

*Rhodine Road North
Community Development District*

Meeting Agenda

April 14, 2022

AGENDA

Rhodine Road North

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 7, 2022

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

Dear Board Members:

A meeting of the Board of Supervisors of the **Rhodine Road North Community Development District** will be held **Thursday, April 14, 2022 at 1:30 PM** 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/89543359386>

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

Meeting ID: 895 4335 9386

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 January 12, 2022 Board of Supervisors Meeting
4. Consideration of Resolution 2022-06 Ratifying the Series 2022 Bonds
5. Consideration of Amended and Restated Disclosure of Public Financing
6. Consideration of Notice of Special Assessments
7. Consideration of Resolution 2022-07 Declaring Series 2019 Project Complete and Finalizing Assessments
8. Consideration of Resolution 2022-08 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: July 14, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments on the Cole Parcel
9. Consideration of Resolution 2022-09 Authorizing the Use of Electronic Documents and Signatures
10. Staff Reports
 - A. Attorney
 - B. Engineer

¹ Comments will be limited to three (3) minutes

- C. Field Manager's Report
 - i. Consideration of Quote for Pond Fish Stocking
- D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet and Income Statement
- 11. Other Business
- 12. Supervisors Requests and Audience Comments
- 13. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Rhodine Road North Community Development District was held on Thursday, **January 13, 2022** at 1:30 p.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

| | |
|---------------------------------|---------------------|
| Brian Walsh | Chairman |
| Milton Andrade | Vice Chairman |
| Phillip Allende | Assistant Secretary |
| Jeff Shenefield <i>via Zoom</i> | Assistant Secretary |
| Garret Parkinson | Assistant Secretary |

Also present were:

| | |
|-------------------------------|--------------------------------|
| Jill Burns | District Manager/GMS |
| Meredith Hammock | District Counsel, KE Law Group |
| Clayton Smith <i>via Zoom</i> | GMS |

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. Four Supervisors were present constituting a quorum. Mr. Shenefield attended via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 9, 2021, Board of Supervisors Meeting

Ms. Burns asked for any comments, questions, or corrections on the December 9, 2021 Board of Supervisors meeting minutes. The Board had no changes to the minutes.

| |
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| On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the December 9, 2021 Board of Supervisors Meeting, were approved. |
|--|

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05
Supplemental Assessment Resolution**

Ms. Burns stated the Supplemental Assessment Methodology is presented as a part of the Resolution 2022-05. She noted the Board had been provided copies. Ms. Burns reviewed the methodology and tables which have been updated with the final pricing.

Table 1 – Development plan with 193 total units, 97 40' lots, 96 50' lots

Table 2 – Cost estimates at \$8,345,000

Table 3 – Bond sizing will be issued formally at \$771,079.

Table 4 – Allocation of Improvement Costs

Table 5 – Allocation of total par debt to each product type

Table 6 – Par debt and annual assessments - Net and gross annual debt assessment per unit. 40' lots is \$1,199 and the 50' are \$1,499.

Table 7 – Preliminary Assessment Roll - Total par debt per acre owned by Clayton Properties.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Supplemental Assessment Methodology for Cole Parcel, was approved.

Ms. Burns presented Resolution 2022-05 and the actual term of the bond issuance are attached as the exhibits. She asked for any questions and hearing none, asked for a motion to approve.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2022-05 Supplemental Assessment Resolution, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing further.

B. Engineer

The District Engineer was not in attendance.

C. Field Manager's Report

Mr. Smith reviewed the Field Manager's Report. He noted that trash cans have been installed at the amenity center/pool deck and will continued to be monitored, the two palms have been replaced at the main entrance that landscapers will monitor, fish stocking will be looked at

on the ponds. Monuments do not have lighting; solar options may be cost effective. He will bring back options for solar lighting to next meeting. Landscapers working to repair stakes, going through palm replacements.

i. Discussion Regarding Pond Fish Stocking

Mr. Smith noted he did have a quote for fish stocking. Discussion ensued about stocking lakes and the way they drain. He added the issues had been labeled at 7 ponds at 23 acres of fish. Discussion ensued about budget and areas for concentration and cutting costs. Ms. Burns noted the contingency in the budget was \$4,500 and an added field contingency for \$2,298 with a total of \$6,700. Options for the project and budget were discussed. He recommended doing as many ponds as possible, and noted it was recommended 1,000 per acre. After discussion, the Board agreed a quote will be added to the April agenda.

D. District Manager's Report

i. Check Register

Ms. Burns stated that this was included in the agenda package. The total amount was \$514,720.19.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, the Check Register for \$514,720.19, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that this was included in the agenda package. There was no action necessary from the Board but Ms. Burns offered to answer any questions.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted Resolutions 2019-24 and 2022-02 (together, the “Bond Resolution”), authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2022; and

WHEREAS, on January 25, 2022, the District closed on the sale of its Rhodine Road North Community Development District Special Assessment Bonds, Series 2022 in the amount of \$4,680,000 (the “Series 2022 Bonds”);

WHEREAS, as prerequisites to the issuance of the Series 2022 Bonds, the Chairperson, Vice Chairperson, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (the “Closing Documents”), as authorized by the Bond Resolution; and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Assistant Secretaries, and District staff in closing the sale of the Series 2022 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2022 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2022 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District staff in finalizing the closing and issuance of the Series 2022 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2022 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of April 2022.

ATTEST:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Rhodine Road North Community Development District
c/o Governmental Management Services
Central Florida, LLC
219 E. Livingston St.
Orlando, Florida 32801

**AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING¹ AND
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN
BY THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors²

Rhodine Road North Community Development District

Brian Walsh
Chairperson

Garret Parkinson
Assistant Secretary

Milton Andrade
Vice Chairperson

Jeffrey Shenefield
Assistant Secretary

Phillip Allende
Assistant Secretary

Governmental Management Services
District Manager
219 E. Livingston St.
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services, located at 219 East Livingston Street, Orlando, Florida 32801 and are available for public inspection upon request during normal business hours.

¹ This amends, supplements and restates the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Rhodine Road North Community Development District, recorded in the Official Records Book 26894, Pages 222-232, inclusive, of the Public Records of Hillsborough County, Florida.

² This list reflects the composition of the Board of Supervisors as of April 14, 2022. For a current list of Board members, please contact the District Managers Office.

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RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Rhodine Road North Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Rhodine Road North Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “Act”), and established by Ordinance No. 18-35, enacted by the Board of County Commissioners in and for Hillsborough County, Florida (“County”), which was effective on December 12, 2018. On August 13, 2019, the County adopted Ordinance 19-18, effective August 15, 2019, amending Ordinance 18-35, by adding approximately 17.25 acres of land (the “Cook Parcel Boundary Amendment Lands”), subsequently the County adopted Ordinance No. 21-27, effective July 21, 2021 (together with Ordinance No. 18-35 and Ordinance No. 19-18, the “Ordinance”), further amending the District’s lands to include 61.27 acres of land (the “Cole Parcel Boundary Amendment Lands”). The District encompasses approximately 180.64 acres of land, more or less, located entirely within the boundaries of unincorporated Hillsborough County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Hillsborough County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected

members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 180.64 acres of land located entirely within unincorporated Hillsborough County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." The public infrastructure necessary to support the District's development program includes, but is not limited to, roadways, stormwater management system facilities, off-site improvements; water and wastewater facilities, landscaping, hardscaping and irrigation, and street lighting. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted a *Second Amendment to Engineer's Report*, dated July 2021, (the "Engineer's Report"), which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvement Plan"). Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements have been and will be funded by the District's sale of bonds. On April 1, 2019, the Circuit Court for the Thirteenth Judicial Circuit, in and for Hillsborough County, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$10,000,000 in Special Assessment Bonds for infrastructure needs of the District. On November 18, 2021, the Circuit Court for the Thirteenth Judicial Circuit, in and for Hillsborough County, entered into a second final judgment validating the District's ability to issue an additional aggregate principal amount not to exceed \$21,000,000 in Special Assessment Bonds, in addition to the aggregate principal amount not to exceed \$10,000,000.

On June 28, 2019, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District (the "Series 2019 Project") of the District. On that date, the District issued its Rhodine Road North Community Development District, Special Assessment Bonds, Series 2019, in the amount of \$10,000,000 (the "Series 2019 Bonds"). Proceeds of the Series 2019 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2019 Project.

On January 25, 2022, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District (the "Series 2022 Project" and together with the Series 2019 Project, the "Projects") of the District. On that date, the District issued its Rhodine Road North Community Development District, Special Assessment Bonds, Series 2022, in the amount of \$4,680,000 (the "Series 2022 Bonds" and together with the Series 2019 Bonds, the "Bonds"). Proceeds of the Series 2022 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2022 Project.

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 are regulated by Hillsborough County and the Southwest Florida Water Management District (SWFWMD). There are surface waters or natural wetlands within the District.

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.

Public 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 sections 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 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 District's entrances.

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

Assessments, Fees and Charges

A portion of the master infrastructure improvements of the Projects, identified in the District's Capital Improvement Plan, will be financed by the District from the proceeds of the sale of its Bonds. The amortization schedules for the Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Second Amended and Restated Master Assessment Methodology for Rhodine Road North Community Development District*, dated July 28, 2021, as supplemented (together, the "Assessment Methodology"), are available for review in the District's public records.

The Series 2019 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Series 2019 Project (the "Series 2019 Debt Assessments"). The Series 2019 Debt Assessments have been levied on land currently located within the District. The Series 2019 Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2019 Debt Assessments are levied in accordance with the District's Assessment Methodology and represent an allocation of the costs of the Series 2019 Project to those lands within the District benefiting from the Series 2019 Project.

The Series 2022 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit

from the design, construction, and/or acquisition and operation of the District's Series 2022 Project (the "Series 2022 Debt Assessments" and together with the Series 2019 Debt Assessments, the "Debt Assessments"). The Series 2022 Debt Assessments have been levied on the land currently located within the District. The Series 2022 Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2022 Debt Assessments are levied in accordance with the District's Assessment Methodology and represent an allocation of the costs of the Series 2022 Project to those lands within the District benefiting from the Series 2022 Project.

The Debt Assessments described above exclude any operations and maintenance assessments ("O&M Assessments"), which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The District's Debt Assessments and/or O&M Assessments may appear on that portion of the annual Hillsborough County Tax Notice entitled "non-ad valorem assessments," and will be collected by the Hillsborough County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.** The District may also elect to collect the assessment directly.

This description of the Rhodine Road North Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Rhodine Road North Community Development District, 219 E. Livingston St., Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance

activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2022, and recorded in the Official Records of Hillsborough County, Florida.

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

By: Brian Walsh, Chairperson
District's Board of Supervisors

Witness

Witness

Print Name

Print Name

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by Brian Walsh, Chairperson of the Rhodine Road North Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A - LEGAL DESCRIPTION

SECTION VI

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Roy Van Wyk, Esq.
KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR
SPECIAL ASSESSMENT BONDS, SERIES 2022**

PLEASE TAKE NOTICE that the Board of Supervisors of the Rhodine Road North Community Development District (the “District”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolutions Nos. 2021-09, 2021-10, 2021-17, and 2022-05 (the “Assessment Resolutions”), confirming and certifying the lien of non ad-valorem special assessments on certain real property located within the boundaries of the District that will be specially benefitted by the Series 2022 Project described in such Assessment Resolutions. Said assessments are pledged to secure the Rhodine Road North Community Development District Special Assessment Bonds, Series 2022 (“Series 2022 Bonds”). The legal description of the lands on which said special assessments are imposed is attached to this Notice (“Notice”), as **Exhibit A**. The special assessments are imposed on benefitted property within the District as described in the *Second Amended and Restated Master Assessment Methodology for Rhodine Road North Community Development District*, dated July 28, 2021 (the “Master Report”), as supplemented by the *Supplemental Assessment Methodology for Cole Parcel Methodology for Rhodine Road North Community Development District*, dated January 11, 2022 (the “Supplemental Report” and together with the Master Report, the “Assessment Report”), approved by the District. A copy of the Assessment Report and the Assessment Resolutions may be obtained 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; Ph: (407) 841-5524. 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 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 lien 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 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 and effective as of the _____ day of _____, 2022, and recorded in the Official Records of Hillsborough County, Florida.

**RHODINE ROAD NORTH COMMUNITY
DEVELOPMENT DISTRICT**

BRIAN WALSH
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 _____, 2022, by Brian Walsh 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 - LEGAL DESCRIPTION

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 VII

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2019 PROJECT IS COMPLETE; DECLARING THE SERIES 2019 PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2019 BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Rhodine Road North Community Development District (“**District**”) was established by Ordinance No. 18-35, duly enacted by the Board of County Commissioners of Hillsborough County, Florida (“**County**”) on December 11, 2018, as amended by Ordinance No. 19-18, adopted by the Board of County Commissioners of Hillsborough County, Florida on August 13, 2019 (collectively, the “**Ordinance**”), for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District adopted Resolution No. 2019-24, dated December 19, 2018, and Resolution 2019-38, dated May 1, 2019 (collectively, the “**Original Authorizing Resolution**”) authorizing the issuance of not to exceed \$10,000,000 in aggregate principal amount of its Special Assessment Bonds to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act;

WHEREAS, the District duly authorized and issued its \$10,000,000 Rhodine Road North Community Development District Special Assessment Bonds, Series 2019 (Series 2019 Assessment Area) (“**Series 2019 Bonds**”), for the purpose of funding the construction, installation, and acquisition of public infrastructure, improvements, and services; and

WHEREAS, the *District’s Engineer’s Report for the Rhodine Road North Community Development District*, dated December 2018, subsequently amended in the *First Amendment to Engineer’s Report*, dated April 2019, and the *Second Amendment to Engineer’s Report*, dated July 2021, attached to this Resolution as **Composite Exhibit A** (together, the “**Engineer’s Report**”), identifies and describes the components of the project financed with the Series 2019 Bonds (“**Series 2019 Project**”); and

WHEREAS, the Engineer’s Report estimated capital costs totaling \$9,786,754, for the Series 2019 Project (“**Total Project Costs**”); and

WHEREAS, pursuant to the terms of the *Master Assessment Methodology for Rhodine Road North Community Development District*, dated December 19, 2018, as amended by the *Amended and Restated Master Assessment Methodology for Rhodine*

Road North Community Development District, dated May 22, 2019, and the *Second Amended and Restated Master Assessment Methodology for Rhodine Road North Community Development District*, dated July 28, 2021, and the *Supplemental Assessment Methodology for Rhodine Road North Community Development District*, dated June 21, 2019, attached to this Resolution as **Composite Exhibit B** (collectively the “**Assessment Methodology**”), the estimated total costs of the Series 2019 Project to be funded by the sale of bonds and secured by assessments, inclusive of capital costs, financing costs, capitalized interest, reserve funds and contingencies totaled approximately \$10,000,000; and

WHEREAS, on December 19, 2018, the Board adopted Resolution 2019-25, as amended by Resolution 2019-40, adopted on May 22, 2019, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

WHEREAS, on February 20, 2019, the Board, after notice and public hearing, met as an Equalizing Board pursuant to the provision of Section 170.08, *Florida Statutes*, and adopted Resolution 2019-33, as amended by Resolution 2019-40, adopted on May 22, 2019, authorizing the Series 2019 Project described therein (the “**Assessment Resolutions**”), equalizing and levying special assessments to defray a portion of the Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“**Special Assessment Lien**”); and

WHEREAS, the Series 2019 Project specially benefits the developable acreage in the District as set forth in Resolution 2019-33 and the Assessment Methodology, and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2019 Project financed with the Series 2019 Bonds to the specially benefitted properties within the District as set forth in Resolution 2019-33, and this Resolution; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the Master Trust Indenture dated June 1, 2019 (the “**Master Indenture**”), as supplemented by the First Supplemental Trust Indenture dated June 1, 2019 (the “**First Supplemental Indenture**”) and, together with the Master Indenture, the “**Indenture**”) between the District and U.S. Bank Trust Company, National Association, as Trustee, the District Engineer executed and delivered a Certificate Regarding Completion of Construction dated April 6, 2022, (“**Engineer’s Certification**”), attached hereto as **Exhibit C**, wherein the District Engineer certified the Series 2019 Project to be complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2019 Project as described above, the Board desires to certify the Series 2019 Project complete in accordance with the Indenture, the Assessment Resolutions and Section 170.08, *Florida Statutes*; and

WHEREAS, the actual costs incurred to complete the Series 2019 Project exceeded all amounts on deposit in the Acquisition and Construction Fund resulting in a zero balance.

NOW, THEREFORE, be it resolved by the Board of Supervisors of the Rhodine Road North Community Development District:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of Resolution 2019-33.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2019 PROJECT. The Board of Supervisors hereby accepts the Engineer's Certification, attached hereto as **Exhibit C**, certifying the Series 2019 Project, complete and upon reliance thereon, certifies the Series 2019 Project complete in accordance with the Assessment Resolutions and the Indenture. The Date of Completion, as that term is defined in the Indenture, shall be the date of this Resolution.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2019 BONDS. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2019-33, special assessments securing the Series 2019 Bonds are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Series 2019 Project. Because the total actual costs exceeded the amount of the assessments as originally made, there is no applicable credit to be applied. **Exhibit D** attached hereto and incorporated herein by this reference reflects the amortization schedule of the Series 2019 Bonds after the closing of the Acquisition and Construction Account. As provided in Resolution 2019-33, the assessments levied reflect the outstanding debt due on the Series 2019 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2019-33, the special assessments on parcels specially benefitted by the Series 2019 Project are hereby finalized in accordance with the final assessment roll, attached hereto as **Exhibit E**, which reflects the assessments on the parcels benefitted by the Series 2019 Bonds.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2019-33 which remains in full force and effect. This Resolution and Resolution 2019-33 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

SECTION 7. 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 8. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 14th day of April, 2022.

Attest:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

- Comp. Exhibit A: *District's Engineer's Report for the Rhodine Road North Community Development District, dated December 2018, subsequently amended in the First Amendment to Engineer's Report, dated April 2019, and the Second Amendment to Engineer's Report, dated July 2021*
- Comp. Exhibit B: *Master Assessment Methodology for Rhodine Road North Community Development District, dated December 19, 2018, as amended by the Amended and Restated Master Assessment Methodology for Rhodine Road North Community Development District, dated May 22, 2019, and the Second Amended and Restated Master Assessment Methodology for Rhodine Road North Community Development District, dated July 28, 2021, and the Supplemental Assessment Methodology for Rhodine Road North Community Development District, dated June 21, 2019*

| | |
|------------|--|
| Exhibit C: | Certificate Regarding Completion of Construction dated April 6, 2022 |
| Exhibit D: | Debt Service Requirements |
| Exhibit E: | Final Assessment Roll |

EXHIBIT A

*District's Engineer's Report for the Rhodine Road North Community
Development District, dated December 2018, subsequently amended in the
First Amendment to Engineer's Report, dated April 2019,
and the Second Amendment to Engineer's Report, dated July 2021*

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

Prepared for:

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

Prepared by:

HAMILTON ENGINEERING & SURVEYING, INC.

DECEMBER 2018

RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

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ENGINEER'S REPORT RHODINE ROAD NORTH

I. INTRODUCTION

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

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

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

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

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

II. PURPOSE AND SCOPE

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

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

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

III. THE DEVELOPMENT

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

IV. THE PROJECT

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

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

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

V. PROPOSED IMPROVEMENTS

The Capital Improvements include the following:

Stormwater Management Facilities

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

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

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

Roadways

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

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

Water and Wastewater Facilities

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

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

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

Off-Site Improvements

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

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

Miscellaneous:

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

VI. PERMITTING

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

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

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

VII. RECOMMENDATION

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

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

VIII. REPORT MODIFICATION

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

IX. CONCLUSION

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

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

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

TABLE 1:
SUMMARY OF OPINION OF
PROBABLE COSTS

Summary of Opinion of Probable Cost

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

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

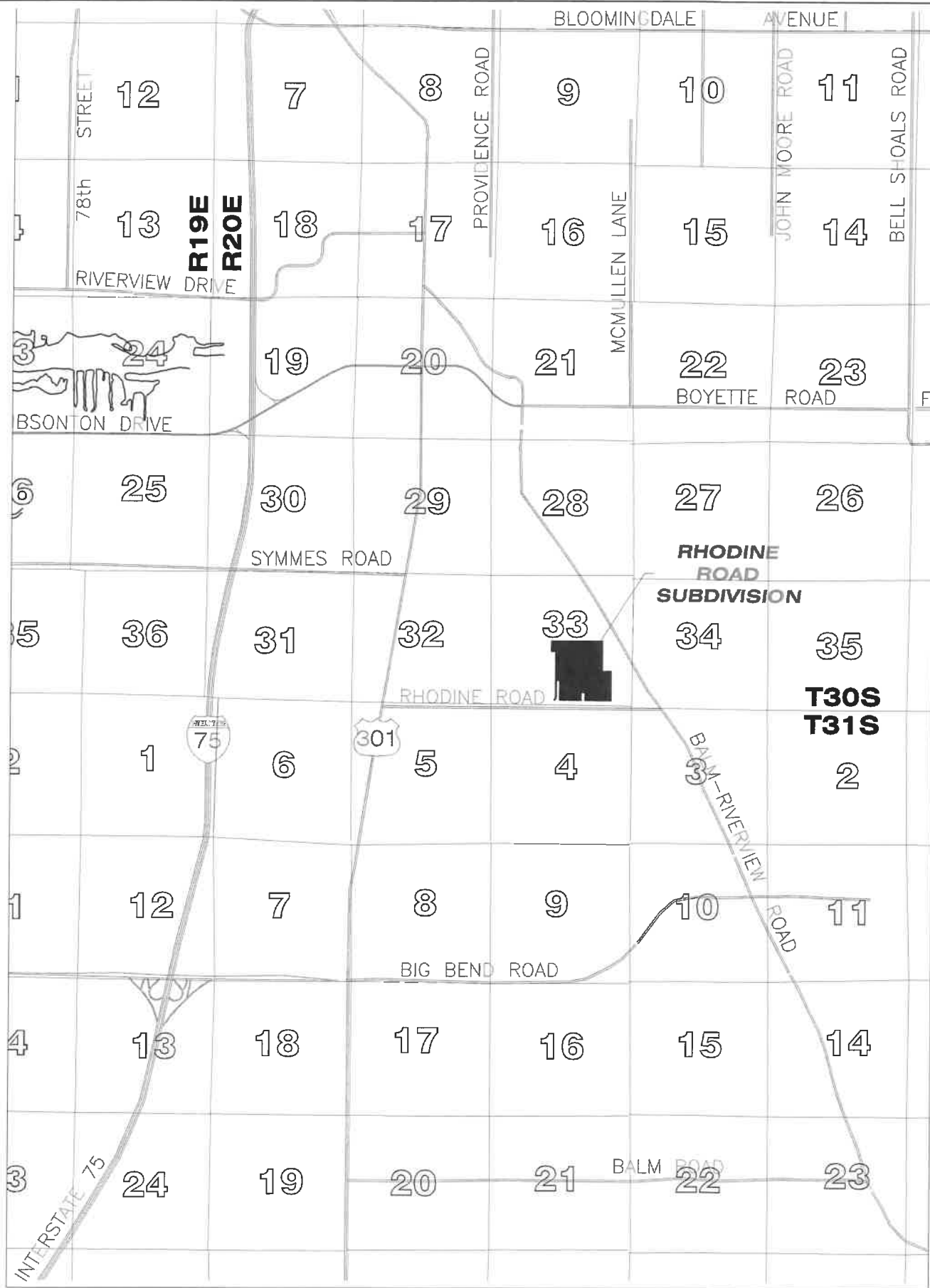
TABLE 2:
SUMMARY OF PROPOSED DISTRICT
FACILITIES

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

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

EXHIBIT 1:
LOCATION MAP

d:\3001 To 3500\03056 Oakley Rhinehart Cassidy\0008 Rhodine Road Properties\ENG\Master\DWG\CDD Exhibit\LOCATIONMAP.dwg (LOCATION-MAP) RICAR Nov 07, 2018 -- 10:53am



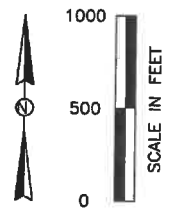
HAMILTON
ENGINEERING & SURVEYING, INC.

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

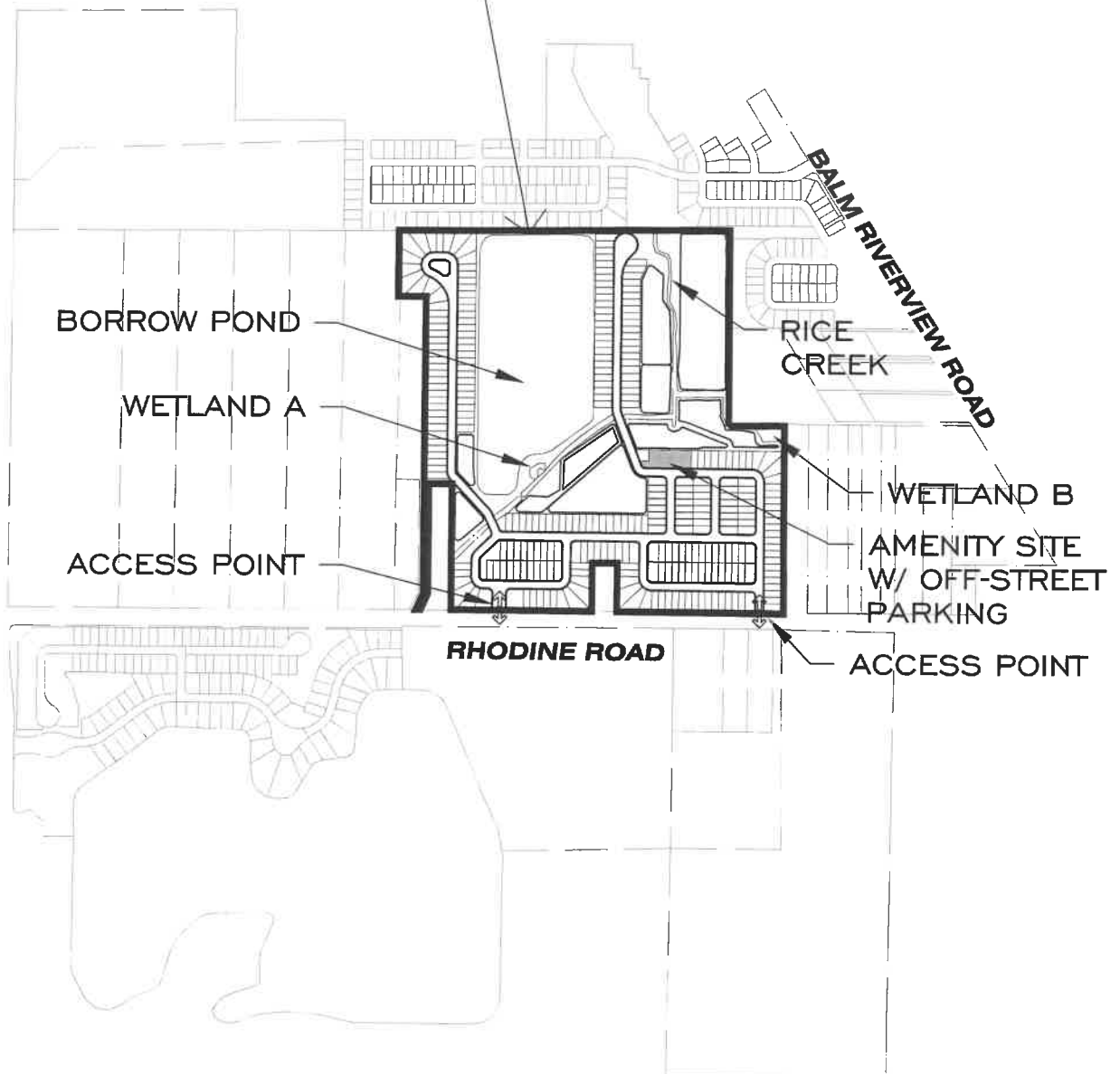
LOCATION MAP RHODINE ROAD NORTH CDD

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

EXHIBIT 2:
OVERALL SITE PLAN



RHODINE ROAD NORTH CDD



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HAMILTON
ENGINEERING & SURVEYING, INC.

