5	895.41	\$1,251.06	\$2,146.47
203033C0I000005000130U	RIDGEWOOD	LOT 13 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000140U	RIDGEWOOD	LOT 14 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000150U	RIDGEWOOD	LOT 15 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000160U	RIDGEWOOD	LOT 16 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000170U	RIDGEWOOD	LOT 17 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000180U	RIDGEWOOD	LOT 18 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000190U	RIDGEWOOD	LOT 19 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000200U	RIDGEWOOD	LOT 20 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000210U	RIDGEWOOD	LOT 21 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000220U	RIDGEWOOD	LOT 22 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000230U	RIDGEWOOD	LOT 23 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000240U	RIDGEWOOD	LOT 24 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000250U	RIDGEWOOD	LOT 25 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000260U	RIDGEWOOD	LOT 26 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000270U	RIDGEWOOD	LOT 27 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000280U	RIDGEWOOD	LOT 28 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000290U	RIDGEWOOD	LOT 29 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000300U	RIDGEWOOD	LOT 30 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000310U	RIDGEWOOD	LOT 31 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000320U	RIDGEWOOD	LOT 32 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000330U	RIDGEWOOD	LOT 33 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I000005000340U	RIDGEWOOD	LOT 34 BLOCK 5	895.41	\$1,563.83	\$2,459.24
203033C0I00006A000010U	RIDGEWOOD	LOT 1 BLOCK 6A	895.41	\$1,251.06	\$2,146.47
203033C0I00006A000020U	RIDGEWOOD	LOT 2 BLOCK 6A	895.41	\$1,251.06	\$2,146.47
203033C0I00006A000030U	RIDGEWOOD	LOT 3 BLOCK 6A	895.41	\$1,251.06	\$2,146.47

Parcel ID	Legal 1	Legal 2	O&M	Debt	Total
203033C0I00006A000150U	RIDGEWOOD	LOT 15 BLOCK 6A	895.41	\$1,251.06	\$2,146.47
203033C0I00006A000160U	RIDGEWOOD	LOT 16 BLOCK 6A	895.41	\$1,251.06	\$2,146.47
203033C0I00006A000170U	RIDGEWOOD	LOT 17 BLOCK 6A	895.41	\$1,251.06	\$2,146.47
203033C0I00006A000180U	RIDGEWOOD	LOT 18 BLOCK 6A	895.41	\$1,251.06	\$2,146.47
203033C0I00006A000190U	RIDGEWOOD	LOT 19 BLOCK 6A	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000010U	RIDGEWOOD	LOT 1 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000020U	RIDGEWOOD	LOT 2 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000030U	RIDGEWOOD	LOT 3 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000040U	RIDGEWOOD	LOT 4 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000050U	RIDGEWOOD	LOT 5 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000060U	RIDGEWOOD	LOT 6 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000070U	RIDGEWOOD	LOT 7 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000080U	RIDGEWOOD	LOT 8 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000090U	RIDGEWOOD	LOT 9 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000100U	RIDGEWOOD	LOT 10 BLOCK 6	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000110U	RIDGEWOOD	LOT 11 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000120U	RIDGEWOOD	LOT 12 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000130U	RIDGEWOOD	LOT 13 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000140U	RIDGEWOOD	LOT 14 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000150U	RIDGEWOOD	LOT 15 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000160U	RIDGEWOOD	LOT 16 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000170U	RIDGEWOOD	LOT 17 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000180U	RIDGEWOOD	LOT 18 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I00006B000190U	RIDGEWOOD	LOT 19 BLOCK 6B	895.41	\$1,251.06	\$2,146.47
203033C0I000007000010U	RIDGEWOOD	LOT 1 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000020U	RIDGEWOOD	LOT 2 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000030U	RIDGEWOOD	LOT 3 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000040U	RIDGEWOOD	LOT 4 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000050U	RIDGEWOOD	LOT 5 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000060U	RIDGEWOOD	LOT 6 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000070U	RIDGEWOOD	LOT 7 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000080U	RIDGEWOOD	LOT 8 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000090U	RIDGEWOOD	LOT 9 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000100U	RIDGEWOOD	LOT 10 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000110U	RIDGEWOOD	LOT 11 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000120U	RIDGEWOOD	LOT 12 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000130U	RIDGEWOOD	LOT 13 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000140U	RIDGEWOOD	LOT 14 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000150U	RIDGEWOOD	LOT 15 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000160U	RIDGEWOOD	LOT 16 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000170U	RIDGEWOOD	LOT 17 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000180U	RIDGEWOOD	LOT 18 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000190U	RIDGEWOOD	LOT 19 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000200U	RIDGEWOOD	LOT 20 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000210U	RIDGEWOOD	LOT 21 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000220U	RIDGEWOOD	LOT 22 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000230U	RIDGEWOOD	LOT 23 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000240U	RIDGEWOOD	LOT 24 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000250U	RIDGEWOOD	LOT 25 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000260U	RIDGEWOOD	LOT 26 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000270U	RIDGEWOOD	LOT 27 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000280U	RIDGEWOOD	LOT 28 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000290U	RIDGEWOOD	LOT 29 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000007000300U	RIDGEWOOD	LOT 30 BLOCK 7	895.41	\$1,251.06	\$2,146.47
203033C0I000008000010U	RIDGEWOOD	LOT 1 BLOCK 8	895.41	\$1,251.06	\$2,146.47
203033C0I000008000020U	RIDGEWOOD	LOT 2 BLOCK 8	895.41	\$1,251.06	\$2,146.47
203033C0I000008000030U	RIDGEWOOD	LOT 3 BLOCK 8	895.41	\$1,251.06	\$2,146.47

