

*Rhodine Road North
Community Development District*

Meeting Agenda

February 9, 2023

AGENDA

Rhodine Road North

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

February 2, 2023

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, February 9, 2023 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/88437429117>

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

Meeting ID: 884 3742 9117

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 December 8, 2022 Board of Supervisors Meeting
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Add Dog Waste Station and Trash Can Maintenance to Janitorial Contract
 - ii. Consideration of Quote for Pond Area Plantings (Amenity Pond and Large Pond)
 - iii. Consideration of Quote for Littoral Shelf Vegetation Work at Downey Birch
 - iv. Consideration of Proposal for Solar Lights at Mailboxes
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet and Income Statement
5. Other Business
6. Supervisors Requests and Audience Comments
7. Adjournment

¹ Comments will be limited to three (3) minutes

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, **December 8, 2022** at 1:32 p.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

| | |
|------------------|---------------------|
| Brian Walsh | Chairman |
| Phillip Allende | Assistant Secretary |
| Jeff Shenefield | Assistant Secretary |
| Garret Parkinson | Assistant Secretary |

Also present were:

| | |
|-------------------------------|--------------------------------|
| Jill Burns | District Manager, GMS |
| Lauren Gentry <i>by Zoom</i> | District Counsel, KE Law Group |
| Grace Kobitter <i>by Zoom</i> | District Counsel, KE Law Group |
| Clayton Smith | Field Manager, GMS |
| Mick Sheppard | Field Manager, GMS |

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public joining via Zoom at this time, but there were members of the public present in the meeting. She turned it over for anyone who had public comments.

A resident noted that she had questions and concerns about an ant problem in their neighborhood and she thought the lawn people were supposed to be addressing it. Ms. Burns responded that it was not included in the scope of their contract to treat for ants, but they could look into getting treatments for them. Mr. Smith stated that they would only want to pick select areas such as around the amenity area because ant management was very expensive. The resident noted that was the location that they were referring to and around the pool. She also noted another

concern, which was the mailboxes. She stated that the surface was not smooth, so there were constantly puddles of water. She asked about getting something to shelter the mailbox. She noted another concern, which was people turning into the grass when they were at the mailboxes and the grass was completely dead. She asked about putting poles up. She noted another item of concern, the dog waste. Mr. Smith noted that as far as the trash cans go, they had to pay somebody to empty it right next to the mailboxes and they get stuffed with the unwanted mail. He addressed the concern of the standing water on the concrete pad stating that they were going to pave the concrete and cut some slits in the concrete pad that will allow the water to run off. He also addressed the people turning around in the grass stating that this was an interesting situation because people park there to get mail and the only other option was to go all the way down around the roundabout and come back, which has a lot of construction traffic in-between. The member of the public also noted concern of speeding traffic and asked about adding speed bumps. Mr. Smith noted that they could install two yellow bollards there, but that was within the county responsibility.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the July 14, 2022,
Board of Supervisors Meeting**

Ms. Burns asked for any comments, questions, or corrections on the July 14th, 2022 Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Allende, seconded by Mr. Shenefield, with all in favor, the Minutes of the July 14, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Proposal from Danielle
Fence for Takedown and Relocation of
Fencing**

Ms. Burns stated that this proposal was for fencing around the playground that as running into the lift station tract and was on the agenda and had been sent to the Board previously. She noted that there was a request from the developer of the first phase to relocate that fencing so that it was not in the tract. Ms. Burns asked Mr. Allende if he spoke to Chuck. Mr. Allende noted that he didn't recall speaking with Chuck. He stated that he had spoken with Greg and Greg was going to have Chuck contact him, but he had not heard back from Chuck. Mr. Walsh noted that they didn't install it improperly, so they shouldn't have to pay to fix it. This item was not approved.

FIFTH ORDER OF BUSINESS**Consideration of Engagement Letter for
Fiscal Year 2022 Audit Services from Grau &
Associates**

Ms. Burns stated that the Board previously awarded the contract, and this was a renewal. She noted that this was for \$6,600 NTE for Fiscal Year 2022. She explained that it did increase from the original because they had a second series of bonds, so there were two series of bonds on this one.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Engagement Letter for Fiscal Year 2022 Audit Services from Grau & Associates, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Arbitrage Rebate Reports
for Series 2019 Project**

Ms. Burns stated that the District was required under internal revenue code to demonstrate that it did not earn more interest than it paid. She noted that this report was included and required as part of the Trust Indenture. She referred to page 4 of the report stating that it showed a negative arbitrage rebate amount, and they were not earning more interest than they paid. She noted that this was a required report, and they were looking for the Board to accept it.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Arbitrage Rebate Reports for Series 2019 Project, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Gentry had nothing further.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

Mr. Smith reviewed the field management report starting with the completed items. He noted that one of the big items was the fencing that Hurricane Ian knocked out, and their crew

went back and put it back up. He explained that a lot of the water levels rose higher than they normally were, and the pool had a lot of debris in it. He stated that the pool vendor cleaned it up a few days later. He noted that they were able to repair all the fencing without having to order new parts. He also noted some leaning trees over fencing that they had to remove. He stated that for the most part the site did well. They secured all the trees that were leaning. He explained that before the storm came, they stacked and secured all the furniture throughout the amenity, picked up all the debris, and made sure that the amenity was ready for the storm. He noted that they completely removed the barbed wire. He further explained that they had fencing all along the northern perimeter area and some other areas along the main pond that had a bunch of barbed wire on it still that was causing it to get overgrown because the landscaper couldn't mow and clean up back there. He also noted that in some areas the barbed wire was laying on the ground, so they went and cleaned it all up and the landscaper cleaned up the areas where the barbed wire was.