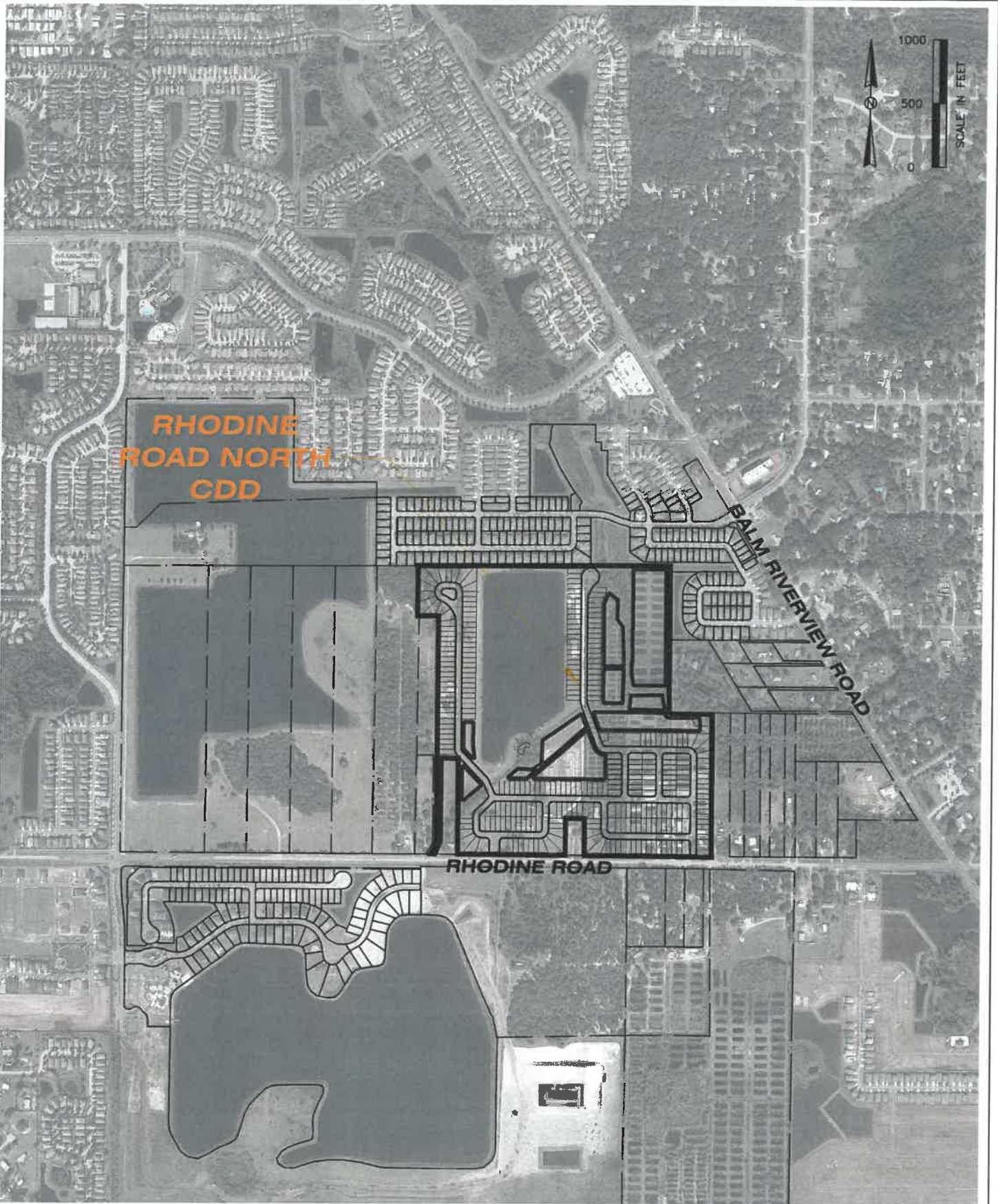
3409 W. LEMON STREET TEL (813) 250-3535
TAMPA, FL 33609 LB#7013, CA#8474 FAX (813) 250-3636

SITE PLAN RHODINE ROAD NORTH CDD

| SEC TWP RGE | JOB NUMBER | DRAWN BY | DATE | SHEET |
|-------------|------------|----------|------------|-------|
| 33-305-20E | 03056.0008 | ROA | 05-23-2018 | 1 |

EXHIBIT 3:
AERIAL SITE PLAN

J:\3001 to 3500\03056 Gallery Riverview County\0008 Rhodine Road Properties\Short Master\1 Dwg\A CDD Exhibit\GR-01-ENH-A750.dwg (8.5 x 11 Portrait) Ricur Apr 26, 2018 - 11:43am



HAMILTON
ENGINEERING & SURVEYING, INC.

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

AERIAL SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
03056.0008

DRAWN BY
ROA

DATE
04-25-2018

SHEET
1

EXHIBIT 4:
LEGAL DESCRIPTION

SKETCH & DESCRIPTION - NOT A SURVEY

LEGAL DESCRIPTION:

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

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

Date



3409 W. LEMON STREET
TAMPA, FLORIDA 33609

LB#7013

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

RHODINE ROAD PROPERTIES CDD EXHIBIT

SEC TWP RGE

33-30S-20E

JOB NUMBER

03056.0011

SCALE

AS SHOWN

DATE

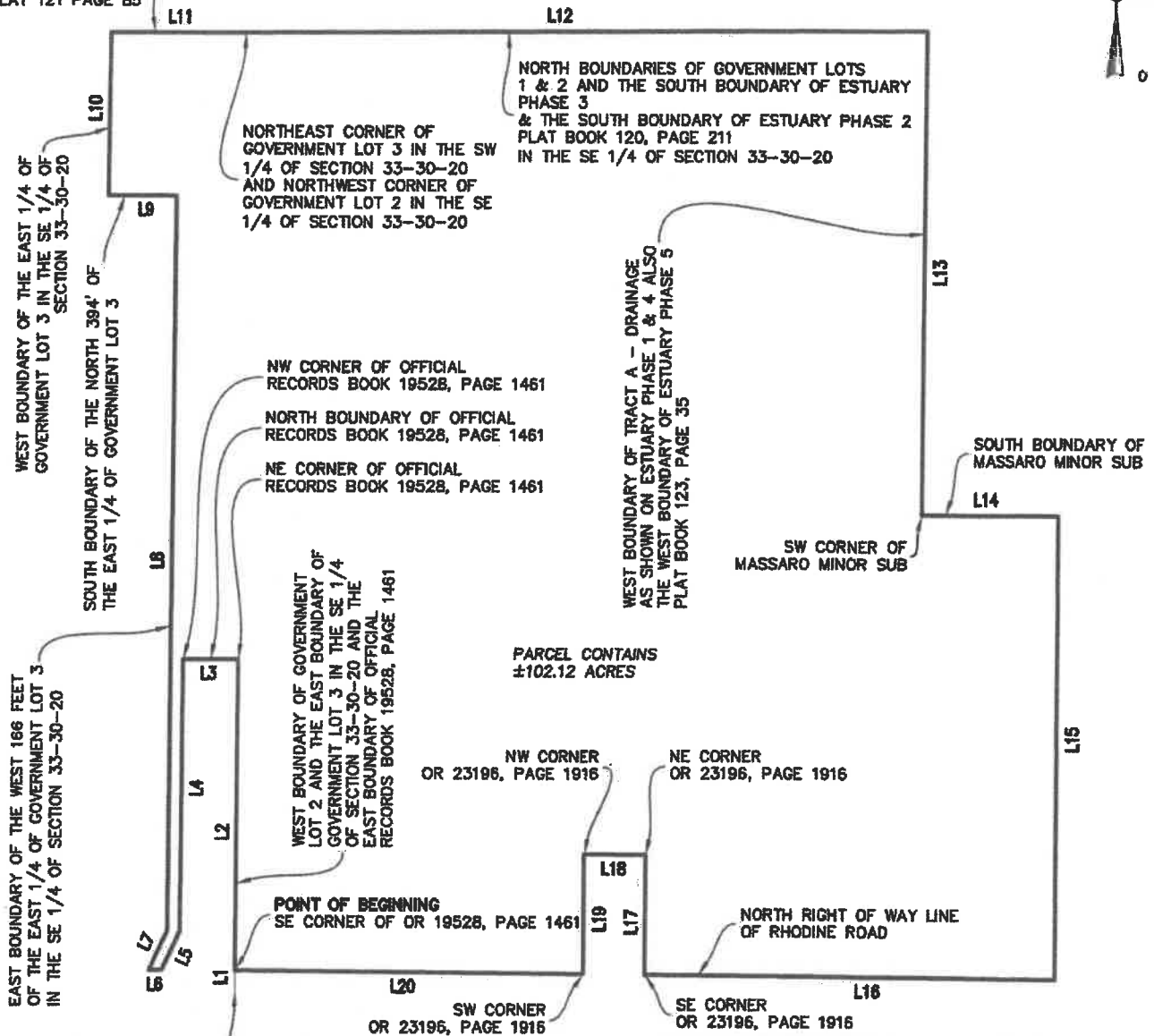
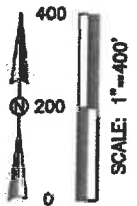
04/24/2018

SHEET

1/2

SKETCH & DESCRIPTION - NOT A SURVEY

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



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

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



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RHODINE ROAD PROPERTIES CDD EXHIBIT

SECTION: 33-30S-20E

JOB NUMBER: 03056.0011

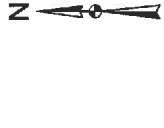
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DATE: 04/24/2018

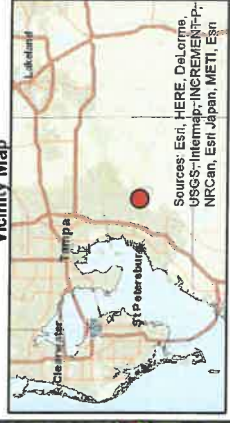
SHEET: 2/2

EXHIBIT 5:
DRAINAGE MAP

ALAFIA RIVER STORM MODEL



Vicinity Map



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

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

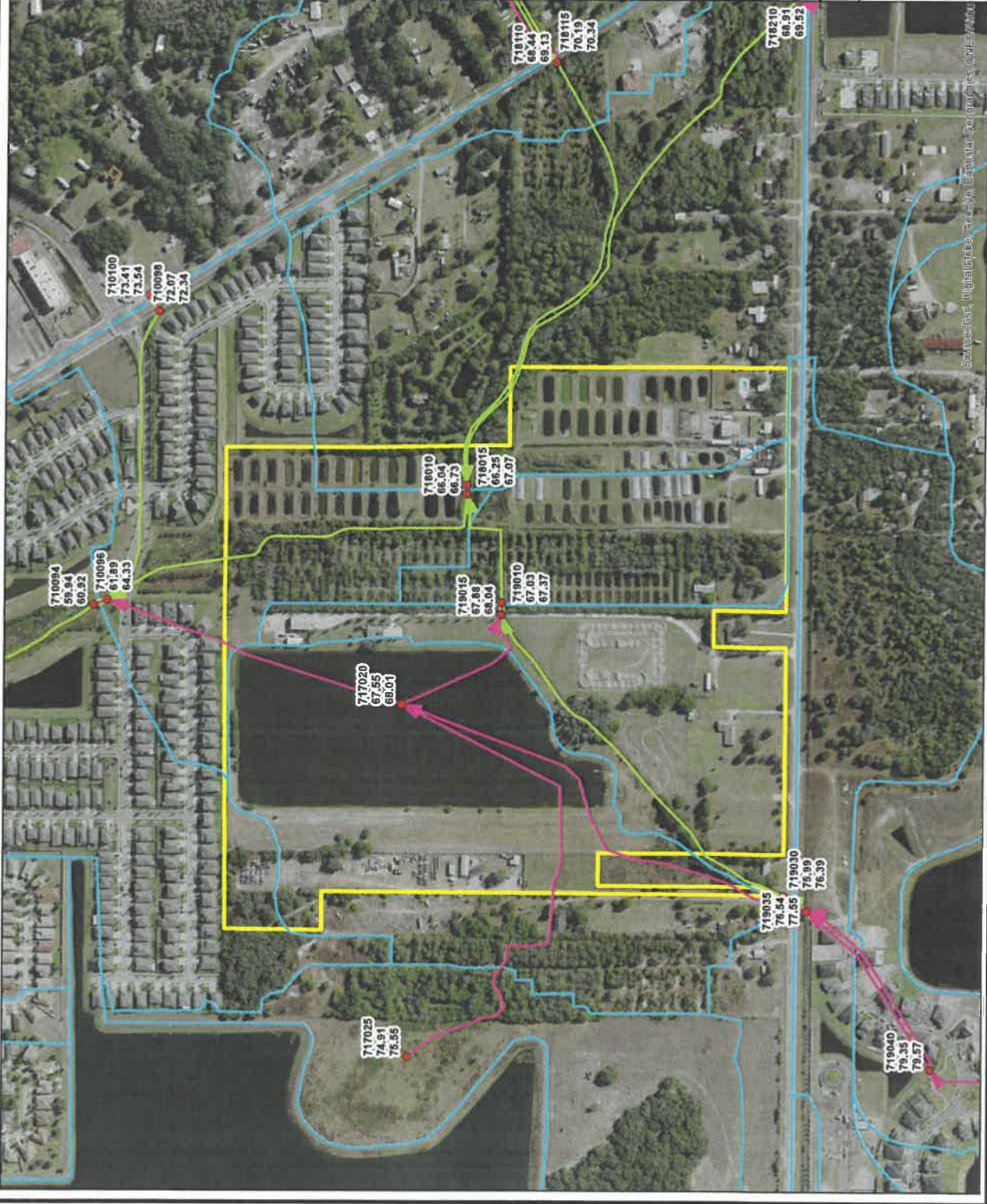
Hamilton Engineering & Surveying, Inc., makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein.

Project Name: Rhodine Road Subdivision

Location: Riverview

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

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

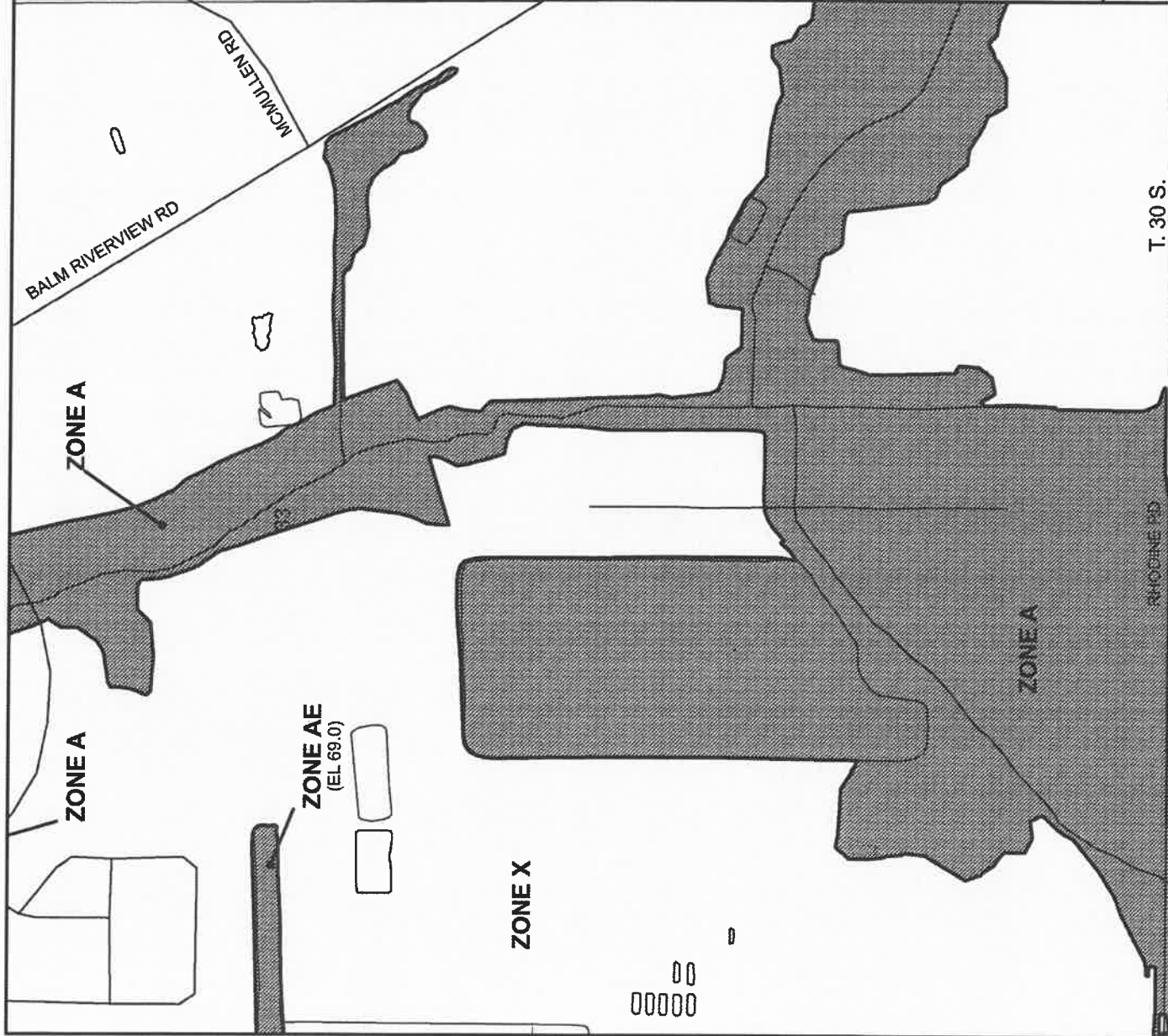
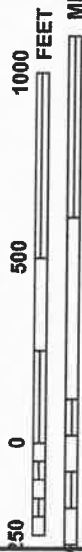


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airphoto, USDA/GSA

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



MAP SCALE 1" = 500'



NFIP

PANEL 0508H

FIRM

FLOOD INSURANCE RATE MAP

HILLSBOROUGH COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 508 OF 801

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| | | | |
|---------------------|--------|-------|--------|
| COMMUNITY | NUMBER | PANEL | SUFFIX |
| HILLSBOROUGH COUNTY | 120112 | 0508 | H |

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



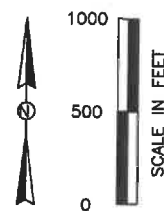
MAP NUMBER
12057C0508H

EFFECTIVE DATE
AUGUST 28, 2008

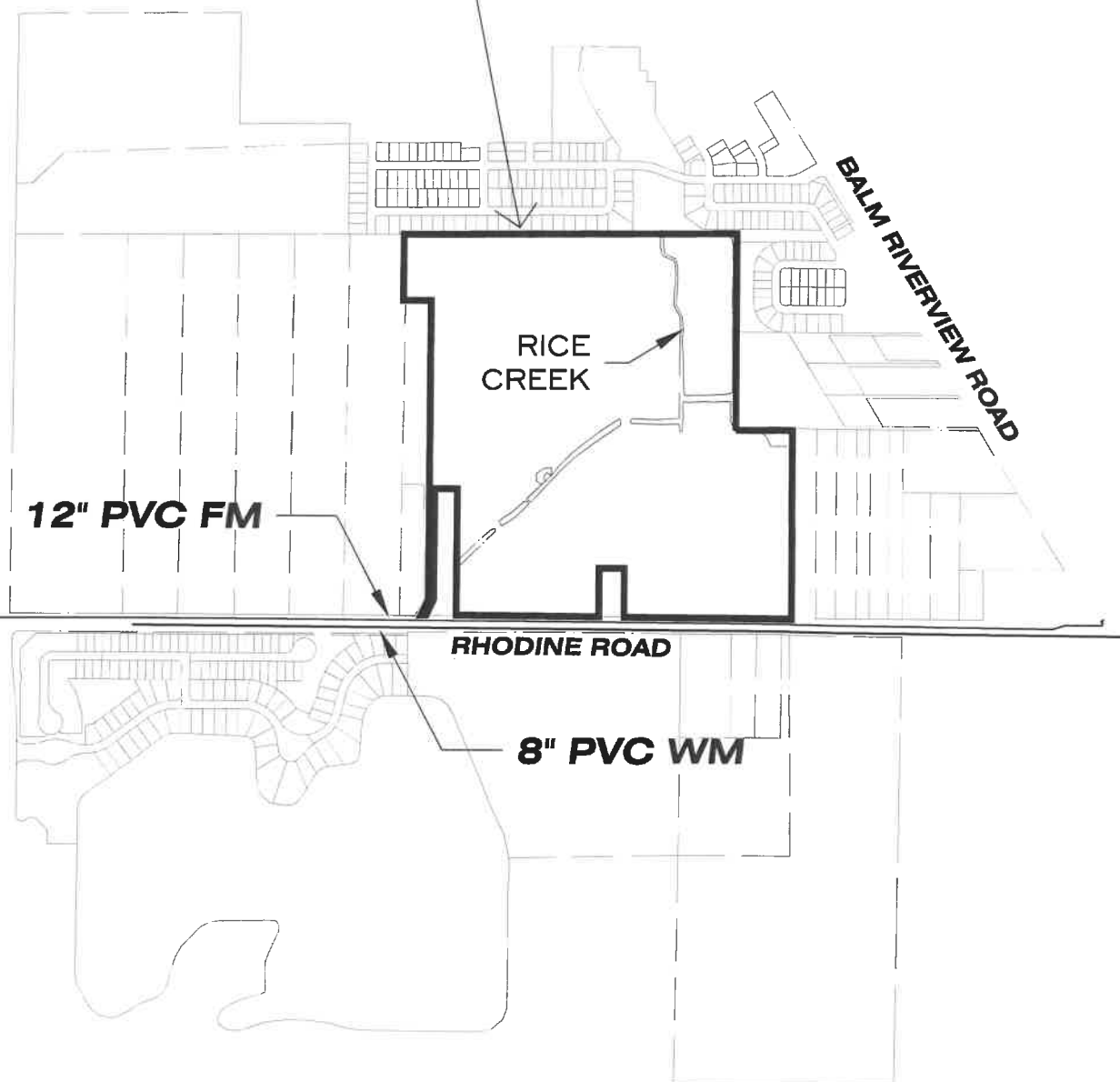
Federal Emergency Management Agency

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

EXHIBIT 6:
UTILITY LOCATION MAP



RHODINE ROAD NORTH CDD



J:\3001 To 3500\03056 Oakley Rhinehart Cassidy\0008 Rhodine Road Properties\ENR\Master\DWG\CDD Exhibit\CU-401-EXH-MS.dwg (UTILITY) R048 May 23, 2018 - B:56m



HAMILTON
ENGINEERING & SURVEYING, INC.

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

MAJOR UTILITY TRUNK LINES RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

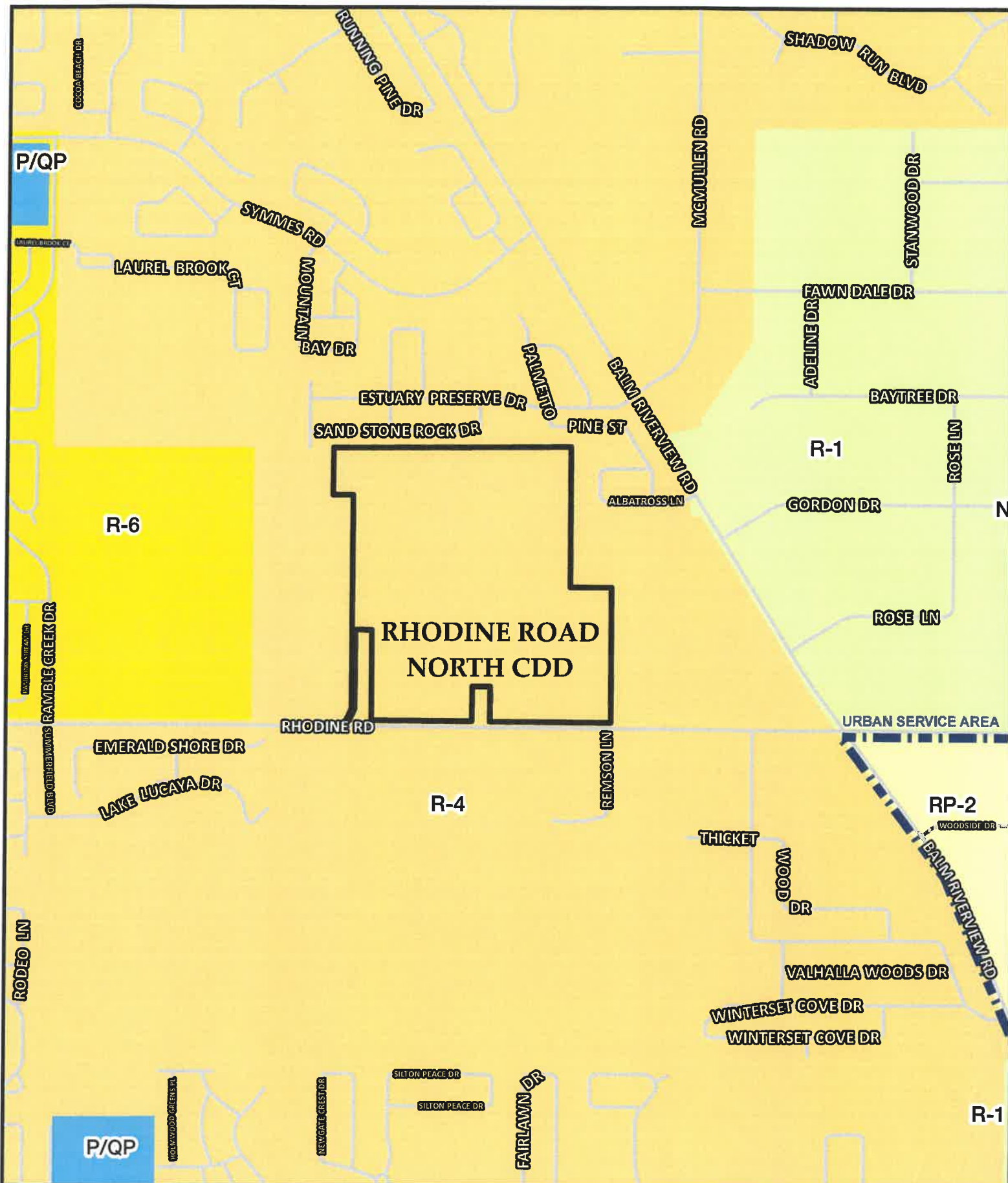
JOB NUMBER
03056.0008

DRAWN BY
ROA

DATE
5-23-2018

SHEET
1

EXHIBIT 7:
FUTURE LAND USE MAP



FUTURE LAND USE MAP RHODINE ROAD NORTH CDD

DATE: 5/29/2018

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

JOB #:
03056.0008

DRAWN BY: MCCAFFREY

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ENGINEERING & SURVEYING, INC.
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LB#7013, CA#B474

**EXHIBIT 8:
ZONING MAP**



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LB#701 3, CA#8474

DRAWN BY: MCCAFFREY

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

Prepared for:

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

Prepared by:

ABSOLUTE ENGINEERING, INC.