[illegible]

[illegible]

Parcel ID	Legal 1	Legal 2	O&M	Debt	Total
203033C0I000012000160U	RIDGEWOOD	LOT 16 BLOCK 12	895.41	\$1,563.83	\$2,459.24
203033C0I000012000170U	RIDGEWOOD	LOT 17 BLOCK 12	895.41	\$1,563.83	\$2,459.24
203033C0I000012000180U	RIDGEWOOD	LOT 18 BLOCK 12	895.41	\$1,563.83	\$2,459.24
203033C0I000012000190U	RIDGEWOOD	LOT 19 BLOCK 12	895.41	\$1,563.83	\$2,459.24
203033C0I000012000200U	RIDGEWOOD	LOT 20 BLOCK 12	895.41	\$1,563.83	\$2,459.24
203033C0I000012000210U	RIDGEWOOD	LOT 21 BLOCK 12	895.41	\$1,563.83	\$2,459.24
203033C0I000013000010U	RIDGEWOOD	LOT 1 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000020U	RIDGEWOOD	LOT 2 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000030U	RIDGEWOOD	LOT 3 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000040U	RIDGEWOOD	LOT 4 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000050U	RIDGEWOOD	LOT 5 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000060U	RIDGEWOOD	LOT 6 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000070U	RIDGEWOOD	LOT 7 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000080U	RIDGEWOOD	LOT 8 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000090U	RIDGEWOOD	LOT 9 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000100U	RIDGEWOOD	LOT 10 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000110U	RIDGEWOOD	LOT 11 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000120U	RIDGEWOOD	LOT 12 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000130U	RIDGEWOOD	LOT 13 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000140U	RIDGEWOOD	LOT 14 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000150U	RIDGEWOOD	LOT 15 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000160U	RIDGEWOOD	LOT 16 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000170U	RIDGEWOOD	LOT 17 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000180U	RIDGEWOOD	LOT 18 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000190U	RIDGEWOOD	LOT 19 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000200U	RIDGEWOOD	LOT 20 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000210U	RIDGEWOOD	LOT 21 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000220U	RIDGEWOOD	LOT 22 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000230U	RIDGEWOOD	LOT 23 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000240U	RIDGEWOOD	LOT 24 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000250U	RIDGEWOOD	LOT 25 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000260U	RIDGEWOOD	LOT 26 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000270U	RIDGEWOOD	LOT 27 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000280U	RIDGEWOOD	LOT 28 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000290U	RIDGEWOOD	LOT 29 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000300U	RIDGEWOOD	LOT 30 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000310U	RIDGEWOOD	LOT 31 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000320U	RIDGEWOOD	LOT 32 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000330U	RIDGEWOOD	LOT 33 BLOCK 13	895.41	\$1,251.06	\$2,146.47
203033C0I000013000340U	RIDGEWOOD	LOT 34 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C0I000013000350U	RIDGEWOOD	LOT 35 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C0I000013000360U	RIDGEWOOD	LOT 36 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000010U	RIDGEWOOD WEST	LOT 1 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000020U	RIDGEWOOD WEST	LOT 2 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000030U	RIDGEWOOD WEST	LOT 3 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000040U	RIDGEWOOD WEST	LOT 4 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000050U	RIDGEWOOD WEST	LOT 5 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000060U	RIDGEWOOD WEST	LOT 6 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000070U	RIDGEWOOD WEST	LOT 7 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000080U	RIDGEWOOD WEST	LOT 8 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000090U	RIDGEWOOD WEST	LOT 9 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000100U	RIDGEWOOD WEST	LOT 10 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000110U	RIDGEWOOD WEST	LOT 11 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000120U	RIDGEWOOD WEST	LOT 12 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000130U	RIDGEWOOD WEST	LOT 13 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000140U	RIDGEWOOD WEST	LOT 14 BLOCK 13	895.41	\$1,563.83	\$2,459.24
203033C1D000013000150U	RIDGEWOOD WEST	LOT 15 BLOCK 13	895.41	\$1,563.83	\$2,459.24

