

*Rhodine Road North
Community Development District*

Meeting Agenda

March 9, 2023

AGENDA

Rhodine Road North Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

March 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, March 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 February 9, 2023 Board of Supervisors Meeting
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Consideration of Request for Community Message Board
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, **February 9, 2023** 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	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Clayton Smith	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

A resident asked about the lake cleanup that was currently going on and noted that she had gotten another request for a poop station on the Highland Homes side.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 8, 2022, Board of Supervisors Meeting

Ms. Burns asked for any comments, questions, or corrections on the December 8, 2022 Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the December 8, 2022 Board of Supervisors Meeting, were approved.
--

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated that the firm had changed its name to Kilinski Van Wyk, and that she just wanted to let the Board know.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

Mr. Smith presented the Field Manager's Report, stating that the dog waste station, trash can, and alligator signage were all installed. He added that they had the janitorial start servicing them as well, noting that he did have a quote for the Board. He also stated that the amenity center had been pressure washed and cleaned, including the deck and the sitting area. He noted that there was a fence repair that had occurred and that he had a quote for solar lights to add to the amenity. He noted that there was a dirt patch at the mailbox turnaround that they were considering options that included changes to irrigation and planning from the landscape architect.

Mr. Walsh suggested that they could use gravel/rocks in the mailbox turnaround that wouldn't require irrigation.

i. Consideration of Proposal to Add Dog Waste Station and Trash Can Maintenance to Janitorial Contract

Mr. Smith stated that the proposal added the dog waste station and trash can maintenance to the janitorial contract, noting that it was \$570. He noted that this was a new quote that replaced the current quote, adding that it was only approximately \$100 more a month. He asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Proposal to Add Dog Waste Station and Trash Can Maintenance to Janitorial Contract, was approved.

ii. Consideration of Quote for Pond Area Plantings (Amenity Pond and Large Pond)

Mr. Smith stated that one of the pond area locations included the south end of the pond, adding that the proposal was to put plants in the pond near the amenity, as well as the south end. He added that there was success with the same strategy at different CDDs.

Mr. Walsh asked if the midges would make the mosquitoes any worse, and Mr. Smith responded that they would actually help the current situation.

Ms. Burns noted that the quote totaled \$2,358 and asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Quote for Pond Area Plantings (Amenity Pond and Large Pond), was approved.

iii. Consideration of Quote for Littoral Shelf Vegetation Work at Downey Birch

After discussion ensued, it was decided that they would table this item. Resident Keri would bring back information at the next meeting regarding the eight homes that the area was affecting, seeing if those residents would be willing to contribute to the \$12,000 quote that they were given.

iv. Consideration of Quote for Solar Lights at Mailboxes

Mr. Smith presented the solar lights quote, noting that it was for two 100-watt solar light fixtures mounted on aluminum 11½ foot poles. It was also noted that they would be installed before the next meeting. Ms. Burns asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Quote for Solar Lights at Mailboxes, was approved.

Resident Keri expressed concern over speeding in the neighborhood, and she asked if they could post speed limit signs. Ms. Burns noted that the roads were owned by Hillsborough County, and therefore the signage would have to go through them. She also noted that the electric company own the light poles in the area as well. Mr. Smith added that the only thing that the CDD would be able to do is put up “drive safe in the community” signs in CDD-owned areas.

D. District Manager’s Report

i. Check Register

Ms. Burns presented the check register, noting that it totaled \$16,827.95.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Check Register for \$16,827.95, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that financial statements are included in the packet for review. There was no action necessary from the Board. She noted that they were through December 31st.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Mr. Andrade, 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 – Pond Trash Clean-up

- ✚ Removed trash and debris located around various ponds.
- ✚ Some items remain from when the site was a large fish farm.
- ✚ We will continue to remove and address items as we discover them.



Additional Items

In Progress - Solar Light Install



- ✚ Solar light install scheduled for week of 3/6/23.
- ✚ 2 - 120w solar lights to be installed at the mailboxes.

In Progress – 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

In Progress – 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.