APRIL 2019

RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

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EXHIBIT 6 – Utility Location Map

EXHIBIT 7- Future Land Use Map

EXHIBIT 8- Zoning Map

ENGINEER'S REPORT RHODINE ROAD NORTH

I. PURPOSE

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

II. INTRODUCTION

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

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

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

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

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

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

III. PURPOSE

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

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

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

IV. THE DEVELOPMENT

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

V. THE PROJECT

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

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

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

VI. PROPOSED IMPROVEMENTS

The Capital Improvements include the following:

Stormwater Management Facilities

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

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

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

Roadways

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

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

Water and Wastewater Facilities

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

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

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

Off-Site Improvements

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

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

Miscellaneous:

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

VII. PERMITTING

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

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

Rhodine Road Subdivision (102.12 Ac.)

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

Rhodine Road West Subdivision (17.25 Ac.)

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

VIII. RECOMMENDATION

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

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

IX. REPORT MODIFICATION

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

X. CONCLUSION

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

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

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

TABLE 1:
SUMMARY OF OPINION OF
PROBABLE COSTS

Summary of Opinion of Probable Cost

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

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

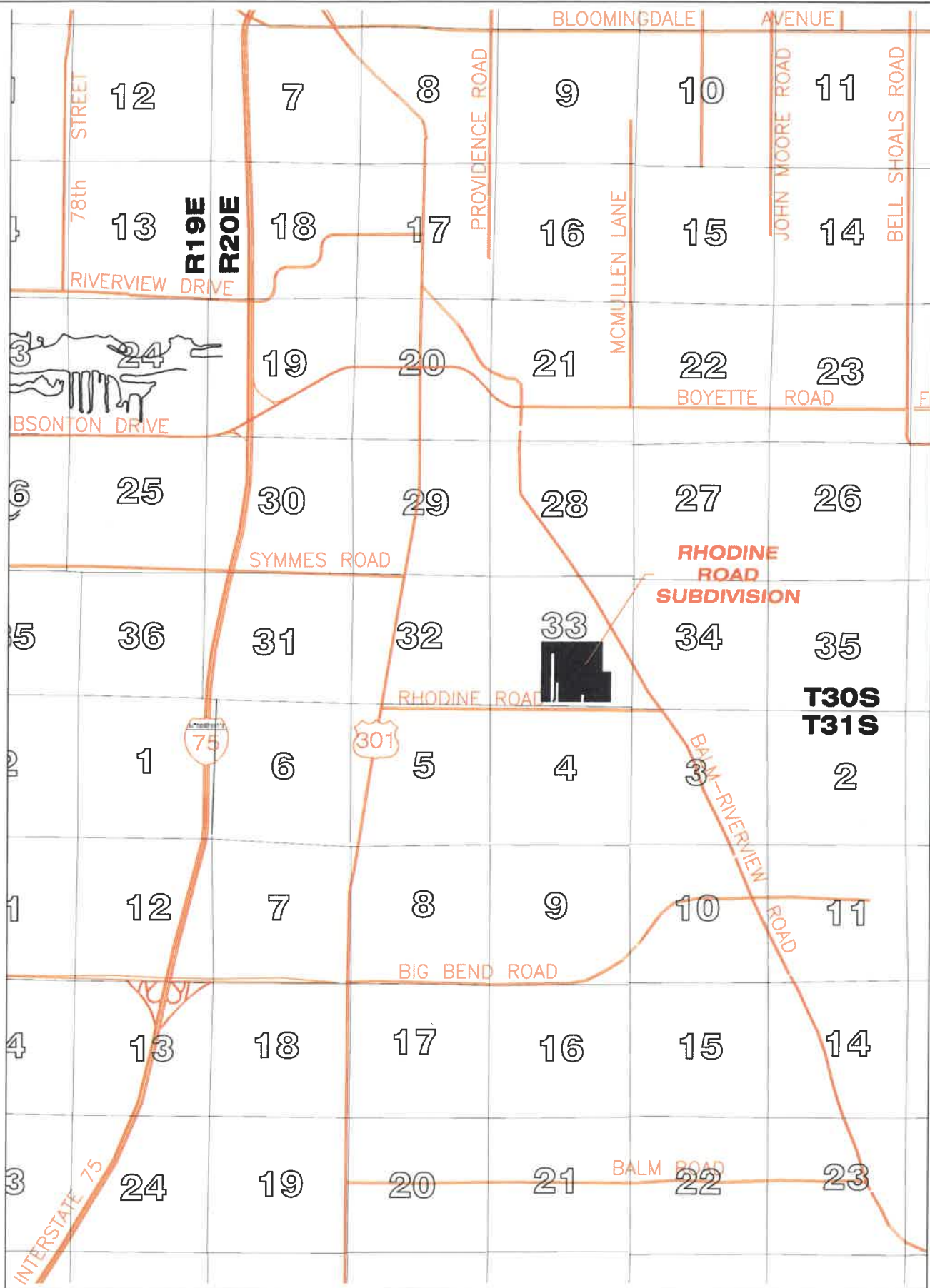
TABLE 2:
SUMMARY OF PROPOSED DISTRICT
FACILITIES

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

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

EXHIBIT 1: LOCATION MAP

P:\0001 J&B Road Estate\0002 Rhodine Rd Property\ENR\Master\DWG\CDD Exhibit\LOCATIONMAP.dwg (LOCATION-MAP) Rhodine Rd Apr 18, 2019 - 11:51am



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

LOCATION MAP RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

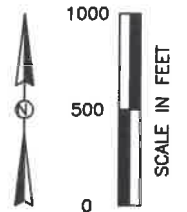
JOB NUMBER
0001.0002

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ROA

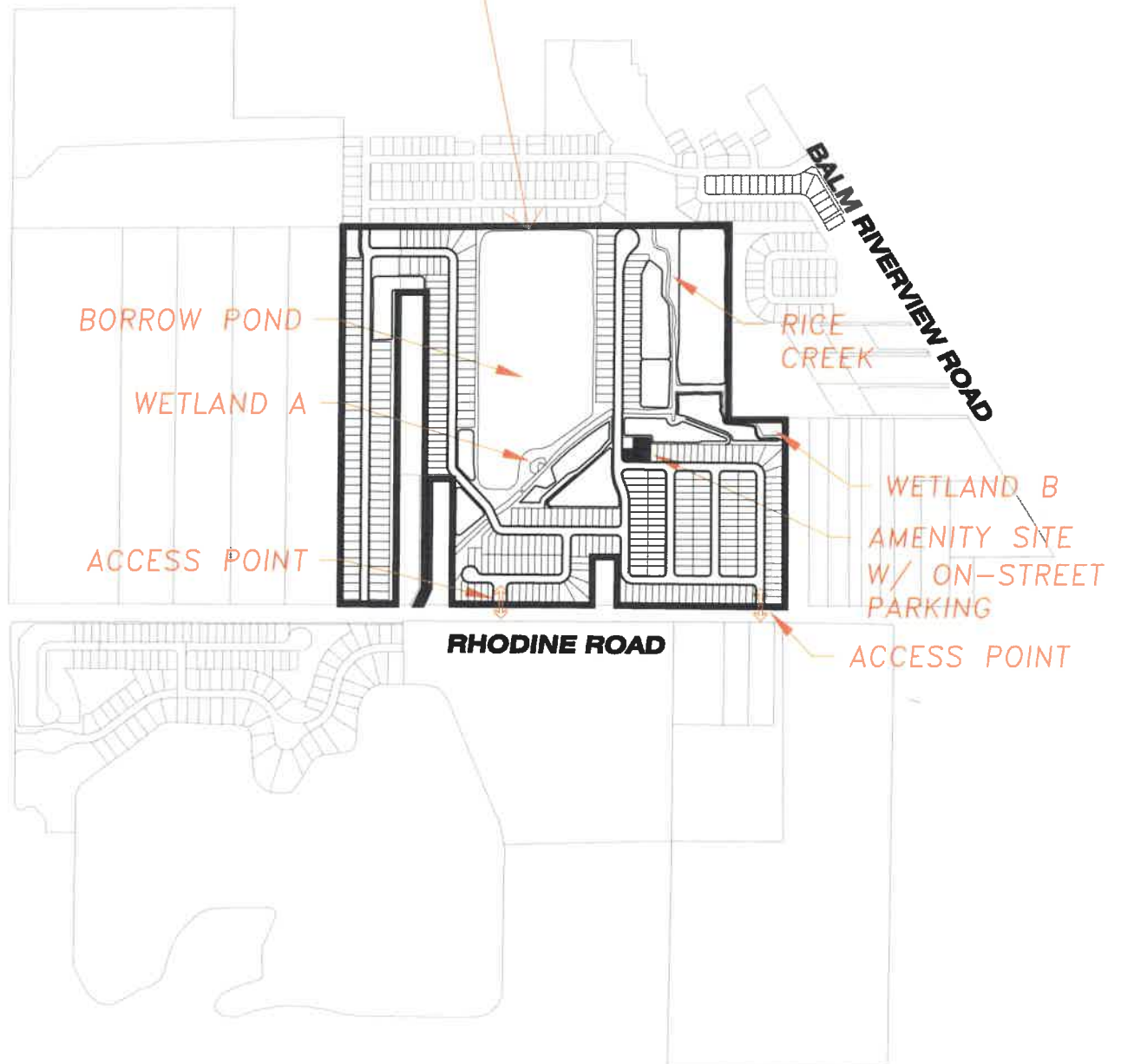
DATE
04-16-2019

SHEET
1

EXHIBIT 2:
OVERALL SITE PLAN



RHODINE ROAD NORTH CDD



P:\0001 JMBI Rod Estate\0002 Rhodine Rd Properties\ENR\Master\1 DWG\002 Exhibit\CS-101-EDH-SITEPLAN.dwg (SITEPLAN) Risk Roo Apr 18, 2019 -- 1:09pm



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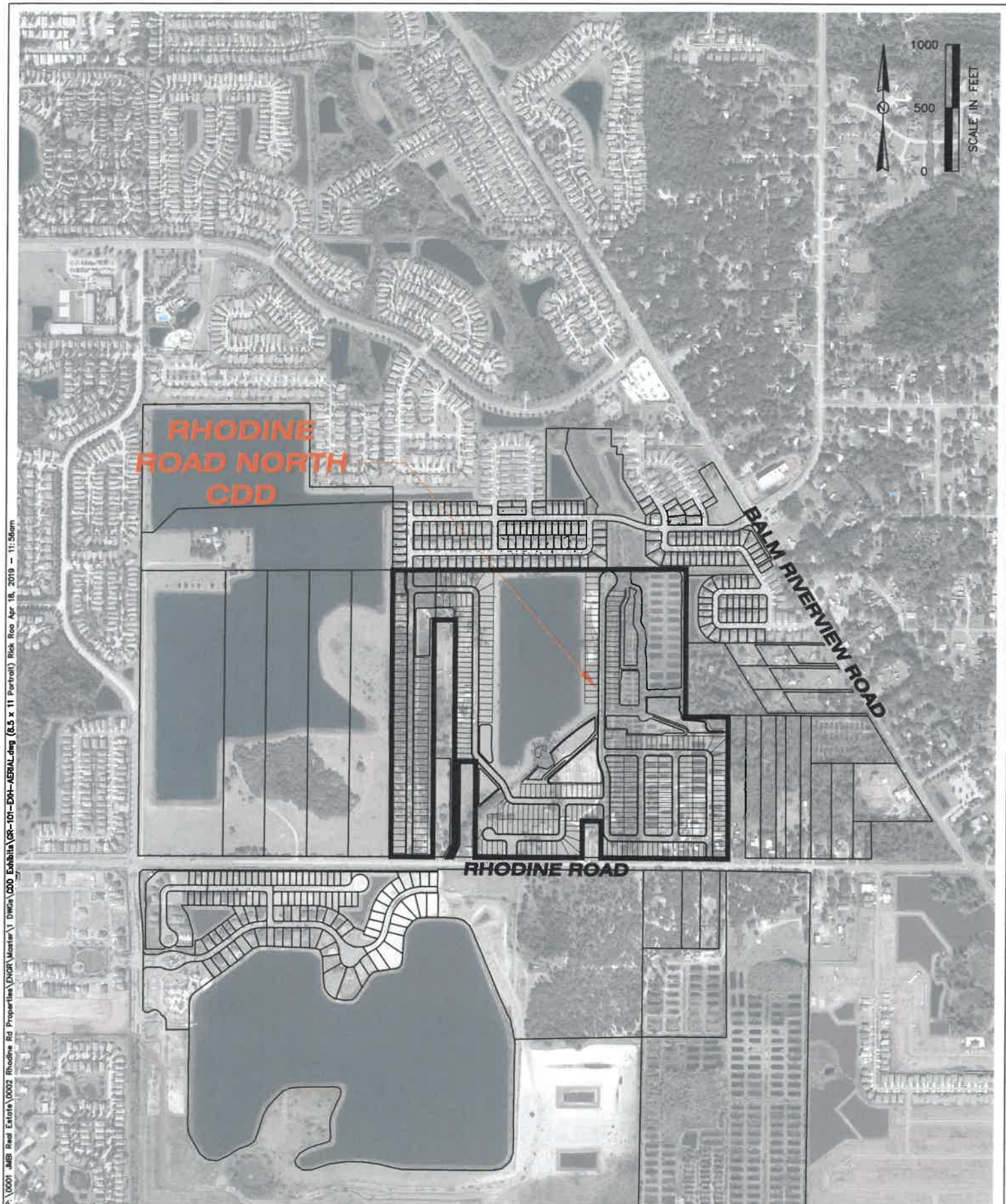
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602

C.A. NO. 28358

SITE PLAN RHODINE ROAD NORTH CDD

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

EXHIBIT 3:
AERIAL SITE PLAN



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



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(813) 344-0100 FAX

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

AERIAL SITE PLAN RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

JOB NUMBER
0001.0002

DRAWN BY
ROA

DATE
04-16-2019

SHEET
1

EXHIBIT 4:
LEGAL DESCRIPTION

SKETCH & DESCRIPTION – NOT A SURVEY

LEGAL DESCRIPTION:

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

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



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET
TAMPA, FLORIDA 33609

LB#7013

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

RHODINE ROAD PROPERTIES CDD EXHIBIT

SEC TWP RGE

33-30S-20E

JOB NUMBER

03056.0011

SCALE

AS SHOWN

DATE

04/24/2018

SHEET

1/2

SKETCH & DESCRIPTION – NOT A SURVEY

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

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

L14

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

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

NW CORNER OF OFFICIAL
RECORDS BOOK 19528, PAGE 1461

NORTH BOUNDARY OF OFFICIAL
RECORDS BOOK 19528, PAGE 1461

NE CORNER OF OFFICIAL
RECORDS BOOK 19528, PAGE 1461

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

SOUTH BOUNDARY OF
MASSARO MINOR SUB

SW CORNER OF
MASSARO MINOR SUB

PARCEL CONTAINS
±119.37 ACRES

NW CORNER
OR 23196, PAGE 1916

NE CORNER
OR 23196, PAGE 1916

POINT OF BEGINNING
SE CORNER OF OR 19528, PAGE 1461

NORTH RIGHT OF WAY LINE
OF RHODINE ROAD

SW CORNER
OR 23196, PAGE 1916

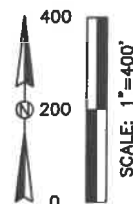
SE CORNER
OR 23196, PAGE 1916

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

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

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

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



HAMILTON
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LB#7013

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RHODINE ROAD PROPERTIES
CDD EXHIBIT

SEC TWP RGE
33-30S-20E

JOB NUMBER
03056.0011

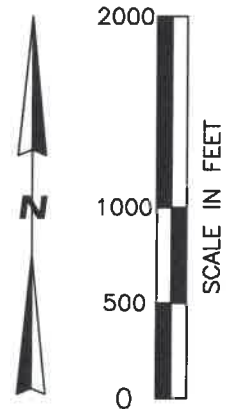
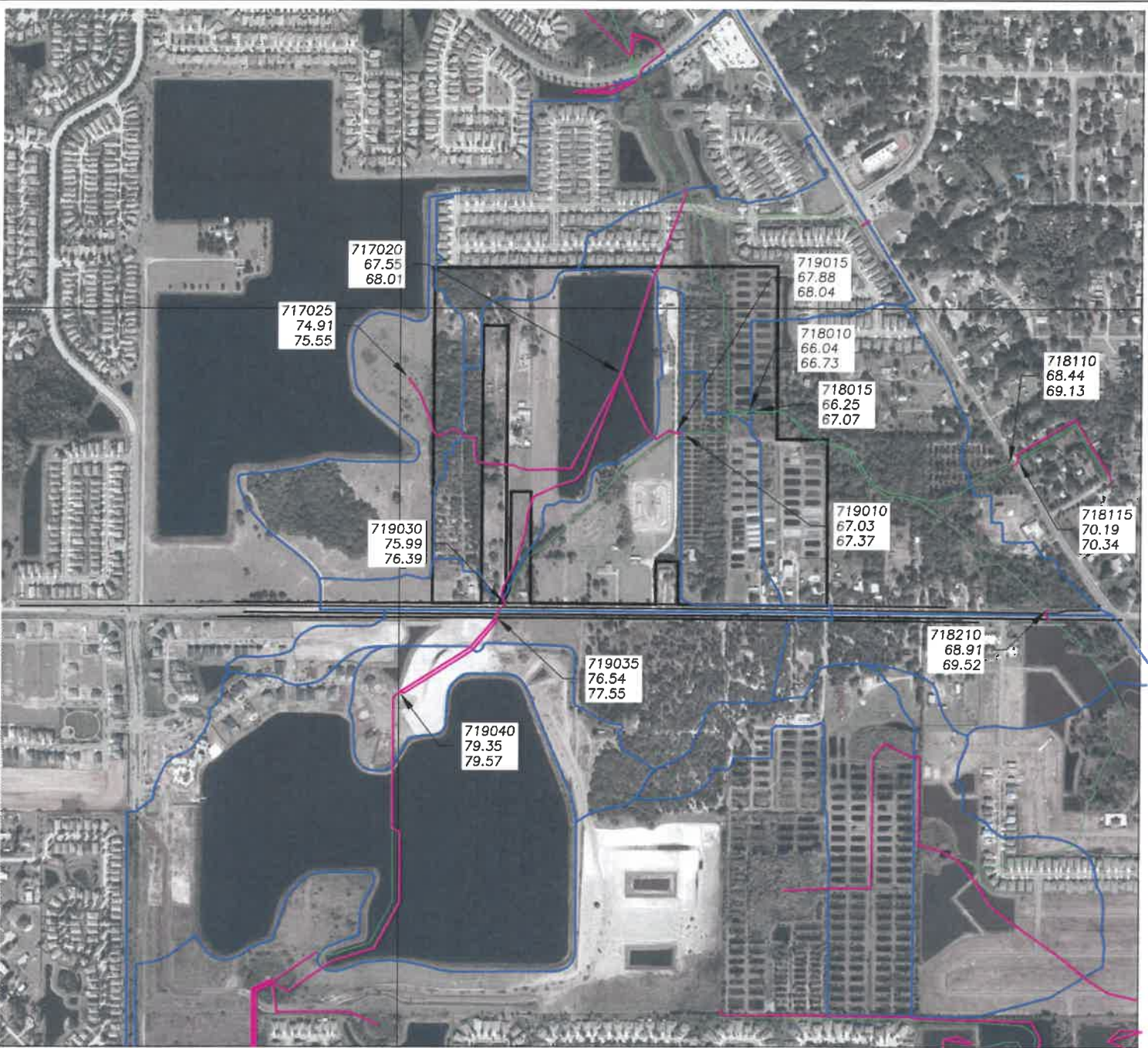
SCALE
AS SHOWN

DATE
04/24/2018

SHEET
2/2

**EXHIBIT 5:
DRAINAGE MAP**

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



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.

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ALAFIA RIVER STORM MODEL RHODINE ROAD NORTH CDD

SEC TWP RGE
33 30S 20E

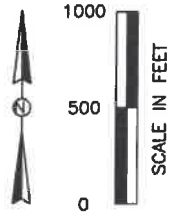
JOB NUMBER
0001.0002

DRAWN BY
ROA

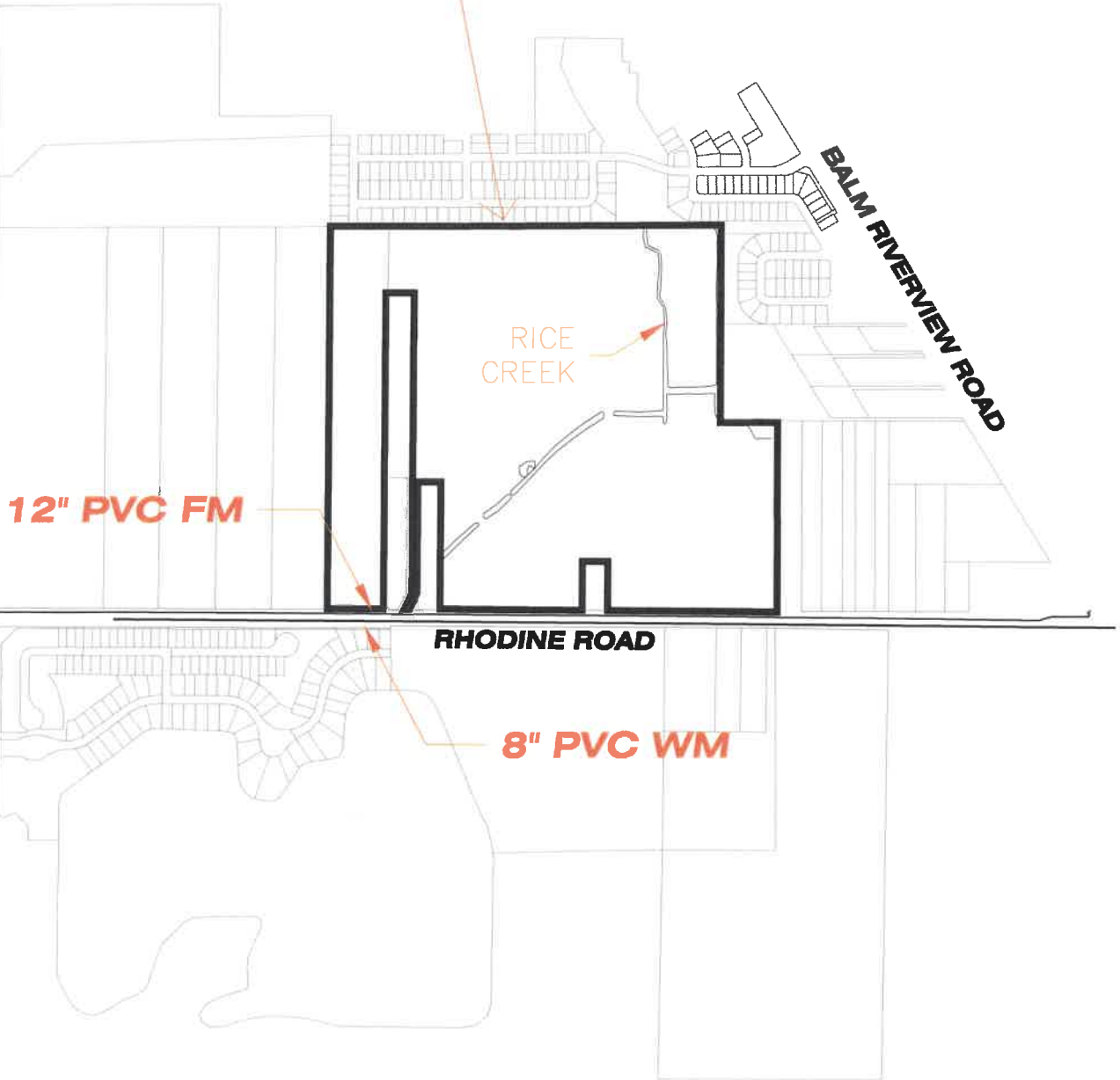
DATE
04-16-2019

SHEET
1

EXHIBIT 6:
UTILITY LOCATION MAP



RHODINE ROAD NORTH CDD



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



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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

