

*Rhodine Road North
Community Development District*

Agenda

September 9, 2021

AGENDA

Rhodine Road North

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

September 2, 2021

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

Dear Board Members:

A meeting of the Board of Supervisors of **Rhodine Road North Community Development District** will be held **Thursday September 9, 2021 at 10:00 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/87368732027>

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

Meeting ID: 873 6873 2027

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the August 25, 2021 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcel (Cole Parcel)
 - i. Presentation of Second Amendment to the Engineer's Report
 - ii. Presentation of Seconded Amended and Restated Master Assessment Methodology
 - iii. Consideration of Resolution 2021-17 Levying Special Assessments on Boundary Amendment Parcel

¹ Comments will be limited to three (3) minutes

- iv. Consideration of Amended and Restated Notice of Special Assessments
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments on Boundary Amendment Parcel (Cole Parcel)
 - i. Consideration of Resolution 2021-18 Imposing Special Assessments and Certifying an Assessment Roll
 - C. Public Hearing on the District's Use of the Uniform Method of Levying, Collection & Enforcement of Non-Ad Valorem Assessments on Boundary Amendment Parcel (Cole Parcel)
 - i. Consideration of Resolution 2021-19 Expressing the District's Intent to Utilize the Uniform Method of Collection on Boundary Amendment Parcel
- 5. Staff Reports
 - A. Attorney
 - i. Memorandum Regarding Wastewater Services and Stormwater Management Needs Analysis
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
- 6. Other Business
- 7. Supervisors Requests and Audience Comments
- 8. 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, **August 25, 2021** at 11:30 a.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Milton Andrade
Phillip Allende
Garret Parkinson

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk *via Zoom*
Clayton Smith

District Manager/GMS
District Counsel, KE Law Group
GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. Three Supervisors were present constituting a quorum.

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 July 28, 2021
Board of Supervisors Meeting**

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

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

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget

Ms. Burns stated that the public hearing was advertised in the paper as well as in a mailed notice that was sent to all property owners. She then asked for a motion to open the public hearing.

On MOTION by Mr. Allende, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2021-14 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds

Ms. Burns stated that this resolution adopted the budget and was included in the Board member's packets. She stated that there had not been any changes to it since the Board last saw it as the preliminary budget with an exception to the actuals. She stated that this year there was an increase of \$146 per lot. She offered to answer any questions the Board had.

On MOTION by Mr. Parkinson, seconded by Mr. Allende, with all in favor, Resolution 2021-14 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds, was approved.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, Closing the Public Hearing, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns stated that the public hearing was advertised in the paper as well as in a mailed notice that was sent to all property owners. She then asked for a motion to open the public hearing.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2021-15 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that this was included in the Board member's packets. She stated that the only change was the one she previously noted with the budget. The change was on the direct bill for the 7 lots that needed the debt added onto them. The motion would be to approve this as amended with the debt assessments for the 7 lots mentioned.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, Resolution 2021-15 Imposing Special Assessments and Certifying an Assessment Roll, was approved, as amended.

On MOTION by Mr. Allende, seconded by Mr. Andrade, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Notice of Boundary
Amendment for Boundary Amendment #2**

Ms. Burns stated that this would authorize counsel to record which would record the notice of the expansion area that was added to the District. Mr. Van Wyk estimated the bond hearing date to be in the middle of October.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, the Notice of Boundary Amendment for Boundary Amendment #2, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-16
Designation of Regular Monthly Meeting
Date, Time, and Location for Fiscal Year 2022**

Ms. Burns proposed the monthly meeting date to be the second Thursday of each month at 1:30 p.m. at their current location.

On MOTION by Mr. Allende, seconded by Mr. Parkinson, with all in favor, Resolution 2021-16 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated that they were working on getting the second validation done.

B. Engineer

There being none present, the next item followed.

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

Mr. Smith reviewed his report for the Board. He estimated that the amenity is almost complete. Mr. Smith had a proposal for trash cans in all of the amenities. The quote was for four trashcans in locations where there are none currently in the pool deck.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, the Trash Can Quote, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register. There being no questions,

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

ii. Balance Sheet and Income Statement

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

iii. Ratification of Series 2019 Funding Requests #1 to #8

Ms. Burns stated these had already been approved and just needed to be ratified by the Board.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, the Series 2019 Funding Requests #1 to #8, were ratified.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

August 25, 2021

Rhodine Road North CDD

On MOTION by Mr. Parkinson, seconded by Mr. Andrade, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

SECTION 1

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

Prepared for:

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

Prepared by:

ABSOLUTE ENGINEERING, INC.

JULY 2021

RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

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EXHIBIT 7- Future Land Use Map

EXHIBIT 8- Zoning Map

ENGINEER'S REPORT RHODINE ROAD NORTH

I. PURPOSE

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

II. INTRODUCTION

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

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

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

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

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

III. SCOPE

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

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

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

IV. THE DEVELOPMENT

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

V. THE PROJECT

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

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

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

VI. PROPOSED IMPROVEMENTS

The Capital Improvements include the following:

Stormwater Management Facilities

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

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

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

Roadways

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

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

Water and Wastewater Facilities

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

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

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

Off-Site Improvements

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

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

Miscellaneous:

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

VII. PERMITTING

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

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

Rhodine Road Subdivision (102.12 Ac.)

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

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

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

Cole Parcel (61.27 Ac.)

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

VIII. RECOMMENDATION

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

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

IX. REPORT MODIFICATION

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

X. CONCLUSION

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

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

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

TABLE 1:
SUMMARY OF OPINION OF
PROBABLE COSTS

Summary of Opinion of Probable Cost

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

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

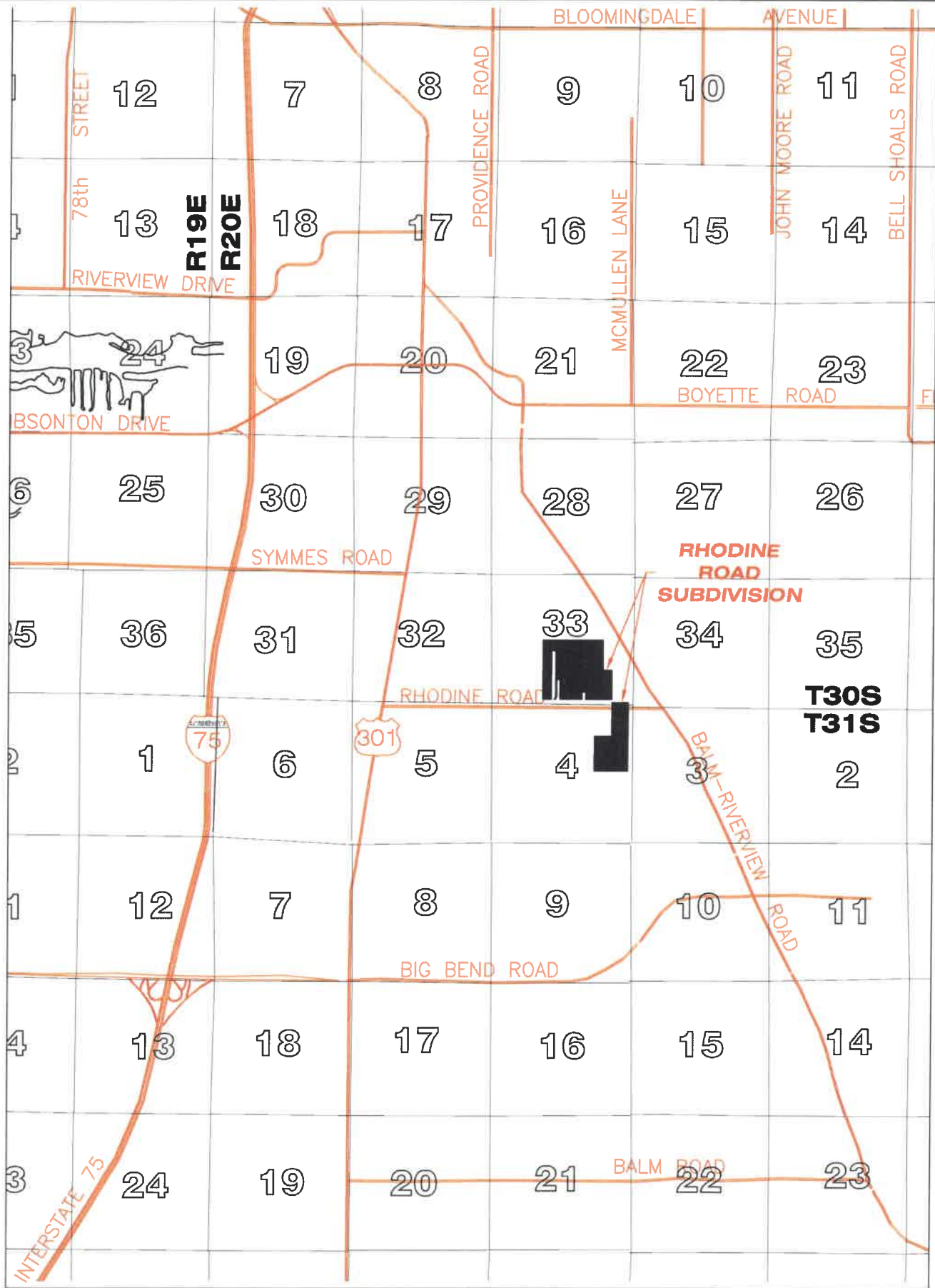
TABLE 2:
SUMMARY OF PROPOSED DISTRICT
FACILITIES

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

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

**EXHIBIT 1:
LOCATION MAP**

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



(813) 221-1516 TEL
(813) 344-0100 FAX
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28358

