

*Rhodine Road North
Community Development District*

Meeting Agenda

May 11, 2023

AGENDA

Rhodine Road North

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

May 4, 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, May 11, 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 March 9, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-01 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: July 13, 2023) and Setting the Public Hearing to Adopt the Fiscal Year 2023/2024 Budget
5. Consideration of Resolution 2023-02 Authorizing Bank Account Signatories
6. Consideration of Resolution 2023-03 Appointing a Treasurer and Assistant Treasurers
7. Consideration of Arbitrage Rebate Report for Series 2022 Bonds
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Resident Request for Additional Dog Waste Stations
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. 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, **March 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
Phillip Allende
Jeff Shenefield
Garret Parkinson

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Grace Kobitter
Clayton Smith *by Zoom*

District Manager, GMS
District Counsel, KVV Law
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 present in person and only one member of the public via Zoom. A resident who lives on Stonepine St. asked why there is a walk path to adjacent community to Rhodine Road. He's had some issues with picking up dog waste that he believes to be from residents of the other neighborhood and is asking if there is anything to prevent that or anything to separate the two neighborhoods. Mr. Smith will look into the area that he is referring to. The resident asked if the residents at Ridgewood South would be using the pool that exists in Rhodine Road North. Ms. Burns stated that they are within the boundary of Rhodine Road North CDD, and they pay assessments and have access to all amenities.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 9, 2023, Board of Supervisors Meeting

Ms. Burns presented the minutes from the February 9, 2023 Board of Supervisors meeting and asked for any questions, comments, or corrections from the Board. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Minutes of the February 9, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter had no report for the Board but offered to answer any questions that they may have.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

Mr. Smith presented the field manager's report which can be found in the agenda package.

Completed items include:

- Pond trash clean up.
 - Removed trash and debris around various ponds, a lot which was left over from then the area was a fish farm. Items will continue to be removed and addressed as they are discovered.

In progress items include:

- Solar light install.
 - Two 120-watt lights will be installed at the mailboxes and is scheduled for the week of 3/6/23.
- Mailbox turn around.
 - No quote available as of right now but the landscaper has an estimate of what he believes would take to fill in all across the amenity with crepe myrtles to make it

look like they were intended to be there and to prevent people from turning around there.

- It would require a pallet of sod to repair that damaged area and nine crepe myrtles along with some irrigation adjustments. The estimate as of now is looking like \$4,700. Ms. Burns stated that the landscape replacement line item has \$18,500 that could be used. The Board decided to approve a not to exceed of \$5,000.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, a Not to Exceed Amount of \$5,000 for Sod and Crepe Myrtles, was approved.

- Pond plantings.
 - Wind erosion coming across the pond has caused some erosion and they are looking into proposals for additional plantings.
 - Ms. Burns added that the last meeting there was discussion about the area behind homes that had a littoral shelf that didn't look good, and the residents wanted to pay to replace it and remove the plants. Due to the water management permeant, it may not be advisable. Staff will communicate that they can't allow the residents to go back and do the work and this issue will be tabled for now while the conversation continues.

D. District Manager's Report

i. Check Register

Ms. Burns presented the check register form January 1st through January 31st totaling \$523,635.53. She offered to answer any questions for the Board. There being none, she asked for a motion of approval.

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 are included in the packet for review. There was no action necessary from the Board.

iii. Consideration of Request for Community Message Board

Ms. Burns stated that there was a resident request for a community message board to be posted at the mailboxes. It would be accessible to the CDD and HOA only. They have installed similar boards in other neighborhoods and the cost is approximately \$900. Ms. Burns suggested approving a not to exceed of \$1,500 if this is something that the Board wanted to authorize.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, a Not to Exceed Amount of \$1,500 for a Community Message Board, was approved.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Rhodine Road North Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Thursday, July 13, 2023
HOUR:	1:30 p.m.
LOCATION:	Holiday Inn Express & Suites, 2102 N. Park Rd. Plant City, FL 33563

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF MAY 2023.