Mr. Smith reviewed the aquatics maintenance, which was satisfactory. He explained that much of the algae from the last few months had subsided and there were just a few areas where the vendor was still managing blooms. He discussed the mailboxes stating that they may benefit from solar lighting because the nearest light was across the street. He noted that the trash can that was recommended was a thermoplastic trashcan and was \$550. He added that they would want it to be 40 gallons or bigger. He offered to bring back the proposal if the Board was interested in that. The Board agreed to the offer. He noted some additional items from the report stating it was general clean up. He stated that since it was the off season, they were going to the amenity and cleaning some stuff up. He discussed the pond erosion noting that the wind coming across the pond had caused some erosion and it was exacerbated by the storms. He explained that the erosion was not to the point of major concern, but plantings could be added in the pond to prevent this from worsening and some minor repairs may be needed. He suggested to get quotes for plantings from their Aquatic vendor, which would include a year monitoring period. He also suggested to add some cypress trees. He noted that he would bring back some proposals. He reviewed over the last item on the report, which was the playground modifications. He stated that the front right corner was within the lift station tract, so their modification plan was to move the swing set a little. A member of the public noted concern over the heavy smell of the lift station at the pool. She stated that she spoke with some of the county workers, and they said that they were the only developer that didn't have a non-stinker. She asked if there was a way that they could investigate it because

that was a big complaint. Mr. Smith stated that he could discuss the issue with the county. The member of the public also brought up concern of an area that was not landscaped as well as the pool pump in between the playground and the house. She noted that it was loud and an eyesore. She asked if Ridgewood South was coming across the street. Ms. Burns responded yes. The member of the public noted concern over the number of residents that the amenity would be accommodating.

i. Consideration of Addendum to Pool Maintenance Contract with Suncoast Pools for Price Increase – ADDED

Mr. Smith stated that the pool vendor that they had was Suncoast pool service and that they used them on quite a few sites in the Hillsborough area. He explained that they did a great job and was not as expensive as other vendors. He further explained that Suncoast was doing an increase for the first time in a very long time, which would take effect on January 1, 2023. He noted that the community was growing, and it was an appropriate time to do an increase. He stated that it was an 18% increase meaning that the price would go from \$850 to \$1,020. Ms. Burns noted that they had \$10,380 in the budget and this would increase that to \$12,240. She also noted that they had \$6,500 in the contingency.

| |
|---|
| On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Addendum to Pool Maintenance Contract with Suncoast Pools for Price Increase, was approved. |
|---|

ii. Discussion Regarding Resident Request for Dog Waste Stations – ADDED

Mr. Smith reviewed the dog station item noting that some residents had requested dog stations and that there was currently none on the property and would be beneficial in some locations. He explained that there would be additional cost to the District as far as having the janitorial company emptying them once a week. He stated that the \$40 to \$60 per month range was per dog station and depended on how many they had and was estimating it to be between one and five. He suggested to either do both, the garbage can and the dog station, or do neither. He felt that it was worth it to do both, a full dog station with a bag and trashcan and the trash can at the mailboxes.

Mr. Smith stated that he would get with the janitorial company after they install it and would start with weekly emptying and would go from there. He added that he would need to get the wildlife signage and could fit it in to the \$800. He noted to amend his motion to include the wildlife signage. Ms. Burns noted that she was comfortable with that direction.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Installation of Dog Station and Trash Can and Wildlife Signage Not to Exceed \$1,500, was approved.

D. District Manager's Report

i. Check Register

Ms. Burns presented the check register to the Board. She noted that she would be happy to answer any questions.

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

ii. Balance Sheet and Income Statement

Ms. Burns stated that financial statements were included in the packet for review. There was no action necessary from the Board. She noted that they were through October 31st and it was the first month of the fiscal year.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION C

Rhodine Road North CDD Field Management Report

Complete – Dog Station Installation

- Approved dog station installed across from the amenity area.
- Wildlife warning signage installed nearby as well.



Complete – Dog Station Installation

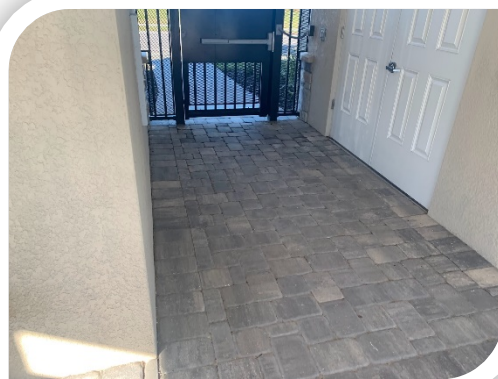
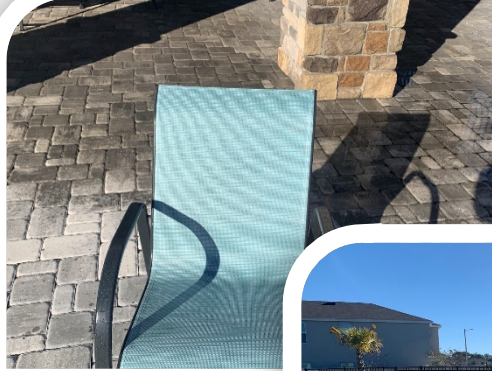


- Trash can was installed by the mailboxes.
- Janitorial company has been emptying them in the meantime.