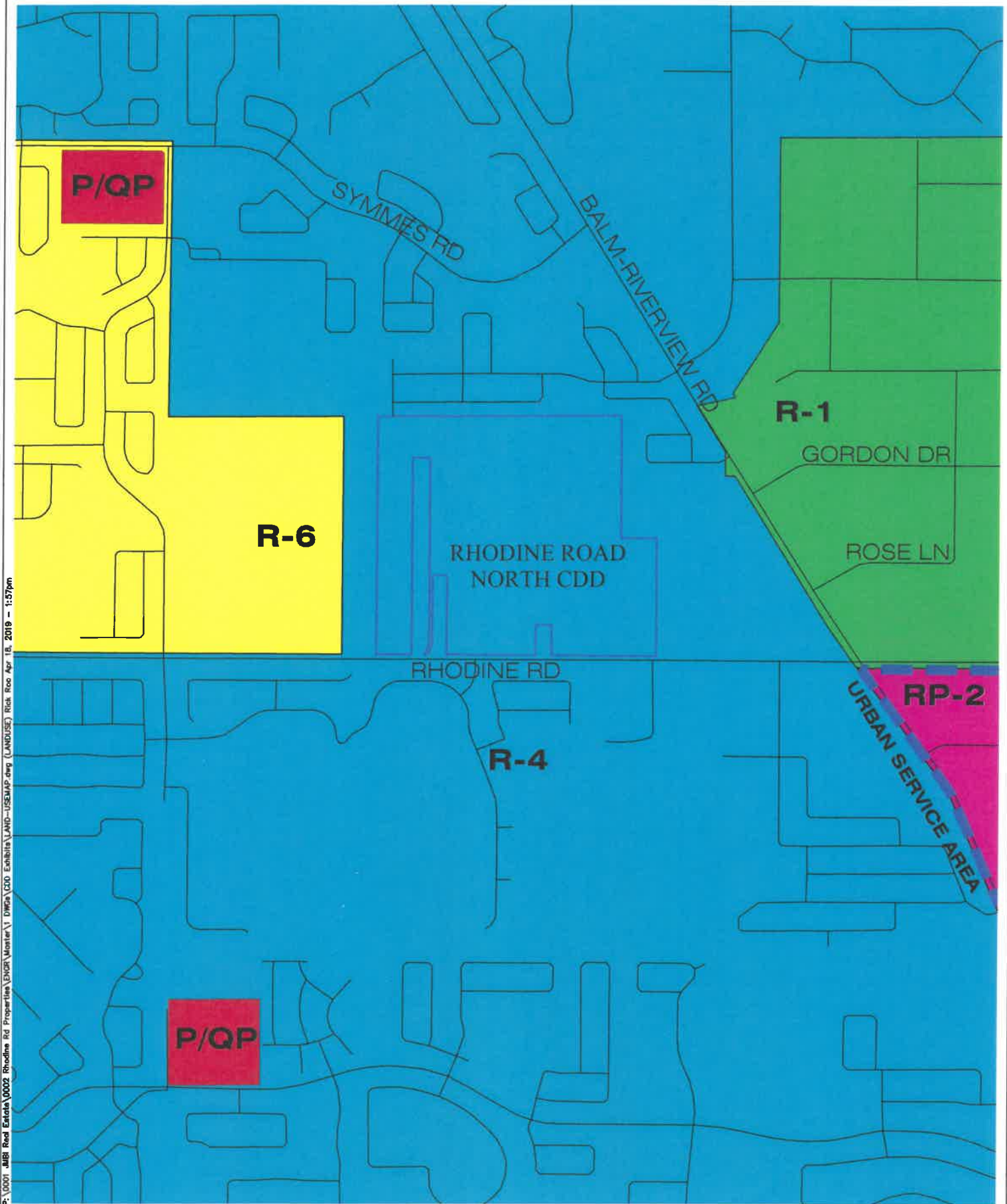
DRAWN BY
ROA

DATE
04-16-2019

SHEET
1

EXHIBIT 7:
FUTURE LAND USE MAP

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



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(813) 344-0100 FAX

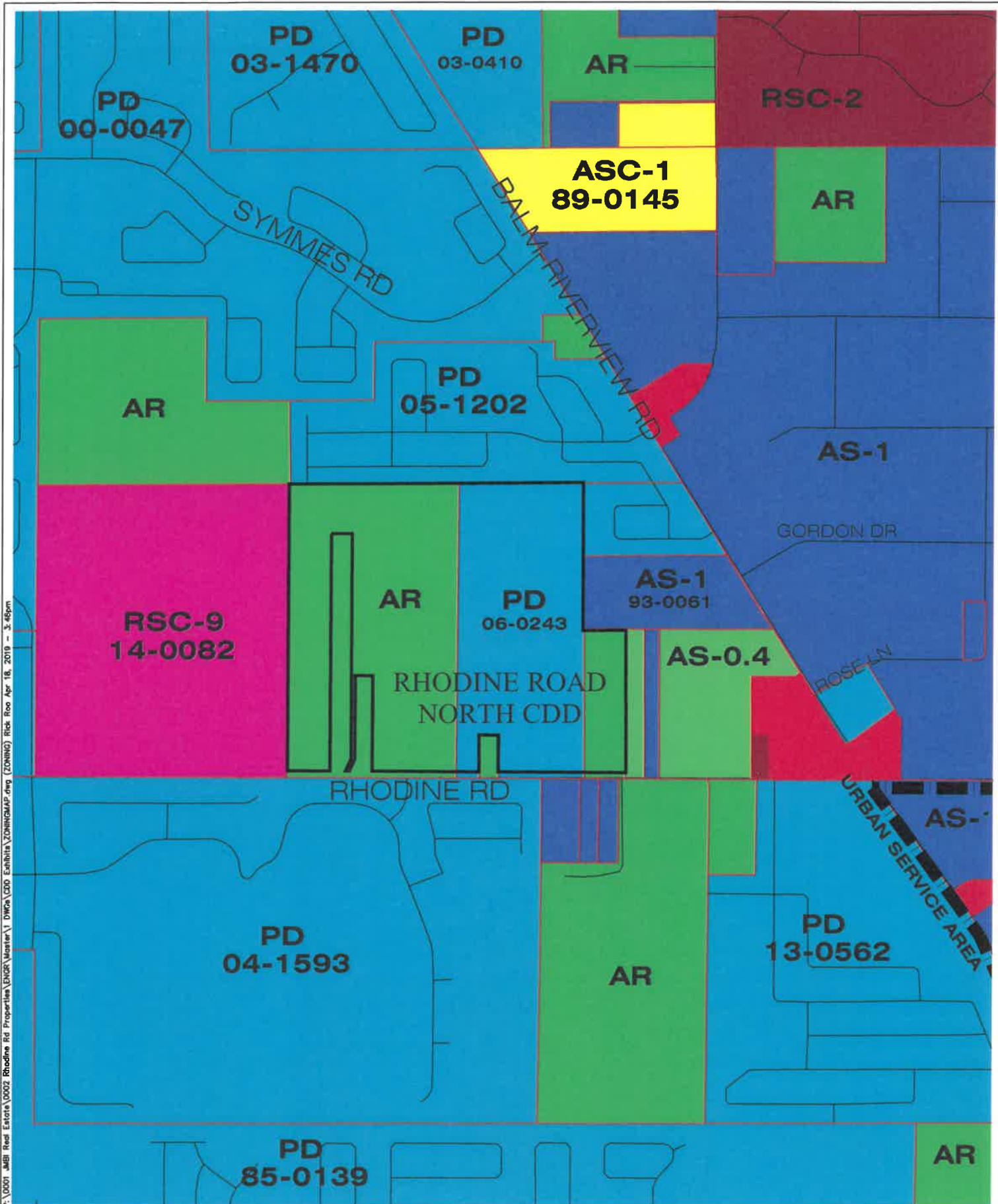
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602

C.A. NO. 28358

FUTURE LAND USE MAP
RHODINE ROAD NORTH CDD

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

**EXHIBIT 8:
ZONING MAP**



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**ZONING MAP
 RHODINE ROAD NORTH CDD**

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

TABLE OF CONTENTS

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|-------|--|----|
| I. | PURPOSE | 4 |
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| IV. | THE DEVELOPMENT | 6 |
| V. | THE PROJECT | 6 |
| VI. | PROPOSED IMPROVEMENTS | 7 |
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TABLE 1 – Summary of Opinion of Probable Costs

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EXHIBIT 1 – Location Map

EXHIBIT 2 – Overall Site Plan

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EXHIBIT 4 – Legal Description

EXHIBIT 5 – Drainage Map

EXHIBIT 6 – Utility Location Map

EXHIBIT 7- Future Land Use Map

EXHIBIT 8- Zoning Map

ENGINEER'S REPORT RHODINE ROAD NORTH

I. PURPOSE

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

II. INTRODUCTION

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

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

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

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

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

III. SCOPE

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

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

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

IV. THE DEVELOPMENT

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

V. THE PROJECT

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

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

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

VI. PROPOSED IMPROVEMENTS

The Capital Improvements include the following:

Stormwater Management Facilities

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

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

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

Roadways

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

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

Water and Wastewater Facilities

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

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

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

Off-Site Improvements

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

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

Miscellaneous:

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

VII. PERMITTING

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

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

Rhodine Road Subdivision (102.12 Ac.)

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

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

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

Cole Parcel (61.27 Ac.)

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

VIII. RECOMMENDATION

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

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

IX. REPORT MODIFICATION

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

X. CONCLUSION

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

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

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

TABLE 1:
SUMMARY OF OPINION OF
PROBABLE COSTS

Summary of Opinion of Probable Cost

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

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

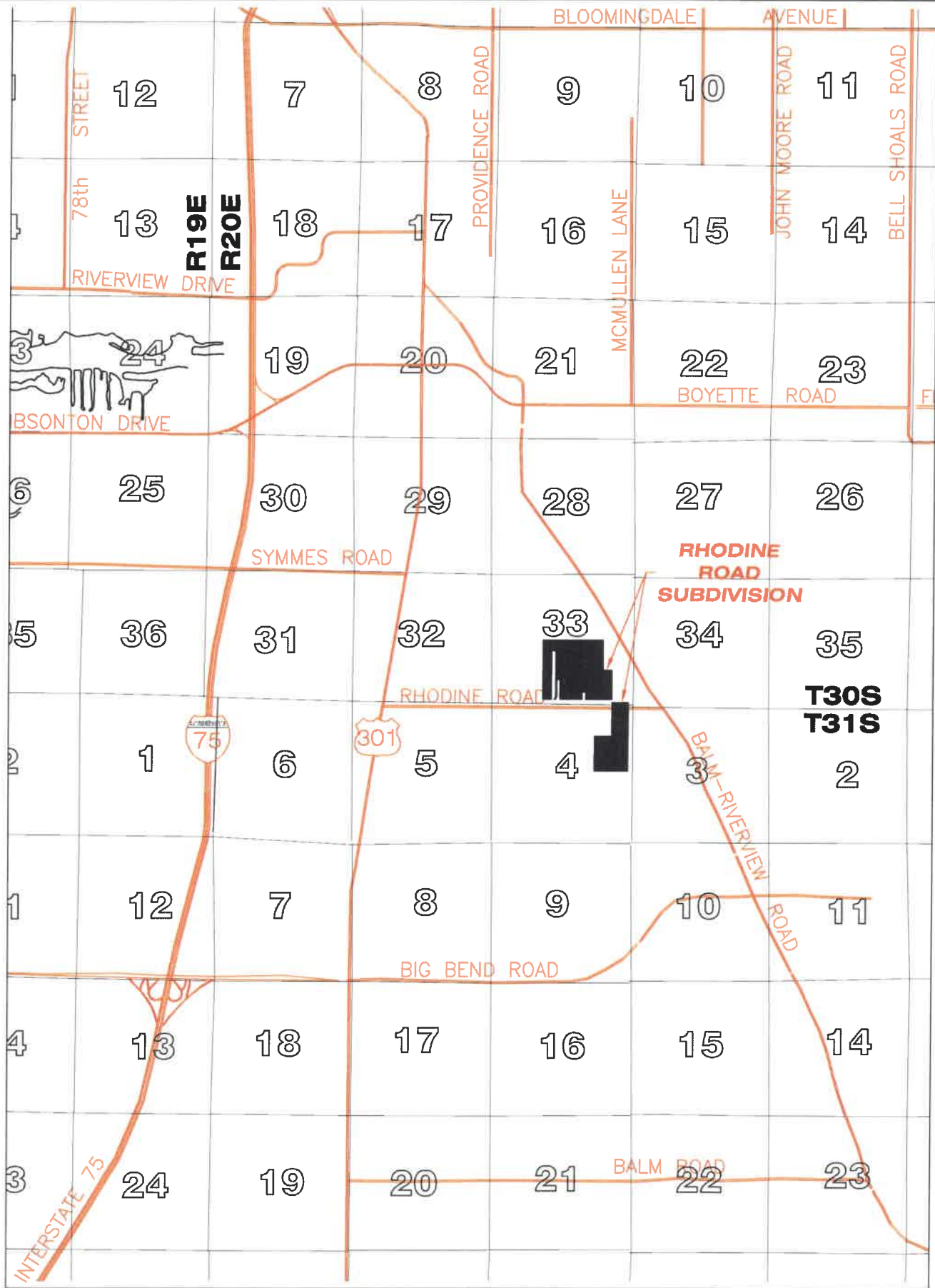
TABLE 2:
SUMMARY OF PROPOSED DISTRICT
FACILITIES

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

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

EXHIBIT 1:
LOCATION MAP

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



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

LOCATION MAP RHODINE ROAD NORTH CDD

SEC TWP RGE
33-30S-20E

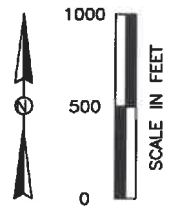
JOB NUMBER
0001.0002

DRAWN BY
ROA

DATE
08-22-2019

SHEET
1

EXHIBIT 2:
OVERALL SITE PLAN



**RHODINE
ROAD NORTH
CDD**

BORROW POND

WETLAND A

ACCESS POINT

RHODINE ROAD

**RHODINE
ROAD NORTH
CDD**

COLE PARCEL

EXISTING
CELL TOWER

BALM RIVERVIEW ROAD

RICE
CREEK

WETLAND B

AMENITY SITE
W/ ON-STREET
PARKING

ACCESS POINT

WETLAND

P:\0001_MBI Real Estate\0002 Rhodine Rd Properties\DWG\Water\1 DWG\CDD Exhibit\CS-101-EXH-SITEPLAN_COLE.dwg Rick Roa Aug 26, 2019 - 4:42pm



**ABSOLUTE
ENGINEERING, INC.**

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(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

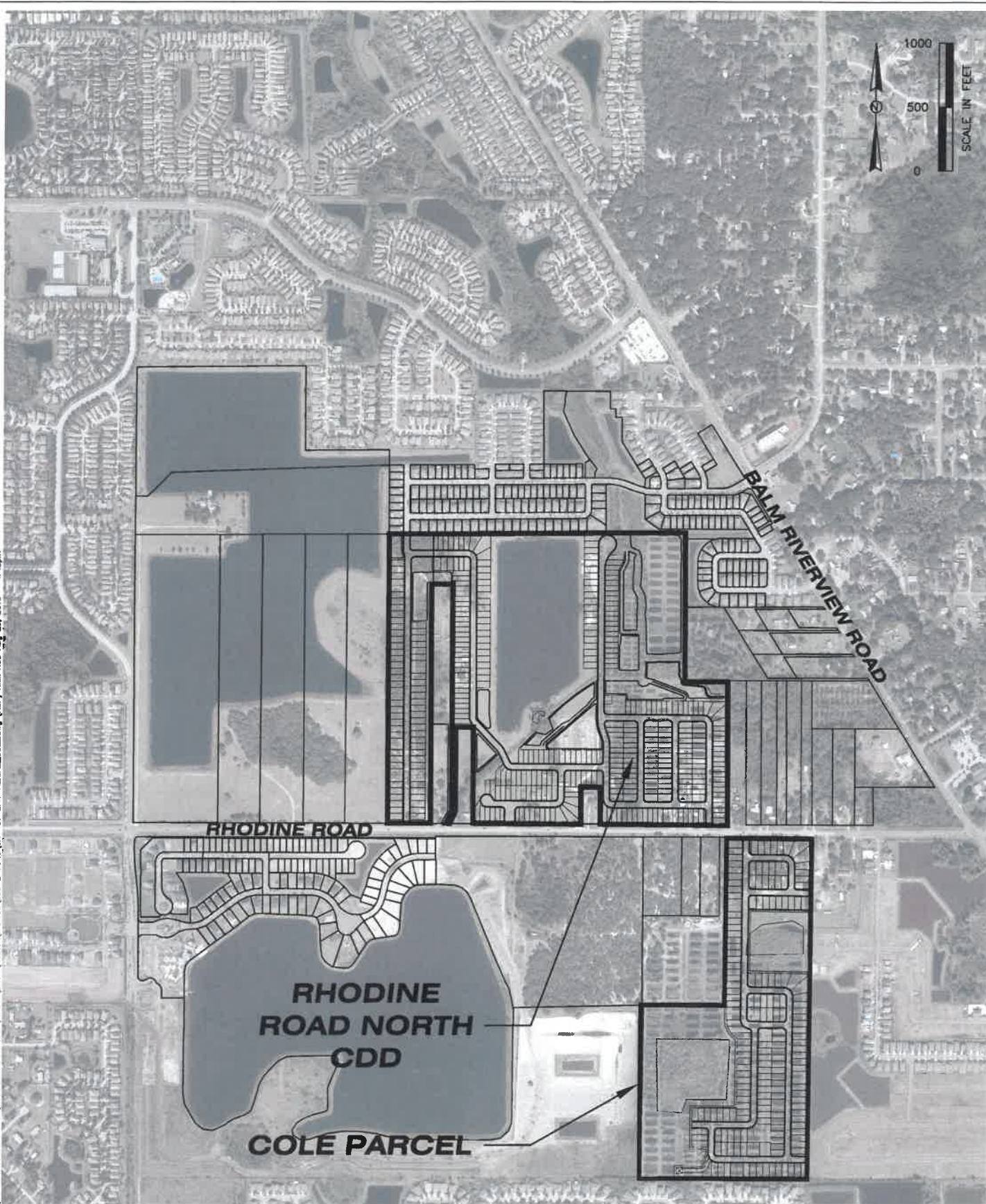
DRAWN BY
ROA

DATE
08-26-2019

SHEET
1

EXHIBIT 3:
AERIAL SITE PLAN

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C.A. NO. 28358

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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

PHASE: Cole Parcel

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

REVISIONS

| DATE | DESCRIPTION | DRAWN BY |
|------|-------------|----------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Prepared For: Absolute Engineering, Inc.

(Not A Survey)

David A. Williams

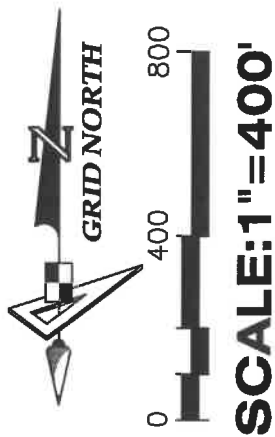
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. **LS6423**

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



GeoPoint
Surveying, Inc.

Description Sketch (Not A Survey)



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

Rhodine Road

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

50.00'

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

South Right-of-Way
line of Rhodine Road

50.00'

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

BALLENTRAE SUBDIVISION
PHASE 1
Plat Book 124, Page 151

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

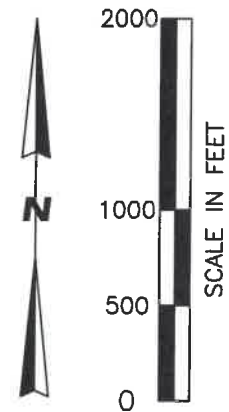
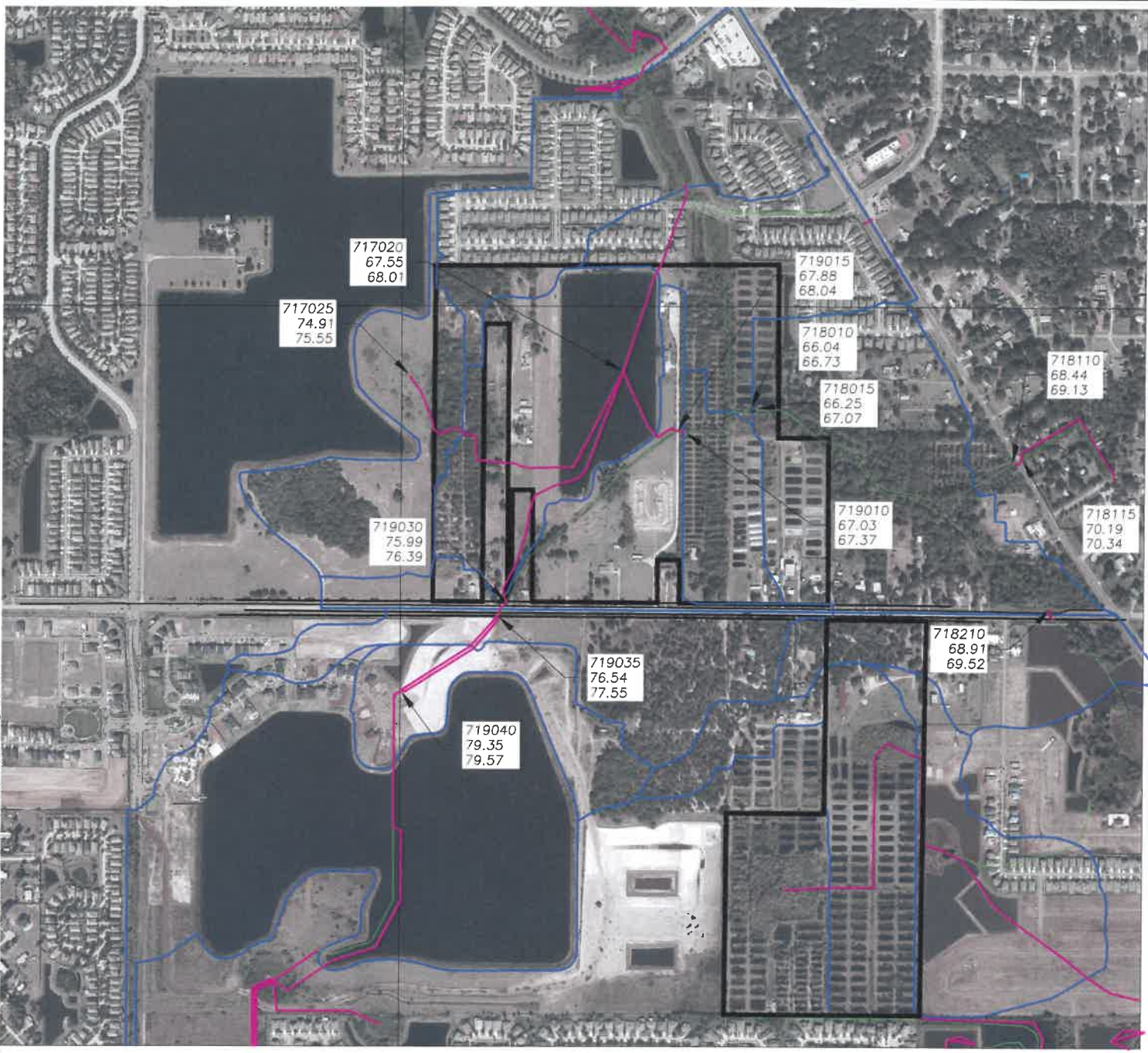
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

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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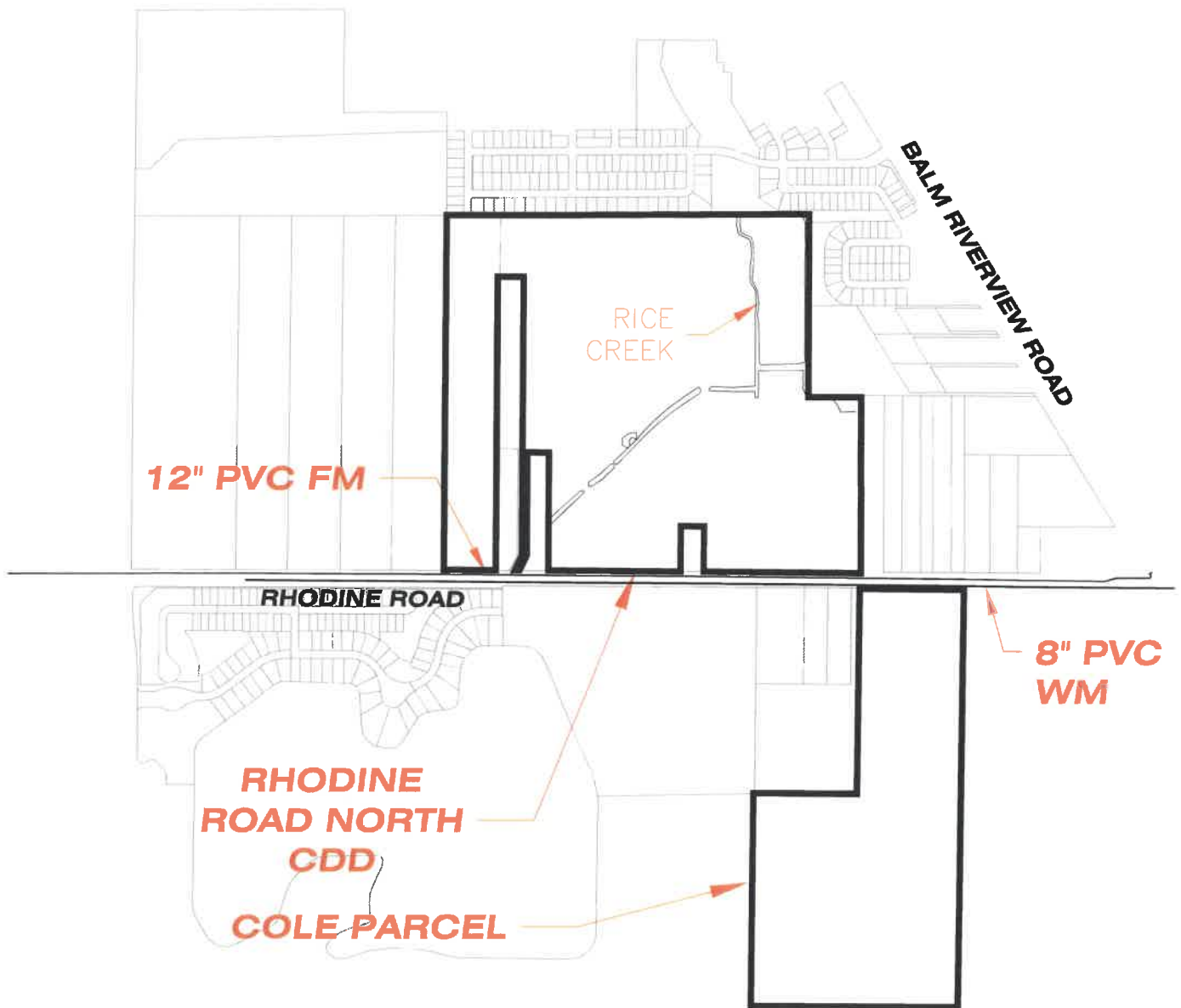
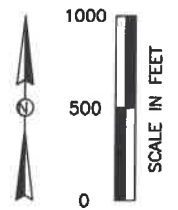


(813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 925
(813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

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 |
|----------------------------------|--------------------------------|------------------------|---------------------------|-------------------|

EXHIBIT 6:
UTILITY LOCATION MAP

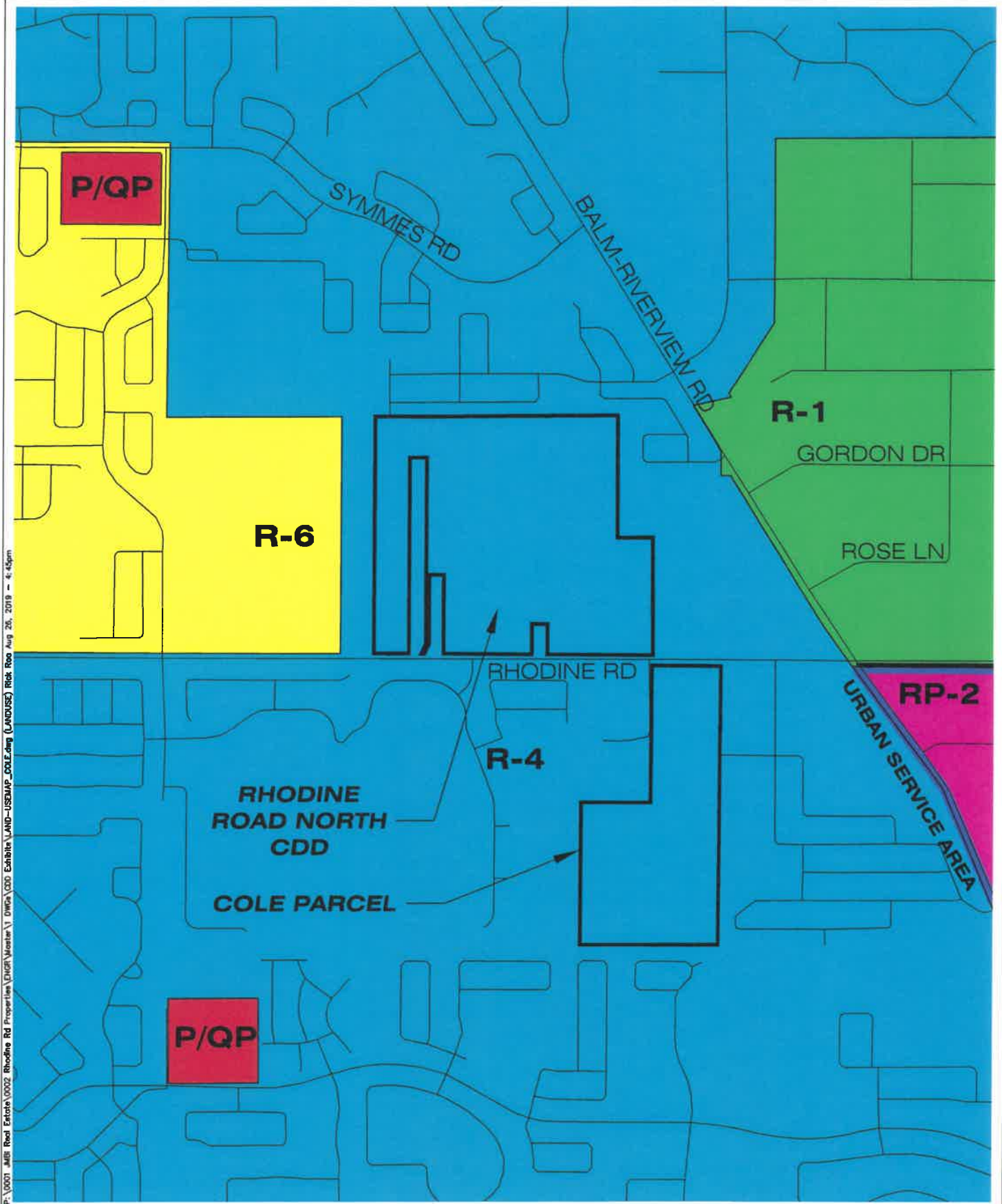


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| | | | | |
|---|---|---|---------------------------------------|--|
|  ABSOLUTE ENGINEERING, INC. <small>(813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 925 (813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602</small> | MAJOR UTILITY TRUNK LINES RHODINE ROAD NORTH CDD | | | |
| | <small>SEC TWP RGE</small> 33-30S-20E | <small>JOB NUMBER</small> 0001.0002 | <small>DRAWN BY</small> ROA | <small>DATE</small> 08-26-2019 |