[illegible]

Parcel ID	Legal 1	Legal 2	O&M	Debt	Total
Total Net Assessments			\$337,515.85	\$497,447.02	\$834,962.87
<b><u>Direct Billing</u></b>					
<u>Folio Number</u>					
077436-0000			\$60,484.27	\$0.00	\$60,484.27
Total Gross Direct Billing			\$60,484.27	\$0.00	\$60,484.27
Total Net Direct Billing			\$56,855.21	\$0.00	\$56,855.21
Total Gross Assessments			\$419,543.68	\$529,198.96	\$948,742.64
Total Net Assessmnet			\$394,371.06	\$497,447.02	\$891,818.08

## SECTION V



This space reserved for use by the Clerk of the Circuit Court

**This Instrument Prepared by  
and return to:**

Roy Van Wyk, Esq.  
KE Law Group, PLLC  
4832A Kerry Forest Parkway  
P.O. Box 6386  
Tallahassee, Florida 32301

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**NOTICE OF BOUNDARY AMENDMENT OF THE  
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on July 20, 2021, the Board of County Commissioners in and for Hillsborough County, Florida, adopted Ordinance No. 21-27, effective July 21, 2021, amending the boundaries of the Rhodine Road North Community Development District (“District”). The legal description of the lands encompassed within the District, after amendment, is attached hereto as Exhibit “A.” The Rhodine Road North Community Development District was established by Hillsborough County Ordinance No. 18-35, which became effective on December 12, 2018, and further amended by Ordinance No. 19-18, which became effective on August 15, 2019. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Department of Economic Opportunity in accordance with Section 189.014, *Florida Statutes*.

**THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT  
MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND  
ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY**

**THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

**IN WITNESS WHEREOF**, this Notice has been executed on this \_\_\_\_ day of \_\_\_\_\_, 2021, and recorded in the Official Records of Hillsborough County, Florida.

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Brian Walsh, Chairman

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2021, by Brian Walsh, as Chairman of the Board of Supervisors of the Rhodine Road North Community Development District.

\_\_\_\_\_  
(Official Notary Signature)

Name: \_\_\_\_\_

Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

[notary seal]

## EXHIBIT A

**DESCRIPTION:** A parcel of land lying in Government Lots 1, 2, and 3 in the South 1/2 of Section 33, Township 30 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Parcel A:

**COMMENCE** at the Southeast corner of the aforesaid Government Lot 3, run thence along the West boundary thereof N.00°08'25"E., 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 along the East, North, and West boundary of said Tract the following four (4) courses; 1) N.00°08'25"E., a distance of 755.07 feet; thence 2) N.89°51'10"W., a distance of 135.55 feet; thence 3) S.00°08'56"W., a distance of 658.98 feet; thence 4) S.24°21'49"W., a distance of 105.23 feet to a point on the North Right-of-Way line of said Rhodine Road; thence along said Right-of-Way line N.89°48'49"W., a distance of 31.51 feet; thence leaving said Right-of-Way line N.25°01'20"E., a distance of 105.81 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 along said East boundary N.00°10'37"E., 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 along said South boundary S.89°58'48"W., a distance of 165.00 feet to a point on the West boundary of the East 1/4 of said Government Lot 3; thence along said West boundary S.00°10'16"W., a distance of 1876.19 feet to a point on the North Right-of-Way line of said Rhodine Road; thence along said Right-of-Way line N.89°48'49"W., 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 along said West boundary N.00°12'38"E., a distance of 2288.99 feet to a point on the North boundary of said Government Lot 3 and the South boundary of Estuary Phase 3, according to the plat thereof, as recorded in Plat Book 121, Page 65 of the public records of Hillsborough County, Florida; thence along the said North and South boundaries N.89°58'44"E., a distance of 560.81 feet to the Northwest corner of the said Government Lot 2; thence along the North boundaries of said Government Lots 1 and 2, the south boundary of the aforesaid Estuary Phase 3, 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, N.89°43'14"E., a distance of 1650.73 feet to a point on the West boundary of Tract A-Drainage as shown on the aforesaid Estuary Phase 1 and 4; thence along said West boundary and the West boundary of Estuary Phase 5 as recorded in Plat Book 123, Page 34 of the public records of Hillsborough County, Florida and the West boundary of Massaro Minor Subdivision as recorded in Minor Subdivision Book 1, Page 38 of the public records of Hillsborough County, Florida S.00°00'16"W., a distance of 1170.14 feet to the southwest corner of said Massaro Minor Subdivision; thence along the South boundary thereof N.89°50'35"E., a distance of 388.13 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 along said Right-of-Way line N.89°33'25"W., a distance of 1001.80 feet to the Southeast corner of that certain tract described in Official Records Book 23195, Page 1916, of the public records of Hillsborough County, Florida; thence along the East, North, and West boundary of said Tract the following three(3) courses 1) N.00°05'08"E., a distance of 290.86 feet; thence 2) N.89°38'48"W., a distance of 150.15 feet; thence 3) S.00°03'14"W., a distance of 290.62 feet to a point on the aforementioned North Right-of-Way Line of Rhodine Road; thence along said Right-of-Way line N.89°33'25"W., a distance of 644.25 feet; to the **POINT OF BEGINNING**. Containing 119.370 acres, more or less.