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 D

SECTION 1

Rhodine Road North Community Development District

Summary of Check Register

January 1, 2023 through January 31, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	1/5/23	426	\$ 487.50
	1/23/23	427-431	\$ 15,258.71
	1/26/23	432	\$ 507,889.32
Total Amount			\$ 523,635.53

*** CHECK DATES 01/01/2023 - 01/31/2023 ***
 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	AMOUNTCHECK.... AMOUNT #
1/05/23	00042	12/23/22 0152	202212 330-57200-48200	CLEANING DEC 22	*	487.50	
				JNJ CLEANING SERVICES LLC			487.50 000426
1/23/23	00017	1/18/23 15499	202301 320-53800-46200	LANDSCAPE MAINT JAN 23	*	6,720.83	
				CARDINAL LANDSCAPING SVCS OF TAMPA			6,720.83 000427
1/23/23	00010	1/01/23 109	202301 310-51300-34000	MANAGEMENT FEES JAN 23	*	3,062.50	
		1/01/23 109	202301 310-51300-35200	WEBSITE ADMIN JAN 23	*	100.00	
		1/01/23 109	202301 310-51300-35100	INFORMATION TECH JAN 23	*	150.00	
		1/01/23 109	202301 310-51300-31300	DISSEMINATION SVC JAN 23	*	500.00	
		1/01/23 109	202301 330-57200-12000	AMENITY ACCESS JAN 23	*	416.67	
		1/01/23 109	202301 310-51300-51000	OFFICE SUPPLIES JAN 23	*	2.71	
		1/01/23 109	202301 310-51300-42000	POSTAGE JAN 23	*	3.99	
		1/01/23 110	202301 320-53800-12000	FIELD MANAGEMENT JAN 23	*	1,312.50	
				GOVERNMENTAL MANAGEMENT SERVICES			5,548.37 000428
1/23/23	00022	1/06/23 115678	202301 320-53800-47300	LAKE MAINT JAN 23	*	765.00	
				REMSON AQUATICS			765.00 000429
1/23/23	00040	1/06/23 8949	202301 330-53800-51000	POOL MAINTENANCE JAN 23	*	1,020.00	
				SUNCOAST POOL SERVICE			1,020.00 000430
1/23/23	00027	1/18/23 01182023	202301 300-15500-10000	PLAYGROUND LEASE FEB 23	*	1,204.51	
				WHFS, LLC			1,204.51 000431
1/26/23	00019	1/26/23 01262023	202301 300-20700-10000	ASSESS TRANSFER - S2019	*	507,889.32	
				RHODINE ROAD NORTH CDD C/O USBANK			507,889.32 000432
TOTAL FOR BANK A						523,635.53	
TOTAL FOR REGISTER						523,635.53	

RRNC RHODINE ROAD N NRUIZ

SECTION 2

Rhodine Road North
Community Development District

Unaudited Financial Reporting
January 31, 2023



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
January 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 466,619	\$ -	\$ -	\$ 466,619
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
Investments:				
Series 2019				
Reserve	\$ -	\$ 253,713	\$ -	\$ 253,713
Revenue	\$ -	\$ 553,315	\$ -	\$ 553,315
Prepayment	\$ -	\$ 666	\$ -	\$ 666
Construction	\$ -	\$ -	\$ 0	\$ 0
Series 2022				
Reserve	\$ -	\$ 130,110	\$ -	\$ 130,110
Revenue	\$ -	\$ 2,344	\$ -	\$ 2,344
Interest	\$ -	\$ 278	\$ -	\$ 278
Construction	\$ -	\$ -	\$ 69	\$ 69
Due from Developer	\$ -	\$ -	\$ 9,890	\$ 9,890
Due from General Fund	\$ -	\$ 214	\$ -	\$ 214
Prepaid Expenses	\$ 1,205	\$ -	\$ -	\$ 1,205
Total Assets	\$ 467,823	\$ 940,641	\$ 10,959	\$ 1,419,423
Liabilities:				
Accounts Payable	\$ 1,312	\$ -	\$ -	\$ 1,312
Contracts Payable	\$ -	\$ -	\$ 9,890	\$ 9,890
Due to Debt Service	\$ 214	\$ -	\$ -	\$ 214
Retainage Payable	\$ -	\$ -	\$ 225,272	\$ 225,272
Total Liabilities	\$ 1,526	\$ -	\$ 235,162	\$ 236,688
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,205	\$ -	\$ -	\$ 1,205
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 807,908	\$ -	\$ 807,908
Debt Service - Series 2022	\$ -	\$ 132,733	\$ -	\$ 132,733
Capital Projects - Series 2019	\$ -	\$ -	\$ 1,000	\$ 1,000
Capital Projects - Series 2022	\$ -	\$ -	\$ (225,203)	\$ (225,203)
Assigned for:				
Unassigned	\$ 465,093	\$ -	\$ -	\$ 465,093
Total Fund Balances	\$ 466,297	\$ 940,641	\$ (224,203)	\$ 1,182,735
Total Liabilities & Fund Balance	\$ 467,823	\$ 940,641	\$ 10,959	\$ 1,419,423