EXHIBIT 7:
FUTURE LAND USE MAP

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



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TAMPA, FLORIDA 33602

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

SEC TWP RGE
33 30S 20E

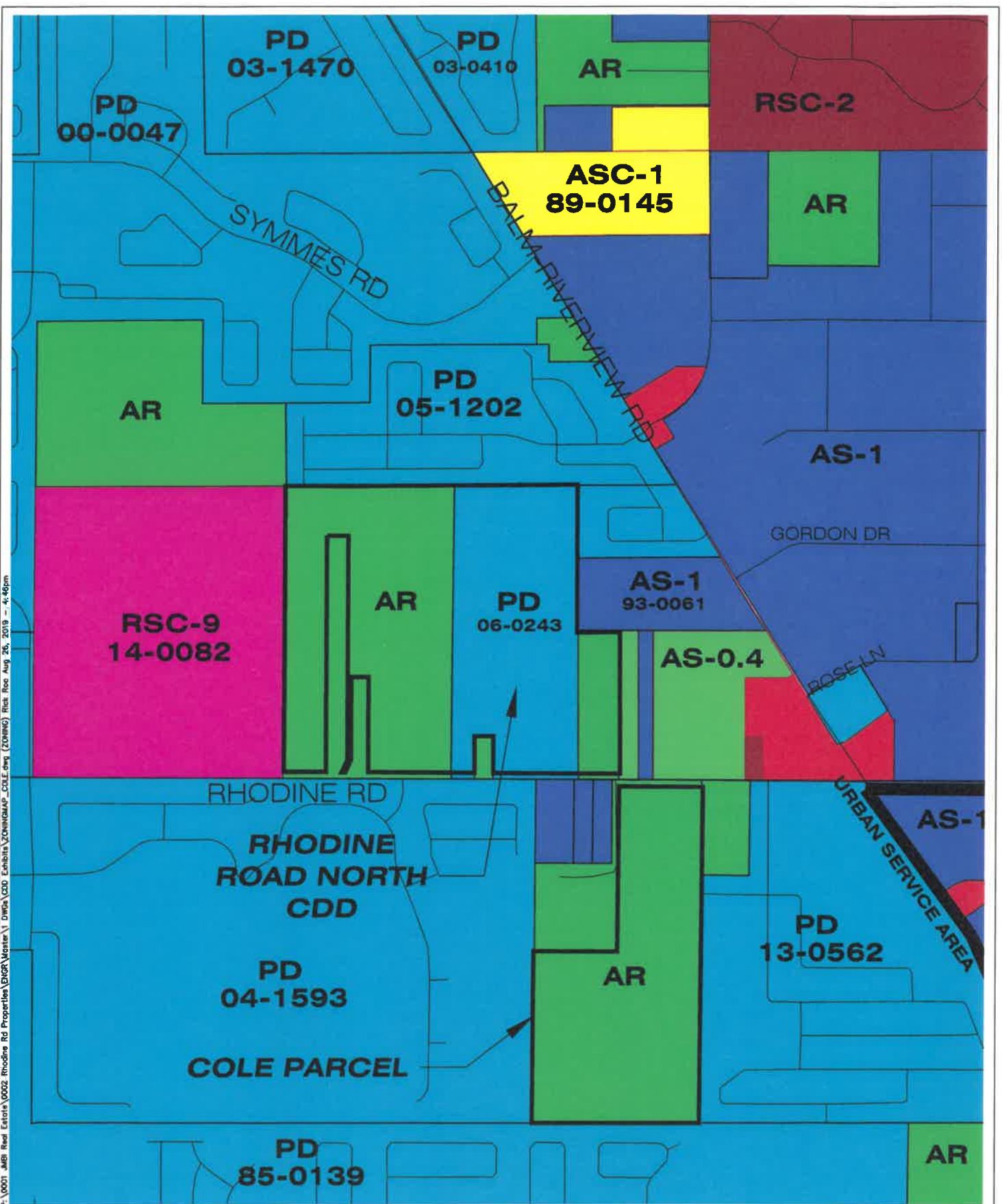
JOB NUMBER
0001.0002

DRAWN BY
ROA

DATE
08-26-2019

SHEET
1

**EXHIBIT 8:
ZONING MAP**



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ENGINEERING, INC.**

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(813) 344-0100 FAX

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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

COMPOSITE EXHIBIT B

*Master Assessment Methodology
for Rhodine Road North Community Development District,
dated December 19, 2018, as amended by the
Amended and Restated Master Assessment Methodology
for Rhodine Road North Community Development District,
dated May 1, 2019, and the
Second Amended and Restated Master Assessment Methodology
for Rhodine Road North Community Development District,
dated July 28, 2021, and the
Supplemental Assessment Methodology
for Rhodine Road North Community Development District,
dated June 21, 2019*

**MASTER
ASSESSMENT METHODOLOGY

FOR

RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Date: December 19, 2018

Prepared by

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

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

1.0 Introduction

The Rhodine Road North Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$7,000,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Engineer’s Report dated December 2018 prepared by Hamilton Engineering and Surveying, Inc., as 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 that benefit property owners within the District.

1.1 Purpose

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

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

1.2 Background

The District currently includes approximately 102 acres within Hillsborough County, Florida. The development program for the District currently envisions approximately 307 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 \$5,100,000. The District's Underwriter projects that financing costs required to fund 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 \$7,000,000. 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.

¹

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$7,000,000 in Bonds in one or more series to fund the District's entire 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 \$7,000,000 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 \$5,100,000. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$7,000,000. Table 3 shows the breakdown of the bond sizing.

¹ District is in process of expanding boundaries and including an additional 70 units, requiring the validation of approximately \$10,000,000 in bonds.

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 is one product type within the planned development. The single family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

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

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

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

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

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of 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
MASTER ASSESSMENT METHODOLOGY

| Land Use | Total Assessible Units* | ERUs per Unit (1) | Total ERUs |
|---------------|-------------------------|-------------------|------------|
| Single Family | 307 | 1.00 | 307 |
| Total Units | 307 | | 307 |

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

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

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

| Capital Improvement Plan ("CIP") (1) | Cost Estimate |
|---|---------------|
| Offsite Improvements | \$174,200 |
| Stormwater Management | \$2,221,100 |
| Utilities (Water, Sewer, & Street Lighting) | \$658,400 |
| Roadway | \$537,600 |
| Entry Feature | \$348,370 |
| Parks and Amenities | \$696,700 |
| Contingencies | \$463,630 |
| | \$5,100,000 |

(1) A detailed description of these improvements is provided in the Engineer's Report dated December 2018.

| | |
|---|--|
| TABLE 3 | |
| RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT | |
| BOND SIZING | |
| MASTER ASSESSMENT METHODOLOGY | |

| Description | Total |
|-----------------------|---------------------|
| Construction Funds | \$ 5,100,000 |
| Debt Service Reserve | \$ 508,542 |
| Capitalized Interest | \$ 840,000 |
| Underwriters Discount | \$ 140,000 |
| Cost of Issuance | \$ 220,000 |
| Contingency | \$ 191,458 |
| Par Amount* | \$ 7,000,000 |

| | |
|-----------------------|------------|
| Bond Assumptions: | |
| Interest Rate | 6.00% |
| Amortization | 30 years |
| Capitalized Interest | 24 months |
| Debt Service Reserve | Max Annual |
| Underwriters Discount | 2% |

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

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

| Land Use | No. of Units * | ERU Factor | Total ERUs | % of Total ERUs | Total Improvements Costs Per Product Type | Improvement Costs Per Unit |
|---------------|----------------|------------|------------|--------------------|--|-------------------------------|
| Single Family | 307 | 1 | 307 | 100.00% | \$ 5,100,000 | \$16,612 |
| Totals | 307 | | 307 | 100.00% | \$ 5,100,000 | |

* 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
MASTER ASSESSMENT METHODOLOGY

| Land Use | No. of Units * | Total Improvements | | Allocation of Par | | Par Debt Per Unit |
|---------------|----------------|--------------------|-----------|-------------------|-----------|-------------------|
| | | Costs Per Product | Type | Debt Per Product | Type | |
| Single Family | 307 | \$ | 5,100,000 | \$ | 7,000,000 | \$22,801 |
| Totals | 307 | \$ | 5,100,000 | \$ | 7,000,000 | |

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

| Land Use | No. of Units * | 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 (1) |
|---------------|----------------|---|-------------------------|--------------------------------|--|--|
| Single Family | 307 | \$ 7,000,000 | \$22,801 | \$ 508,542 | \$ 1,656 | \$ 1,781 |
| Totals | 307 | \$ 7,000,000 | | \$ 508,542 | | |

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

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

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

| Owner | Property ID #'s* | Acres | Total Par Debt Allocation Per Acre | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|--------------------------|-----------------------|-------|--|-----------------------------|---|---|
| Cassidy Properties, Inc. | See Legal Description | 102 | \$68,627 | \$ 7,000,000 | \$ 508,542 | \$ 546,819 |
| Totals | | 102 | | \$ | \$ 508,542 | \$ 546,819 |

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

| | |
|-----------------------------|-----------|
| Annual Assessment Periods | 30 |
| Projected Bond Rate (%) | 6.00% |
| Maximum Annual Debt Service | \$508,542 |

* - See Metes and Bounds, attached as Exhibit A

SKETCH & DESCRIPTION - NOT A SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 1, 2 IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST AND GOVERNMENT LOT 3 IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 AND THE SOUTHEAST CORNER OF GOVERNMENT LOT 3, IN SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA AND PROCEED N 00°08'25" E, ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 2 AND THE EAST BOUNDARY OF SAID GOVERNMENT LOT 3, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RHODINE ROAD AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 19528, PAGE 1481, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N 00°08'25" E, ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 2 AND THE EAST BOUNDARY OF SAID GOVERNMENT LOT 3 AND THE EAST BOUNDARY OF SAID TRACT, A DISTANCE OF 755.07 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N 89°31'10" W, ALONG THE NORTH BOUNDARY OF SAID TRACT, A DISTANCE OF 135.55 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S 00°08'56" W, ALONG THE WEST BOUNDARY OF SAID TRACT, A DISTANCE OF 658.98 FEET; THENCE S 24°21'49" W, A DISTANCE OF 105.23 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF RHODINE ROAD; THENCE N 89°48'49" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 31.51 FEET; THENCE N 25°01'20" E, A DISTANCE OF 105.61 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 166.00 FEET OF THE EAST 1/4 OF SAID GOVERNMENT LOT 3; THENCE N 00°10'37" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 1780.95 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 394.00 FEET OF THE EAST 1/4 OF SAID GOVERNMENT LOT 3; THENCE S 89°58'48" W, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 166.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 1/4 OF SAID GOVERNMENT LOT 3; THENCE N 00°10'04" E, ALONG SAID WEST BOUNDARY, A DISTANCE OF 394.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3 AND THE SOUTH BOUNDARY OF ESTUARY PHASE 3 AS RECORDED IN PLAT BOOK 121, PAGE 85 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N 89°58'48" E, ALONG SAID NORTH AND SOUTH BOUNDARIES, A DISTANCE OF 330.56 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3 AND THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE N 89°43'14" E, ALONG THE NORTH BOUNDARIES OF SAID GOVERNMENT LOTS 1 AND 2 AND THE SOUTH BOUNDARY OF SAID ESTUARY PHASE 3 AND THE SOUTH BOUNDARY OF ESTUARY PHASE 2 AS RECORDED IN PLAT BOOK 120, PAGE 211 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE SOUTH BOUNDARY OF ESTUARY PHASE 1 AND 4 AS RECORDED IN PLAT BOOK 119, PAGE 91 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 1650.73 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT A-DRAINAGE AS SHOWN ON SAID ESTUARY PHASE 1 AND 4; THENCE S 00°00'16" W, ALONG SAID WEST BOUNDARY AND THE WEST BOUNDARY OF ESTUARY PHASE 5 AS RECORDED IN PLAT BOOK 123, PAGE 35 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE WEST BOUNDARY OF MASSARO MINOR SUBDIVISION AS RECORDED IN MINOR SUBDIVISION BOOK 1, PAGE 36 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 1170.14 FEET TO THE SOUTHWEST CORNER OF SAID MASSARO MINOR SUBDIVISION; THENCE N 89°50'36" E, ALONG THE SOUTH BOUNDARY OF SAID MASSARO MINOR SUBDIVISION, A DISTANCE OF 338.13 FEET; THENCE S 00°05'10" E, A DISTANCE OF 1125.65 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF RHODINE ROAD; THENCE N 89°33'25" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1001.80 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 23196, PAGE 1916, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N 00°05'08" E, ALONG THE EAST BOUNDARY OF SAID TRACT, A DISTANCE OF 290.86 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N 89°38'48" W, ALONG THE NORTH BOUNDARY OF SAID TRACT, A DISTANCE OF 150.16 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S 00°03'14" W, ALONG THE WEST BOUNDARY OF SAID TRACT, A DISTANCE OF 290.62 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AND A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF RHODINE ROAD; THENCE N 89°33'25" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 844.25 FEET TO THE POINT OF BEGINNING.

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

Date



HAMILTON
ENGINEERING & SURVEYING, INC.

3408 W. LEMON STREET
TAMPA, FLORIDA 33609

LB7013

TEL (813) 250-3535
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RHODINE ROAD PROPERTIES
CDD EXHIBIT

SECTION

33-30S-20E

JOB NUMBER

03056.0011

SCALE

AS SHOWN

DATE

04/24/2018

SHEET

1/2

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

Date: May 1, 2019

Prepared by

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

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

1.0 Introduction

The Rhodine Road North Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$10,000,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements ("Capital Improvement Plan" or "CIP") within the District more specifically described in the Engineer's Report dated December 2018 and amended April 2019, prepared by Absolute Engineering, Inc., and as may be further amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Capital Improvement Plan that benefits property described in the CIP. The District currently consists of 102 acres of land. The District is in the process of amending its boundaries to add an additional 17 acres of land adjacent to the District (the "Annexed Parcel"). Upon completion of the annexation of the Annexed Parcel, the District will continue construction of the public infrastructure outlined in the CIP to such Annexed Parcel. Based on the foregoing, the District will issue sufficient Bonds to include public improvements to the Annexed Parcel. The proceeds of the Bonds attributable to the cost of the CIP to the Annexed Parcel will be held in escrow until such time as the annexation is completed. If by the 9th month after the issuance of the Bonds, the conditions to break escrow regarding the Capital Improvement Plan for the Annexed Parcel as described in this Report have not been satisfied, all references to the Annexed Parcel in this report should be disregarded.

1.1 Purpose

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

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

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

1.2 Background

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

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

The District plans to issue bonds for the CIP costs associated with the Annexed Parcel and such proceeds will be escrowed until the following conditions are satisfied: (1) the Annexed Parcel is formally annexed into the District by Hillsborough County and, (2) District completes its assessment proceedings relating to the Annexed Parcel. Of the estimated \$10,000,000 of proceeds, approximately \$1,840,000 will be escrowed relating to the Annexed Parcel until the aforementioned conditions are satisfied.

The Engineer sets forth the costs associated with the Annexed Parcel in the Engineer's Report and are estimated to be \$1,840,000. The proposed assessment levels and debt per unit, for the Annexed Parcel, once the conditions are satisfied, are reflected in Table 6.

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

The assessment methodology is a four-step process.

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

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

1.3 Special Benefits and General Benefits

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

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

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

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

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

approximately \$9,786,754. The District's Underwriter projects that financing costs required to fund a portion of the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$10,000,000. Additionally, funding required to complete the District's Capital Improvement Plan is anticipated to be funded by the Developer. Without the Capital Improvement Plan, the property within the Assessable Parcels and Annexed Parcel would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$10,000,000 in Bonds to fund a portion of the District's Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay costs of issuance. It is the purpose of this Assessment Report to allocate the \$10,000,000 in debt to the properties within the Assessable Parcels and Annexed Parcel benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within the Assessable Parcels and Annexed Parcel. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$9,786,754. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$10,000,000. It is anticipated that the District will issue less than the full cost to complete the Capital Improvement Plan. The Developer will pay the cost to complete the Capital Improvement Plan. This obligation is anticipated to be formalized by a Completion Agreement executed at the time of the issuance of bonds. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

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

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

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

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

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

2.3 Allocation of Benefit

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

2.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

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

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

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

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

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

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

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

3.0 True Up Mechanism

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

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

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

4.0 Assessment Roll

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

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

| Land Use (1) | District | Annexed Parcel | Total Assessable Units* | ERUs per Unit (2) | Total ERUs |
|--------------------|------------|----------------|-------------------------|-------------------|------------|
| Single Family | 324 | 77 | 401 | 1.00 | 401 |
| Total Units | 324 | 77 | 401 | | 401 |

(1) Property is pending annexation into the CDD
(2) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU
* Unit mix is subject to change based on marketing and other factors

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

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

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

(2) Property is pending annexation into the CDD

TABLE 3

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY**

| Bond Sizing With Annexation | |
|---------------------------------------|----------------------|
| Description | Total |
| Construction Funds | \$ 8,273,092 |
| Debt Service Reserve | \$ 824,944 |
| Capitalized Interest | \$ 400,000 |
| Underwriters Discount | \$ 200,000 |
| Cost of Issuance | \$ 287,500 |
| Contingency | \$ 14,464 |
| Par Amount* | \$ 10,000,000 |
| Bond Sizing Without Annexation | |
| Description | Total |
| Construction Funds | \$ 6,714,245 |
| Debt Service Reserve | \$ 617,100 |
| Capitalized Interest | \$ 340,000 |
| Underwriters Discount | \$ 170,000 |
| Cost of Issuance | \$ 220,000 |
| Contingency | \$ 98,655 |
| Par Amount* | \$ 8,160,000 |

Bond Assumptions:

| | |
|-----------------------|------------|
| Interest Rate | 6.00% |
| Amortization | 30 years |
| Capitalized Interest | 8 months |
| Debt Service Reserve | Max Annual |
| Underwriters Discount | 2% |

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

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

| Land Use | No. of Units (1) | ERU Factor | Total ERUs | % of Total ERUs | Total Improvements | Allocation of Par Debt Per Product | Benefit Per Unit |
|----------------------------------|---------------------|---------------|---------------|--------------------|-----------------------|---------------------------------------|---------------------|
| Single Family with Annexation | 401 | 1 | 401 | 100% | \$ 8,273,092 | \$ 10,000,000 | \$ 24,938 |
| Single Family without Annexation | 324 | 1 | 324 | 100% | \$ 7,927,156 | \$ 8,160,000 | \$ 25,185 |

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

TABLE 5

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

| Land Use | No. of Units (1) | Total Improvements | | Allocation of Par | | Par Debt Per Unit |
|----------------------------------|------------------|--------------------|------|-------------------|------|-------------------|
| | | Costs Per Product | Type | Debt Per Product | Type | |
| Single Family with Annexation | 401 | \$ 8,273,092 | \$ | 10,000,000 | \$ | 24,937.66 |
| Single Family without Annexation | 324 | \$ 7,927,156 | \$ | 8,160,000 | \$ | 25,185.19 |

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

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

| Land Use | No. of Units (1) | Allocation of Par Debt Per Product | | Total Par Debt Per Unit | Maximum Annual Debt Service | Net Annual Debt Assessment | | Gross Annual Debt Assessment | |
|----------------------------------|------------------|------------------------------------|--|-------------------------|-----------------------------|----------------------------|----------|------------------------------|--|
| | | Type | | | | Per Unit | Per Unit | Per Unit (2) | |
| Single Family with Annexation | 401 | \$ 10,000,000 | | \$ 24,937.66 | \$ 824,944 | \$ 2,057 | \$ 2,189 | | |
| Single Family without Annexation | 324 | \$ 8,160,000 | | \$ 25,185.19 | \$ 617,100 | \$ 1,905 | \$ 2,026 | | |

(1) Unit mix is subject to change based on marketing and other factors
(2) This amount includes 6% collection fees and early payment discounts when collected on the Hillsborough County Tax Bill

TABLE 7

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

Property with Annexation

| Owner | Property ID #'s(1) | Acres | Total Par Debt Allocation Per Acre | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|------------------------|--------------------|-------|--|-----------------------------|---|---|
| District | | | | | | |
| JMBI Real Estate, LLC | 077290-0000 | 5 | \$ 83,773 | \$ 456,564 | \$ 37,664 | \$ 40,068 |
| JMBI Real Estate, LLC | 077290-0200 | 6 | \$ 83,773 | \$ 495,099 | \$ 40,843 | \$ 43,450 |
| JMBI Real Estate, LLC | 077290-0300 | 5 | \$ 83,773 | \$ 408,813 | \$ 33,725 | \$ 35,877 |
| JMBI Real Estate, LLC | 077296-0005 | 6 | \$ 83,773 | \$ 526,095 | \$ 43,400 | \$ 46,170 |
| JMBI Real Estate, LLC | 077309-0000 | 7 | \$ 83,773 | \$ 615,733 | \$ 50,794 | \$ 54,037 |
| JMBI Real Estate, LLC | 077310-0100 | 1 | \$ 83,773 | \$ 83,773 | \$ 6,911 | \$ 7,352 |
| JMBI Real Estate, LLC | 077310-0000 | 10 | \$ 83,773 | \$ 837,731 | \$ 69,108 | \$ 73,519 |
| JMBI Real Estate, LLC | 077310-0010 | 7 | \$ 83,773 | \$ 624,110 | \$ 51,486 | \$ 54,772 |
| JMBI Real Estate, LLC | 077311-0000 | 18 | \$ 83,773 | \$ 1,466,030 | \$ 120,939 | \$ 128,659 |
| James Thomas Hill Jr. | 077296-0057 | 1 | \$ 83,773 | \$ 121,471 | \$ 10,021 | \$ 10,660 |
| Philippe Langelier | 077297-0000 | 17 | \$ 83,773 | \$ 1,461,841 | \$ 120,594 | \$ 128,291 |
| James W. Bishop | 077298-0000 | 17 | \$ 83,773 | \$ 1,457,653 | \$ 120,248 | \$ 127,924 |
| Subtotal | | 102 | | \$ 8,554,913 | \$ 705,732 | \$ 750,779 |
| Annexed Parcels | | | | | | |
| Joseph B. Cook | 077291-0005 | 17 | \$ 83,773 | \$ 1,445,087 | \$ 119,212 | \$ 126,821 |
| Totals | | 119 | | \$ 10,000,000 | \$ 824,944 | \$ 877,600 |

Annual Assessment Periods

Projected Bond Rate (%)

Maximum Annual Debt Service

30

6.00%

\$824,944

| TABLE 7 RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT PRELIMINARY ASSESSMENT ROLL MASTER ASSESSMENT METHODOLOGY Property without Annexation |
|---|
|---|

| | | | | | | |
|-----------------------|-------------|-----|-----------|--------------|------------|------------|
| District | | | | | | |
| JMBI Real Estate, LLC | 077290-0000 | 5 | \$ 79,906 | \$ 435,488 | \$ 32,934 | \$ 35,036 |
| JMBI Real Estate, LLC | 077290-0200 | 6 | \$ 79,906 | \$ 472,244 | \$ 35,713 | \$ 37,993 |
| JMBI Real Estate, LLC | 077290-0300 | 5 | \$ 79,906 | \$ 389,941 | \$ 29,489 | \$ 31,372 |
| JMBI Real Estate, LLC | 077296-0005 | 6 | \$ 79,906 | \$ 501,810 | \$ 37,949 | \$ 40,372 |
| JMBI Real Estate, LLC | 077309-0000 | 7 | \$ 79,906 | \$ 587,309 | \$ 44,415 | \$ 47,250 |
| JMBI Real Estate, LLC | 077310-0100 | 1 | \$ 79,906 | \$ 79,906 | \$ 6,043 | \$ 6,429 |
| JMBI Real Estate, LLC | 077310-0000 | 10 | \$ 79,906 | \$ 799,060 | \$ 60,429 | \$ 64,286 |
| JMBI Real Estate, LLC | 077310-0010 | 7 | \$ 79,906 | \$ 595,300 | \$ 45,020 | \$ 47,893 |
| JMBI Real Estate, LLC | 077311-0000 | 18 | \$ 79,906 | \$ 1,398,355 | \$ 105,751 | \$ 112,501 |
| James Thomas Hill Jr. | 077296-0057 | 1 | \$ 79,906 | \$ 115,864 | \$ 8,762 | \$ 9,321 |
| Philippe Langelier | 077297-0000 | 17 | \$ 79,906 | \$ 1,394,360 | \$ 105,448 | \$ 112,179 |
| James W. Bishop | 077298-0000 | 17 | \$ 79,906 | \$ 1,390,364 | \$ 105,146 | \$ 111,858 |
| Total | | 102 | | \$ 8,160,000 | \$ 617,100 | \$ 656,489 |

| | |
|-----------------------------|-----------|
| Annual Assessment Periods | 30 |
| Projected Bond Rate (%) | 6.00% |
| Maximum Annual Debt Service | \$617,100 |

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

**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 Per Assessment | Maximum Annual Net 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

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR
RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Date: June 21, 2019

Prepared by

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

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

1.0 Introduction

The Rhodine Road North Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District has issued \$10,000,000 of tax exempt bonds (the "Bonds") for the purpose of financing certain infrastructure improvements ("Capital Improvement Plan" or "CIP") within the District more specifically described in the Engineer's Report dated December 2018 and amended April 2019, prepared by Absolute Engineering, Inc., and as may be further amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Capital Improvement Plan that benefits property described in the CIP. The District currently consists of 102 acres of land. The District is in the process of amending its boundaries to add an additional 17 acres of land adjacent to the District (the "Annexed Parcel"). Upon completion of the annexation of the Annexed Parcel, the District will continue construction of the public infrastructure outlined in the CIP to such Annexed Parcel. Based on the foregoing, the District will issue sufficient Bonds to include public improvements to the Annexed Parcel. The proceeds of the Bonds attributable to the cost of the CIP to the Annexed Parcel will be held in escrow until such time as the annexation is completed. If by the 9th month after the issuance of the Bonds, the conditions to break escrow regarding the Capital Improvement Plan for the Annexed Parcel as described in this Report have not been satisfied, all references to the Annexed Parcel in this report should be disregarded.

1.1 Purpose

This Supplemental Assessment Methodology For Rhodine Road North Community Development District supplements Amended and Restated Master Assessment Methodology, dated May 22, 2019 (the "Assessment Report"), provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the current District boundaries (the "Assessable Parcels") including the Annexed Parcel (collectively, the "2019 Project"). This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

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

1.2 Background

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

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

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

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

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

The assessment methodology is a four-step process.