Together with:

Parcel B

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.

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## SECTION VI

**RESOLUTION 2021-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2021-2022; AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2021-2022 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2021-2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of August 2021

ATTEST:

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2021-2022 Annual Meeting Schedule

## **Exhibit A**

### **BOARD OF SUPERVISORS MEETING DATES RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021-2022**

The Board of Supervisors of the Rhodine Road North Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, FL 33563 at 1:30 p.m. on the 2<sup>nd</sup> Thursday of each month, unless otherwise indicated as follows:

**October 14, 2021  
November 11, 2021  
December 9, 2021  
January 13, 2022  
February 10, 2022  
March 10, 2022  
April 14, 2022  
May 12, 2022  
June 9, 2022  
July 14, 2022  
August 11, 2022  
September 15, 2022**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

## SECTION VII

## SECTION C



*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

# Rhodine Road North Community Development District

## Summary of Checks

July 21, 2021 to August 16, 2021

Bank	Date	Check No.'s	Amount
General Fund	7/23/21	212-214	\$ 2,419.51
	8/11/21	215-220	\$ 11,163.87
	8/13/21	221	\$ 235.00
			<hr/>
			\$ 13,818.38
			<hr/>
			<b>\$ 13,818.38</b>

\*\*\* CHECK DATES 07/21/2021 - 08/16/2021 \*\*\*  
 RHODINE ROAD NORTH - GENERAL  
 BANK A RHODINE ROAD NORTH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/23/21	00014	6/30/21 020718	202106 310-51300-31100	ENG REPORT JUNE 21	*	470.00	
				ABSOLUTE ENGINEERING, INC.			470.00 000212
7/23/21	00022	6/30/21 113893	202106 320-53800-47300	LAKE MAINTENANCE JUNE 21	*	745.00	
				REMSON AQUATICS			745.00 000213
7/23/21	00027	7/23/21 07232021	202107 300-15500-10000	PLAYGRND/FUR LEASE AUG 21	*	1,204.51	
				WHFS, LLC			1,204.51 000214
8/11/21	00014	6/30/21 020728	202108 300-20700-10100	FY21 SER19 FR#9	*	1,694.44	
				ABSOLUTE ENGINEERING, INC.			1,694.44 000215
8/11/21	00014	7/31/21 020761	202107 310-51300-31100	ENG REPORT JULY21	*	235.00	
				ABSOLUTE ENGINEERING, INC.			235.00 000216
8/11/21	00017	7/22/21 13448	202107 320-53800-46200	LANDSCAPE MAINTEN JULY21	*	6,470.83	
				CARDINAL LANDSCAPING SVCS OF TAMPA			6,470.83 000217
8/11/21	00001	7/26/21 124034	202106 310-51300-31500	GENERAL COUNSEL JUN21	*	721.10	
				HOPPING GREEN & SAMS			721.10 000218
8/11/21	00033	8/05/21 125	202107 310-51300-31500	GENERAL COUNSEL JULY21	*	1,666.50	
				KE LAW GROUP, PLLC			1,666.50 000219
8/11/21	00008	7/21/21 171638	202107 310-51300-48000	NOT OF MEETING JULY21	*	376.00	
				TIMES PUBLISHING COMPANY			376.00 000220
8/13/21	00032	8/12/21 08122021	202108 300-20700-10200	REIMBURSEMENT FOR FR#6	*	235.00	
				RIDGEWOOD, LLC			235.00 000221
TOTAL FOR BANK A						13,818.38	
TOTAL FOR REGISTER						13,818.38	