Rhodine Road North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 337,517	\$ 335,052	\$ 335,052	\$ -
Assessments - Direct Bill	\$ 162,446	\$ 81,223	\$ 81,223	\$ -
Other Income	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 499,963	\$ 416,275	\$ 416,305	\$ 30
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,000	\$ 3,000
Engineering	\$ 20,000	\$ 6,667	\$ -	\$ 6,667
Attorney	\$ 30,000	\$ 10,000	\$ 798	\$ 9,202
Annual Audit	\$ 6,100	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,750	\$ 2,000	\$ 2,000	\$ -
Trustee Fees	\$ 7,100	\$ 2,788	\$ 2,788	\$ -
Management Fees	\$ 36,750	\$ 12,250	\$ 12,250	\$ -
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Postage & Delivery	\$ 1,000	\$ 333	\$ 46	\$ 287
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 1,000	\$ 333	\$ -	\$ 333
Legal Advertising	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Other Current Charges	\$ 3,000	\$ 1,000	\$ 155	\$ 845
Office Supplies	\$ 625	\$ 208	\$ 4	\$ 205
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 145,084	\$ 54,105	\$ 31,204	\$ 22,901

Rhodine Road North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 12,000	\$ 12,000	\$ 6,916	\$ 5,084
Field Management	\$ 15,750	\$ 5,250	\$ 5,250	\$ -
Landscape Maintenance	\$ 92,650	\$ 30,883	\$ 26,883	\$ 4,000
Landscape Replacement	\$ 18,500	\$ 6,167	\$ -	\$ 6,167
Lake Maintenance	\$ 12,180	\$ 4,060	\$ 3,060	\$ 1,000
Streetlights	\$ 46,800	\$ 15,600	\$ 11,556	\$ 4,044
Electric	\$ 3,000	\$ 1,000	\$ 166	\$ 834
Water & Sewer	\$ 3,300	\$ 1,100	\$ 220	\$ 880
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
General Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Contingency	\$ 6,500	\$ 2,167	\$ 1,286	\$ 880
Subtotal Field Expenditures	\$ 225,680	\$ 83,227	\$ 55,338	\$ 27,889
Amenity Expenditures				
Amenity - Electric	\$ 5,400	\$ 1,800	\$ 2,920	\$ (1,120)
Amenity - Water	\$ 3,500	\$ 1,167	\$ 459	\$ 708
Internet	\$ 1,000	\$ 333	\$ 224	\$ 109
Playground/Furniture Lease	\$ 14,454	\$ 4,818	\$ 4,818	\$ (0)
Pest Control	\$ 720	\$ 240	\$ -	\$ 240
Janitorial Services	\$ 5,850	\$ 1,950	\$ 2,033	\$ (83)
Security Services	\$ 26,395	\$ 8,798	\$ -	\$ 8,798
Pool Maintenance	\$ 10,380	\$ 3,460	\$ 3,615	\$ (155)
Amenity Access Management	\$ 5,000	\$ 1,667	\$ 1,667	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Contingency	\$ 6,500	\$ 2,167	\$ -	\$ 2,167
Subtotal Amenity Expenditures	\$ 89,199	\$ 29,733	\$ 15,736	\$ 13,997
Total Operations & Maintenance	\$ 314,879	\$ 112,960	\$ 71,074	\$ 41,886
Total Expenditures	\$ 459,963	\$ 167,065	\$ 102,278	\$ 64,787
Excess (Deficiency) of Revenues over Expenditures	\$ 40,000		\$ 314,027	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (40,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (40,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 314,027	
Fund Balance - Beginning	\$ -		\$ 152,270	
Fund Balance - Ending	\$ -		\$ 466,297	