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

1.3 Special Benefits and General Benefits

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

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

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

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the Assessable Parcels and Annexed Parcel will cost approximately \$9,786,754. The District's Underwriter projects that financing costs required to fund a portion of the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, is

\$10,000,000. Additionally, funding required to complete the District's Capital Improvement Plan is anticipated to be funded by the Developer. Without the Capital Improvement Plan, the property within the Assessable Parcels and Annexed Parcel would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District has issued \$10,000,000 in Bonds to fund a portion of the District's Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay costs of issuance. It is the purpose of this Assessment Report to allocate the \$10,000,000 in debt to the properties within the Assessable Parcels and Annexed Parcel benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within the Assessable Parcels and Annexed Parcel. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$9,786,754. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Capital Improvement Plan and related costs was determined by the District's Underwriter to total \$10,000,000. It is anticipated that the District will issue less than the full cost to complete the Capital Improvement Plan. The Developer will pay the cost to complete the Capital Improvement Plan. This obligation is anticipated to be formalized by a Completion Agreement executed at the time of the issuance of bonds. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

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

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

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

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

2.3 Allocation of Benefit

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

2.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

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

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

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

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

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

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

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

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties.

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

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

4.0 Assessment Roll

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

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

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

(1) Property is pending annexation into the CDD

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

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

TABLE 2

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY**

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

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

(2) Property is pending annexation into the CDD

TABLE 3
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY

| Bond Sizing | |
|-----------------------|----------------------|
| Description | Total |
| Construction Funds | \$ 8,585,600 |
| Debt Service Reserve | \$ 618,188 |
| Capitalized Interest | \$ 377,488 |
| Underwriters Discount | \$ 200,000 |
| Cost of Issuance | \$ 218,725 |
| Contingency | \$ - |
| Par Amount* | \$ 10,000,000 |

| | |
|--------------------------|------------|
| Bond Assumptions: | |
| Average Coupon Rate | 4.63% |
| Amortization | 30 years |
| Capitalized Interest | 10 months |
| Debt Service Reserve | Max Annual |
| Underwriters Discount | 2% |

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

TABLE 4

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
SUPPLEMENTAL ASSESSMENT METHODOLOGY**

| Land Use | No. of Units (1) | ERU Factor | Total ERUs | % of Total ERUs | Total Improvements Costs Per Product | Allocation of Par Debt Per Product | Benefit Per Unit |
|------------------------|---------------------|---------------|---------------|--------------------|---|---------------------------------------|---------------------|
| <u>With Annexation</u> | | | | | | | |
| Single Family 40 | 278 | 0.8 | 222 | 64% | \$ 6,301,604 | \$ 6,438,911 | \$ 23,162 |
| Single Family 50 | 123 | 1 | 123 | 36% | \$ 3,485,150 | \$ 3,561,089 | \$ 28,952 |
| | <u>401</u> | | <u>345.4</u> | | <u>\$ 9,786,754</u> | <u>\$ 10,000,000</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
SUPPLEMENTAL 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 | 278 | \$ | 6,301,604 | \$ | 6,438,911 | \$23,162 |
| Single Family 50 | 123 | \$ | 3,485,150 | \$ | 3,561,089 | \$28,952 |
| | 401 | \$ | 9,786,754 | \$ | 10,000,000 | |

(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
SUPPLEMENTAL ASSESSMENT METHODOLOGY

| Land Use | No. of Units (1) | Allocation of Par Debt Per Product | | Total Par Debt Per Unit | Maximum Annual Debt Service | Net Annual Debt Assessment | | Gross Annual Debt Assessment | | | |
|------------------|------------------|------------------------------------|------------|-------------------------|-----------------------------|----------------------------|----------|------------------------------|--------------|----|-------|
| | | Type | | | | Per Unit | Per Unit | Per Unit | Per Unit (2) | | |
| Single Family 40 | 278 | \$ | 6,438,911 | \$ | 23,162 | \$ | 398,045 | \$ | 1,432 | \$ | 1,523 |
| Single Family 50 | 123 | \$ | 3,561,089 | \$ | 28,952 | \$ | 220,142 | \$ | 1,790 | \$ | 1,904 |
| | 401 | \$ | 10,000,000 | | | \$ | 618,188 | | | | |

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

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

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

| Property with Annexation | | | | | | |
|---------------------------------|--------------------|------------|--|-----------------------------|---|---|
| Owner | Property ID #'s(1) | Acres | Total Par Debt Allocation Per Acre | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
| District | | | | | | |
| JMBI Real Estate, LLC | 077290-0000 | 5 | \$ 83,773 | \$ 456,564 | \$ 28,224 | \$ 30,026 |
| JMBI Real Estate, LLC | 077290-0200 | 6 | \$ 83,773 | \$ 495,099 | \$ 30,606 | \$ 32,560 |
| JMBI Real Estate, LLC | 077290-0300 | 5 | \$ 83,773 | \$ 408,813 | \$ 25,272 | \$ 26,885 |
| JMBI Real Estate, LLC | 077296-0005 | 6 | \$ 83,773 | \$ 526,095 | \$ 32,523 | \$ 34,598 |
| JMBI Real Estate, LLC | 077309-0000 | 7 | \$ 83,773 | \$ 615,733 | \$ 38,064 | \$ 40,493 |
| JMBI Real Estate, LLC | 077310-0100 | 1 | \$ 83,773 | \$ 83,773 | \$ 5,179 | \$ 5,509 |
| JMBI Real Estate, LLC | 077310-0000 | 10 | \$ 83,773 | \$ 837,731 | \$ 51,788 | \$ 55,093 |
| JMBI Real Estate, LLC | 077310-0010 | 7 | \$ 83,773 | \$ 624,110 | \$ 38,582 | \$ 41,044 |
| JMBI Real Estate, LLC | 077311-0000 | 18 | \$ 83,773 | \$ 1,466,030 | \$ 90,628 | \$ 96,413 |
| James Thomas Hill Jr. | 077296-0057 | 1 | \$ 83,773 | \$ 121,471 | \$ 7,509 | \$ 7,988 |
| Philippe Langelier | 077297-0000 | 17 | \$ 83,773 | \$ 1,461,841 | \$ 90,369 | \$ 96,137 |
| James W. Bishop | 077298-0000 | 17 | \$ 83,773 | \$ 1,457,653 | \$ 90,110 | \$ 95,862 |
| Subtotal | | 102 | \$ | \$ 8,554,913 | \$ 528,854 | \$ 562,611 |
| Annexed Parcels | | | | | | |
| Joseph B. Cook | 077291-0005 | 17 | \$ 83,773 | \$ 1,445,087 | \$ 89,333 | \$ 95,036 |
| Totals | | 119 | \$ | \$ 10,000,000 | \$ 618,188 | \$ 657,646 |

| | |
|-----------------------------|-----------|
| Annual Assessment Periods | 30 |
| Average Coupon Rate (%) | 4.63% |
| Maximum Annual Debt Service | \$618,188 |

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

Prepared by: Governmental Management Services - Central Florida, LLC

Exhibit C

Certificate Regarding Completion of Construction dated April 6, 2022

RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE SERIES 2019 PROJECT

April 6, 2022

Rhodine Road North Community Development District
c/o Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Re: Certification of Completion
Rhodine Road North Community Development District
Series 2019 Bonds – Series 2019 Project

This certificate is furnished in accordance with Section 5.01(c) of the Master Trust Indenture dated June 1, 2019 (the “**Master Indenture**”), between the Rhodine Road North Community Development District (the “**District**”) and U.S. Bank Trust Company, National Association (the “**Trustee**”) and is intended to evidence the completion of the Series 2019 Project, as both terms are defined in the Master Indenture, as supplemented by that certain First Supplemental Trust Indenture dated June 1, 2019 (together with the Master Indenture, the “**Indenture**”), and as further described in that certain *District's Engineer's Report for the Rhodine Road North Community Development District*, dated December 2018, subsequently amended in the *First Amendment to Engineer's Report*, dated April 2019, and the *Second Amendment to Engineer's Report*, dated July 2021, as Phase 1 and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

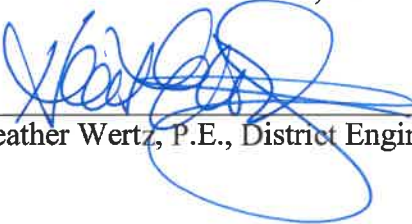
- I. The Series 2019 Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Series 2019 Project have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers.
- II. All other facilities necessary in connection with the Series 2019 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all Costs and expenses incurred in connection therewith have been paid or adequate provision has been made for such payment by the District.
- III. All plans permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2019 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. The total Cost of the Series 2019 Project was greater than the amount deposited in the Series 2019 Acquisition and Construction Account resulting in no excess

proceeds from the Series 2019 Bonds in the Series 2019 Acquisition and Construction Account.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

Dated: 4-6-22

ABSOLUTE ENGINEERING, INC.


By: Heather Wertz, P.E., District Engineer

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of April 2022, by Heather Wertz, P.E., as the District Engineer for the Rhodine Road North Community Development District for Series 2019 Bonds.



[notary seal]



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

Exhibit D - Debt Service Requirements

DEBT SERVICE REQUIREMENTS

The following table sets forth the scheduled debt service on the Series 2019 Bonds:

Period Ending

Series 2019 Bonds

Total Debt

| November 1 | Principal | Interest | Service |
|-------------------|------------------------|-----------------------|------------------------|
| 2019 | | \$ 153,237.50 | \$ 153,237.50 |
| 2020 | | 448,500.00 | 448,500.00 |
| 2021 | \$ 170,000.00 | 445,525.00 | 615,525.00 |
| 2022 | 175,000.00 | 439,487.50 | 614,487.50 |
| 2023 | 185,000.00 | 433,187.50 | 618,187.50 |
| 2024 | 190,000.00 | 426,625.00 | 616,625.00 |
| 2025 | 195,000.00 | 419,400.00 | 614,400.00 |
| 2026 | 205,000.00 | 411,400.00 | 616,400.00 |
| 2027 | 215,000.00 | 403,000.00 | 618,000.00 |
| 2028 | 220,000.00 | 394,300.00 | 614,300.00 |
| 2029 | 230,000.00 | 385,300.00 | 615,300.00 |
| 2030 | 240,000.00 | 375,900.00 | 615,900.00 |
| 2031 | 250,000.00 | 365,475.00 | 615,475.00 |
| 2032 | 260,000.00 | 354,000.00 | 614,000.00 |
| 2033 | 275,000.00 | 341,962.50 | 616,962.50 |
| 2034 | 285,000.00 | 329,362.50 | 614,362.50 |
| 2035 | 300,000.00 | 316,200.00 | 616,200.00 |
| 2036 | 315,000.00 | 302,362.50 | 617,362.50 |
| 2037 | 325,000.00 | 287,962.50 | 612,962.50 |
| 2038 | 340,000.00 | 273,000.00 | 613,000.00 |
| 2039 | 360,000.00 | 257,250.00 | 617,250.00 |
| 2040 | 375,000.00 | 240,712.50 | 615,712.50 |
| 2041 | 390,000.00 | 223,012.50 | 613,012.50 |
| 2042 | 410,000.00 | 204,012.50 | 614,012.50 |
| 2043 | 430,000.00 | 184,062.50 | 614,062.50 |
| 2044 | 450,000.00 | 163,162.50 | 613,162.50 |
| 2045 | 475,000.00 | 141,193.75 | 616,193.75 |
| 2046 | 495,000.00 | 118,156.25 | 613,156.25 |
| 2047 | 520,000.00 | 94,050.00 | 614,050.00 |
| 2048 | 545,000.00 | 68,756.25 | 613,756.25 |
| 2049 | 575,000.00 | 42,156.25 | 617,156.25 |
| 2050* | 600,000.00 | 14,250.00 | 614,250.00 |
| Totals | \$10,000,000.00 | \$9,056,962.50 | \$19,056,962.50 |

* Final maturity date of the Series 2019 Bonds is May 1, 2050.

Exhibit E – Final Assessment Roll

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

Property with Annexation

| Owner | Property ID #'s(1) | Acres | Total Par Debt Allocation Per Acre | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|-----------------------------|--------------------|-----------|--|-----------------------------|---|---|
| District | | | | | | |
| JMBI Real Estate, LLC | 077290-0000 | 5 | \$ 83,773 | \$ 456,564 | \$ 28,224 | \$ 30,026 |
| JMBI Real Estate, LLC | 077290-0200 | 6 | \$ 83,773 | \$ 495,099 | \$ 30,606 | \$ 32,560 |
| JMBI Real Estate, LLC | 077290-0300 | 5 | \$ 83,773 | \$ 408,813 | \$ 25,272 | \$ 26,885 |
| JMBI Real Estate, LLC | 077296-0005 | 6 | \$ 83,773 | \$ 526,095 | \$ 32,523 | \$ 34,598 |
| JMBI Real Estate, LLC | 077309-0000 | 7 | \$ 83,773 | \$ 615,733 | \$ 38,064 | \$ 40,493 |
| JMBI Real Estate, LLC | 077310-0100 | 1 | \$ 83,773 | \$ 83,773 | \$ 5,179 | \$ 5,509 |
| JMBI Real Estate, LLC | 077310-0000 | 10 | \$ 83,773 | \$ 837,731 | \$ 51,788 | \$ 55,093 |
| JMBI Real Estate, LLC | 077310-0010 | 7 | \$ 83,773 | \$ 624,110 | \$ 38,582 | \$ 41,044 |
| JMBI Real Estate, LLC | 077311-0000 | 18 | \$ 83,773 | \$ 1,466,030 | \$ 90,628 | \$ 96,413 |
| James Thomas Hill Jr. | 077296-0057 | 1 | \$ 83,773 | \$ 121,471 | \$ 7,509 | \$ 7,988 |
| Philippe Langelier | 077297-0000 | 17 | \$ 83,773 | \$ 1,461,841 | \$ 90,369 | \$ 96,137 |
| James W. Bishop | 077298-0000 | 17 | \$ 83,773 | \$ 1,457,653 | \$ 90,110 | \$ 95,862 |
| Subtotal | | 102 | | \$ 8,554,913 | \$ 528,854 | \$ 562,611 |
| Annexed Parcels | | | | | | |
| Joseph B. Cook | 077291-0005 | 17 | \$ 83,773 | \$ 1,445,087 | \$ 89,333 | \$ 95,036 |
| Totals | | 119 | | \$ 10,000,000 | \$ 618,188 | \$ 657,646 |
| | | | | | | |
| Annual Assessment Periods | | 30 | | | | |
| Average Coupon Rate (%) | | 4.63% | | | | |
| Maximum Annual Debt Service | | \$618,188 | | | | |

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

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION VIII

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Rhodine Road North Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at Governmental Management Services-CF, LLC, 219 East Livingston Street, Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Thursday, July 14, 2022
HOUR: 1:30 PM
LOCATION: Holiday Inn Express & Suites
2102 N. Park Road
Plant City, FL 33563

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

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

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

7. MAILED NOTICE. Notice of the public hearing on the imposition of special assessments to annually fund the District's operation and maintenance costs shall also be made by First Class U.S. Mail at least 30 days prior to the date of the public hearing.

8. 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.

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

PASSED AND ADOPTED THIS 14TH DAY OF APRIL 2022.

ATTEST:

**RHODINE ROAD NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Rhodine Road North
Community Development District

Proposed Budget
FY2023



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| 10-11 | Series 2019 Amortization Schedule |
| 12 | Series 2022 Debt Service Fund |
| 13-14 | Series 2022 Amortization Schedule |
| 15 | Capital Reserve Fund |

Rhodine Road North
Community Development District
Proposed Budget
General Fund

| Description | Adopted Budget FY2022 | Actuals Thru 2/28/22 | Projected Next 7 Months | Total Thru 9/30/22 | Proposed Budget FY2023 |
|-------------|-----------------------------|----------------------------|-------------------------------|--------------------------|------------------------------|
|-------------|-----------------------------|----------------------------|-------------------------------|--------------------------|------------------------------|

Revenues

| | | | | | |
|----------------------------------|------------|------------|-----------|------------|------------|
| Assessments - Tax Roll | \$ 337,516 | \$ 328,145 | \$ 9,371 | \$ 337,516 | \$ 337,517 |
| Assessments - Direct | \$ 56,856 | \$ 42,641 | \$ 14,215 | \$ 56,856 | \$ 162,446 |
| Boundary Amendment Contributions | \$ - | \$ 5,284 | \$ - | \$ 5,284 | \$ - |
| Other Income | \$ - | \$ 3,120 | \$ - | \$ 3,120 | \$ - |

| | | | | | |
|-----------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| Total Revenues | \$ 394,372 | \$ 379,190 | \$ 23,586 | \$ 402,776 | \$ 499,963 |
|-----------------------|-------------------|-------------------|------------------|-------------------|-------------------|

Expenditures

Administrative

| | | | | | |
|--------------------------------|-----------|-----------|-----------|-----------|-----------|
| Supervisor Fees | \$ 12,000 | \$ 2,600 | \$ 7,000 | \$ 9,600 | \$ 12,000 |
| Engineering | \$ 20,000 | \$ 118 | \$ 11,667 | \$ 11,784 | \$ 20,000 |
| Attorney | \$ 30,000 | \$ 8,880 | \$ 10,500 | \$ 19,380 | \$ 30,000 |
| Annual Audit | \$ 4,500 | \$ - | \$ 4,500 | \$ 4,500 | \$ 6,100 |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,000 |
| Arbitrage | \$ 900 | \$ - | \$ 900 | \$ 900 | \$ 900 |
| Dissemination | \$ 6,000 | \$ 2,417 | \$ 3,500 | \$ 5,917 | \$ 6,000 |
| Trustee Fees | \$ 7,100 | \$ 2,788 | \$ 4,312 | \$ 7,100 | \$ 7,100 |
| Management Fees | \$ 36,050 | \$ 15,021 | \$ 21,029 | \$ 36,050 | \$ 36,750 |
| Information Technology | \$ 1,800 | \$ 750 | \$ 1,050 | \$ 1,800 | \$ 1,800 |
| Website Maintenance | \$ 1,200 | \$ 500 | \$ 700 | \$ 1,200 | \$ 1,200 |
| Telephone | \$ 300 | \$ - | \$ 175 | \$ 175 | \$ 300 |
| Postage & Delivery | \$ 1,000 | \$ 136 | \$ 583 | \$ 719 | \$ 1,000 |
| Insurance | \$ 6,000 | \$ 5,570 | \$ - | \$ 5,570 | \$ 6,684 |
| Printing & Binding | \$ 1,000 | \$ 20 | \$ 583 | \$ 603 | \$ 1,000 |
| Legal Advertising | \$ 10,000 | \$ 1,930 | \$ 5,833 | \$ 7,763 | \$ 10,000 |
| Other Current Charges | \$ 5,000 | \$ 665 | \$ 2,917 | \$ 3,581 | \$ 5,000 |
| Office Supplies | \$ 625 | \$ 11 | \$ 365 | \$ 376 | \$ 625 |
| Travel Per Diem | \$ 660 | \$ - | \$ 385 | \$ 385 | \$ 660 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |

| | | | | | |
|-----------------------------|-------------------|------------------|------------------|-------------------|-------------------|
| Total Administrative | \$ 149,310 | \$ 46,581 | \$ 75,999 | \$ 122,580 | \$ 152,294 |
|-----------------------------|-------------------|------------------|------------------|-------------------|-------------------|

Rhodine Road North
Community Development District
Proposed Budget
General Fund

| Description | Adopted Budget FY2022 | Actuals Thru 2/28/22 | Projected Next 7 Months | Total Thru 9/30/22 | Proposed Budget FY2023 |
|--|-----------------------------|----------------------------|-------------------------------|--------------------------|------------------------------|
| <u>Operations & Maintenance</u> | | | | | |
| Field Expenditures | | | | | |
| Property Insurance | \$ 5,000 | \$ 5,775 | \$ - | \$ 5,775 | \$ 12,000 |
| Field Management | \$ 15,000 | \$ 6,250 | \$ 8,750 | \$ 15,000 | \$ 15,750 |
| Landscape Maintenance | \$ 80,650 | \$ 33,854 | \$ 47,046 | \$ 80,900 | \$ 92,650 |
| Landscape Replacement | \$ 5,000 | \$ - | \$ 2,917 | \$ 2,917 | \$ 18,500 |
| Lake Maintenance | \$ 9,180 | \$ 3,825 | \$ 5,355 | \$ 9,180 | \$ 12,180 |
| Streetlights | \$ 33,600 | \$ 12,639 | \$ 20,394 | \$ 33,033 | \$ 46,800 |
| Electric | \$ 3,000 | \$ 221 | \$ 350 | \$ 571 | \$ 3,000 |
| Water & Sewer | \$ 3,300 | \$ 578 | \$ 1,400 | \$ 1,978 | \$ 3,300 |
| Irrigation Repairs | \$ 5,000 | \$ 150 | \$ 2,917 | \$ 3,067 | \$ 5,000 |
| General Repairs & Maintenance | \$ 5,000 | \$ 99 | \$ 5,833 | \$ 5,933 | \$ 10,000 |
| Contingency | \$ 2,298 | \$ 94 | \$ 2,917 | \$ 3,011 | \$ 5,000 |
| Subtotal Field Expenditures | \$ 167,028 | \$ 63,486 | \$ 97,878 | \$ 161,365 | \$ 224,180 |
| Amenity Expenditures | | | | | |
| Amenity - Electric | \$ 14,400 | \$ 2,082 | \$ 3,150 | \$ 5,232 | \$ 5,400 |
| Amenity - Water | \$ 3,500 | \$ 345 | \$ 1,750 | \$ 2,095 | \$ 3,500 |
| Internet | \$ 3,000 | \$ 245 | \$ 420 | \$ 665 | \$ 1,000 |
| Playground/Furniture Lease | \$ 14,454 | \$ 6,023 | \$ 8,432 | \$ 14,454 | \$ 14,454 |
| Pest Control | \$ 720 | \$ - | \$ 420 | \$ 420 | \$ 720 |
| Janitorial Services | \$ 8,580 | \$ 1,815 | \$ 3,150 | \$ 4,965 | \$ 5,400 |
| Security Services | \$ 7,500 | \$ - | \$ 14,662 | \$ 14,662 | \$ 25,135 |
| Pool Maintenance | \$ 10,380 | \$ 3,460 | \$ 6,920 | \$ 10,380 | \$ 10,380 |
| Amenity Access Management | \$ 5,000 | \$ 2,083 | \$ 2,917 | \$ 5,000 | \$ 5,000 |
| Amenity Repairs & Maintenance | \$ 1,000 | \$ 135 | \$ 4,375 | \$ 4,510 | \$ 7,500 |
| Contingency | \$ 4,500 | \$ 957 | \$ 2,917 | \$ 3,874 | \$ 5,000 |
| Subtotal Amenity Expenditures | \$ 73,034 | \$ 17,144 | \$ 49,112 | \$ 66,256 | \$ 83,489 |
| <u>Total Operations & Maintenance</u> | \$ 240,062 | \$ 80,630 | \$ 146,990 | \$ 227,621 | \$ 307,669 |
| <u>Other Expenditures</u> | | | | | |
| Capital Reserve - Transfer | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,000 | \$ 40,000 |
| <u>Total Other Expenses</u> | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,000 | \$ 40,000 |
| Total Expenditures | \$ 394,372 | \$ 127,211 | \$ 227,989 | \$ 355,200 | \$ 499,963 |
| Excess Revenues/(Expenditures) | \$ - | \$ 251,979 | \$ (204,403) | \$ 47,576 | \$ - |

| | |
|---------------------------------|------------------|
| Net Assessments | \$499,963 |
| Add: Discounts & Collections 6% | \$31,913 |
| Gross Assessments | <u>\$531,876</u> |
| Assessable Units | 594 |
| Gross Per Unit Assessment | \$895.41 |
| Net Per Unit Assessment | \$841.69 |

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, PLLC, 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 is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District is contracted with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019 and 2022 bond series.

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 and 2022 bond series. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

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. Governmental Management Services – Central Florida, LLC provides these systems.

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. Governmental Management Services – Central Florida, LLC provides these services.

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 coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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 |
| Estimated Additional Areas | \$1,000 | \$12,000 |
| Total | | \$92,650 |

Landscape Replacement

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

Rhodine Road North

Community Development District

General Fund Budget

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 |
| Estimated Additional Areas | \$250 | \$3,000 |
| Total | | \$12,180 |

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

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

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

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 Expenditures

Amenity - Electric

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

Amenity - Water

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

Internet

Represents the cost of internet service for the amenity facility. These services are provided by Frontier.

Rhodine Road North

Community Development District

General Fund Budget

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 | <u>\$14,454</u> |
| 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 three times a week. These services are provided by JNJ Cleaning Services.

| Description | Monthly | Annually |
|---------------------|----------------|-----------------------|
| Janitorial Services | \$450 | <u>\$5,400</u> |
| Total | | \$5,400 |

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities as well as maintaining security systems in place.

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 | <u>\$10,380</u> |
| Total | | \$10,380 |

Amenity Access Management

Represents the cost of managing access to the District's amenity facility.

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.