Additional Items

Complete – Amenity Pressure Washing

- ✚ The entire Amenity area was pressure washed. This includes the pool deck, building and furniture.
- ✚ All the furniture was moved from the pool deck to clean both the furniture and the deck.



Complete –



- ✚ Damaged fencing repaired.
- ✚ Unclear if this was vandalism or storm damage.

Additional Items

Site Item - Solar Light Install



- ✚ Mailboxes may benefit from solar lighting as the nearest light is across the street.
- ✚ 2 Lights would be ideal mounted on posts.
- ✚ Could be installed quickly.
- ✚ Quote included.

Site Item – Mailbox Turn Around

- ✚ Plantings being considered for the location where people turn around at the mailbox.
- ✚ Revisions of irrigation needed.
- ✚ Additionally attempting to make it not look out of place.



Additional Items

Site Item – Pond Plantings



- ✚ Wind Erosion coming across the pond has caused some erosion.
- ✚ Proposal to add plantings to the ponds.
- ✚ Additionally added plantings to amenity area pond which can frequently have algae blooms.

Littoral Shelf – Downy Birch

- ✚ Littoral shelf area has invasive plants present.
- ✚ Remove all and plant new beneficial aquatic plants.
- ✚ Proposal Included.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION 1



ESTIMATE

JNJ Amenity Services

7804 Davie Ray Dr, Zephyrhills, FL 33540,
UNITED STATES

Phone: +1 813-781-8999;
services@jnjcleanservices.com

Estimate No#: 0029

Estimate Date: Jan 23, 2023

\$570.50

ESTIMATED AMOUNT

BILL TO

GMS

Clayton Smith

4530 Eagles Falls Pl, Tampa, FL 33619,

UNITED STATES

csmith@gmscfl.com

| # | ITEMS & DESCRIPTION | QTY/HRS | PRICE | AMOUNT(\$) |
|---|--|---------|--------------|---------------------|
| 1 | Trash Remove and replace 6 large trash bags. Clean and sanitize trash bins. | 6 | \$33.00 | \$198.00 |
| 2 | Dog stations Remove and replace full liner, replenish dog bags. Serviced once a week. | 1 | \$50.00 | \$50.00 |
| 3 | Restrooms Clean and sanitize 2 toilets, 1 urinal and two sinks. Sweep and mop as needed. Toilet paper, soap and trash bags provided by JNJ. | 2 | \$105.00 | \$210.00 |
| 4 | Water fountains Clean and sanitize 2 water fountains. | 2 | \$12.50 | \$25.00 |
| 5 | Trash pickup Pick up any trash around pool area and park. | 1 | \$25.00 | \$25.00 |
| 6 | Pool tables and chairs Clean/sanitize pool tables and reorganize chairs out of place. | 1 | \$25.00 | \$25.00 |
| 7 | Additional Day of Service | 1 | \$37.50 | \$37.50 |
| | | | Subtotal | \$570.50 |
| | | | Shipping | \$0.00 |
| | | | TOTAL | \$570.50 USD |

NOTES TO CUSTOMER

****REVISED PROPOSAL FOR RHODINE ROAD NORTH CDD****

This revised proposal now includes the new dog station across from cabana and the new trash can placed by the mailboxes.

TERMS AND CONDITIONS

1. All supplies will be provided by JNJ Cleaning Services LLC.
2. Services will take place three (3) times a week, twelve (12) days a month.
3. On the months where we provide services more than twelve (12) times, an additional cost of \$37.50 per day will be added to that months invoice.
4. Days of service will be Mondays, Wednesdays and Fridays. ****JNJ does not provide services on weekends and/or major holidays unless it is an emergency.****
5. Deep cleaning services are an additional cost that will be added to the invoice as needed. GMS will be notified when it is needed and once approved, services will be provided and additional costs will be added to that months invoice.
6. Additional and/or emergency services provided by JNJ will be assessed as they occur. GMS will be notified and once services and cost are approved, services will be provided and that months invoice will incur the additional costs agreed.
7. This proposal has an effective date of March 18th 2022 and will expire on March 17th 2023. At that time, GMS and JNJ will revisit proposal, make any necessary changes and renew.
8. JNJ will provide services and the invoice will be submitted on the 1st of the following month and are payable no later than the 15th of each month.
9. GMS can submit payment by check, credit card, or direct deposit. Any checks must be made out to JNJ Cleaning Services and sent to above address, if by mail. If GMS decides to pay with credit card, JNJ must be notified and all invoices will be adjusted to include a 3% fee.
10. In the event this proposal proves unsatisfactory by either party, it may be terminated with a 30 days written notice.