RRNC RHODINE ROAD N KCOSTA

## SECTION 2

***Rhodine Road North***  
***Community Development District***

***Unaudited Financial Reporting***  
***July 31, 2021***



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**Rhodine Road North**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2021**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash</u>				
Operating Account	\$ 103,803	\$ -	\$ -	\$ 103,803
<u>Series 2019</u>				
Reserve	\$ -	\$ 512,516	\$ -	\$ 512,516
Revenue	\$ -	\$ 208,349	\$ -	\$ 208,349
Prepayment	\$ -	\$ 14,990	\$ -	\$ 14,990
Construction	\$ -	\$ -	\$ 0	\$ 0
Due From General Fund	\$ -	\$ 1,288	\$ -	\$ 1,288
Due From Developer	\$ 11,161	\$ -	\$ 2,694	\$ 13,855
Prepaid Expense	\$ 1,205	\$ -	\$ -	\$ 1,205
<b>Total Assets</b>	<b>\$ 116,168</b>	<b>\$ 737,143</b>	<b>\$ 2,695</b>	<b>\$ 856,005</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 21,043	\$ -	\$ -	\$ 21,043
Due to Debt Service	\$ 1,288	\$ -	\$ -	\$ 1,288
Due to Developer	\$ 235	\$ -	\$ -	\$ 235
Contracts Payable	\$ -	\$ -	\$ 1,694	\$ 1,694
<b>Total Liabilities</b>	<b>\$ 22,566</b>	<b>\$ -</b>	<b>\$ 1,694</b>	<b>\$ 24,260</b>
<b>Fund Balances:</b>				
Unassigned	\$ 93,602	\$ -	\$ -	\$ 93,602
Restricted for Debt Service	\$ -	\$ 737,143	\$ -	\$ 737,143
Restricted for Capital Projects	\$ -	\$ -	\$ 1,000	\$ 1,000
<b>Total Fund Balances</b>	<b>\$ 93,602</b>	<b>\$ 737,143</b>	<b>\$ 1,000</b>	<b>\$ 831,745</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 116,168</b>	<b>\$ 737,143</b>	<b>\$ 2,695</b>	<b>\$ 856,005</b>

# Rhodine Road North

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/21	Thru 07/31/21	Variance
<b>Revenues</b>				
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	\$ -	\$ -	\$ 21,161	\$ 21,161
<b>Total Revenues</b>	<b>\$ 340,378</b>	<b>\$ 282,705</b>	<b>\$ 312,645</b>	<b>\$ 29,940</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 3,600	\$ 6,400
Engineering	\$ 20,000	\$ 16,667	\$ 940	\$ 15,727
Attorney	\$ 25,000	\$ 20,833	\$ 10,556	\$ 10,278
Annual Audit	\$ 4,400	\$ 1,500	\$ 1,500	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 5,367	\$ 5,367	\$ -
Trustee Fees	\$ 7,000	\$ 2,788	\$ 2,788	\$ -
Management Fees	\$ 35,000	\$ 29,167	\$ 29,167	\$ (0)
Information Technology	\$ 2,500	\$ 2,083	\$ 750	\$ 1,333
Telephone	\$ 250	\$ 208	\$ -	\$ 208
Postage & Delivery	\$ 850	\$ 708	\$ 277	\$ 431
Insurance	\$ 5,700	\$ 5,700	\$ 5,381	\$ 319
Printing & Binding	\$ 850	\$ 708	\$ 421	\$ 287
Legal Advertising	\$ 10,000	\$ 8,333	\$ 4,018	\$ 4,315
Other Current Charges	\$ 2,500	\$ 2,083	\$ 1,581	\$ 503
Boundary Amendment Expenses	\$ -	\$ -	\$ 30,809	\$ (30,809)
Office Supplies	\$ 500	\$ 417	\$ 15	\$ 402
Travel Per Diem	\$ 550	\$ 458	\$ -	\$ 458
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 139,175</b>	<b>\$ 112,646</b>	<b>\$ 102,793</b>	<b>\$ 9,853</b>
<b><u>Operations and Maintenance Expenses</u></b>				
<b><u>Field Expenses</u></b>				
Property Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Field Management	\$ 12,500	\$ 10,417	\$ 6,250	\$ 4,167
Landscape Maintenance	\$ 71,950	\$ 59,958	\$ 64,958	\$ (5,000)
Landscape Replacement	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Lake Maintenance	\$ 9,180	\$ 7,650	\$ 7,610	\$ 40
Fountain Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Streetlights	\$ 15,000	\$ 12,500	\$ 16,661	\$ (4,161)
Electric	\$ 2,500	\$ 2,083	\$ 3,270	\$ (1,186)
Water & Sewer	\$ 1,000	\$ 833	\$ 9,070	\$ (8,237)
Sidewalk & Asphalt Maintenance	\$ 500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
General Repairs & Maintenance	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Contingency	\$ 7,500	\$ 6,250	\$ 1,665	\$ 4,585
<b>Subtotal Field Expenses</b>	<b>\$ 142,630</b>	<b>\$ 119,692</b>	<b>\$ 109,484</b>	<b>\$ 10,208</b>