ATTEST:

**RHODINE ROAD NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Rhodine Road North
Community Development District

Proposed Budget
FY2024



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 FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments - Tax Roll	\$ 337,517	\$ 335,875	\$ 1,642	\$ 337,517	\$ 499,963
Assessments - Direct	\$ 162,446	\$ 121,834	\$ 40,612	\$ 162,446	\$ -
Boundary Amendment Contributions	\$ -	\$ 335	\$ -	\$ 335	\$ -
Other Income	\$ -	\$ 30	\$ -	\$ 30	\$ -

Total Revenues	\$ 499,963	\$ 458,075	\$ 42,254	\$ 500,328	\$ 499,963
-----------------------	-------------------	-------------------	------------------	-------------------	-------------------

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 2,800	\$ 6,000	\$ 8,800	\$ 12,000
Engineering	\$ 20,000	\$ -	\$ 2,000	\$ 2,000	\$ 15,000
Attorney	\$ 30,000	\$ 2,153	\$ 4,800	\$ 6,953	\$ 20,000
Annual Audit	\$ 6,100	\$ 2,000	\$ 4,600	\$ 6,600	\$ 6,700
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,750	\$ 3,000	\$ 3,000	\$ 6,000	\$ 7,110
Trustee Fees	\$ 7,100	\$ 5,819	\$ 1,941	\$ 7,759	\$ 7,759
Management Fees	\$ 36,750	\$ 18,375	\$ 18,375	\$ 36,750	\$ 38,955
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,908
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,272
Postage & Delivery	\$ 1,000	\$ 245	\$ 300	\$ 545	\$ 1,000
Insurance	\$ 6,684	\$ 5,988	\$ -	\$ 5,988	\$ 6,886
Copies	\$ 1,000	\$ 7	\$ 500	\$ 507	\$ 1,000
Legal Advertising	\$ 5,000	\$ -	\$ 3,000	\$ 3,000	\$ 5,000
Other Current Charges	\$ 3,000	\$ 232	\$ 240	\$ 472	\$ 2,500
Boundary Amendment Expenses	\$ -	\$ 335	\$ -	\$ 335	\$ -
Office Supplies	\$ 625	\$ 8	\$ 20	\$ 28	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<u>Total Administrative</u>	\$ 145,084	\$ 48,088	\$ 46,726	\$ 94,813	\$ 133,965
------------------------------------	-------------------	------------------	------------------	------------------	-------------------

Rhodine Road North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
<u>Operations & Maintenance</u>					
Field Expenditures					
Property Insurance	\$ 12,000	\$ 6,916	\$ -	\$ 6,916	\$ 12,000
Field Management	\$ 15,750	\$ 7,875	\$ 7,875	\$ 15,750	\$ 16,695
Landscape Maintenance	\$ 92,650	\$ 40,325	\$ 40,325	\$ 80,650	\$ 100,000
Landscape Replacement	\$ 18,500	\$ -	\$ 9,250	\$ 9,250	\$ 18,500
Lake Maintenance	\$ 12,180	\$ 4,590	\$ 4,590	\$ 9,180	\$ 12,180
Streetlights	\$ 46,800	\$ 17,854	\$ 27,910	\$ 45,764	\$ 73,320
Electric	\$ 3,000	\$ 250	\$ 270	\$ 520	\$ 1,500
Water & Sewer	\$ 3,300	\$ 354	\$ 420	\$ 774	\$ 2,000
Irrigation Repairs	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
General Repairs & Maintenance	\$ 10,000	\$ 3,364	\$ 5,000	\$ 8,364	\$ 10,000
Contingency	\$ 6,500	\$ 1,553	\$ 3,250	\$ 4,803	\$ 6,500
Subtotal Field Expenditures	\$ 225,680	\$ 83,081	\$ 101,390	\$ 184,471	\$ 257,695
Amenity Expenditures					
Amenity - Electric	\$ 5,400	\$ 4,712	\$ 5,400	\$ 10,112	\$ 11,880
Amenity - Water	\$ 3,500	\$ 751	\$ 900	\$ 1,651	\$ 1,980
Internet	\$ 1,000	\$ 336	\$ 336	\$ 672	\$ 792
Playground/Furniture Lease	\$ 14,454	\$ 7,227	\$ 7,227	\$ 14,454	\$ 14,454
Pest Control	\$ 720	\$ -	\$ 880	\$ 880	\$ 1,760
Janitorial Services	\$ 5,850	\$ 3,174	\$ 3,448	\$ 6,622	\$ 7,500
Security Services	\$ 26,395	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Pool Maintenance	\$ 10,380	\$ 5,655	\$ 6,120	\$ 11,775	\$ 12,240
Amenity Access Management	\$ 5,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,000
Amenity Repairs & Maintenance	\$ 10,000	\$ 710	\$ 5,000	\$ 5,710	\$ 10,000
Contingency	\$ 6,500	\$ -	\$ 3,250	\$ 3,250	\$ 6,500
Subtotal Amenity Expenditures	\$ 89,199	\$ 25,065	\$ 37,561	\$ 62,626	\$ 77,106
<u>Total Operations & Maintenance</u>	\$ 314,879	\$ 108,146	\$ 138,951	\$ 247,097	\$ 334,801
<u>Other Expenditures</u>					
Capital Reserve - Transfer	\$ 40,000	\$ -	\$ 60,000	\$ 60,000	\$ 31,197
<u>Total Other Expenses</u>	\$ 40,000	\$ -	\$ 60,000	\$ 60,000	\$ 31,197
Total Expenditures	\$ 499,963	\$ 156,233	\$ 245,677	\$ 401,910	\$ 499,963
Excess Revenues/(Expenditures)	\$ -	\$ 301,841	\$ (203,423)	\$ 98,419	\$ -