SECTION 2

Remson Aquatics

11207 Remson Lane
Riverview, FL 33579 US
(813) 671-2851
kar@remsonaquatics.com
www.remsonaquatics.com

Estimate

ADDRESS

Rhodine Road North CDD
291 E. Livingston St.
Orlando, Fl. 32801

ESTIMATE # 1637
DATE 01/24/2023

| ACTIVITY | AMOUNT |
|--|-------------------|
| Aquatic Plantings Aquatic Plantings of pickerelweed along the south end of the large pond and also near the amenity center pond The 2 areas will take a total of 1950 plants. Planted 3 feet on center installed. Cord grass around the perimeter 221 plants | 2,358.00 |
| TOTAL | \$2,358.00 |

Accepted By

Accepted Date

SECTION 3

Remson Aquatics

11207 Remson Lane
Riverview, FL 33579 US
(813) 671-2851
kar@remsonaquatics.com
www.remsonaquatics.com

Estimate

ADDRESS

Rhodine Road North CDD
291 E. Livingston St.
Orlando, Fl. 32801

ESTIMATE # 1636**DATE 01/24/2023**

| ACTIVITY | AMOUNT |
|--|--------------------|
| Estimate Proposal | 10,950.00 |
| Proposal for the removal of invasive weeds on the pond east of Downey Birch. The littoral shelf is 15000 sq. ft. filled with dead invasive weeds | |
| Scope of work | |
| Mobilize truxor and excavator | |
| Grub and remove dead vegetation | |
| haul off site | |
| <hr/> | |
| TOTAL | \$10,950.00 |

Accepted By

Accepted Date

SECTION 4



Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Csmith@gmscfl.com

| | |
|---|---|
| Bill To/District Rhodine Road North CDD | Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801 |
| Job name and Description | |
| <p>Solar Light Installation</p> <p>-Installation of 2 100w Solar light fixtures mounted on aluminum poles. Lights situated to provide the best lighting for the mailboxes. Lights are dim when no motion present and then brighten when motion is nearby. Lights will be about 11ft above the ground.</p> | |

| Qty | Description | Unit Price | Line Total |
|------------|--------------|------------|------------|
| 12 | Labor | \$47.50 | \$570.00 |
| 1 | Mobilization | \$65.00 | \$65.00 |
| | Equipment | | \$75.00 |
| | Materials | | \$672.75 |
| | | | |
| | | | |
| | | | |
| | | | |
| Total Due: | | | \$1382.75 |

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION D

SECTION 1

Rhodine Road North Community Development District

Summary of Check Register

December 5, 2022 through December 31, 2022

| Fund | Date | Check No.'s | Amount |
|--------------|----------|-------------|--------------|
| General Fund | 12/7/22 | 413 | \$ 765.00 |
| | 12/8/22 | 414-415 | \$ 1,352.50 |
| | 12/13/22 | 416 | \$ 1,204.52 |
| | 12/21/22 | 417-425 | \$ 13,505.93 |
| Total Amount | | | \$ 16,827.95 |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|------------------------------------|--------|----------|----------------------------|
| 12/07/22 | 00022 | 12/01/22 115585 | 202212 320-53800-47300 | LAKE MAINTENANCE-DEC22 | * | 765.00 | |
| | | | | REMSON AQUATICS | | | 765.00 000413 |
| 12/08/22 | 00042 | 11/30/22 0140 | 202211 330-57200-48200 | JANITORIAL SVC NOV 22 | * | 487.50 | |
| | | | | JNJ CLEANING SERVICES LLC | | | 487.50 000414 |
| 12/08/22 | 00040 | 12/03/22 8869 | 202212 330-53800-51000 | POOL MAINTENANCE DEC 22 | * | 865.00 | |
| | | | | SUNCOAST POOL SERVICE | | | 865.00 000415 |
| 12/13/22 | 00027 | 12/13/22 12132022 | 202212 300-15500-10000 | PLAYGROUND LEASE JAN 23 | * | 1,204.52 | |
| | | | | WHFS, LLC | | | 1,204.52 000416 |
| 12/21/22 | 00031 | 12/08/22 BW120820 | 202212 310-51300-11000 | BOS MEETING 12/8/22 | * | 200.00 | |
| | | | | BRIAN WALSH | | | 200.00 000417 |
| 12/21/22 | 00017 | 12/15/22 15412 | 202212 320-53800-46200 | LANDSCAPE MAINT DEC 22 | * | 6,720.83 | |
| | | | | CARDINAL LANDSCAPING SVCS OF TAMPA | | | 6,720.83 000418 |
| 12/21/22 | 00043 | 8/20/22 102557 | 202208 330-57200-48000 | TROUBLESHOOT CAMERA | * | 190.00 | |
| | | | | CURRENT DEMANDS ELECTRICAL & | | | 190.00 000419 |
| 12/21/22 | 00034 | 12/08/22 GP120820 | 202212 310-51300-11000 | BOS MEETING 12/8/22 | * | 200.00 | |
| | | | | GARRET PARKINSON | | | 200.00 000420 |
| 12/21/22 | 00010 | 12/01/22 107 | 202212 310-51300-34000 | MANAGEMENT FEES DEC 22 | * | 3,062.50 | |
| | | 12/01/22 107 | 202212 310-51300-35200 | WEBSITE ADMIN DEC 22 | * | 100.00 | |
| | | 12/01/22 107 | 202212 310-51300-35100 | INFORMATION TECH DEC 22 | * | 150.00 | |
| | | 12/01/22 107 | 202212 310-51300-31300 | DISSEMINATION SVC DEC 22 | * | 500.00 | |
| | | 12/01/22 107 | 202212 330-57200-12000 | AMENITY ACCESS DEC 22 | * | 416.67 | |
| | | 12/01/22 107 | 202212 310-51300-51000 | OFFICE SUPPLIES DEC 22 | * | .18 | |
| | | 12/01/22 107 | 202212 310-51300-42000 | POSTAGE DEC 22 | * | 24.75 | |