# Rhodine Road North

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/21	Thru 07/31/21	Variance
<b><u>Amenity Expenses</u></b>				
Amenity - Electric	\$ 9,600	\$ 7,200	\$ 497	\$ 6,703
Amenity - Water	\$ 2,560	\$ 1,920	\$ -	\$ 1,920
Playground Lease	\$ 7,000	\$ 5,250	\$ 6,023	\$ (773)
Internet	\$ 600	\$ 450	\$ -	\$ 450
Pest Control	\$ 480	\$ 360	\$ -	\$ 360
Janitorial Services	\$ 8,000	\$ 6,000	\$ -	\$ 6,000
Security Services	\$ 6,667	\$ 5,000	\$ -	\$ 5,000
Pool Maintenance	\$ 13,000	\$ 9,750	\$ -	\$ 9,750
Amenity Repairs & Maintenance	\$ 667	\$ 500	\$ -	\$ 500
Contingency	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
<b><u>Subtotal Amenity Expenses</u></b>	<b>\$ 53,573</b>	<b>\$ 40,180</b>	<b>\$ 6,519</b>	<b>\$ 33,661</b>
<b><u>Total Operations and Maintenance Expenses</u></b>	<b>\$ 196,203</b>	<b>\$ 159,872</b>	<b>\$ 116,003</b>	<b>\$ 43,869</b>
<b><u>Total Expenditures</u></b>	<b>\$ 335,378</b>	<b>\$ 272,518</b>	<b>\$ 218,796</b>	<b>\$ 53,722</b>
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer Out - Capital Reserve	\$ (5,000)	\$ -	\$ -	\$ -
<b><u>Total Other Financing Sources (Uses)</u></b>	<b>\$ (5,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Excess Revenues (Expenditures)</u></b>	<b>\$ -</b>		<b>\$ 93,848</b>	
<b><u>Fund Balance - Beginning</u></b>	<b>\$ -</b>		<b>\$ (246)</b>	
<b><u>Fund Balance - Ending</u></b>	<b>\$ -</b>		<b>\$ 93,602</b>	

**Rhodine Road North**  
**Community Development District**  
**Debt Service Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/21	Thru 07/31/21	Variance
<b>Revenues</b>				
Assessments - On Roll	\$ 618,188	\$ 618,188	\$ 505,453	\$ (112,735)
Assessments - Prepayments	\$ -	\$ -	\$ 64,017	\$ 64,017
Assessments - Lot Closings	\$ -	\$ -	\$ 4,582	\$ 4,582
Interest Income	\$ -	\$ -	\$ 53	\$ 53
<b>Total Revenues</b>	<b>\$ 618,188</b>	<b>\$ 618,188</b>	<b>\$ 574,105</b>	<b>\$ (44,083)</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
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)
<b>Total Expenditures</b>	<b>\$ 603,038</b>	<b>\$ 603,038</b>	<b>\$ 2,050,134</b>	<b>\$ (1,447,097)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 15,150</b>		<b>\$ (1,476,030)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 258,188</b>		<b>\$ 2,213,172</b>	
<b>Fund Balance - Ending</b>	<b>\$ 273,338</b>		<b>\$ 737,143</b>	

# Rhodine Road North

## Community Development District

### Capital Projects Funds

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/21	Thru 07/31/21	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 370,695	\$ 370,695
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 370,695</b>	<b>\$ 370,695</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Capital Outlay	\$ -	\$ -	\$ 307,844	\$ (307,844)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 307,844</b>	<b>\$ (307,844)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 62,850</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (61,850)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,000</b>	

**Rhodine Road North**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
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	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 21,161
<b>Total Revenues</b>	<b>\$ 4,230</b>	<b>\$ 115,551</b>	<b>\$ 13,197</b>	<b>\$ 41,031</b>	<b>\$ 16,666</b>	<b>\$ 23,120</b>	<b>\$ 88,117</b>	<b>\$ 10,732</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 312,645</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 600	\$ 1,000	\$ 600	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Engineering	\$ -	\$ -	\$ -	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ 470	\$ 235	\$ -	\$ -	\$ 940
Attorney	\$ 596	\$ 131	\$ 443	\$ 1,934	\$ 2,111	\$ 1,568	\$ 553	\$ 833	\$ 721	\$ 1,667	\$ -	\$ -	\$ 10,556
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ 450
Dissemination	\$ 917	\$ 417	\$ 417	\$ 917	\$ 417	\$ 417	\$ 517	\$ 417	\$ 517	\$ 417	\$ -	\$ -	\$ 5,367
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	\$ 2,917	\$ -	\$ -	\$ 29,167
Information Technology	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ 750
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 40	\$ 30	\$ 6	\$ 67	\$ 1	\$ 14	\$ 21	\$ 64	\$ 33	\$ 2	\$ -	\$ -	\$ 277
Insurance	\$ 5,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,381
Printing & Binding	\$ 4	\$ -	\$ 2	\$ -	\$ 401	\$ 6	\$ 2	\$ 2	\$ 3	\$ 0	\$ -	\$ -	\$ 421
Legal Advertising	\$ 512	\$ -	\$ -	\$ 393	\$ 393	\$ 1,431	\$ 436	\$ 478	\$ -	\$ 376	\$ -	\$ -	\$ 4,018
Other Current Charges	\$ -	\$ 265	\$ 120	\$ 121	\$ 120	\$ 288	\$ 289	\$ 33	\$ 39	\$ 305	\$ -	\$ -	\$ 1,581
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ 1,161	\$ 116	\$ 10,413	\$ 3,123	\$ 10,000	\$ 5,996	\$ -	\$ -	\$ -	\$ 30,809
Office Supplies	\$ 0	\$ -	\$ 0	\$ 0	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 0	\$ -	\$ -	\$ 15
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 18,405</b>	<b>\$ 3,834</b>	<b>\$ 3,979</b>	<b>\$ 8,418</b>	<b>\$ 7,553</b>	<b>\$ 17,732</b>	<b>\$ 8,535</b>	<b>\$ 17,122</b>	<b>\$ 10,773</b>	<b>\$ 6,443</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 102,793</b>