LOCATION MAP RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

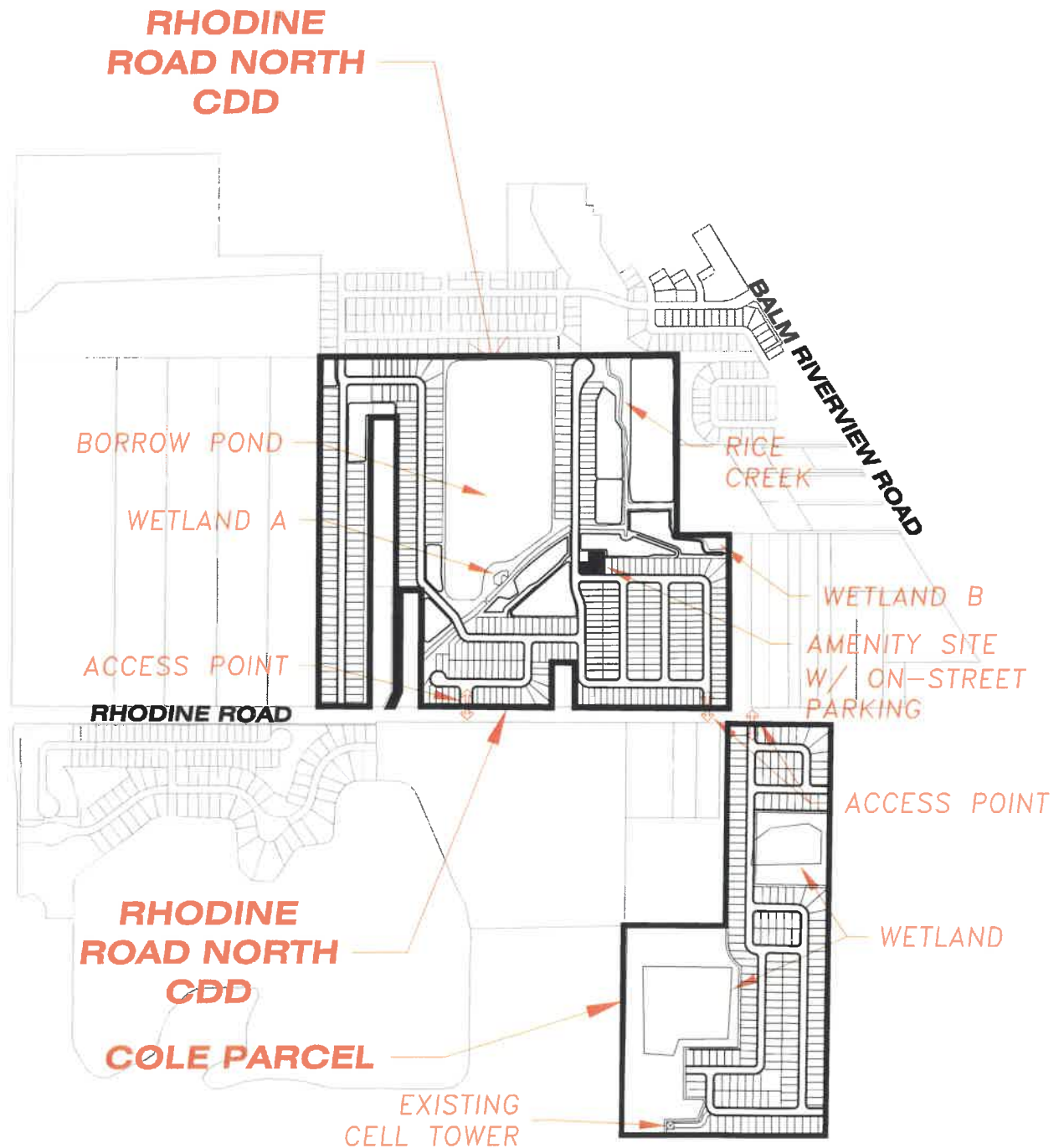
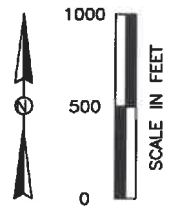
JOB NUMBER
0001.0002

DRAWN BY
ROA

DATE
08-22-2019

SHEET
1

EXHIBIT 2:
OVERALL SITE PLAN



**ABSOLUTE
ENGINEERING, INC.**

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

C.A. NO. 28358

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

SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
0001.0002

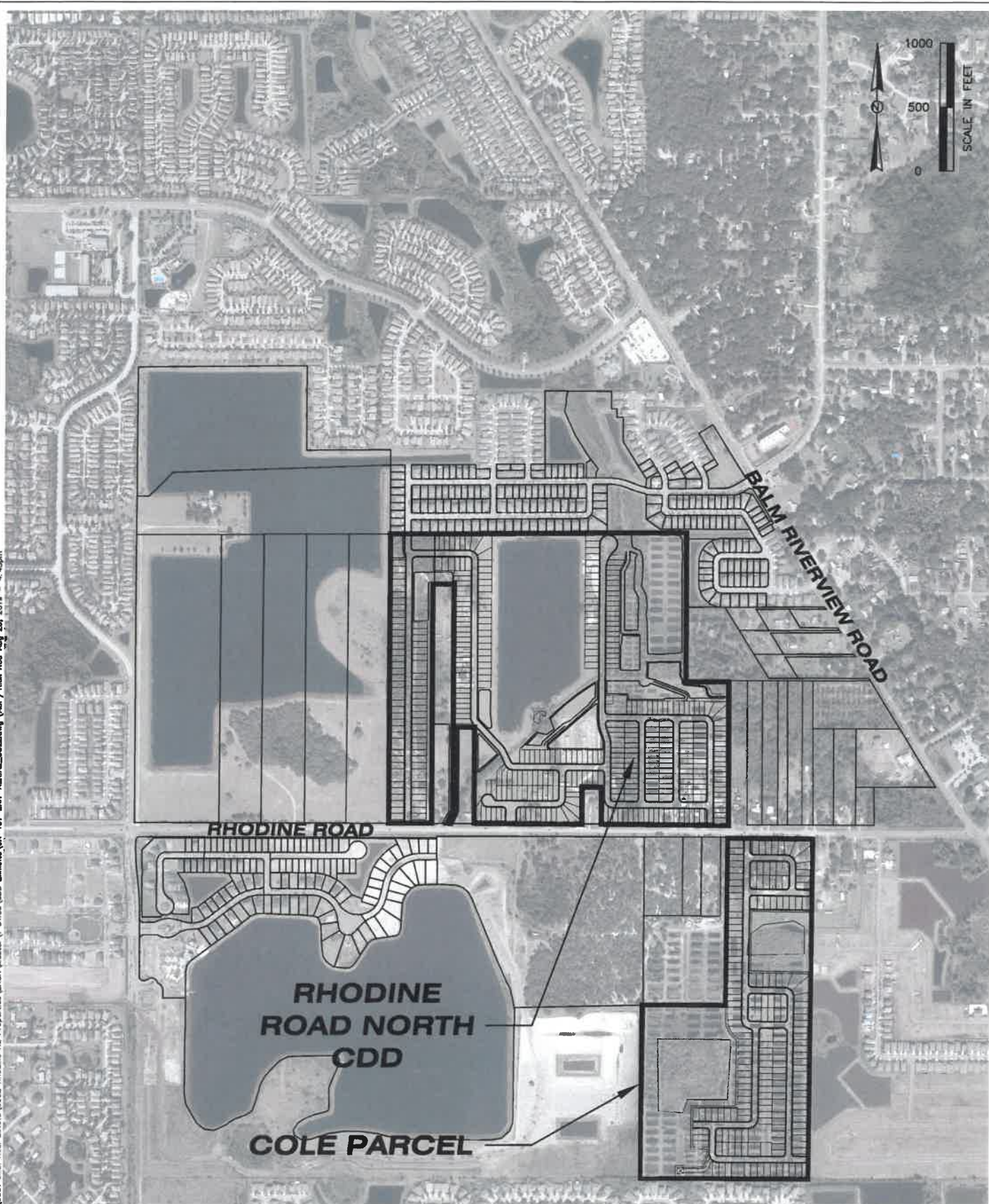
DRAWN BY
ROA

DATE
08-26-2019

SHEET
1

EXHIBIT 3:
AERIAL SITE PLAN

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



**ABSOLUTE
ENGINEERING, INC.**

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

C.A. NO. 28358

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

AERIAL SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
0001.0002

DRAWN BY
ROA

DATE
08-26-2019

SHEET
1

EXHIBIT 4:
LEGAL DESCRIPTION

Description Sketch

(Not A Survey)


COLE PARCEL

Per Official Records Book 9674, Page 1024

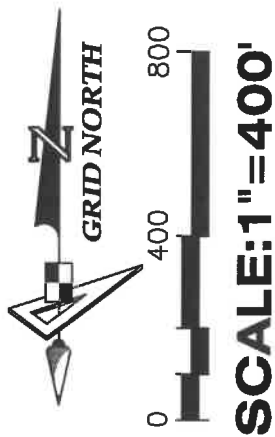
BEING the East 1/2 of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 , all being in Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, Less Right-of-Way for Rhodine Road.

Containing 61.27 acres, more or less.

SEE SHEET NO. 2 FOR SKETCH

PROJECT: Rhodine Road			Prepared For: Absolute Engineering, Inc.		
PHASE: Cole Parcel			(Not A Survey)		
DRAWN: ECH DATE: 8/20/19 CHECKED BY: AJM					
REVISIONS					
DATE	DESCRIPTION	DRAWN BY	David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423		
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768		
			 GeoPoint Surveying, Inc.		
FILE PATH: P:\RHODINE ROAD (ABSOLUTE)\DESCRIPTION\RHODINE-ROAD-COLE PARCEL.DWG LAST SAVED BY: EHYATT					
1 of 2					

Description Sketch (Not A Survey)



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

Rhodine Road

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

50.00'

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

South Right-of-Way
line of Rhodine Road

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

50.00'