RRNC RHODINE ROAD N KCOSTA

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|----------------------------------|--------|-----------|----------------------------|
| | | 12/01/22 108 | 202212 320-53800-12000 | | * | 1,312.50 | |
| | | FIELD MANAGEMENT DEC 22 | | GOVERNMENTAL MANAGEMENT SERVICES | | | 5,566.60 000421 |
| 12/21/22 00038 | | 12/08/22 JS120820 | 202212 310-51300-11000 | | * | 200.00 | |
| | | BOS MEETING 12/8/22 | | JEFFREY SHENEFIELD | | | 200.00 000422 |
| 12/21/22 00033 | | 12/12/22 5131 | 202211 310-51300-31500 | | * | 28.50 | |
| | | GENERAL COUNSEL NOV 22 | | KE LAW GROUP, PLLC | | | 28.50 000423 |
| 12/21/22 00026 | | 12/08/22 MA120820 | 202212 310-51300-11000 | | * | 200.00 | |
| | | BOS MEETING 12/8/22 | | MILTON ANDRADE | | | 200.00 000424 |
| 12/21/22 00011 | | 12/08/22 PA120820 | 202212 310-51300-11000 | | * | 200.00 | |
| | | BOS MEETING 12/8/22 | | PHILLIP ALLENDE | | | 200.00 000425 |
| TOTAL FOR BANK A | | | | | | 16,827.95 | |
| TOTAL FOR REGISTER | | | | | | 16,827.95 | |

RRNC RHODINE ROAD N KCOSTA

SECTION 2

Rhodine Road North
Community Development District

Unaudited Financial Reporting
December 31, 2022



Table of Contents

| | |
|-----|--|
| 1 | <u>Balance Sheet</u> |
| 2-3 | <u>General Fund</u> |
| 4 | <u>Debt Service Fund Series 2019</u> |
| 5 | <u>Debt Service Fund Series 2022</u> |
| 6 | <u>Capital Projects Fund Series 2019</u> |
| 7 | <u>Capital Projects Fund Series 2022</u> |
| 8-9 | <u>Month to Month</u> |
| 10 | <u>Long Term Debt Report</u> |
| 11 | <u>Assessment Receipt Schedule</u> |

Rhodine Road North
Community Development District
Combined Balance Sheet
December 31, 2022

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Capital Projects Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|----------------------------------|--------------------------------------|
| Assets: | | | | |
| Cash: | | | | |
| Operating Account | \$ 985,521 | \$ - | \$ - | \$ 985,521 |
| Capital Projects Account | \$ - | \$ - | \$ 1,000 | \$ 1,000 |
| Investments: | | | | |
| Series 2019 | | | | |
| Reserve | \$ - | \$ 253,713 | \$ - | \$ 253,713 |
| Revenue | \$ - | \$ 44,496 | \$ - | \$ 44,496 |
| Prepayment | \$ - | \$ 664 | \$ - | \$ 664 |
| Construction | \$ - | \$ - | \$ 0 | \$ 0 |
| Series 2022 | | | | |
| Reserve | \$ - | \$ 130,110 | \$ - | \$ 130,110 |
| Revenue | \$ - | \$ 1,932 | \$ - | \$ 1,932 |
| Interest | \$ - | \$ 278 | \$ - | \$ 278 |
| Construction | \$ - | \$ - | \$ 69 | \$ 69 |
| Due from Developer | \$ - | \$ - | \$ 283,390 | \$ 283,390 |
| Due from General Fund | \$ - | \$ 502,860 | \$ - | \$ 502,860 |
| Prepaid Expenses | \$ 1,205 | \$ - | \$ - | \$ 1,205 |
| Total Assets | \$ 986,725 | \$ 934,053 | \$ 284,459 | \$ 2,205,237 |
| Liabilities: | | | | |
| Accounts Payable | \$ 488 | \$ - | \$ - | \$ 488 |
| Contracts Payable | \$ - | \$ - | \$ 283,390 | \$ 283,390 |
| Due to Debt Service | \$ 502,860 | \$ - | \$ - | \$ 502,860 |
| Retainage Payable | \$ - | \$ - | \$ 225,272 | \$ 225,272 |
| Total Liabilities | \$ 503,348 | \$ - | \$ 508,663 | \$ 1,012,011 |
| Fund Balance: | | | | |
| Nonspendable: | | | | |
| Prepaid Items | \$ 1,205 | \$ - | \$ - | \$ 1,205 |
| Restricted for: | | | | |
| Debt Service - Series 2019 | \$ - | \$ 801,733 | \$ - | \$ 801,733 |
| Debt Service - Series 2022 | \$ - | \$ 132,320 | \$ - | \$ 132,320 |
| Capital Projects - Series 2019 | \$ - | \$ - | \$ 1,000 | \$ 1,000 |
| Capital Projects - Series 2022 | \$ - | \$ - | \$ (225,203) | \$ (225,203) |
| Unassigned | \$ 482,173 | \$ - | \$ - | \$ 482,173 |
| Total Fund Balances | \$ 483,377 | \$ 934,053 | \$ (224,203) | \$ 1,193,227 |
| Total Liabilities & Fund Balance | \$ 986,725 | \$ 934,053 | \$ 284,459 | \$ 2,205,237 |