Rhodine Road North

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 507,737	\$ 504,031	\$ 504,031	\$ -
Interest	\$ -	\$ -	\$ 3,655	\$ 3,655
Total Revenues	\$ 507,737	\$ 504,031	\$ 507,686	\$ 3,655
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)		\$ 328,530	
Fund Balance - Beginning	\$ 218,256		\$ 479,379	
Fund Balance - Ending	\$ 217,680		\$ 807,908	

Rhodine Road North

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues:				
Assessments - Direct Bill	\$ 260,220	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 1,629	\$ 1,629
Total Revenues	\$ 260,220	\$ -	\$ 1,629	\$ 1,629
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		\$ (80,433)	
Fund Balance - Beginning	\$ 82,063		\$ 213,166	
Fund Balance - Ending	\$ 83,158		\$ 132,733	

Rhodine Road North

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	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 January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 1,077,632	\$ 1,077,632
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1,077,632	\$ 1,077,632
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,077,632	\$ (1,077,632)
Total Expenditures	\$ -	\$ -	\$ 1,077,632	\$ (1,077,632)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1	
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	\$ 3,486	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	335,052
Assessments - Direct Bill	\$ 40,611	\$ 40,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	81,223
Other Income	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30
Total Revenues	\$ 40,611	\$ 72,806	\$ 299,402	\$ 3,486	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	416,305
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 29	\$ 29	\$ 741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	798
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,000
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,788
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,250
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Postage & Delivery	\$ 8	\$ 10	\$ 25	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,988
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	155
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 17,839	\$ 3,890	\$ 5,617	\$ 3,858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31,204

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	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,250
Landscape Maintenance	\$ 6,721	\$ 6,721	\$ 6,721	\$ 6,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,883
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 765	\$ 765	\$ 765	\$ 765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,060
Streetlights	\$ 2,889	\$ 2,889	\$ 2,889	\$ 2,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,556
Electric	\$ 45	\$ 37	\$ 45	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	166
Water & Sewer	\$ 56	\$ 53	\$ 55	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	220
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 1,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,286
Subtotal Field Expenditures	\$ 19,990	\$ 11,777	\$ 11,787	\$ 11,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	55,338
Amenity Expenditures													
Amenity - Electric	\$ 816	\$ 608	\$ 715	\$ 781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,920
Amenity - Water	\$ 97	\$ 95	\$ 133	\$ 134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	459
Internet	\$ 56	\$ 56	\$ 56	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	224
Playground/Furniture Lease	\$ 1,205	\$ 1,205	\$ 1,205	\$ 1,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,818
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ 488	\$ 488	\$ 488	\$ 571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,033
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 865	\$ 865	\$ 865	\$ 1,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,615
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,667
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 3,942	\$ 3,733	\$ 3,878	\$ 4,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,736
Total Operations & Maintenance	\$ 23,933	\$ 15,510	\$ 15,665	\$ 15,967	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	71,074
Total Expenditures	\$ 41,772	\$ 19,400	\$ 21,282	\$ 19,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	102,278
Excess (Deficiency) of Revenues over Expenditures	\$ (1,161)	\$ 53,407	\$ 278,120	\$ (16,339)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	314,027
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (1,161)	\$ 53,407	\$ 278,120	\$ (16,339)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	314,027

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%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2019 Debt Service</i>	<i>Total</i>
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
1/5/23	12/8/22-12/31/22	\$8,898.65	(\$355.95)	(\$170.86)	\$0.00	\$8,371.84	\$3,342.94	\$5,028.90	\$8,371.84
01/23/23	Bank Interest	\$357.04	\$0.00	\$0.00	\$0.00	\$357.04	\$142.57	\$214.47	\$357.04
TOTAL		\$ 891,816.20	\$ (35,616.39)	\$ (17,116.86)	\$ -	\$ 839,082.95	\$ 335,052.16	\$ 504,030.79	\$ 839,082.95

99%	Net Percent Collected
\$6,169.92	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Clayton Property Group, Inc. 2023-01		Net Assessments		\$420,335.28	\$162,445.28	\$257,890.00
<i>Date Received</i>	<i>Due Date</i>	<i>Check Number</i>	<i>Net Assessed</i>	<i>Amount Received</i>	<i>General Fund</i>	<i>Series 2022 Debt Service Fund</i>
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	\$ -