BALLENTRAE SUBDIVISION
PHASE 1
Plat Book 124, Page 151

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

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

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

Southeast 1/4 of
the Northeast 1/4

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

BALLENTRAE SUBDIVISION
PHASE 2
Plat Book 125, Page 294

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

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

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

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

SEE SHEET NO. 1 FOR LEGAL

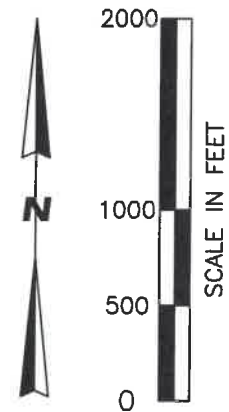
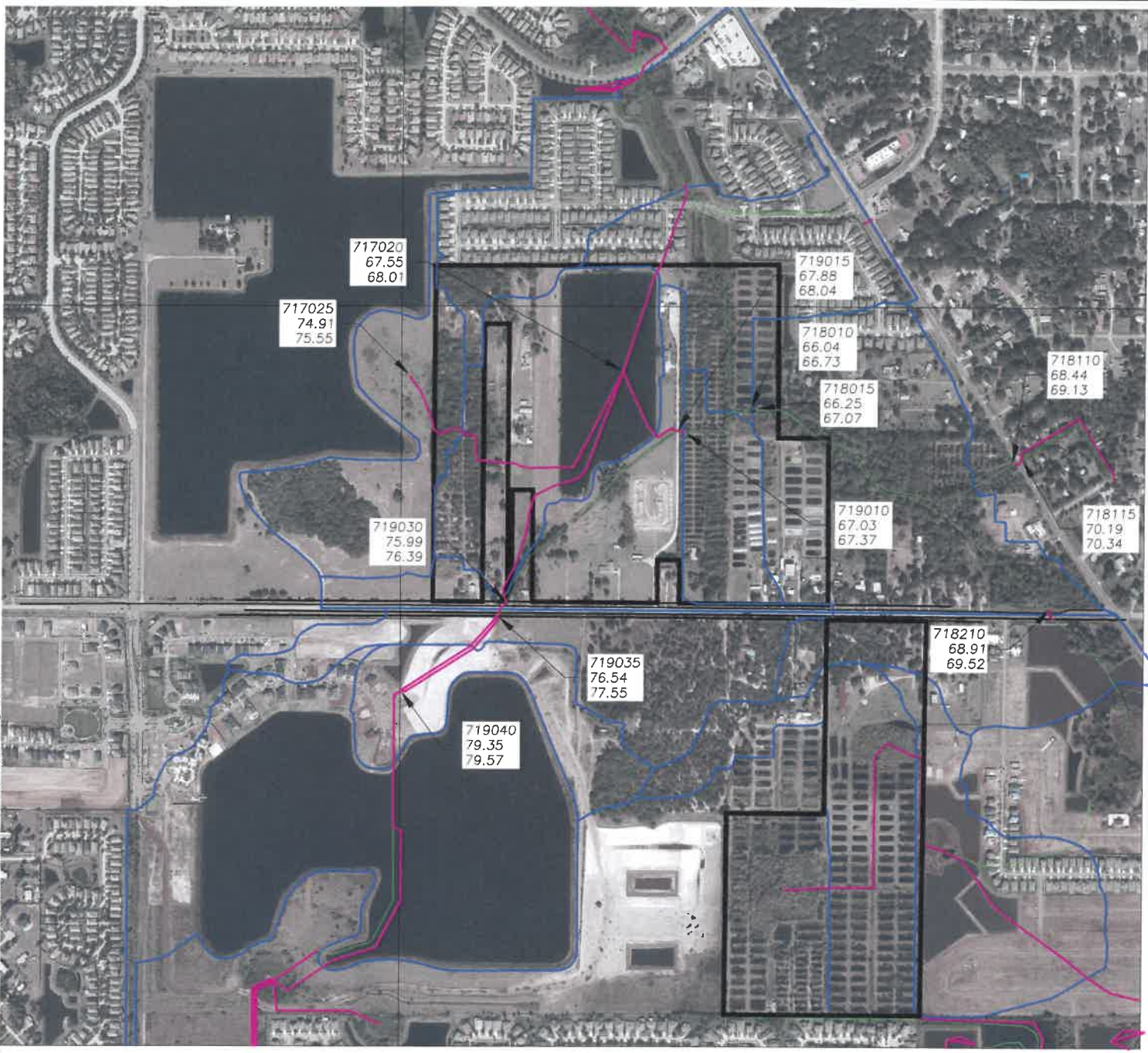
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.



**EXHIBIT 5:
DRAINAGE MAP**

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



ABSOLUTE ENGINEERING, INC. MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS, OR COMPLETENESS OF ANY OF THE GEODATA INFORMATION PROVIDED HEREIN.

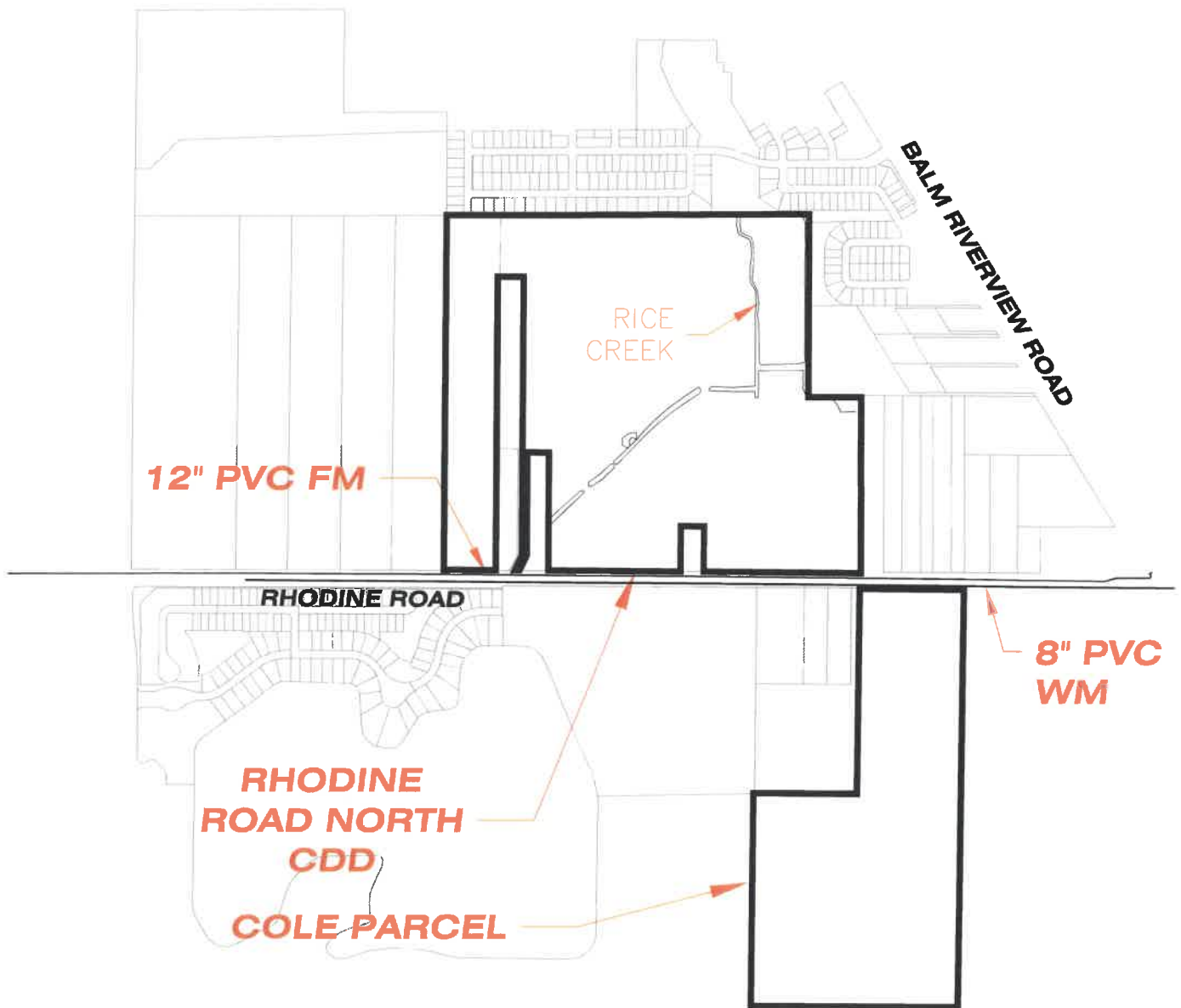
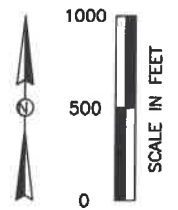


(813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 925
(813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

ALAFIA RIVER STORM MODEL RHODINE ROAD NORTH CDD

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



**ABSOLUTE
ENGINEERING, INC.**

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

C.A. NO. 28358

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

MAJOR UTILITY TRUNK LINES RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
0001.0002