Rhodine Road North

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2022

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| <u>Revenues:</u> | | | | |
| Assessments - Tax Roll | \$ 337,517 | \$ 331,567 | \$ 331,567 | \$ - |
| Assessments - Direct Bill | \$ 162,446 | \$ 81,223 | \$ 81,223 | \$ - |
| Other Income | \$ - | \$ - | \$ 30 | \$ 30 |
| Total Revenues | \$ 499,963 | \$ 412,789 | \$ 412,819 | \$ 30 |
| <u>Expenditures:</u> | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 3,000 | \$ 1,000 | \$ 2,000 |
| Engineering | \$ 20,000 | \$ 5,000 | \$ - | \$ 5,000 |
| Attorney | \$ 30,000 | \$ 7,500 | \$ 57 | \$ 7,443 |
| Annual Audit | \$ 6,100 | \$ - | \$ - | \$ - |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - |
| Arbitrage | \$ 900 | \$ - | \$ - | \$ - |
| Dissemination | \$ 6,750 | \$ 1,500 | \$ 1,500 | \$ - |
| Trustee Fees | \$ 7,100 | \$ 2,788 | \$ 2,788 | \$ - |
| Management Fees | \$ 36,750 | \$ 9,188 | \$ 9,188 | \$ - |
| Information Technology | \$ 1,800 | \$ 450 | \$ 450 | \$ - |
| Website Maintenance | \$ 1,200 | \$ 300 | \$ 300 | \$ - |
| Postage & Delivery | \$ 1,000 | \$ 250 | \$ 42 | \$ 208 |
| Insurance | \$ 6,684 | \$ 6,684 | \$ 5,988 | \$ 696 |
| Printing & Binding | \$ 1,000 | \$ 250 | \$ - | \$ 250 |
| Legal Advertising | \$ 5,000 | \$ 1,250 | \$ - | \$ 1,250 |
| Other Current Charges | \$ 3,000 | \$ 750 | \$ 116 | \$ 634 |
| Office Supplies | \$ 625 | \$ 156 | \$ 1 | \$ 155 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total General & Administrative | \$ 145,084 | \$ 44,241 | \$ 26,605 | \$ 17,636 |

Rhodine Road North

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2022

| | Adopted | Prorated Budget | Actual | |
|--|--------------------|-------------------|-------------------|------------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| <u>Operations & Maintenance</u> | | | | |
| Field Expenditures | | | | |
| Property Insurance | \$ 12,000 | \$ 12,000 | \$ 6,916 | \$ 5,084 |
| Field Management | \$ 15,750 | \$ 3,938 | \$ 3,938 | \$ - |
| Landscape Maintenance | \$ 92,650 | \$ 23,162 | \$ 20,162 | \$ 3,000 |
| Landscape Replacement | \$ 18,500 | \$ 4,625 | \$ - | \$ 4,625 |
| Lake Maintenance | \$ 12,180 | \$ 3,045 | \$ 2,295 | \$ 750 |
| Streetlights | \$ 46,800 | \$ 11,700 | \$ 8,667 | \$ 3,033 |
| Electric | \$ 3,000 | \$ 750 | \$ 127 | \$ 623 |
| Water & Sewer | \$ 3,300 | \$ 825 | \$ 163 | \$ 662 |
| Irrigation Repairs | \$ 5,000 | \$ 1,250 | \$ - | \$ 1,250 |
| General Repairs & Maintenance | \$ 10,000 | \$ 2,500 | \$ - | \$ 2,500 |
| Contingency | \$ 6,500 | \$ 1,625 | \$ 1,286 | \$ 339 |
| Subtotal Field Expenditures | \$ 225,680 | \$ 65,420 | \$ 43,554 | \$ 21,866 |
| Amenity Expenditures | | | | |
| Amenity - Electric | \$ 5,400 | \$ 1,350 | \$ 2,139 | \$ (789) |
| Amenity - Water | \$ 3,500 | \$ 875 | \$ 325 | \$ 550 |
| Internet | \$ 1,000 | \$ 250 | \$ 168 | \$ 82 |
| Playground/Furniture Lease | \$ 14,454 | \$ 3,614 | \$ 3,614 | \$ (0) |
| Pest Control | \$ 720 | \$ 180 | \$ - | \$ 180 |
| Janitorial Services | \$ 5,850 | \$ 1,463 | \$ 1,463 | \$ - |
| Security Services | \$ 26,395 | \$ 6,599 | \$ - | \$ 6,599 |
| Pool Maintenance | \$ 10,380 | \$ 2,595 | \$ 2,595 | \$ - |
| Amenity Access Management | \$ 5,000 | \$ 1,250 | \$ 1,250 | \$ (0) |
| Amenity Repairs & Maintenance | \$ 10,000 | \$ 2,500 | \$ - | \$ 2,500 |
| Contingency | \$ 6,500 | \$ 1,625 | \$ - | \$ 1,625 |
| Subtotal Amenity Expenditures | \$ 89,199 | \$ 22,300 | \$ 11,553 | \$ 10,747 |
| Total Operations & Maintenance | \$ 314,879 | \$ 87,720 | \$ 55,107 | \$ 32,612 |
| Total Expenditures | \$ 459,963 | \$ 131,961 | \$ 81,712 | \$ 50,248 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 40,000 | | \$ 331,107 | |
| <u>Other Financing Sources/(Uses):</u> | | | | |
| Transfer In/(Out) | \$ (40,000) | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ (40,000) | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ - | | \$ 331,107 | |
| Fund Balance - Beginning | \$ - | | \$ 152,270 | |
| Fund Balance - Ending | \$ - | | \$ 483,377 | |