**Rhodine Road North**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><u>Operations and Maintenance Expenses</u></b>													
<b><u>Field Expenses</u></b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	6,250
Landscape Maintenance	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,471	\$ 6,721	\$ 6,471	\$ 6,471	\$ -	\$ -	64,958
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 765	\$ 765	\$ 765	\$ 765	\$ 765	\$ 765	\$ 745	\$ 765	\$ 745	\$ 765	\$ -	\$ -	7,610
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 2,467	\$ 4,498	\$ 2,441	\$ 2,418	\$ 2,418	\$ 2,418	\$ -	\$ -	16,661
Electric	\$ 2,136	\$ -	\$ (32)	\$ -	\$ 404	\$ 130	\$ 350	\$ 84	\$ 96	\$ 102	\$ -	\$ -	3,270
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,293	\$ -	\$ 678	\$ 99	\$ -	\$ -	9,070
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ 1,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,665
<b><u>Subtotal Field Expenses</u></b>	<b>\$ 9,997</b>	<b>\$ 9,525</b>	<b>\$ 7,829</b>	<b>\$ 7,861</b>	<b>\$ 10,732</b>	<b>\$ 12,489</b>	<b>\$ 18,924</b>	<b>\$ 10,613</b>	<b>\$ 11,033</b>	<b>\$ 10,480</b>	<b>\$ -</b>	<b>\$ -</b>	<b>109,484</b>
<b><u>Amenity Expenses</u></b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 497	\$ -	\$ -	497
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,205	\$ 1,205	\$ 1,205	\$ 1,205	\$ 1,205	\$ -	\$ -	6,023
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b><u>Subtotal Amenity Expenses</u></b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,205</b>	<b>\$ 1,205</b>	<b>\$ 1,205</b>	<b>\$ 1,205</b>	<b>\$ 1,701</b>	<b>\$ -</b>	<b>\$ -</b>	<b>6,519</b>
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 9,997</b>	<b>\$ 9,525</b>	<b>\$ 7,829</b>	<b>\$ 7,861</b>	<b>\$ 10,732</b>	<b>\$ 13,694</b>	<b>\$ 20,129</b>	<b>\$ 11,818</b>	<b>\$ 12,238</b>	<b>\$ 12,181</b>	<b>\$ -</b>	<b>\$ -</b>	<b>116,003</b>
<b>Total Expenditures</b>	<b>\$ 28,401</b>	<b>\$ 13,360</b>	<b>\$ 11,808</b>	<b>\$ 16,279</b>	<b>\$ 18,285</b>	<b>\$ 31,426</b>	<b>\$ 28,664</b>	<b>\$ 28,939</b>	<b>\$ 23,011</b>	<b>\$ 18,624</b>	<b>\$ -</b>	<b>\$ -</b>	<b>218,796</b>
<b><u>Other Financing Sources/(Uses)</u></b>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (24,171)</b>	<b>\$ 102,191</b>	<b>\$ 1,388</b>	<b>\$ 24,753</b>	<b>\$ (1,619)</b>	<b>\$ (8,305)</b>	<b>\$ 59,454</b>	<b>\$ (18,208)</b>	<b>\$ (23,011)</b>	<b>\$ (18,624)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>93,848</b>

# 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 - 6/28/19		\$10,000,000
LESS: SPECIAL CALL - 11/1/20		(\$1,455,000)
LESS: SPECIAL CALL - 2/1/21		(\$25,000)
LESS: SPECIAL CALL - 5/1/21		(\$25,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$8,495,000</b>



**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
<b>TOTAL</b>		<b>\$ 829,948.96</b>	<b>\$ (16,177.42)</b>	<b>\$ (21,138.18)</b>	<b>\$ 73.20</b>	<b>\$ 792,706.56</b>	<b>\$ 287,254.05</b>	<b>\$ 505,452.51</b>	<b>\$ 792,706.56</b>

<b>102%</b>	<b>Net Percent Collected</b>
<b>\$ -</b>	<b>Balance Remaining to Collect</b>

## SECTION 3

**Rhodine Road North  
Community Development District**

**Series 2019 Funding Request #1  
March 12, 2021**

Bill To: JMBI Real Estate

**Requisition # Payee**

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<b>1</b>	<b>Absolute Engineering</b>		
	Invoice: 020516 - Construction Admin & Reimbursable Expenses	\$	554.48

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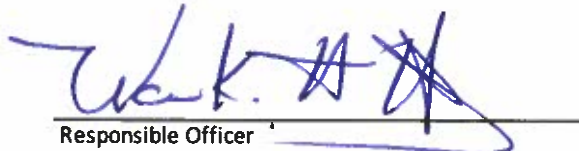
<b>Total:</b>	<b>\$</b>	<b>554.48</b>
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Please make check payable to:

**Rhodine Road North Community Development District**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2019 project which have not previously been paid.