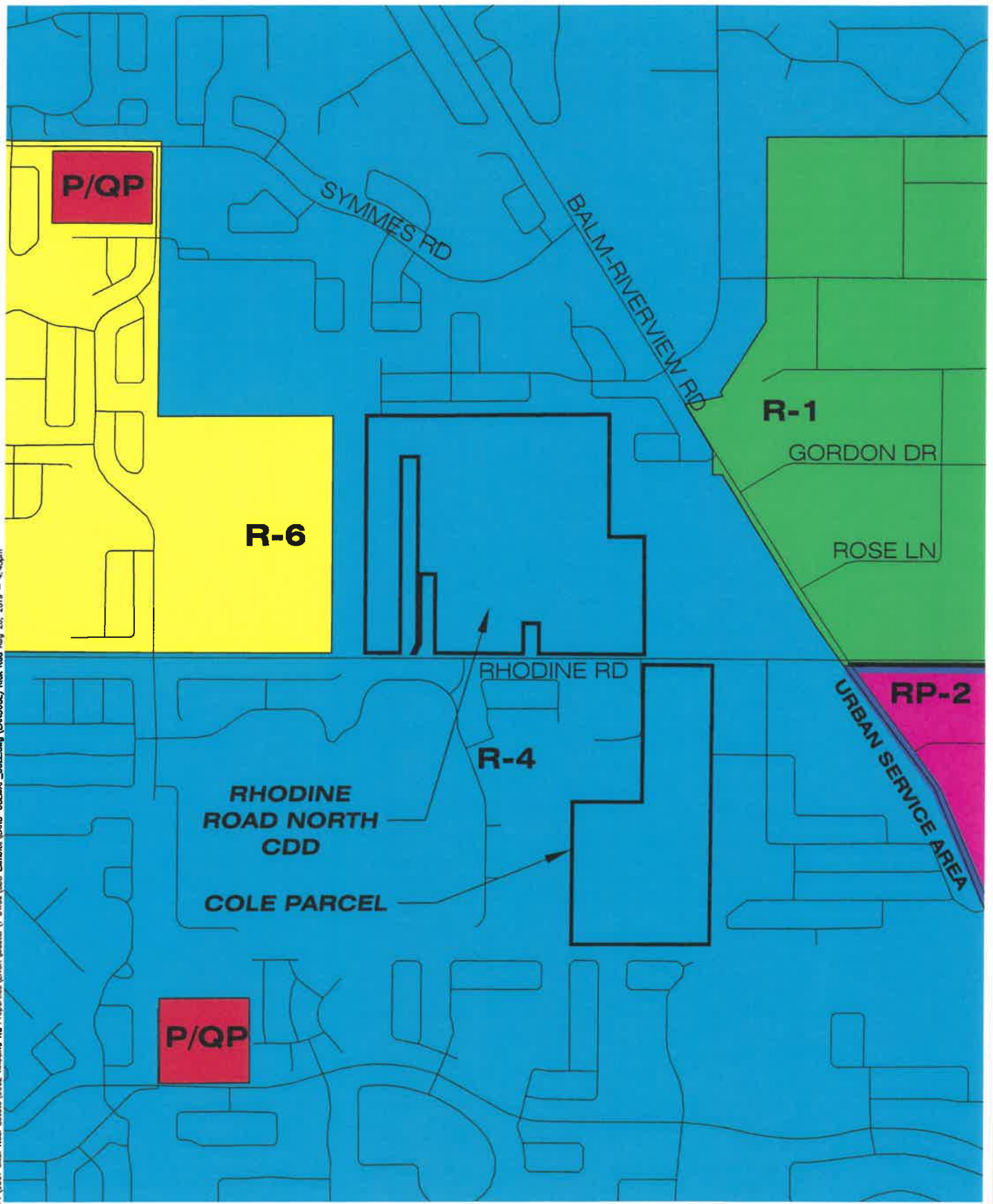
DRAWN BY
ROA

DATE
08-26-2019

SHEET
1

EXHIBIT 7:
FUTURE LAND USE MAP

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



**ABSOLUTE
ENGINEERING, INC.**

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

C.A. NO. 28358

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

FUTURE LAND USE MAP RHODINE ROAD NORTH CDD

SEC TWP RGE
33 30S 20E

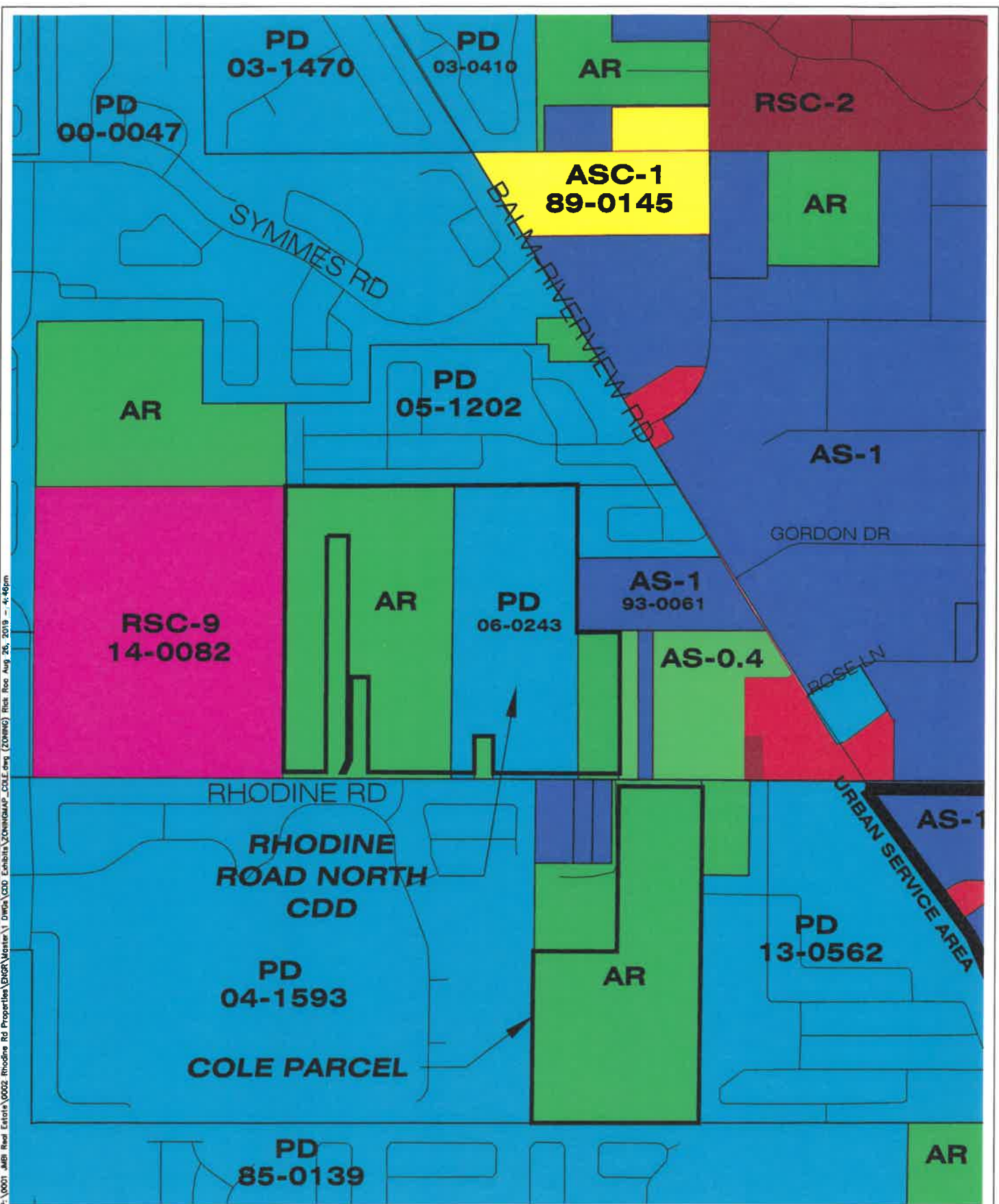
JOB NUMBER
0001.0002

DRAWN BY
ROA

DATE
08-26-2019

SHEET
1

**EXHIBIT 8:
ZONING MAP**



**ABSOLUTE
ENGINEERING, INC.**

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

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

ZONING MAP RHODINE ROAD NORTH CDD

SEC TWP RGE
33 30S 20E

JOB NUMBER
0001.0002

DRAWN BY
ROA

DATE
08-26-2019

SHEET
1

SECTION 2

**SECOND AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY**

FOR

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 28, 2021

Prepared by

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

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

1.0 Introduction

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

1.1 Purpose

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

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

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

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

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

1.2 Background

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

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

The assessment methodology is a four-step process.

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

1.3 Special Benefits and General Benefits

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

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

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

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

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

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

2.0 Assessment Methodology

2.1 Overview

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

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

2.2 Allocation of Debt

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

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

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

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

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

2.3 Allocation of Benefit

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

2.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

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

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

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

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

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

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

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

3.0 True Up Mechanism

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

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

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

4.0 Assessment Roll

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

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

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

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

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

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

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

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

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

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

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

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

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

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

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

Unplatted Property

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

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

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

SECTION 3

RESOLUTION 2021-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT FURTHER AMENDING AND SUPPLEMENTING RESOLUTION 2019-33; AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN AMENDED ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Rhodine Road North Community Development District (the “**District**”) previously indicated its intention to construct certain types of public infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District including the Expansion Parcels, hereinafter defined; and

WHEREAS, the District Board of Supervisors (“**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection, and enforcement of such assessments and now desires to adopt a resolution imposing and levying such assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under the pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management facilities; roadways; water and wastewater facilities; off-site improvements (turn lanes); electrical utilities (street lighting); entry features and signage; parks and amenities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively, the “**Improvements**”), and evidenced its intent to defray the cost of such Improvements pursuant to Resolution Nos. 2019-25, 2019-26, 2019-33, 2019-40, 2019-41, 2019-43, 2019-44, 2019-49, 2019-50, 2020-04, 2021-09, and 2021-10 (together, the “**Assessment Resolutions**”).

(c) On July 20, 2021, the Board of County Commissioners of Hillsborough County, Florida adopted Ordinance No. 21-27, effective July 21, 2021 (the “**Expansion Ordinance**”), further amending and supplementing Ordinance No. 18-35, effective December 12, 2018, as amended by Ordinance 19-18 on August 15, 2019 (“**Establishing Ordinance**” and together with the Expansion Ordinance, the “**Ordinance**”), amending the external boundaries of the District to include an additional 61.27 acres of land, more or less (the “**Expansion Parcels**”).

(d) The Board determined it is in the District’s best interest to revise the estimated costs of the Improvements and modify the development plan to incorporate additional improvements to serve lands currently within the District including the Expansion Parcels.

(e) As a result of the annexation of the Expansion Parcels, on July 28, 2021, the Board adopted Resolution 2021-09, approving the *Second Amendment to Engineer’s Report dated December 2018*, dated July 2021 (the “**Engineer’s Report**”), which Engineer’s Report details the revised scope and cost of Improvements necessary to serve the lands located within the District, including the Expansion Parcels.

(f) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(g) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Improvements relative to the Expansion Parcels, the nature and location of which was initially described in Resolution 2021-09, and is described in the Engineer’s Report, attached as **Exhibit A** hereto; (ii) The plans and specifications for the Improvements are on file at the office of the District Manager c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“**District Records Offices**”); (iii) the cost of such Improvements be assessed against the lands within the Expansion Parcels specially benefited by such Improvements; and (iv) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(h) The provision of said Improvements, the levying of such Assessments (hereinafter defined) on the Expansion Parcels, and the sale and issuance of such bonds serves a proper, essential and valid public purpose and is in the best interests of the District, its landowners and residents.

(i) In order to provide funds with which to pay all or a portion of the costs of the Improvements which are to be assessed against the benefitted properties including the Expansion Parcels, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its bonds, in one or more series.

(j) By Resolution 2021-09, the Board determined to provide the Improvements and to defray the costs thereof by imposing Assessments on the Expansion Parcels and expressed an intention to issue bonds to provide a portion of the funds needed for the Improvements prior to the collection of such Assessments. Resolution 2021-09 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(k) As directed by Resolution 2021-09, said Resolution 2021-09 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(l) As directed by Resolution 2021-09, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(m) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2021-10, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the Improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefitted property or parcel including the Expansion Parcels, and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(n) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(o) On September 9, 2021, at the time and place specified in Resolution 2021-10, and the notice referred to in paragraph (n) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (m) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(p) Having considered the estimated costs of the Improvements, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

(i) the estimated costs of the Improvements are as specified in the Engineer's Report, which is hereby adopted, approved and confirmed, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Improvements

against the properties specially benefited thereby within the Expansion Parcels using the method determined by the Board set forth in the *Second Amended and Restated Master Assessment Methodology for Rhodine Road North Community Development District*, dated July 28, 2021 (the “**Master Methodology**”), attached as **Exhibit B** hereto; and

- (iii) the Assessment Report is hereby approved, adopted and confirmed; and
- (iv) it is hereby declared that the Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in **Exhibit B**; and
- (v) that the costs of the Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in **Exhibit B**; and
- (vi) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and
- (vii) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That construction of Improvements initially described in Resolution 2021-09, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized, and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Improvements and the costs to be paid by Assessments on all specially benefited property within the Expansion Parcels are set forth in **Exhibit A** and **Exhibit B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels within the Expansion Parcels specially benefited by the Improvements, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Assessments, as reflected in **Exhibit B** attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the “Improvement Lien Book.” The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims. Prior to the issuance of any bonds, including

refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the Improvements have both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution accepting the Improvements complete, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time, subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments

does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For the period the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Hillsborough County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and any reports supplemental thereto, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District’s boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District’s review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with such Assessment Report and supplemental assessment methodology report(s), as applicable, cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit B**, which process is incorporated herein as if fully set forth (the “True-Up Methodology”). Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District’s understanding with the landowner and primary developer of the lands within the Expansion Parcels, that it intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres within the Expansion Parcels

and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed relative to the Expansion Parcels. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Improvements, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Improvements, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres within the Expansion Parcels, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT. Property owned by units of local, state and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record an Amended Notice of Assessments in the Official Records of Hillsborough County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. This Resolution is intended to amend and supplement the Assessment Resolutions relating to the District's levy of special assessments on the lands within the boundaries of the District benefitting from the public infrastructure improvements set forth in the Engineer's Report. As such, all such prior resolutions, including but not limited to the Assessment

Resolutions, remain in full force and effect, except to the extent provided for herein.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of this page intentionally left blank]

APPROVED AND ADOPTED this 9th day of September 2021.

