

Rhodine Road North
Community Development District

Proposed Budget
FY2023



Table of Contents

1-2	General Fund
3-8	General Fund Narrative
9	Series 2019 Debt Service Fund
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
<i>Operations & Maintenance</i>					
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
Total Operations & Maintenance	\$ 240,062	\$ 80,630	\$ 146,990	\$ 227,621	\$ 307,669
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 40,000
Total Other Expenses	\$ 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	Prinicipal	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	Prinicipal	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
Revenues					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
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