Rhodine Road North

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-----------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 507,737 | \$ 498,787 | \$ 498,787 | \$ - |
| Interest | \$ - | \$ - | \$ 2,723 | \$ 2,723 |
| Total Revenues | \$ 507,737 | \$ 498,787 | \$ 501,510 | \$ 2,723 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 179,156 | \$ 179,156 | \$ 179,156 | \$ - |
| Principal - 5/1 | \$ 150,000 | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 179,156 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 508,313 | \$ 179,156 | \$ 179,156 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ (575) | | \$ 322,354 | |
| Fund Balance - Beginning | \$ 218,256 | | \$ 479,379 | |
| Fund Balance - Ending | \$ 217,680 | | \$ 801,733 | |

Rhodine Road North

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|------------------|--------------------|-----------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 260,220 | \$ - | \$ - | \$ - |
| Interest | \$ - | \$ - | \$ 1,216 | \$ 1,216 |
| Total Revenues | \$ 260,220 | \$ - | \$ 1,216 | \$ 1,216 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 82,063 | \$ 82,063 | \$ 82,063 | \$ - |
| Principal - 5/1 | \$ 95,000 | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 82,063 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 259,125 | \$ 82,063 | \$ 82,063 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 1,095 | | \$ (80,846) | |
| Fund Balance - Beginning | \$ 82,063 | | \$ 213,166 | |
| Fund Balance - Ending | \$ 83,158 | | \$ 132,320 | |

Rhodine Road North

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|-----------------|-------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| Revenues | | | | |
| Interest | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ - | \$ - | \$ - | \$ - |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ - | |
| Fund Balance - Beginning | \$ - | | \$ 1,000 | |
| Fund Balance - Ending | \$ - | | \$ 1,000 | |

Rhodine Road North

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|---------------------|-----------------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| Revenues | | | | |
| Developer Contributions | \$ - | \$ - | \$ 1,067,742 | \$ 1,067,742 |
| Interest | \$ - | \$ - | \$ 0 | \$ 0 |
| Total Revenues | \$ - | \$ - | \$ 1,067,742 | \$ 1,067,742 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ 1,067,742 | \$ (1,067,742) |
| Total Expenditures | \$ - | \$ - | \$ 1,067,742 | \$ (1,067,742) |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ 0 | |
| Fund Balance - Beginning | \$ - | | \$ (225,204) | |
| Fund Balance - Ending | \$ - | | \$ (225,203) | |

Rhodine Road North
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|------------------|------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|
| Revenues: | | | | | | | | | | | | | |
| Assessments - Tax Roll | \$ - | \$ 32,165 | \$ 299,402 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 331,567 |
| Assessments - Direct Bill | \$ 40,611 | \$ 40,611 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 81,223 |
| Other Income | \$ - | \$ 30 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 30 |
| Total Revenues | \$ 40,611 | \$ 72,806 | \$ 299,402 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 412,819 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ - | \$ 1,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,000 |
| Engineering | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Attorney | \$ 29 | \$ 29 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 57 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Assessment Administration | \$ 5,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 5,000 |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Dissemination | \$ 500 | \$ 500 | \$ 500 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,500 |
| Trustee Fees | \$ 2,788 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,788 |
| Management Fees | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 9,188 |
| Information Technology | \$ 150 | \$ 150 | \$ 150 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 450 |
| Website Maintenance | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 300 |
| Postage & Delivery | \$ 8 | \$ 10 | \$ 25 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 42 |
| Insurance | \$ 5,988 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 5,988 |
| Printing & Binding | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Legal Advertising | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Other Current Charges | \$ 39 | \$ 39 | \$ 39 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 116 |
| Office Supplies | \$ 0 | \$ 1 | \$ 0 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 175 |
| Total General & Administrative | \$ 17,839 | \$ 3,890 | \$ 4,876 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 26,605 |