ATTEST:

**RHODINE ROAD NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Second Amendment to Engineer's Report dated December 2018, dated July 2021*

Exhibit B: *Second Amended and Restated Master Assessment Methodology for Rhodine Road North Community Development District, dated July 28, 2021*

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

Prepared for:

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

Prepared by:

ABSOLUTE ENGINEERING, INC.

JULY 2021

RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

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ENGINEER'S REPORT RHODINE ROAD NORTH

I. PURPOSE

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

II. INTRODUCTION

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

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

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

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

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

III. SCOPE

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

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

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

IV. THE DEVELOPMENT

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

V. THE PROJECT

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

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

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

VI. PROPOSED IMPROVEMENTS

The Capital Improvements include the following:

Stormwater Management Facilities

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

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

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

Roadways

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

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

Water and Wastewater Facilities

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

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

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

Off-Site Improvements

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

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

Miscellaneous:

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

VII. PERMITTING

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

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

Rhodine Road Subdivision (102.12 Ac.)

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

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

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

Cole Parcel (61.27 Ac.)

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

VIII. RECOMMENDATION

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

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

IX. REPORT MODIFICATION

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

X. CONCLUSION

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

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

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

TABLE 1:
SUMMARY OF OPINION OF
PROBABLE COSTS

Summary of Opinion of Probable Cost

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

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

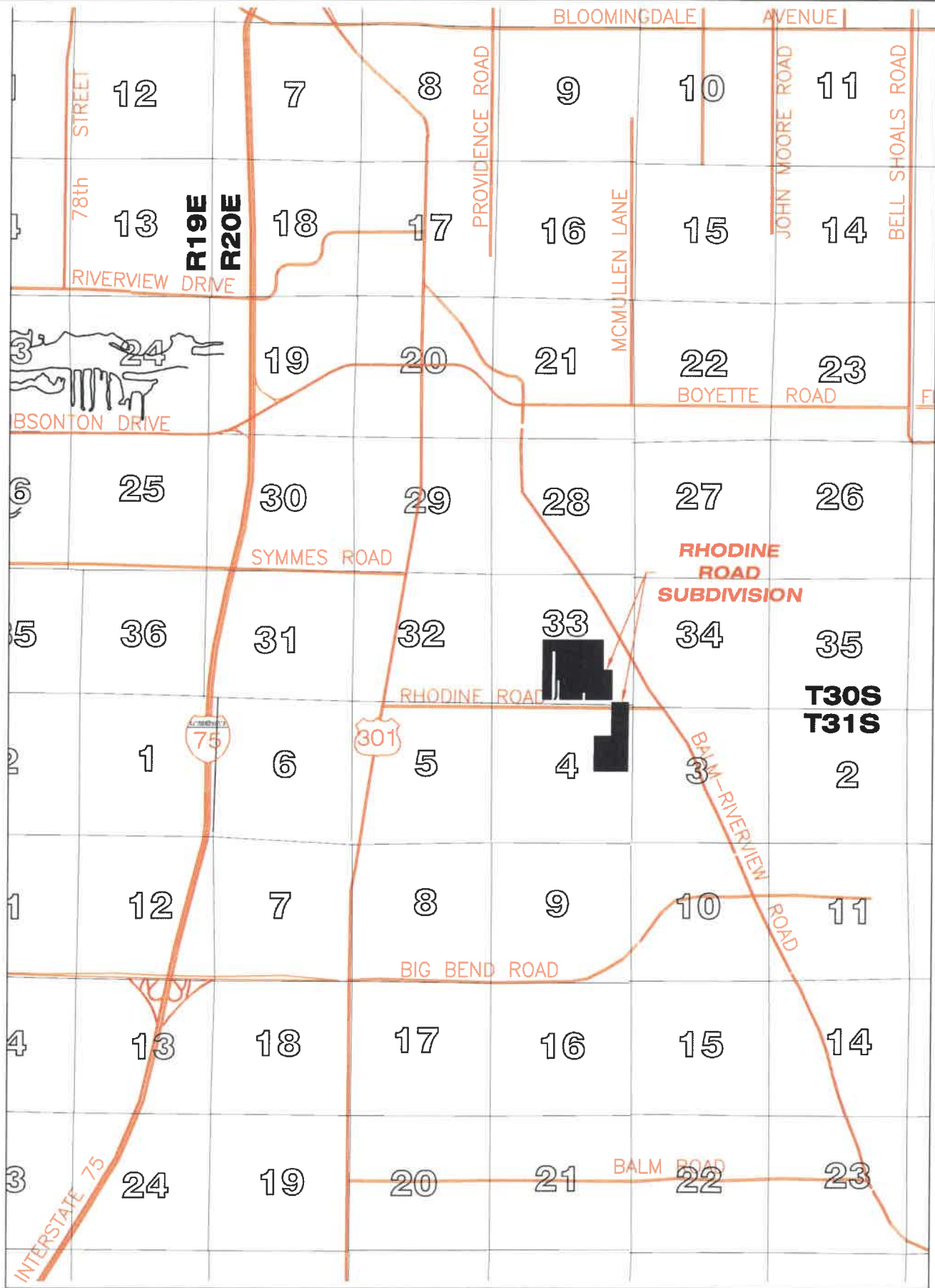
TABLE 2:
SUMMARY OF PROPOSED DISTRICT
FACILITIES

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

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

**EXHIBIT 1:
LOCATION MAP**

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



(813) 221-1516 TEL
(813) 344-0100 FAX
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28358

LOCATION MAP RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

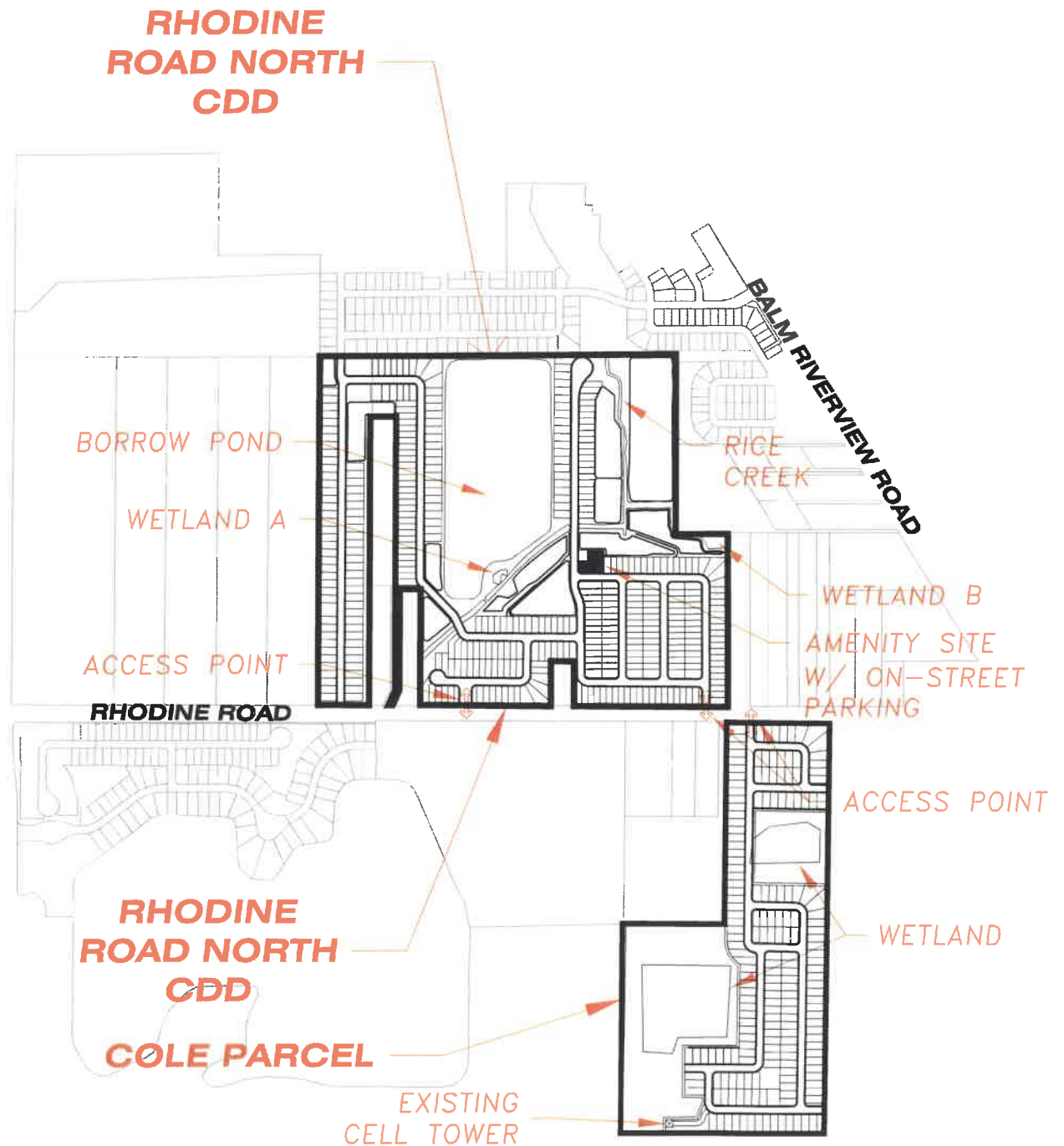
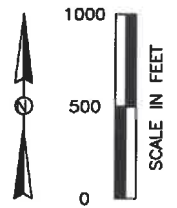
JOB NUMBER
0001.0002