  
Responsible Officer

**Rhodine Road North  
Community Development District**

Series 2019 Funding Request #2  
March 22, 2021

Bill To: JMBI Real Estate

Requisition # Payee

2	QGS Development		
	Invoice: 5765-1 - 2 Potable Water Services	\$	3,087.00

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Total:	\$	3,087.00
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Rhodine Road North Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

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Responsible Officer

**Rhodine Road North  
Community Development District**

Series 2019 Funding Request #3  
March 29, 2021

Bill To: Ridgewood LLC

Requisition # Payee

3	<b>Absolute Engineering, Inc.</b>		
	Invoice #020592 - Due Diligence Services for February 2021	\$	2,659.55
	Invoice #020563 - Site Permitting for February 2021	\$	1,118.22
	Invoice #020554 - Construction Inspector for February 2021	\$	391.60
	Invoice #020555 - Engineering Services for February 2021	\$	117.50
4	<b>Stewart &amp; Associates Property Services Inc</b>		
	Invoice # 11167 - Pay Application # 4 West Entry Landscape Installations	\$	17,060.00

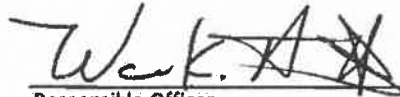
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**Total: \$ 21,346.87**

Please make check payable to:

Rhodine Road North Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2019 project which have not previously been paid.

  
Responsible Officer

rd  
4/7/21

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2019  
(Acquisition and Construction)**

The undersigned, a Responsible Officer of the Rhodine Road North Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of June 1, 2019 as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2019 (collectively, the "Series 2019 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2019 Indenture):

- (A) Requisition Number: 4
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Absolute Engineering, Inc.
- (D) Amount Payable: \$470.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
Invoice # 020033 – Engineering Services

*Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Cost of the Series 2019 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**RHODINE ROAD NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Responsible Officer

Date: \_\_\_\_\_

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Project that is the subject of such requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

\_\_\_\_\_  
Consulting Engineer

Date: \_\_\_\_\_

**Rhodine Road North  
Community Development District**

Series 2019 Funding Request # 5  
April 9, 2021

Bill To: Ridgewood LLC

Requisition # Payee

5	Tampa Electric Invoice # 20210801 - Installation of padmount transformer	\$	2,444.07
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Total:	\$	2,444.07
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Please make check payable to:

Rhodine Road North Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2019 project which have not previously been paid.

  
Responsible Officer

Pd  
4/23/21



**Rhodine Road North  
Community Development District**

**ENTERED**

By mantes at 4:46:23 PM, 4/14/2021

Series 2019 Funding Request # 6  
April 14, 2021

Bill To: Ridgewood LLC

Requisition # Payee

7	Absolute Engineering Inc Invoice #020517 - Engineering Services for January 2021	\$	235.00
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Total:	\$	235.00
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Rhodine Road North Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2019 project which have not previously been paid.

  
Responsible Officer

**Rhodine Road North  
Community Development District**

**ENTERED**

By mantes at 4:27:42 PM, 5/6/2021

Series 2019 Funding Request # 7  
May 6, 2021

Bill To: Ridgewood LLC

Requisition # Payee

8	Stewart & Associates Property Services Inc Invoice # 11172 - Install meter & Backflow assemblies	\$	5,460.00
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**Total:** \$ 5,460.00

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Rhodine Road North Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2019 project which have not previously been paid.

  
Responsible Officer

**Rhodine Road North  
Community Development District**

Series 2019 Funding Request # 8  
June 15, 2021

Bill To: Ridgewood LLC

Requisition # Payee

8	Stewart & Associates Property Services Inc Invoice # 11180 - Landscape repair due to Teco damage from installation	\$	967.50
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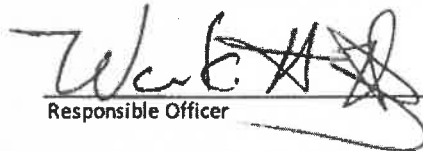
<b>Total:</b>	<b>\$</b>	<b>967.50</b>
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Please make check payable to:

Rhodine Road North Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2019 project which have not previously been paid.

  
Responsible Officer