Rhodine Road North
Community Development District
General Fund Budget

Other Expenses:

Capital Reserve - Transfer

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

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

| Description | Adopted Budget FY2022 | Actuals Thru 2/28/22 | Projected Next 7 Months | Total Thru 9/30/22 | Proposed Budget FY2023 |
|---|-----------------------------|----------------------------|-------------------------------|--------------------------|------------------------------|
| Revenues | | | | | |
| Assessments - Tax Roll | \$ 509,963 | \$ 493,640 | \$ 16,323 | \$ 509,963 | \$ 507,737 |
| Assessments - Prepayments | \$ - | \$ 29,875 | \$ - | \$ 29,875 | \$ - |
| Interest | \$ - | \$ 15 | \$ - | \$ 15 | \$ - |
| Carry Forward Surplus | \$ 212,024 | \$ 477,303 | \$ - | \$ 477,303 | \$ 219,508 |
| Total Revenues | \$ 721,987 | \$ 1,000,833 | \$ 16,323 | \$ 1,017,156 | \$ 727,245 |
| Expenditures | | | | | |
| Interest Expense - 11/1 | \$ 182,494 | \$ 182,494 | \$ - | \$ 182,494 | \$ 179,156 |
| Special Call - 2/1 | \$ - | \$ 30,000 | \$ - | \$ 30,000 | \$ - |
| Interest Expense - 2/1 | \$ - | \$ 350 | \$ - | \$ 350 | \$ - |
| Principal Expense - 5/1 | \$ 145,000 | \$ - | \$ 145,000 | \$ 145,000 | \$ 150,000 |
| Interest Expense - 5/1 | \$ 182,494 | \$ - | \$ 181,794 | \$ 181,794 | \$ 179,156 |
| Special Call - 5/1 | \$ - | \$ - | \$ 5,000 | \$ 5,000 | \$ - |
| Total Expenditures | \$ 509,988 | \$ 212,844 | \$ 331,794 | \$ 544,638 | \$ 508,313 |
| Other Financing Sources/(Uses) | | | | | |
| Transfer In/(Out) | \$ - | \$ (253,011) | \$ - | \$ (253,011) | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ (253,011) | \$ - | \$ (253,011) | \$ - |
| Excess Revenues/(Expenditures) | \$ 211,999 | \$ 534,978 | \$ (315,471) | \$ 219,508 | \$ 218,932 |

| | |
|--------------------------|-------------------|
| Interest Expense 11/1/23 | \$ 176,531 |
| Total | \$ 176,531 |

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

| Date | | Balance | Principal | | Interest | | Total |
|----------|----|--------------|-----------|------------|----------|------------|---------------|
| 11/01/22 | \$ | 7,925,000.00 | \$ | - | \$ | 179,156.25 | \$ 179,156.25 |
| 05/01/23 | \$ | 7,925,000.00 | \$ | 150,000.00 | \$ | 179,156.25 | |
| 11/01/23 | \$ | 7,775,000.00 | \$ | - | \$ | 176,531.25 | \$ 505,687.50 |
| 05/01/24 | \$ | 7,775,000.00 | \$ | 155,000.00 | \$ | 176,531.25 | |
| 11/01/24 | \$ | 7,620,000.00 | \$ | - | \$ | 173,818.75 | \$ 505,350.00 |
| 05/01/25 | \$ | 7,620,000.00 | \$ | 160,000.00 | \$ | 173,818.75 | |
| 11/01/25 | \$ | 7,460,000.00 | \$ | - | \$ | 170,618.75 | \$ 504,437.50 |
| 05/01/26 | \$ | 7,460,000.00 | \$ | 165,000.00 | \$ | 170,618.75 | |
| 11/01/26 | \$ | 7,295,000.00 | \$ | - | \$ | 167,318.75 | \$ 502,937.50 |
| 05/01/27 | \$ | 7,295,000.00 | \$ | 175,000.00 | \$ | 167,318.75 | |
| 11/01/27 | \$ | 7,120,000.00 | \$ | - | \$ | 163,818.75 | \$ 506,137.50 |
| 05/01/28 | \$ | 7,120,000.00 | \$ | 180,000.00 | \$ | 163,818.75 | |
| 11/01/28 | \$ | 6,940,000.00 | \$ | - | \$ | 160,218.75 | \$ 504,037.50 |
| 05/01/29 | \$ | 6,940,000.00 | \$ | 190,000.00 | \$ | 160,218.75 | |
| 11/01/29 | \$ | 6,750,000.00 | \$ | - | \$ | 156,418.75 | \$ 506,637.50 |
| 05/01/30 | \$ | 6,750,000.00 | \$ | 195,000.00 | \$ | 156,418.75 | |
| 11/01/30 | \$ | 6,555,000.00 | \$ | - | \$ | 152,518.75 | \$ 503,937.50 |
| 05/01/31 | \$ | 6,555,000.00 | \$ | 205,000.00 | \$ | 152,518.75 | |
| 11/01/31 | \$ | 6,350,000.00 | \$ | - | \$ | 147,906.25 | \$ 505,425.00 |
| 05/01/32 | \$ | 6,350,000.00 | \$ | 215,000.00 | \$ | 147,906.25 | |
| 11/01/32 | \$ | 6,135,000.00 | \$ | - | \$ | 143,068.75 | \$ 505,975.00 |
| 05/01/33 | \$ | 6,135,000.00 | \$ | 225,000.00 | \$ | 143,068.75 | |
| 11/01/33 | \$ | 5,910,000.00 | \$ | - | \$ | 138,006.25 | \$ 506,075.00 |
| 05/01/34 | \$ | 5,910,000.00 | \$ | 235,000.00 | \$ | 138,006.25 | |
| 11/01/34 | \$ | 5,675,000.00 | \$ | - | \$ | 132,718.75 | \$ 505,725.00 |
| 05/01/35 | \$ | 5,675,000.00 | \$ | 245,000.00 | \$ | 132,718.75 | |
| 11/01/35 | \$ | 5,430,000.00 | \$ | - | \$ | 127,206.25 | \$ 504,925.00 |
| 05/01/36 | \$ | 5,430,000.00 | \$ | 255,000.00 | \$ | 127,206.25 | |
| 11/01/36 | \$ | 5,175,000.00 | \$ | - | \$ | 121,468.75 | \$ 503,675.00 |
| 05/01/37 | \$ | 5,175,000.00 | \$ | 270,000.00 | \$ | 121,468.75 | |
| 11/01/37 | \$ | 4,905,000.00 | \$ | - | \$ | 115,393.75 | \$ 506,862.50 |
| 05/01/38 | \$ | 4,905,000.00 | \$ | 280,000.00 | \$ | 115,393.75 | |
| 11/01/38 | \$ | 4,625,000.00 | \$ | - | \$ | 109,093.75 | \$ 504,487.50 |
| 05/01/39 | \$ | 4,625,000.00 | \$ | 295,000.00 | \$ | 109,093.75 | |
| 11/01/39 | \$ | 4,330,000.00 | \$ | - | \$ | 102,456.25 | \$ 506,550.00 |
| 05/01/40 | \$ | 4,330,000.00 | \$ | 305,000.00 | \$ | 102,456.25 | |
| 11/01/40 | \$ | 4,025,000.00 | \$ | - | \$ | 95,593.75 | \$ 503,050.00 |
| 05/01/41 | \$ | 4,025,000.00 | \$ | 320,000.00 | \$ | 95,593.75 | |
| 11/01/41 | \$ | 3,705,000.00 | \$ | - | \$ | 87,993.75 | \$ 503,587.50 |
| 05/01/42 | \$ | 3,705,000.00 | \$ | 335,000.00 | \$ | 87,993.75 | |
| 11/01/42 | \$ | 3,370,000.00 | \$ | - | \$ | 80,037.50 | \$ 503,031.25 |
| 05/01/43 | \$ | 3,370,000.00 | \$ | 355,000.00 | \$ | 80,037.50 | |
| 11/01/43 | \$ | 3,015,000.00 | \$ | - | \$ | 71,606.25 | \$ 506,643.75 |
| 05/01/44 | \$ | 3,015,000.00 | \$ | 370,000.00 | \$ | 71,606.25 | |
| 11/01/44 | \$ | 2,645,000.00 | \$ | - | \$ | 62,818.75 | \$ 504,425.00 |

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

| Date | | Balance | Principal | | Interest | | Total |
|----------|----|--------------|-----------|-----------------|-----------------|-----------|---------------|
| 05/01/45 | \$ | 2,645,000.00 | \$ | 390,000.00 | \$ | 62,818.75 | |
| 11/01/45 | \$ | 2,255,000.00 | \$ | - | \$ | 53,556.25 | \$ 506,375.00 |
| 05/01/46 | \$ | 2,255,000.00 | \$ | 410,000.00 | \$ | 53,556.25 | |
| 11/01/46 | \$ | 1,845,000.00 | \$ | - | \$ | 43,818.75 | \$ 507,375.00 |
| 05/01/47 | \$ | 1,845,000.00 | \$ | 430,000.00 | \$ | 43,818.75 | |
| 11/01/47 | \$ | 1,415,000.00 | \$ | - | \$ | 33,606.25 | \$ 507,425.00 |
| 05/01/48 | \$ | 1,415,000.00 | \$ | 450,000.00 | \$ | 33,606.25 | |
| 11/01/48 | \$ | 965,000.00 | \$ | - | \$ | 22,918.75 | \$ 506,525.00 |
| 05/01/49 | \$ | 965,000.00 | \$ | 470,000.00 | \$ | 22,918.75 | |
| 11/01/49 | \$ | 495,000.00 | \$ | - | \$ | 11,756.25 | \$ 504,675.00 |
| 05/01/50 | \$ | 495,000.00 | \$ | 495,000.00 | \$ | 11,756.25 | \$ 506,756.25 |
| | | | | \$ 7,925,000.00 | \$ 6,402,887.50 | \$ | 14,327,887.50 |

Rhodine Road North
Community Development District
Proposed Budget
Series 2022 Debt Service Fund

| Description | Adopted Budget FY2022 | Actuals Thru 2/28/22 | Projected Next 7 Months | Total Thru 9/30/22 | Proposed Budget FY2023 |
|---|-----------------------------|----------------------------|-------------------------------|--------------------------|------------------------------|
| Revenues | | | | | |
| Assessments - Tax Roll | \$ - | \$ - | \$ - | \$ - | \$ 260,220 |
| Interest | \$ - | \$ 0 | \$ - | \$ 0 | \$ - |
| Carry Forward Surplus | \$ - | \$ - | \$ - | \$ - | \$ 82,063 |
| Total Revenues | \$ - | \$ 0 | \$ - | \$ 0 | \$ 342,283 |
| Expenditures | | | | | |
| Interest Expense - 11/1 | \$ - | \$ - | \$ - | \$ - | \$ 82,063 |
| Principal Expense - 5/1 | \$ - | \$ - | \$ - | \$ - | \$ 95,000 |
| Interest Expense - 5/1 | \$ - | \$ - | \$ 43,767 | \$ 43,767 | \$ 82,063 |
| Total Expenditures | \$ - | \$ - | \$ 43,767 | \$ 43,767 | \$ 259,125 |
| Other Financing Sources/(Uses) | | | | | |
| Bond Proceeds | \$ - | \$ 255,939 | \$ - | \$ 255,939 | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ 255,939 | \$ - | \$ 255,939 | \$ - |
| Excess Revenues/(Expenditures) | \$ - | \$ 255,939 | \$ (43,767) | \$ 212,173 | \$ 83,158 |

| | |
|--------------------------|------------------|
| Interest Expense 11/1/23 | \$ 80,828 |
| Total | \$ 80,828 |

| Product | Assessable Units | Maximum Annual Debt Service | Net Assessment Per Unit | Gross Assessment Per Unit |
|------------------|------------------|--------------------------------|----------------------------|------------------------------|
| Single Family 40 | 97 | \$ 116,320 | \$1,199 | \$1,276 |
| Single Family 50 | 96 | \$ 143,900 | \$1,499 | \$1,595 |
| | 193 | \$ 260,220 | | |

Rhodine Road North
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

| Date | Balance | Principal | Interest | Total |
|----------|-----------------|---------------|--------------|---------------|
| 11/01/22 | \$ 4,680,000.00 | \$ - | \$ 82,062.50 | \$ 125,829.17 |
| 05/01/23 | \$ 4,680,000.00 | \$ 95,000.00 | \$ 82,062.50 | |
| 11/01/23 | \$ 4,585,000.00 | \$ - | \$ 80,827.50 | \$ 257,890.00 |
| 05/01/24 | \$ 4,585,000.00 | \$ 95,000.00 | \$ 80,827.50 | |
| 11/01/24 | \$ 4,490,000.00 | \$ - | \$ 79,592.50 | \$ 255,420.00 |
| 05/01/25 | \$ 4,490,000.00 | \$ 100,000.00 | \$ 79,592.50 | |
| 11/01/25 | \$ 4,180,000.00 | \$ - | \$ 78,292.50 | \$ 257,885.00 |
| 05/01/26 | \$ 4,180,000.00 | \$ 105,000.00 | \$ 78,292.50 | |
| 11/01/26 | \$ 4,180,000.00 | \$ - | \$ 76,927.50 | \$ 260,220.00 |
| 05/01/27 | \$ 4,180,000.00 | \$ 105,000.00 | \$ 76,927.50 | |
| 11/01/27 | \$ 4,180,000.00 | \$ - | \$ 75,562.50 | \$ 257,490.00 |
| 05/01/28 | \$ 4,180,000.00 | \$ 110,000.00 | \$ 75,562.50 | |
| 11/01/28 | \$ 4,070,000.00 | \$ - | \$ 73,912.50 | \$ 259,475.00 |
| 05/01/29 | \$ 4,070,000.00 | \$ 110,000.00 | \$ 73,912.50 | |
| 11/01/29 | \$ 3,960,000.00 | \$ - | \$ 72,262.50 | \$ 256,175.00 |
| 05/01/30 | \$ 3,960,000.00 | \$ 115,000.00 | \$ 72,262.50 | |
| 11/01/30 | \$ 3,845,000.00 | \$ - | \$ 70,537.50 | \$ 257,800.00 |
| 05/01/31 | \$ 3,845,000.00 | \$ 120,000.00 | \$ 70,537.50 | |
| 11/01/31 | \$ 3,605,000.00 | \$ - | \$ 68,737.50 | \$ 259,275.00 |
| 05/01/32 | \$ 3,605,000.00 | \$ 120,000.00 | \$ 68,737.50 | |
| 11/01/32 | \$ 3,605,000.00 | \$ - | \$ 66,937.50 | \$ 255,675.00 |
| 05/01/33 | \$ 3,605,000.00 | \$ 125,000.00 | \$ 66,937.50 | |
| 11/01/33 | \$ 3,480,000.00 | \$ - | \$ 64,875.00 | \$ 256,812.50 |
| 05/01/34 | \$ 3,480,000.00 | \$ 130,000.00 | \$ 64,875.00 | |
| 11/01/34 | \$ 3,350,000.00 | \$ - | \$ 62,730.00 | \$ 257,605.00 |
| 05/01/35 | \$ 3,350,000.00 | \$ 135,000.00 | \$ 62,730.00 | |
| 11/01/35 | \$ 3,215,000.00 | \$ - | \$ 60,502.50 | \$ 258,232.50 |
| 05/01/36 | \$ 3,215,000.00 | \$ 140,000.00 | \$ 60,502.50 | |
| 11/01/36 | \$ 3,075,000.00 | \$ - | \$ 58,192.50 | \$ 258,695.00 |
| 05/01/37 | \$ 3,075,000.00 | \$ 145,000.00 | \$ 58,192.50 | |
| 11/01/37 | \$ 2,930,000.00 | \$ - | \$ 55,800.00 | \$ 258,992.50 |
| 05/01/38 | \$ 2,930,000.00 | \$ 150,000.00 | \$ 55,800.00 | |
| 11/01/38 | \$ 2,780,000.00 | \$ - | \$ 53,325.00 | \$ 259,125.00 |
| 05/01/39 | \$ 2,780,000.00 | \$ 155,000.00 | \$ 53,325.00 | |
| 11/01/39 | \$ 2,625,000.00 | \$ - | \$ 50,767.50 | \$ 259,092.50 |
| 05/01/40 | \$ 2,625,000.00 | \$ 160,000.00 | \$ 50,767.50 | |
| 11/01/40 | \$ 2,130,000.00 | \$ - | \$ 48,127.50 | \$ 258,895.00 |
| 05/01/41 | \$ 2,130,000.00 | \$ 165,000.00 | \$ 48,127.50 | |
| 11/01/41 | \$ 2,130,000.00 | \$ - | \$ 45,405.00 | \$ 258,532.50 |
| 05/01/42 | \$ 2,130,000.00 | \$ 170,000.00 | \$ 45,405.00 | |
| 11/01/42 | \$ 2,130,000.00 | \$ - | \$ 42,600.00 | \$ 258,005.00 |
| 05/01/43 | \$ 2,130,000.00 | \$ 175,000.00 | \$ 42,600.00 | |
| 11/01/43 | \$ 1,955,000.00 | \$ - | \$ 39,100.00 | \$ 256,700.00 |

Rhodine Road North
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

| Date | | Balance | Principal | | Interest | | Total |
|----------|----|--------------|-----------|-----------------|-----------------|-----------------|---------------|
| 05/01/44 | \$ | 1,955,000.00 | \$ | 185,000.00 | \$ | 39,100.00 | |
| 11/01/44 | \$ | 1,770,000.00 | \$ | - | \$ | 35,400.00 | \$ 259,500.00 |
| 05/01/45 | \$ | 1,770,000.00 | \$ | 190,000.00 | \$ | 35,400.00 | |
| 11/01/45 | \$ | 1,580,000.00 | \$ | - | \$ | 31,600.00 | \$ 257,000.00 |
| 05/01/46 | \$ | 1,580,000.00 | \$ | 200,000.00 | \$ | 31,600.00 | |
| 11/01/46 | \$ | 1,380,000.00 | \$ | - | \$ | 27,600.00 | \$ 259,200.00 |
| 05/01/47 | \$ | 1,380,000.00 | \$ | 205,000.00 | \$ | 27,600.00 | |
| 11/01/47 | \$ | 1,175,000.00 | \$ | - | \$ | 23,500.00 | \$ 256,100.00 |
| 05/01/48 | \$ | 1,175,000.00 | \$ | 215,000.00 | \$ | 23,500.00 | |
| 11/01/48 | \$ | 960,000.00 | \$ | - | \$ | 19,200.00 | \$ 257,700.00 |
| 05/01/49 | \$ | 960,000.00 | \$ | 225,000.00 | \$ | 19,200.00 | |
| 11/01/49 | \$ | 735,000.00 | \$ | - | \$ | 14,700.00 | \$ 258,900.00 |
| 05/01/50 | \$ | 735,000.00 | \$ | 235,000.00 | \$ | 14,700.00 | |
| 11/01/50 | \$ | 500,000.00 | \$ | - | \$ | 10,000.00 | \$ 259,700.00 |
| 05/01/51 | \$ | 500,000.00 | \$ | 245,000.00 | \$ | 10,000.00 | |
| 11/01/51 | \$ | 255,000.00 | \$ | - | \$ | 5,100.00 | \$ 260,100.00 |
| 05/01/52 | \$ | 255,000.00 | \$ | 255,000.00 | \$ | 5,100.00 | \$ 260,100.00 |
| | | | | \$ 4,680,000.00 | \$ 3,148,355.00 | \$ 7,872,121.67 | |

Rhodine Road North
Community Development District
Proposed Budget
Capital Reserve Fund

| Description | Proposed Budget FY2022 | Actuals Thru 2/28/22 | Projected Next 7 Months | Total Thru 9/30/22 | Proposed Budget FY2023 |
|--|------------------------------|----------------------------|-------------------------------|--------------------------|------------------------------|
| <u>Revenues</u> | | | | | |
| Interest | \$ - | \$ - | \$ - | \$ - | \$ - |
| Carry Forward Surplus | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Total Revenues | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| <u>Expenditures</u> | | | | | |
| Capital Outlay | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - | \$ - |
| <u>Other Financing Sources/(Uses)</u> | | | | | |
| Transfer In/(Out) | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,000 | \$ 40,000 |
| Total Other Financing Sources/(Uses) | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,000 | \$ 40,000 |
| Excess Revenues/(Expenditures) | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,000 | \$ 45,000 |

SECTION IX

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of April 2022.

ATTEST:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION X

SECTION C

*Item will be
provided under
separate cover.*

SECTION 1



**Governmental
Management Services, LLC**
Central Florida

Maintenance Services

Phone: 407-201-1514

Email:

Csmith@gmscfl.com

| | |
|---|---|
| TO: Rhodine Road North CDD | Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801 |
| Job name and Description | |
| Stock Various Ponds in the Community with Gambusia and Grass Shrimp- Ponds directly around the amenity area will be targeted for stocking. A recommended 1000 Gambusia and 500 grass shrimp will be stocked per pond acre. 23 acres of pond were calculated. | |

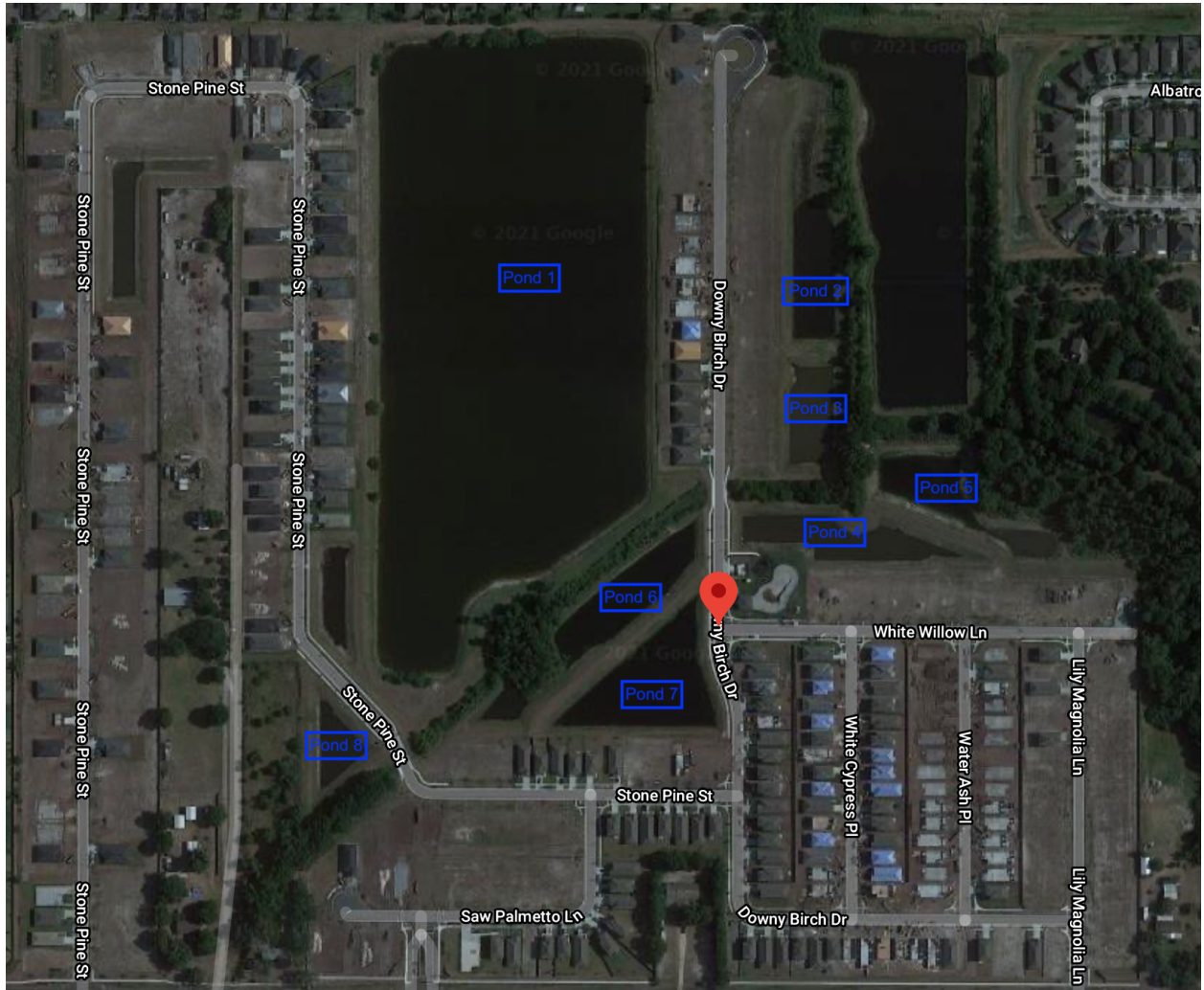
| Qty | Description | Unit Price | Line Total |
|------------|----------------------------------|------------|------------|
| 23 | Labor, Mobilization and Delivery | \$140.00 | \$3220.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Total Due: | | | \$3220.00 |

All proposals are valid for 30 days from date of completion.

Thank You!

Client: _____

Additional Information:



SECTION D

SECTION 1

Rhodine Road North Community Development District

Summary of Checks

January 6, 2022 to April 6, 2022

| Bank | Date | Check No.'s | Amount |
|--------------|---------|-------------|--------------|
| General Fund | 1/14/22 | 287 | \$ 5,429.08 |
| | 1/18/22 | 288-292 | \$ 3,283.82 |
| | 1/20/22 | 293 | \$ 1,204.51 |
| | 1/25/22 | 294-296 | \$ 8,965.83 |
| | 2/8/22 | 297 | \$ 2,500.00 |
| | 2/14/22 | 298-299 | \$ 6,587.62 |
| | 2/22/22 | 300-304 | \$ 9,555.16 |
| | 3/2/22 | 305-309 | \$ 10,445.81 |
| | 3/7/22 | 310-311 | \$ 1,822.21 |
| | 3/14/22 | 312-313 | \$ 7,037.81 |
| | 3/16/22 | 314-315 | \$ 2,069.52 |
| | 3/22/22 | 316-317 | \$ 7,485.83 |
| | 3/29/22 | 318 | \$ 50.00 |
| | 4/5/22 | 319-322 | \$ 8,464.23 |
| | | | \$ 74,901.43 |
| | | | \$ 74,901.43 |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|------------------------------------|--------|----------|-----------------------------|
| 2/22/22 | 00017 | 2/15/22 13868 | 202202 320-53800-46200 | LANDSCAPE MAINT - FEB 22 | * | 6,470.83 | |
| | | 2/15/22 13868 | 202202 320-53800-46200 | LANDSCAPE MAINT.AMEN-FEB22 | * | 250.00 | |
| | | | | CARDINAL LANDSCAPING SVCS OF TAMPA | | | 6,720.83 000300 |
| 2/22/22 | 00039 | 2/16/22 8601 | 202202 330-57200-48200 | AMENITY CLEANING - FEB 22 | * | 660.00 | |
| | | | | FUQUA SUPPLY & SERVICE | | | 660.00 000301 |
| 2/22/22 | 00010 | 2/01/22 78 | 202112 310-51300-49000 | HOLIDAY INN EXPRESS-DEC21 | * | 104.82 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 104.82 000302 |
| 2/22/22 | 00040 | 2/04/22 8016 | 202202 330-53800-51000 | POOL MAINTENANCE - FEB 22 | * | 865.00 | |
| | | | | SUNCOAST POOL SERVICE | | | 865.00 000303 |
| 2/22/22 | 00027 | 2/17/22 02172022 | 202202 300-15500-10000 | PLAYGRND/FUR LEASE-MAR 22 | * | 1,204.51 | |
| | | | | WHFS, LLC | | | 1,204.51 000304 |
| 3/02/22 | 00039 | 12/19/21 8581 | 202112 330-57200-48200 | AMENITY CLEANING - DEC 21 | * | 440.00 | |
| | | | | FUQUA SUPPLY & SERVICE | | | 440.00 000305 |
| 3/02/22 | 00011 | 1/13/22 PA011320 | 202201 310-51300-11000 | SUPERVISOR FEES-01/13/22 | * | 200.00 | |
| | | | | PHILLIP ALLENDE | | | 200.00 000306 |
| 3/02/22 | 00022 | 2/28/22 114661 | 202202 320-53800-47300 | LAKE MAINTENANCE - FEB 22 | * | 765.00 | |
| | | | | REMSON AQUATICS | | | 765.00 000307 |
| 3/02/22 | 00019 | 3/02/22 03022022 | 202203 300-20700-10000 | ASSESSMENT TRANSFER-SER19 | * | 6,445.81 | |
| | | | | RHODINE ROAD NORTH CDD C/O USBANK | | | 6,445.81 000308 |
| 3/02/22 | 00040 | 12/16/21 7874 | 202110 330-53800-51000 | POOL MAINTENANCE - OCT 21 | * | 865.00 | |
| | | 12/16/21 7875 | 202111 330-53800-51000 | POOL MAINTENANCE - NOV 21 | * | 865.00 | |
| | | 12/16/21 7876 | 202112 330-53800-51000 | POOL MAINTENANCE - DEC 21 | * | 865.00 | |
| | | | | SUNCOAST POOL SERVICE | | | 2,595.00 000309 |