DRAWN BY
ROA

DATE
08-22-2019

SHEET
1

EXHIBIT 2:
OVERALL SITE PLAN



**ABSOLUTE
ENGINEERING, INC.**

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

C.A. NO. 28358

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

SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
0001.0002

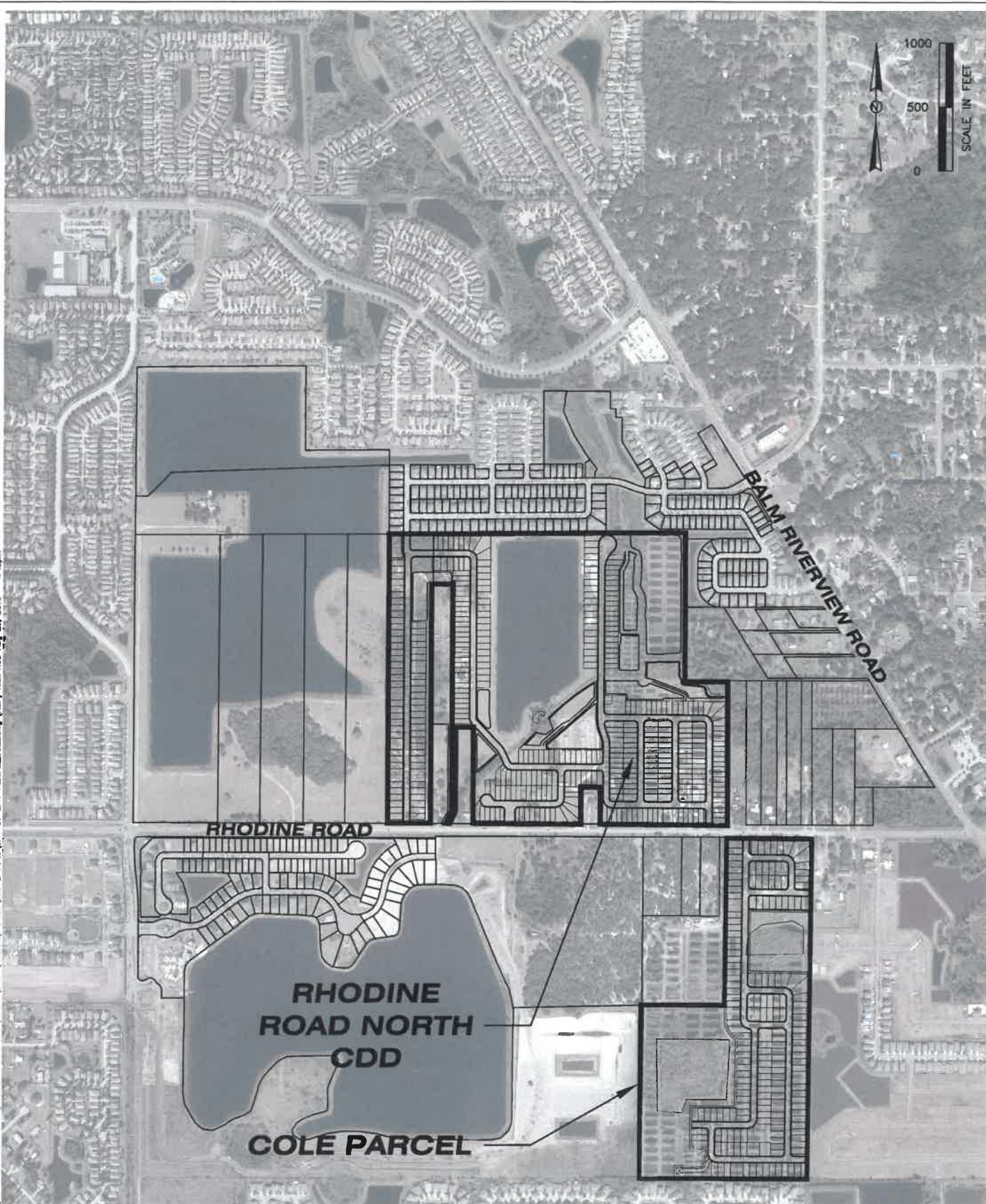
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ROA

DATE
08-26-2019

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EXHIBIT 3:
AERIAL SITE PLAN

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(813) 344-0100 FAX

C.A. NO. 28358

1000 N. ASHLEY DRIVE, SUITE 925
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AERIAL SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
0001.0002

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ROA

DATE
08-26-2019

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EXHIBIT 4:
LEGAL DESCRIPTION

Description Sketch

(Not A Survey)


COLE PARCEL

Per Official Records Book 9674, Page 1024

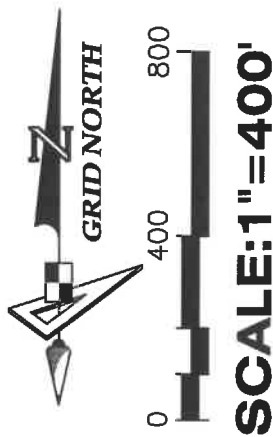
BEING the East 1/2 of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 , all being in Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, Less Right-of-Way for Rhodine Road.

Containing 61.27 acres, more or less.

SEE SHEET NO. 2 FOR SKETCH

PROJECT: Rhodine Road			Prepared For: Absolute Engineering, Inc.		
PHASE: Cole Parcel			(Not A Survey)		
DRAWN: ECH DATE: 8/20/19 CHECKED BY: AJM					
REVISIONS					
DATE	DESCRIPTION	DRAWN BY	David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423		
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768		
			 GeoPoint Surveying, Inc.		
FILE PATH: P:\RHODINE ROAD (ABSOLUTE)\DESCRIPTION\RHODINE-ROAD-COLE PARCEL.DWG LAST SAVED BY: EHYATT					
1 of 2					

Description Sketch (Not A Survey)



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

Rhodine Road

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

50.00'

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

South Right-of-Way
line of Rhodine Road

50.00'

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

BALLENTRAE SUBDIVISION
PHASE 1
Plat Book 124, Page 151

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

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

Southeast 1/4 of
the Northeast 1/4

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

BALLENTRAE SUBDIVISION
PHASE 2
Plat Book 125, Page 294

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

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

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

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

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

SEE SHEET NO. 1 FOR LEGAL

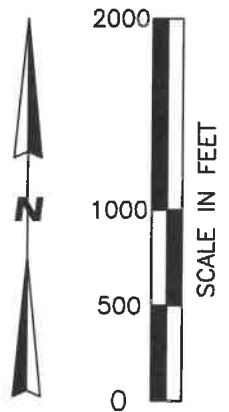
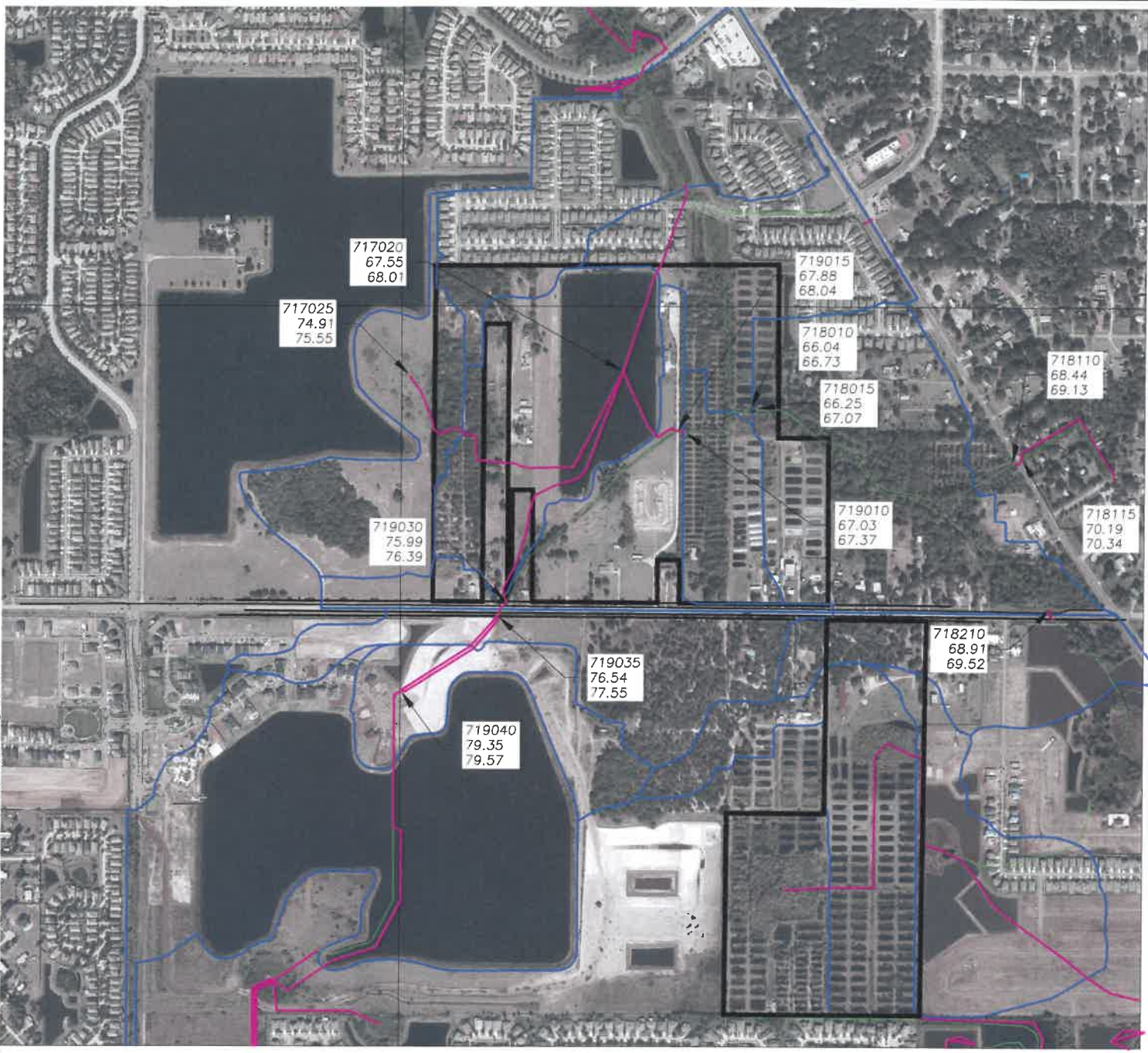
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.