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 | \$ 6,916 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,916 |
| Field Management | \$ 1,313 | \$ 1,313 | \$ 1,313 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 3,938 |
| Landscape Maintenance | \$ 6,721 | \$ 6,721 | \$ 6,721 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 20,162 |
| Landscape Replacement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Lake Maintenance | \$ 765 | \$ 765 | \$ 765 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,295 |
| Streetlights | \$ 2,889 | \$ 2,889 | \$ 2,889 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 8,667 |
| Electric | \$ 45 | \$ 37 | \$ 45 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 127 |
| Water & Sewer | \$ 56 | \$ 53 | \$ 55 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 163 |
| Irrigation Repairs | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| General Repairs & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Contingency | \$ 1,286 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,286 |
| Subtotal Field Expenditures | \$ 19,990 | \$ 11,777 | \$ 11,787 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 43,554 |
| Amenity Expenditures | | | | | | | | | | | | | |
| Amenity - Electric | \$ 816 | \$ 608 | \$ 715 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,139 |
| Amenity - Water | \$ 97 | \$ 95 | \$ 133 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 325 |
| Internet | \$ 56 | \$ 56 | \$ 56 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 168 |
| Playground/Furniture Lease | \$ 1,205 | \$ 1,205 | \$ 1,205 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 3,614 |
| Pest Control | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Janitorial Services | \$ 488 | \$ 488 | \$ 488 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,463 |
| Security Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Pool Maintenance | \$ 865 | \$ 865 | \$ 865 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,595 |
| Amenity Access Management | \$ 417 | \$ 417 | \$ 417 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,250 |
| Amenity Repairs & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Subtotal Amenity Expenditures | \$ 3,942 | \$ 3,733 | \$ 3,878 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 11,553 |
| Total Operations & Maintenance | \$ 23,933 | \$ 15,510 | \$ 15,665 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 55,107 |
| Total Expenditures | \$ 41,772 | \$ 19,400 | \$ 20,541 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 81,712 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (1,161) | \$ 53,407 | \$ 278,861 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 331,107 |
| Other Financing Sources/Uses: | | | | | | | | | | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total Other Financing Sources/Uses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Net Change in Fund Balance | \$ (1,161) | \$ 53,407 | \$ 278,861 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 331,107 |

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 | \$253,713 | |
| Reserve Fund Balance | \$253,713 | |
| 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) |
| Less: Principal Payment - 5/1/22 | | (\$145,000) |
| Less: Special Call - 5/1/22 | | (\$5,000) |
| Current Bonds Outstanding | | \$8,160,000 |

| 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 2023

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

| | | | | | | | 39.93% | 60.07% | 100.00% |
|--------------|-------------------|----------------------|-----------------------|-----------------------|-------------|----------------------|----------------------|----------------------|----------------------|
| | | | | | | | 2019 Debt | | |
| Date | Distribution | Gross Amount | Discount/Penalty | Commission | Interest | Net Receipts | General Fund | Service | Total |
| 11/3/22 | 10/1/22-10/31/22 | \$3,007.79 | (\$127.17) | (\$57.61) | \$0.00 | \$2,823.01 | \$1,127.25 | \$1,695.76 | \$2,823.01 |
| 11/17/22 | 11/1/22-11/10/22 | \$23,028.55 | (\$921.15) | (\$442.15) | \$0.00 | \$21,665.25 | \$8,651.10 | \$13,014.15 | \$21,665.25 |
| 11/22/22 | 11/11/22-11/17/22 | \$25,779.10 | (\$981.99) | (\$495.94) | \$0.00 | \$24,301.17 | \$9,703.64 | \$14,597.53 | \$24,301.17 |
| 11/29/22 | 11/18/22-11/22/22 | \$33,760.90 | (\$1,350.44) | (\$648.21) | \$0.00 | \$31,762.25 | \$12,682.91 | \$19,079.34 | \$31,762.25 |
| 12/7/22 | 11/23/22-11/30/22 | \$713,271.84 | (\$28,531.15) | (\$13,694.82) | \$0.00 | \$671,045.87 | \$267,953.68 | \$403,092.19 | \$671,045.87 |
| 12/14/22 | 12/1/22-12/7/22 | \$83,712.33 | (\$3,348.54) | (\$1,607.27) | \$0.00 | \$78,756.52 | \$31,448.07 | \$47,308.45 | \$78,756.52 |
| TOTAL | | \$ 882,560.51 | \$ (35,260.44) | \$ (16,946.00) | \$ - | \$ 830,354.07 | \$ 331,566.65 | \$ 498,787.42 | \$ 830,354.07 |

| | |
|--------------------|-------------------------------------|
| 98% | Net Percent Collected |
| \$14,898.80 | Balance Remaining to Collect |

DIRECT BILL ASSESSMENTS

| Clayton Property Group, Inc. 2023-01 | | | Net Assessments | \$420,335.28 | \$162,445.28 | \$257,890.00 |
|---|----------|--------------|----------------------|---------------------|---------------------|-------------------------------|
| Date Received | Due Date | Check Number | Net Assessed | Amount Received | General Fund | Series 2022 Debt Service Fund |
| 10/18/22 | 10/1/22 | 50977 | \$40,611.32 | \$40,611.32 | \$40,611.32 | \$0.00 |
| 11/22/22 | 12/1/22 | 52465 | \$40,611.32 | \$40,611.32 | \$40,611.32 | \$0.00 |
| | 2/1/23 | | \$40,611.32 | | | |
| | 4/1/23 | | \$177,062.50 | | | |
| | 5/1/23 | | \$40,611.32 | | | |
| | 10/1/23 | | \$80,827.50 | | | |
| | | | \$ 420,335.28 | \$ 81,222.64 | \$ 81,222.64 | \$ - |