RRNC RHODINE ROAD N KCOSTA

*** CHECK DATES 01/06/2022 - 04/06/2022 ***
 RHODINE ROAD NORTH - GENERAL
 BANK A RHODINE ROAD NORTH

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|------------------------------------|--------|----------|----------------------------|
| 3/07/22 | 00010 | 2/28/22 81 | 202112 330-57200-49000 | GEN MAIT AMENITY AREA | * | 957.21 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 957.21 000310 |
| 3/07/22 | 00040 | 3/01/22 8046 | 202203 330-53800-51000 | POOL MAINTENANCE - MAR 22 | * | 865.00 | |
| | | | | SUNCOAST POOL SERVICE | | | 865.00 000311 |
| 3/14/22 | 00010 | 3/01/22 79 | 202203 310-51300-34000 | MANAGEMENT FEES - MAR 22 | * | 3,004.17 | |
| | | 3/01/22 79 | 202203 310-51300-35200 | WEBSITE MANAGEMENT-MAR 22 | * | 100.00 | |
| | | 3/01/22 79 | 202203 310-51300-35100 | INFORMATION TECH - MAR 22 | * | 150.00 | |
| | | 3/01/22 79 | 202203 310-51300-31300 | DISSEMINATION SVCS-MAR 22 | * | 500.00 | |
| | | 3/01/22 79 | 202203 330-57200-12000 | AMENITY ACCESS - MAR 22 | * | 416.67 | |
| | | 3/01/22 79 | 202203 310-51300-51000 | OFFICE SUPPLIES | * | .24 | |
| | | 3/01/22 79 | 202203 310-51300-42000 | POSTAGE | * | 3.35 | |
| | | 3/01/22 80 | 202203 320-53800-12000 | FIELD MANAGEMENT - MAR 22 | * | 1,250.00 | |
| | | 3/01/22 80 | 202203 310-51300-49000 | MEETING ROOM RENT 1/13/22 | * | 209.63 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 5,634.06 000312 |
| 3/14/22 | 00033 | 3/11/22 1661 | 202202 310-51300-31500 | GENERAL COUNSEL - FEB 22 | * | 1,403.75 | |
| | | | | KE LAW GROUP, PLLC | | | 1,403.75 000313 |
| 3/16/22 | 00040 | 3/08/22 8096 | 202203 330-53800-51000 | POOL MAINTENANCE - MAR 22 | * | 865.00 | |
| | | | | SUNCOAST POOL SERVICE | | | 865.00 000314 |
| 3/16/22 | 00027 | 3/15/22 03152022 | 202203 300-15500-10000 | PLAYGRND/FUR LEASE-APR 22 | * | 1,204.52 | |
| | | | | WHFS, LLC | | | 1,204.52 000315 |
| 3/22/22 | 00017 | 3/21/22 13944 | 202203 320-53800-46200 | LANDSCAPE MAINT - MAR 22 | * | 6,470.83 | |
| | | 3/21/22 13944 | 202203 320-53800-46200 | LANDSCPE MAINT.AMEN-MAR22 | * | 250.00 | |
| | | | | CARDINAL LANDSCAPING SVCS OF TAMPA | | | 6,720.83 000316 |
| | | | | RRNC RHODINE ROAD N KCOSTA | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|---------------------------------|--------|-----------|----------------------------|
| 3/22/22 | 00022 | 3/16/22 114709 | 202203 320-53800-47300 | LAKE MAINTENANCE - MAR 22 | * | 765.00 | |
| | | | | REMSON AQUATICS | | | 765.00 000317 |
| 3/29/22 | 00041 | 3/21/22 18202 | 202203 320-53800-46400 | BACKFLOW TEST 03/21/2022 | * | 50.00 | |
| | | | | AFFORDABLE BACKFLOW TESTING | | | 50.00 000318 |
| 4/05/22 | 00001 | 6/30/21 123681 | 202105 310-51300-49100 | BOUNDARY AMENDMENT-MAY 21 | * | 1,213.86 | |
| | | 8/27/21 124835 | 202107 310-51300-49100 | BOUNDARY AMENDMENT-JUL 21 | * | 4,070.37 | |
| | | | | HOPPING GREEN & SAMS | | | 5,284.23 000319 |
| 4/05/22 | 00042 | 4/01/22 0012 | 202203 330-57200-48200 | CLEANING SVC 3/18-3/31/22 | * | 315.00 | |
| | | | | JNJ CLEANING SERVICES LLC | | | 315.00 000320 |
| 4/05/22 | 00037 | 3/29/22 20241986 | 202203 330-57200-34500 | 25 PACK CDVI ACCESS CARDS | * | 2,000.00 | |
| | | | | SOUTHEAST WIRING SOLUTIONS, INC | | | 2,000.00 000321 |
| 4/05/22 | 00040 | 4/03/22 8185 | 202204 330-53800-51000 | POOL MAINTENANCE - APR 22 | * | 865.00 | |
| | | | | SUNCOAST POOL SERVICE | | | 865.00 000322 |
| TOTAL FOR BANK A | | | | | | 74,901.43 | |
| TOTAL FOR REGISTER | | | | | | 74,901.43 | |

RRNC RHODINE ROAD N KCOSTA

SECTION 2

Rhodine Road North
Community Development District

Unaudited Financial Reporting
February 28, 2022



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| 5 | <u>Debt Service Fund Series 2022</u> |
| 6 | <u>Capital Projects Fund Series 2019</u> |
| 7 | <u>Capital Projects Fund Series 2022</u> |
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| 10 | <u>Long Term Debt Report</u> |
| 11 | <u>Assessment Receipt Schedule</u> |

Rhodine Road North
Community Development District
Combined Balance Sheet
February 28, 2022

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Capital Projects Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|----------------------------------|--------------------------------------|
| Assets: | | | | |
| Cash: | | | | |
| Operating Account | \$ 300,501 | \$ - | \$ - | \$ 300,501 |
| Capital Projects Account | \$ - | \$ - | \$ 6,284 | \$ 6,284 |
| Investments: | | | | |
| Series 2019 | | | | |
| Reserve | \$ - | \$ 254,981 | \$ - | \$ 254,981 |
| Revenue | \$ - | \$ 524,143 | \$ - | \$ 524,143 |
| Prepayment | \$ - | \$ 4,389 | \$ - | \$ 4,389 |
| Construction | \$ - | \$ - | \$ 95 | \$ 95 |
| Series 2022 | | | | |
| Reserve | \$ - | \$ 130,110 | \$ - | \$ 130,110 |
| Revenue | \$ - | \$ 0 | \$ - | \$ 0 |
| Interest | \$ - | \$ 125,829 | \$ - | \$ 125,829 |
| Construction | \$ - | \$ - | \$ 3,954,379 | \$ 3,954,379 |
| Cost of Issuance | \$ - | \$ - | \$ 278 | \$ 278 |
| Due from Capital Projects | \$ 5,284 | \$ - | \$ - | \$ 5,284 |
| Due from General Fund | \$ - | \$ 6,446 | \$ - | \$ 6,446 |
| Prepaid Expenses | \$ 1,205 | \$ - | \$ - | \$ 1,205 |
| Total Assets | \$ 306,990 | \$ 1,045,899 | \$ 3,961,036 | \$ 5,313,925 |
| Liabilities: | | | | |
| Accounts Payable | \$ 11,645 | \$ - | \$ - | \$ 11,645 |
| Due to Debt Service | \$ 6,446 | \$ - | \$ - | \$ 6,446 |
| Due to General Fund | \$ - | \$ - | \$ 5,284 | \$ 5,284 |
| Total Liabilities | \$ 18,091 | \$ - | \$ 5,284 | \$ 23,375 |
| Fund Balance: | | | | |
| Nonspendable: | | | | |
| Prepaid Items | \$ 1,205 | \$ - | \$ - | \$ 1,205 |
| Restricted for: | | | | |
| Debt Service - Series 2019 | \$ - | \$ 789,959 | \$ - | \$ 789,959 |
| Debt Service - Series 2022 | \$ - | \$ 255,939 | \$ - | \$ 255,939 |
| Capital Projects - Series 2019 | \$ - | \$ - | \$ 1,095 | \$ 1,095 |
| Capital Projects - Series 2022 | \$ - | \$ - | \$ 3,954,657 | \$ 3,954,657 |
| Unassigned | \$ 287,694 | \$ - | \$ - | \$ 287,694 |
| Total Fund Balances | \$ 288,899 | \$ 1,045,899 | \$ 3,955,752 | \$ 5,290,550 |
| Total Liabilities & Fund Balance | \$ 306,990 | \$ 1,045,899 | \$ 3,961,036 | \$ 5,313,925 |

Rhodine Road North

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2022

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 02/28/22 | Thru 02/28/22 | Variance |
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 337,516 | \$ 328,145 | \$ 328,145 | \$ - |
| Assessments - Direct Bill | \$ 56,856 | \$ 42,641 | \$ 42,641 | \$ - |
| Boundary Amendment Contributions | \$ - | \$ - | \$ 5,284 | \$ 5,284 |
| Other Income | \$ - | \$ - | \$ 3,120 | \$ 3,120 |
| Total Revenues | \$ 394,372 | \$ 370,786 | \$ 379,190 | \$ 8,404 |
| Expenditures: | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 5,000 | \$ 2,600 | \$ 2,400 |
| Engineering | \$ 20,000 | \$ 8,333 | \$ 118 | \$ 8,216 |
| Attorney | \$ 30,000 | \$ 12,500 | \$ 8,880 | \$ 3,620 |
| Annual Audit | \$ 4,500 | \$ - | \$ - | \$ - |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - |
| Arbitrage | \$ 900 | \$ - | \$ - | \$ - |
| Dissemination | \$ 6,000 | \$ 2,417 | \$ 2,417 | \$ - |
| Trustee Fees | \$ 7,100 | \$ 2,788 | \$ 2,788 | \$ - |
| Management Fees | \$ 36,050 | \$ 15,021 | \$ 15,021 | \$ (0) |
| Information Technology | \$ 1,800 | \$ 750 | \$ 750 | \$ - |
| Website Maintenance | \$ 1,200 | \$ 500 | \$ 500 | \$ - |
| Telephone | \$ 300 | \$ 125 | \$ - | \$ 125 |
| Postage & Delivery | \$ 1,000 | \$ 417 | \$ 136 | \$ 281 |
| Insurance | \$ 6,000 | \$ 6,000 | \$ 5,570 | \$ 430 |
| Printing & Binding | \$ 1,000 | \$ 417 | \$ 20 | \$ 397 |
| Legal Advertising | \$ 10,000 | \$ 4,167 | \$ 1,930 | \$ 2,237 |
| Other Current Charges | \$ 5,000 | \$ 2,083 | \$ 665 | \$ 1,419 |
| Office Supplies | \$ 625 | \$ 260 | \$ 11 | \$ 249 |
| Travel Per Diem | \$ 660 | \$ 275 | \$ - | \$ 275 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total General & Administrative | \$ 149,310 | \$ 66,228 | \$ 46,581 | \$ 19,647 |

Rhodine Road North

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2022

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 02/28/22 | Thru 02/28/22 | Variance |
| <u>Operations & Maintenance</u> | | | | |
| Field Expenditures | | | | |
| Property Insurance | \$ 5,000 | \$ 5,000 | \$ 5,775 | \$ (775) |
| Field Management | \$ 15,000 | \$ 6,250 | \$ 6,250 | \$ - |
| Landscape Maintenance | \$ 80,650 | \$ 33,604 | \$ 33,854 | \$ (250) |
| Landscape Replacement | \$ 5,000 | \$ 2,083 | \$ - | \$ 2,083 |
| Lake Maintenance | \$ 9,180 | \$ 3,825 | \$ 3,825 | \$ - |
| Streetlights | \$ 33,600 | \$ 14,000 | \$ 12,639 | \$ 1,361 |
| Electric | \$ 3,000 | \$ 1,250 | \$ 221 | \$ 1,029 |
| Water & Sewer | \$ 3,300 | \$ 1,375 | \$ 578 | \$ 797 |
| Irrigation Repairs | \$ 5,000 | \$ 2,083 | \$ 150 | \$ 1,933 |
| General Repairs & Maintenance | \$ 5,000 | \$ 2,083 | \$ 99 | \$ 1,984 |
| Contingency | \$ 2,298 | \$ 957 | \$ 94 | \$ 863 |
| Subtotal Field Expenditures | \$ 167,028 | \$ 72,511 | \$ 63,486 | \$ 9,025 |
| Amenity Expenditures | | | | |
| Amenity - Electric | \$ 14,400 | \$ 6,000 | \$ 2,082 | \$ 3,918 |
| Amenity - Water | \$ 3,500 | \$ 1,458 | \$ 345 | \$ 1,114 |
| Internet | \$ 3,000 | \$ 1,250 | \$ 245 | \$ 1,005 |
| Playground/Furniture Lease | \$ 14,454 | \$ 6,023 | \$ 6,023 | \$ (0) |
| Pest Control | \$ 720 | \$ 300 | \$ - | \$ 300 |
| Janitorial Services | \$ 8,580 | \$ 3,575 | \$ 1,815 | \$ 1,760 |
| Security Services | \$ 7,500 | \$ 3,125 | \$ - | \$ 3,125 |
| Pool Maintenance | \$ 10,380 | \$ 4,325 | \$ 3,460 | \$ 865 |
| Amenity Access Management | \$ 5,000 | \$ 2,083 | \$ 2,083 | \$ (0) |
| Amenity Repairs & Maintenance | \$ 1,000 | \$ 417 | \$ 135 | \$ 282 |
| Contingency | \$ 4,500 | \$ 1,875 | \$ 957 | \$ 918 |
| Subtotal Amenity Expenditures | \$ 73,034 | \$ 30,431 | \$ 17,144 | \$ 13,287 |
| Total Operations & Maintenance | \$ 240,062 | \$ 102,942 | \$ 80,630 | \$ 22,312 |
| Total Expenditures | \$ 389,372 | \$ 169,170 | \$ 127,211 | \$ 41,959 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 5,000 | | \$ 251,979 | |
| <u>Other Financing Sources/(Uses):</u> | | | | |
| Transfer In/(Out) | \$ (5,000) | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ (5,000) | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ - | | \$ 251,979 | |
| Fund Balance - Beginning | \$ - | | \$ 36,920 | |
| Fund Balance - Ending | \$ - | | \$ 288,899 | |

Rhodine Road North

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|---------------------|---------------------|
| | Budget | Thru 02/28/22 | Thru 02/28/22 | Variance |
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 509,963 | \$ 493,640 | \$ 493,640 | \$ - |
| Assessments - Prepayments | \$ - | \$ - | \$ 29,875 | \$ 29,875 |
| Interest | \$ - | \$ - | \$ 15 | \$ 15 |
| Total Revenues | \$ 509,963 | \$ 493,640 | \$ 523,530 | \$ 29,890 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 182,494 | \$ 182,494 | \$ 182,494 | \$ - |
| Special Call - 2/1 | \$ - | \$ - | \$ 30,000 | \$ (30,000) |
| Interest - 2/1 | \$ - | \$ - | \$ 350 | \$ (350) |
| Principal - 5/1 | \$ 145,000 | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 182,494 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 509,988 | \$ 182,494 | \$ 212,844 | \$ (30,350) |
| Excess (Deficiency) of Revenues over Expenditures | \$ (25) | | \$ 310,686 | |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ (253,011) | \$ (253,011) |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ (253,011) | \$ (253,011) |
| Net Change in Fund Balance | \$ (25) | | \$ 57,675 | |
| Fund Balance - Beginning | \$ 212,024 | | \$ 732,284 | |
| Fund Balance - Ending | \$ 211,999 | | \$ 789,959 | |

Rhodine Road North

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|-------------------|-------------------|
| | Budget | Thru 02/28/22 | Thru 02/28/22 | Variance |
| Revenues: | | | | |
| Interest | \$ - | \$ - | \$ 0 | \$ 0 |
| Total Revenues | \$ - | \$ - | \$ 0 | \$ 0 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ - | \$ - | \$ - | \$ - |
| Principal - 5/1 | \$ - | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ 0 | |
| Other Financing Sources/(Uses): | | | | |
| Bond Proceeds | \$ - | \$ - | \$ 255,939 | \$ 255,939 |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ 255,939 | \$ 255,939 |
| Net Change in Fund Balance | \$ - | | \$ 255,939 | |
| Fund Balance - Beginning | \$ - | | \$ - | |
| Fund Balance - Ending | \$ - | | \$ 255,939 | |

Rhodine Road North

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|---------------------|-------------------|
| | Budget | Thru 02/28/22 | Thru 02/28/22 | Variance |
| Revenues | | | | |
| Developer Contributions | \$ - | \$ - | \$ 1,094 | \$ 1,094 |
| Interest | \$ - | \$ - | \$ 1 | \$ 1 |
| Total Revenues | \$ - | \$ - | \$ 1,095 | \$ 1,095 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ 3,534 | \$ (3,534) |
| Total Expenditures | \$ - | \$ - | \$ 3,534 | \$ (3,534) |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ (2,439) | |
| Other Financing Sources/(Uses) | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ 253,011 | \$ 253,011 |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ 253,011 | \$ 253,011 |
| Net Change in Fund Balance | \$ - | | \$ 250,571 | |
| Fund Balance - Beginning | \$ - | | \$ (249,476) | |
| Fund Balance - Ending | \$ - | | \$ 1,095 | |

Rhodine Road North

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|---------------------|---------------------|
| | Budget | Thru 02/28/22 | Thru 02/28/22 | Variance |
| Revenues | | | | |
| Developer Advances | \$ - | \$ - | \$ 320,283 | \$ 320,283 |
| Interest | \$ - | \$ - | \$ 5 | \$ 5 |
| Total Revenues | \$ - | \$ - | \$ 320,288 | \$ 320,288 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ 591,769 | \$ (591,769) |
| Capital Outlay - Cost of Issuance | \$ - | \$ - | \$ 287,797 | \$ (287,797) |
| Total Expenditures | \$ - | \$ - | \$ 879,566 | \$ (879,566) |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ (559,278) | |
| Other Financing Sources/(Uses) | | | | |
| Bond Proceeds | \$ - | \$ - | \$ 4,424,061 | \$ 4,424,061 |
| Bond Premium | \$ - | \$ - | \$ 91,079 | \$ 91,079 |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ 4,515,140 | \$ 4,515,140 |
| Net Change in Fund Balance | \$ - | | \$ 3,955,861 | |
| Fund Balance - Beginning | \$ - | | \$ (1,205) | |
| Fund Balance - Ending | \$ - | | \$ 3,954,657 | |

Rhodine Road North
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|------------------|------------------|-------------------|-----------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| <u>Revenues:</u> | | | | | | | | | | | | | |
| Assessments - Tax Roll | \$ - | \$ 12,918 | \$ 310,942 | \$ 4,285 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 328,145 |
| Assessments - Direct Bill | \$ - | \$ 28,428 | \$ - | \$ - | \$ 14,214 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 42,641 |
| Boundary Amendment Contributions | \$ - | \$ - | \$ - | \$ 5,284 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,284 |
| Other Income | \$ 3,120 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,120 |
| Total Revenues | \$ 3,120 | \$ 41,346 | \$ 310,942 | \$ 9,569 | \$ 14,214 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 379,190 |
| <u>Expenditures:</u> | | | | | | | | | | | | | |
| <u>General & Administrative:</u> | | | | | | | | | | | | | |
| Supervisor Fees | \$ 800 | \$ - | \$ 800 | \$ 1,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,600 |
| Engineering | \$ 118 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 118 |
| Attorney | \$ 694 | \$ 3,182 | \$ 2,484 | \$ 1,118 | \$ 1,404 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8,880 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Assessment Administration | \$ 5,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Dissemination | \$ 417 | \$ 417 | \$ 667 | \$ 417 | \$ 500 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,417 |
| Trustee Fees | \$ 2,788 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,788 |
| Management Fees | \$ 3,004 | \$ 3,004 | \$ 3,004 | \$ 3,004 | \$ 3,004 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 15,021 |
| Information Technology | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 750 |
| Website Maintenance | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 500 |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Postage & Delivery | \$ 49 | \$ 45 | \$ 14 | \$ 12 | \$ 16 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 136 |
| Insurance | \$ 5,570 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,570 |
| Printing & Binding | \$ 6 | \$ 6 | \$ - | \$ 5 | \$ 3 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 20 |
| Legal Advertising | \$ 1,930 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,930 |
| Other Current Charges | \$ 218 | \$ 138 | \$ 227 | \$ 39 | \$ 44 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 665 |
| Office Supplies | \$ 3 | \$ 3 | \$ 0 | \$ 3 | \$ 3 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 11 |
| Travel Per Diem | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Total General & Administrative | \$ 21,021 | \$ 7,045 | \$ 7,445 | \$ 5,848 | \$ 5,223 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 46,581 |

Rhodine Road North
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|--------------------|------------------|-------------------|--------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|
| <u>Operations & Maintenance</u> | | | | | | | | | | | | | |
| Field Expenditures | | | | | | | | | | | | | |
| Property Insurance | \$ 5,775 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 5,775 |
| Field Management | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,250 |
| Landscape Maintenance | \$ 6,971 | \$ 6,721 | \$ 6,721 | \$ 6,721 | \$ 6,721 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 33,854 |
| Landscape Replacement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Lake Maintenance | \$ 765 | \$ 765 | \$ 765 | \$ 765 | \$ 765 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 3,825 |
| Streetlights | \$ 2,431 | \$ 2,431 | \$ 2,431 | \$ 2,431 | \$ 2,913 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 12,639 |
| Electric | \$ 21 | \$ 21 | \$ 108 | \$ 32 | \$ 40 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 221 |
| Water & Sewer | \$ 106 | \$ 106 | \$ 77 | \$ 109 | \$ 180 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 578 |
| Irrigation Repairs | \$ - | \$ 150 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 150 |
| General Repairs & Maintenance | \$ - | \$ - | \$ - | \$ 71 | \$ 28 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 99 |
| Contingency | \$ - | \$ - | \$ 94 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 94 |
| Subtotal Field Expenditures | \$ 17,319 | \$ 11,444 | \$ 11,447 | \$ 11,380 | \$ 11,896 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 63,486 |
| Amenity Expenditures | | | | | | | | | | | | | |
| Amenity - Electric | \$ 296 | \$ 378 | \$ 365 | \$ 573 | \$ 470 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,082 |
| Amenity - Water | \$ - | \$ - | \$ 230 | \$ - | \$ 115 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 345 |
| Internet | \$ - | \$ - | \$ - | \$ 189 | \$ 56 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 245 |
| Playground/Furniture Lease | \$ 1,205 | \$ 1,205 | \$ 1,205 | \$ 1,205 | \$ 1,205 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,023 |
| Pest Control | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Janitorial Services | \$ - | \$ - | \$ 440 | \$ 715 | \$ 660 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,815 |
| Security Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Pool Maintenance | \$ 865 | \$ 865 | \$ 865 | \$ - | \$ 865 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 3,460 |
| Amenity Access Management | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,083 |
| Amenity Repairs & Maintenance | \$ 135 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 135 |
| Contingency | \$ - | \$ - | \$ 957 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 957 |
| Subtotal Amenity Expenditures | \$ 2,917 | \$ 2,865 | \$ 4,478 | \$ 3,098 | \$ 3,787 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 17,144 |
| Total Operations & Maintenance | \$ 20,236 | \$ 14,309 | \$ 15,925 | \$ 14,477 | \$ 15,683 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 80,630 |
| Total Expenditures | \$ 41,257 | \$ 21,354 | \$ 23,370 | \$ 20,325 | \$ 20,906 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 127,211 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (38,137) | \$ 19,992 | \$ 287,572 | \$ (10,756) | \$ (6,692) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 251,979 |
| Other Financing Sources/Uses: | | | | | | | | | | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total Other Financing Sources/Uses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Net Change in Fund Balance | \$ (38,137) | \$ 19,992 | \$ 287,572 | \$ (10,756) | \$ (6,692) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 251,979 |

Rhodine Road North

Community Development District

Long Term Debt Report

| Series 2019, Special Assessment Revenue Bonds | | |
|---|------------------------------------|--------------------|
| Interest Rate: | 3.500%, 4.000%, 4.500%, 4.750% | |
| Maturity Date: | 5/1/2050 | |
| Reserve Fund Definition | 50% of Maximum Annual Debt Service | |
| Reserve Fund Requirement | \$254,019 | |
| Reserve Fund Balance | \$254,981 | |
| Bonds Outstanding - 6/28/19 | | \$10,000,000 |
| Less: Special Call - 11/1/20 | | (\$1,455,000) |
| Less: Special Call - 2/1/21 | | (\$25,000) |
| Less: Principal Payment - 5/1/21 | | (\$140,000) |
| Less: Special Call - 5/1/21 | | (\$25,000) |
| Less Special Call - 8/1/21 | | (\$15,000) |
| Less Special Call - 2/1/22 | | (\$30,000) |
| Current Bonds Outstanding | | \$8,310,000 |

| Series 2022, Special Assessment Revenue Bonds | | |
|---|---------------------------------|--------------------|
| Interest Rate: | 2.600%, 3.000%, 3.300%, 4.000% | |
| Maturity Date: | 5/1/2052 | |
| Reserve Fund Definition | 50% Maximum Annual Debt Service | |
| Reserve Fund Requirement | \$130,110 | |
| Reserve Fund Balance | \$130,110 | |
| Bonds Outstanding - 1/25/22 | | \$4,680,000 |
| Current Bonds Outstanding | | \$4,680,000 |

Rhodine Road North
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

| | | | | | | |
|-------------------|----|------------|----|------------|----|------------|
| Gross Assessments | \$ | 359,059.41 | \$ | 540,145.77 | \$ | 899,205.18 |
| Net Assessments | \$ | 337,515.85 | \$ | 507,737.02 | \$ | 845,252.87 |

ON ROLL ASSESSMENTS

| Date | Distribution | Gross Amount | Discount/Penalty | Commission | Interest | Net Receipts | 39.93% | 60.07% | 100.00% |
|--------------|--------------|----------------------|-----------------------|-----------------------|-------------|----------------------|----------------------|----------------------|----------------------|
| | | | | | | | O&M Portion | 2019 Debt Service | Total |
| 11/24/21 | ACH | \$34,386.44 | (\$1,375.47) | (\$660.22) | \$0.00 | \$32,350.75 | \$12,917.90 | \$19,432.85 | \$32,350.75 |
| 12/01/21 | ACH | \$496,122.68 | (\$19,845.07) | (\$9,525.55) | \$0.00 | \$466,752.06 | \$186,377.62 | \$280,374.44 | \$466,752.06 |
| 12/07/21 | ACH | \$56,832.37 | (\$2,273.30) | (\$1,091.18) | \$0.00 | \$53,467.89 | \$21,350.13 | \$32,117.76 | \$53,467.89 |
| 12/13/21 | ACH | \$274,748.16 | (\$10,990.07) | (\$5,275.16) | \$0.00 | \$258,482.93 | \$103,214.18 | \$155,268.75 | \$258,482.93 |
| 01/05/22 | ACH | \$11,357.89 | -408.25 | (\$219.00) | \$0.00 | \$10,730.64 | \$4,284.83 | \$6,445.81 | \$10,730.64 |
| TOTAL | | \$ 873,447.54 | \$ (34,892.16) | \$ (16,771.11) | \$ - | \$ 821,784.27 | \$ 328,144.66 | \$ 493,639.61 | \$ 821,784.27 |

| | |
|--------------------|-------------------------------------|
| 97% | Net Percent Collected |
| \$23,468.60 | Balance Remaining to Collect |

DIRECT BILL ASSESSMENTS

| | | | | | |
|---|----------|--------------|---------------------|---------------------|---------------------|
| Clayton Property Group, Inc. 2022-01 | | | | | |
| | | | Net Assessments | \$56,855.21 | \$56,855.21 |
| Date Received | Due Date | Check Number | Net Assessed | Amount Received | General Fund |
| 11/22/21 | 12/1/21 | 41406 | \$28,427.61 | \$28,427.61 | \$28,427.61 |
| 2/1/22 | 2/1/22 | 43337 | \$14,213.80 | \$14,213.80 | \$14,213.80 |
| | 5/1/22 | | \$14,213.80 | | |
| | | | \$ 56,855.21 | \$ 42,641.41 | \$ 42,641.41 |