**EXHIBIT 5:
DRAINAGE MAP**

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



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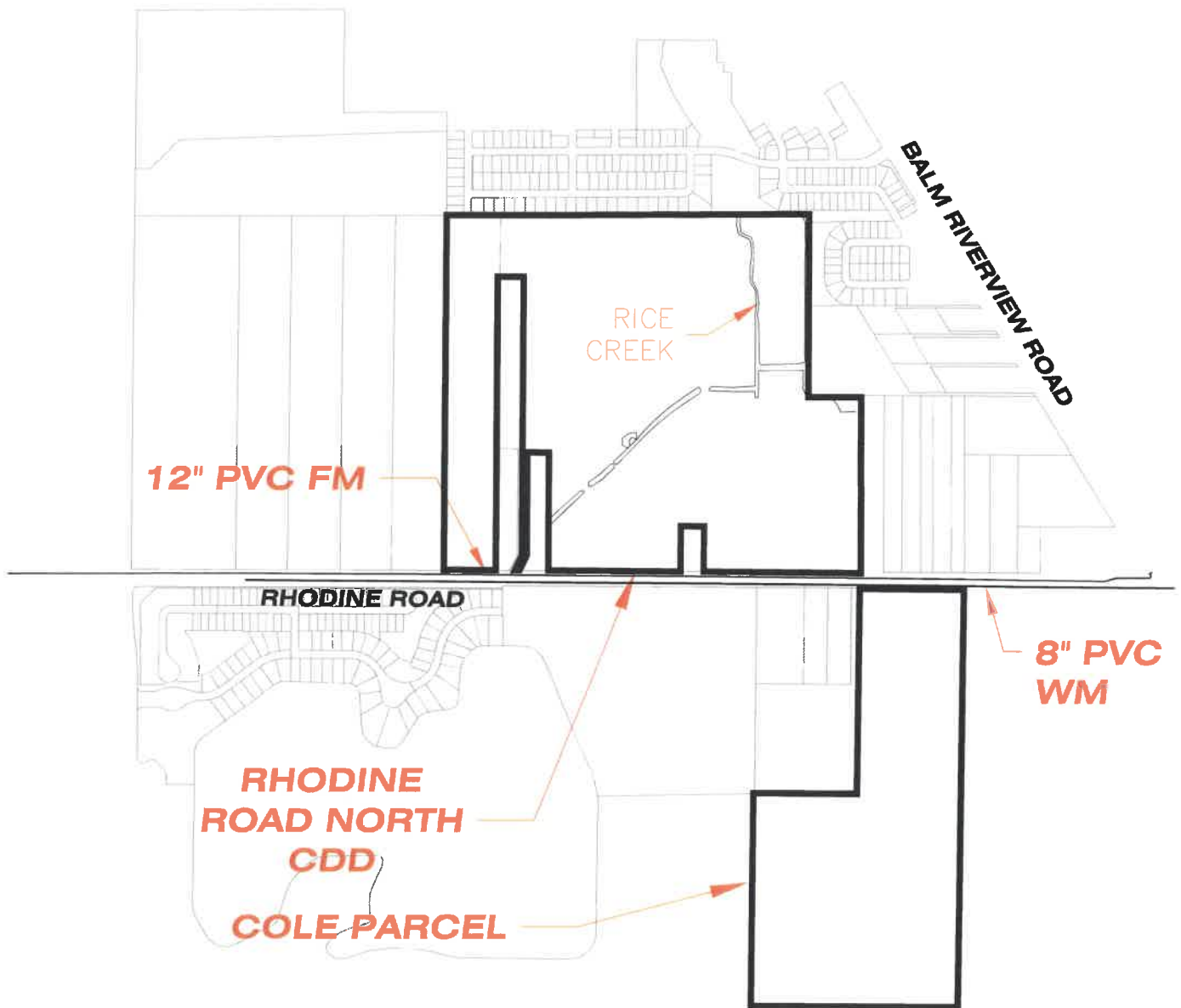
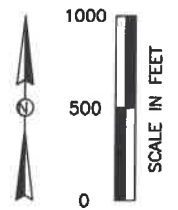


(813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 925
(813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

ALAFIA RIVER STORM MODEL RHODINE ROAD NORTH CDD

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



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ENGINEERING, INC.**

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

C.A. NO. 28358

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

MAJOR UTILITY TRUNK LINES RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

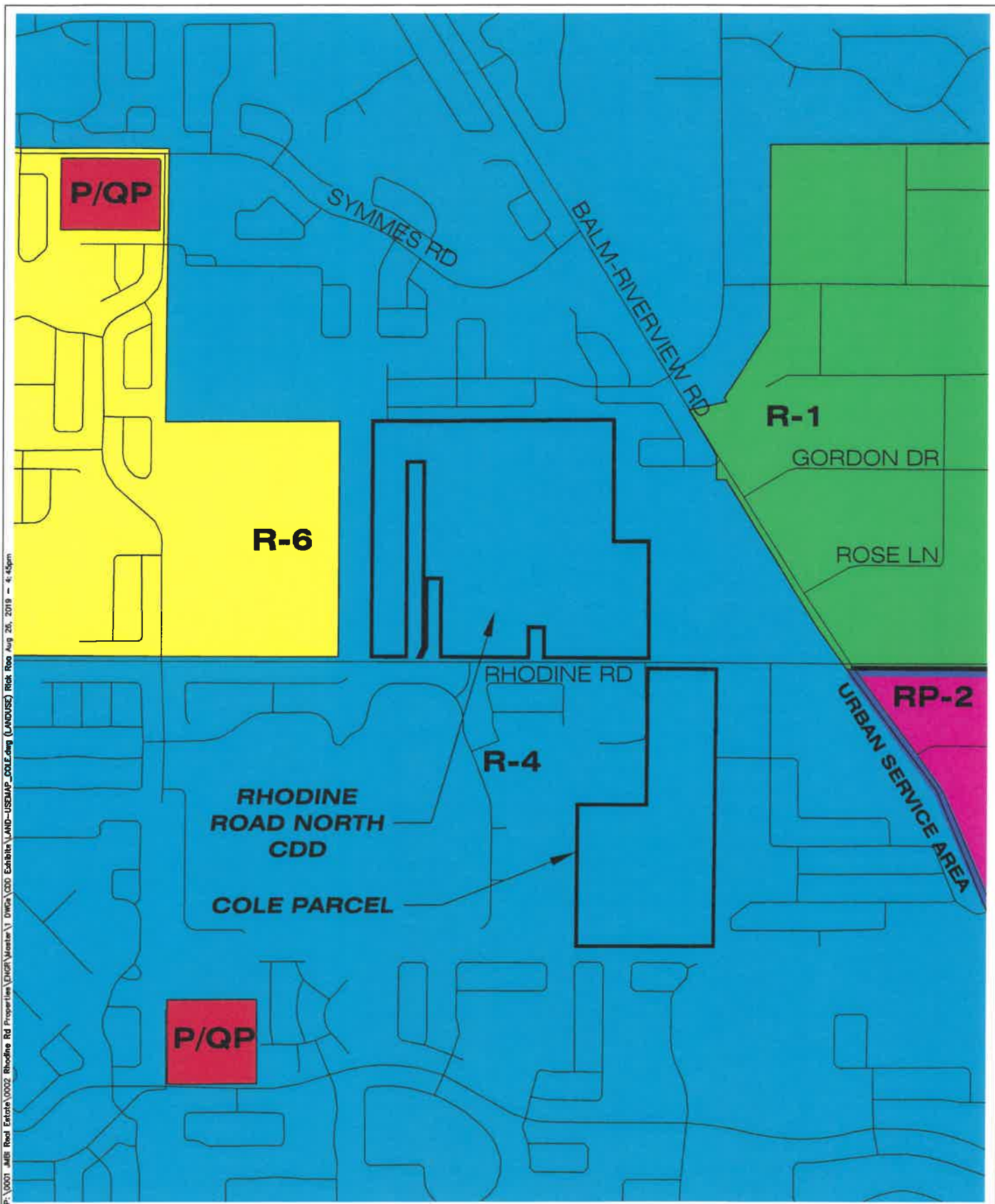
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ROA

DATE
08-26-2019

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1

EXHIBIT 7:
FUTURE LAND USE MAP



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(813) 344-0100 FAX

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C.A. NO. 28358

FUTURE LAND USE MAP RHODINE ROAD NORTH CDD

SEC TWP RGE
33 30S 20E

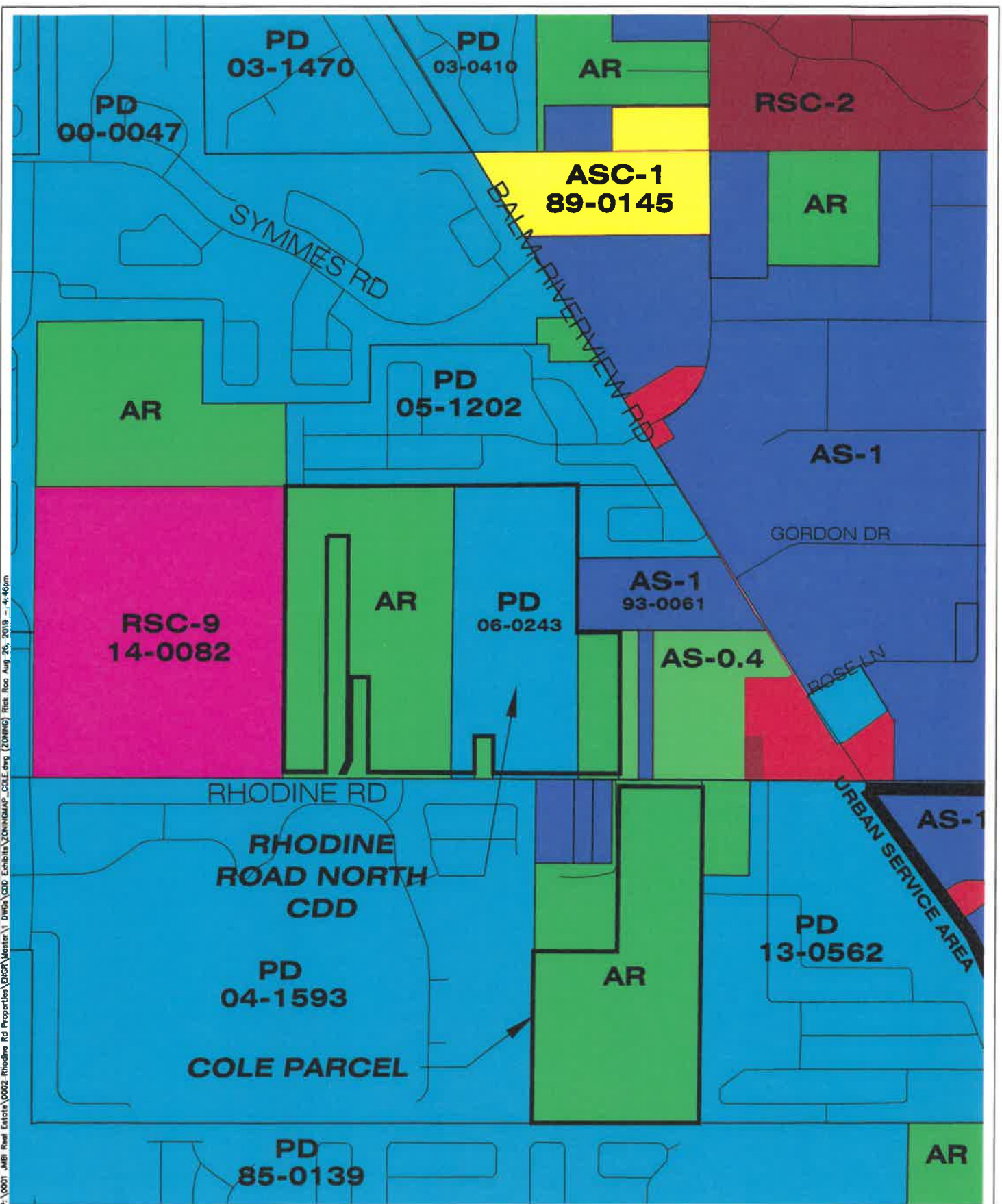
JOB NUMBER
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ROA

DATE
08-26-2019

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**EXHIBIT 8:
ZONING MAP**



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ENGINEERING, INC.**

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(813) 344-0100 FAX

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

ZONING MAP RHODINE ROAD NORTH CDD

SEC TWP RGE
33 30S 20E

JOB NUMBER
0001.0002

DRAWN BY
ROA

DATE
08-26-2019

SHEET
1

**SECOND AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY**

FOR

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 28, 2021

Prepared by

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

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

1.0 Introduction

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

1.1 Purpose

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

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

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

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

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

1.2 Background

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

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

The assessment methodology is a four-step process.

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

1.3 Special Benefits and General Benefits

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

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

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

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

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

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

2.0 Assessment Methodology

2.1 Overview

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

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

2.2 Allocation of Debt

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

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

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

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

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

2.3 Allocation of Benefit

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

2.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

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

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

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

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

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

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

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

3.0 True Up Mechanism

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

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

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

4.0 Assessment Roll

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

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

Land Use	Platted	Planned	Total		Total ERUs
			Assessible Units*	ERUs per Unit (1)	
Single Family - 40	278	97	375	0.8	300
Single Family - 50	123	96	219	1.00	219
Total Units	401	193	594		519

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

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

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

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

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

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

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

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

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

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

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

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

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

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

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

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

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

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

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

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

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

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

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

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

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

Unplatted Property

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

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

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

SECTION 4

This Instrument Prepared by
and return to:

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

Roy Van Wyk, Esq.
KE Law Group, PLLC
PO Box 6386
Tallahassee, Florida 32314

**AMENDED AND RESTATED
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL ASSESSMENTS AND GOVERNMENT LIEN OF RECORD¹**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Rhodine Road North Community Development District (the “District”), a special-purpose local government established under and pursuant to Chapter 190, Florida Statutes, enjoys a governmental lien on certain lands contained within the real property known as the Rhodine Road North Community Development District, and described in **Exhibit A** attached hereto (the “Property”). Such lien is coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims until paid pursuant to Section 170.09 of the Florida Statutes. The District has adopted Resolution Numbers 2019-25, 2019-26, 2019-33, 2019-40, 2019-41, 2019-43, 2019-44, 2019-49, 2019-50, 2020-04, 2021-09, and 2021-10 (the “Assessment Resolutions”), which provide for, levy, and set forth the terms of the non-ad valorem special assessments on the Property (the “Rhodine Road North Assessments”), which is specifically benefitted by the improvements anticipated to be financed with the proceeds of the District’s Special Assessment Bonds, or other indebtedness (collectively, the “Bonds”). As provided in the Assessment Resolutions, these non-ad valorem assessments do not apply to governmental properties dedicated by plats, deeds or otherwise, including rights of way.

The non-ad valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and

¹ The intent of this Notice is to amend and supplement that Rhodine Road North Community Development District Notice of Lien of Special Assessments and Government Lien of Record, dated February 20, 2019, recorded in the Official Records Book 26480, Pages 148-152, inclusive, of the Official Records of Polk County, Florida, as amended and supplemented by that Rhodine Road North Community Development District Notice of Lien of Special Assessments for Special Assessment Bonds, Series 2019, dated August 7, 2019, recorded in the Official Records Book 26866, Pages 853-856, inclusive, of the Official Records of Polk County, Florida.

these non-ad valorem special assessments constitute, and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. The District may collect assessments on any of the lands described in the attached **Exhibit A** by any method authorized by law, which method may change from year to year.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. Pursuant to section 190.048, Florida Statutes, you are hereby notified that: **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 GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.** The District's lien secures the payment of special assessments levied in accordance with Florida Statutes, which special assessments in turn secure the payment of the Bonds. Copies of the *Second Amendment to Engineer's Report dated December 2018*, dated July 2021, as supplemented from time to time, and Assessment Resolutions may be obtained from the registered agent of the District as designated by the Florida Department of Economic Opportunity in accordance with Section 189.014, Florida Statutes, or by contacting the District at:

Rhodine Road North Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
(407) 841-5524

THE LIEN FOR THE SPECIAL ASSESSMENTS IS STATUTORY AND NO FILING IS NECESSARY IN ORDER TO PERFECT OR PROVIDE RECORD NOTICE THEREOF. THIS NOTICE IS FOR INFORMATION PURPOSES. IN ADDITION TO THE MINUTES, RECORDS

AND OTHER MATERIAL OF THE DISTRICT AVAILABLE FROM THE DISTRICT, THIS ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF SECTION 197.573 OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND ANY OTHER APPLICABLE LAW.

IN WITNESS WHEREOF, this Notice has been executed as of the 9th day of September 2021, and recorded in the Official Records of Polk County, Florida.

**RHODINE ROAD NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of September 2021, by _____ as Chairperson of the Board of Supervisors for the Rhodine Road North Community Development District.

[notary seal]

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

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 105.61 feet to a point on the East boundary of the West 166.00 feet of the East 1/4 of said Government Lot 3; thence 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 166.00 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 2268.99 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 85 of the public records of Hillsborough County, Florida; thence along the said North and South boundaries N.89°58'44"E., a distance of 660.81 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 36 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°50'36"E., a distance of 338.13 feet; thence S.00°05'10"E., a distance of 1125.65 feet to a point on the aforementioned North Right-of-Way line of Rhodine Road; thence 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 23196, 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 150.16 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 844.25 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.

SECTION B

SECTION 1

RESOLUTION 2021-18

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, 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 directly collect the Special Assessments 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. Direct Bill Assessments.** The operations and maintenance 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.

- B. 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.

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 9th day of September 2021.

ATTEST:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Direct Collect)

Rhodine Road North
Community Development District

Adopted Budget
FY2022



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Rhodine Road North
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 7/31/21	Projected Next 2 Months	Total Thru 9/30/21	Adopted Budget FY2022
<u>Revenues</u>					
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	\$ -
Total Revenues	\$ 340,378	\$ 312,645	\$ 9,648	\$ 322,293	\$ 394,372
<u>Expenditures</u>					
<u>Administrative</u>					
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
Total Administrative	\$ 139,175	\$ 102,793	\$ 32,877	\$ 135,671	\$ 149,310

Rhodine Road North
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 7/31/21	Projected Next 2 Months	Total Thru 9/30/21	Adopted Budget FY2022
<i><u>Operations & Maintenance</u></i>					
Field Expenses					
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
Subtotal Field Expenses	\$ 142,630	\$ 109,484	\$ 35,335	\$ 144,818	\$ 167,028
Amenity Expenses					
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
Subtotal Amenity Expenses	\$ 53,573	\$ 6,519	\$ 12,172	\$ 18,692	\$ 73,034
<u>Total Operations & Maintenance</u>	\$ 196,203	\$ 116,003	\$ 47,507	\$ 163,510	\$ 240,062
<i><u>Other Expenses</u></i>					
Capital Reserves	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
<u>Total Other Expenses</u>	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Total Expenditures	\$ 340,378	\$ 218,796	\$ 85,384	\$ 304,181	\$ 394,372
Excess Revenues/(Expenditures)	\$ -	\$ 93,848	\$ (75,736)	\$ 18,112	\$ -

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
	468.55	594		\$394,371.69		

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.

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.

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

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.

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

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.

Description	Monthly	Annually
Playground & Furniture Lease	\$1,205	\$14,454
Total		\$14,454

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.

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

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	10,380
Total		\$10,380

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
Adopted Budget
Series 2019 Debt Service Fund

Description	Adopted Budget FY2021	Actuals Thru 7/31/21	Projected Next 2 Months	Total Thru 9/30/21	Adopted Budget FY2022
Revenues					
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
Total Revenues	\$ 876,375	\$ 2,277,315	\$ -	\$ 2,277,315	\$ 721,987
Expenditures					
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	\$ -
Total Expenditures	\$ 603,038	\$ 2,050,134	\$ 15,156	\$ 2,065,291	\$ 509,988
Excess Revenues/(Expenditures)	\$ 273,338	\$ 227,180	\$ (15,156)	\$ 212,024	\$ 211,999

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

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]

[illegible]

[illegible]

[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	\$507,737.02	\$845,252.87
<u>Direct Billing</u>					
Folio Number					
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	\$540,145.77	\$959,689.45
Total Net Assessmnet			\$394,371.06	\$507,737.02	\$902,108.08

SECTION C

SECTION 1

RESOLUTION 2021-19

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rhodine Road North Community Development District (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapters 170 and 197, *Florida Statutes*, for the acquisition, maintenance, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be levied and collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments (the “Uniform Method”); and

WHEREAS, effective July 21, 2021, the boundaries of the District were subsequently amended by an ordinance of the Board of County Commissioners of Hillsborough County, Florida, to include approximately 61.27 additional acres of land to those lands within the boundaries of the District (“Expansion Parcels”); and

WHEREAS, the Board has previously adopted a resolution declaring the intent to use the Uniform Method over the Expansion Parcels for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, over certain lands within the District as described therein; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing on the District’s intent to use the Uniform Method to be advertised weekly in a newspaper of general circulation within Hillsborough County for four (4) consecutive weeks prior to such hearing; and

WHEREAS, the District has held a public hearing pursuant to Section 197.3632, *Florida Statutes*, where public and landowners were allowed to give testimony regarding the use of the Uniform Method; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida*

Statutes, for special assessments, including benefit and maintenance assessments, over all the lands in the District as further described in **Exhibit A**.

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

SECTION 1. The Rhodine Road North Community Development District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its need and intent to use the Uniform Method of collecting assessments imposed by the District over the lands described in **Exhibit A**, as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Hillsborough County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of September, 2021.

ATTEST:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description of Expansion Parcels

EXHIBIT A - Legal Description of Expansion Parcel

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.

SECTION V

SECTION A

SECTION 1



MEMORANDUM

To: District Manager, District Engineer
From: District Counsel
Date: August 31, 2021
Subject: Wastewater Services and Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing to inform you of a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to wastewater services are found in Section 4 of Chapter 2021-194, Laws of Florida, creating Section 403.9301, Florida Statutes, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

What is required?

The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analyses. However, certain general requirements are set forth in the new law.

For wastewater services, the needs analysis must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.
- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.



- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

When is the deadline?

For both wastewater and stormwater, the first analysis must be created by **June 30, 2022**, and the analysis must be updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should districts take?

District engineers and district managers should begin by evaluating what information is already available to the district, and what new information may need to be gathered. Each district should approve a work authorization for their district engineer to create the needs analysis report and should consider proposals for any outside consulting or evaluation that may be necessary, though in most cases we expect this will not be required. In order to provide ample time for completion of the necessary needs analysis reports, we recommend presenting these items for board consideration no later than the first quarter of 2022, or as soon thereafter as is practical. OEDR is anticipated to provide further guidelines for the reporting requirements, none of which we expect to be particularly burdensome, and which will likely include information readily available to districts' engineering and/or environmental professionals. Once we receive further guidance, we will supplement this informational memorandum.

CHAPTER 2021-194

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term “public works project”; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any a competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor,

subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:

- (a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;
- (b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or
- (c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) “Public works project” means an activity exceeding \$1 million in value that is of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida's water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Domestic wastewater" has the same meaning as provided in s. 367.021.

(b) "Facility" means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) "Treatment works" has the same meaning as provided in s. 403.031(11).

(d) “Wastewater services” means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Facility” means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) “Stormwater management program” has the same meaning as provided in s. 403.031(15).

(c) “Stormwater management system” has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.