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, Kilinski | Van Wyk, 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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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.

Copies

Printing agenda materials 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	\$6,721	\$80,650
Estimated Additional Areas		\$19,350
Total		\$100,000

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, LLC.

Description	Monthly	Annually
Janitorial Services	\$533	\$6,396
Contingency		<u>\$1,104</u>
Total		\$7,500

Security Services

Represents the estimated cost of 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	\$1,020	<u>\$12,240</u>
Total		\$12,240

Amenity Access Management

Represents the cost of managing access to the District's amenity facility. Governmental Management Services – Central Florida, LLC provides these services.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities and equipment.

Rhodine Road North
Community Development District
General Fund Budget

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenses:

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 FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments - Tax Roll	\$ 507,737	\$ 505,269	\$ 2,468	\$ 507,737	\$ 507,737
Interest	\$ -	\$ 7,334	\$ 2,445	\$ 9,779	\$ -
Carry Forward Surplus	\$ 218,256	\$ 225,666	\$ -	\$ 225,666	\$ 234,869
Total Revenues	\$ 725,993	\$ 738,269	\$ 4,913	\$ 743,181	\$ 742,606

Expenditures

Interest Expense - 11/1	\$ 179,156	\$ 179,156	\$ -	\$ 179,156	\$ 176,531
Principal Expense - 5/1	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 155,000
Interest Expense - 5/1	\$ 179,156	\$ -	\$ 179,156	\$ 179,156	\$ 176,531
Total Expenditures	\$ 508,313	\$ 179,156	\$ 329,156	\$ 508,313	\$ 508,063

Excess Revenues/(Expenditures)	\$ 217,680	\$ 559,112	\$ (324,244)	\$ 234,869	\$ 234,543
---------------------------------------	-------------------	-------------------	---------------------	-------------------	-------------------

Interest Expense 11/1/24	\$ 173,819
Total	\$ 173,819

Product	Assessable Units	Total Net Assessments	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	278	\$ 326,927	\$1,176	\$1,251
Single Family - 50'	123	\$ 180,810	\$1,470	\$1,564
	401	\$ 507,737		

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

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

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

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

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments - Tax Roll	\$ 260,220	\$ -	\$ 260,220	\$ 260,220	\$ 260,220
Interest	\$ -	\$ 2,494	\$ 831	\$ 3,325	\$ -
Carry Forward Surplus	\$ 82,063	\$ 83,056	\$ -	\$ 83,056	\$ 87,476
Total Revenues	\$ 342,283	\$ 85,549	\$ 261,051	\$ 346,601	\$ 347,696

Expenditures

Interest Expense - 11/1	\$ 82,063	\$ 82,063	\$ -	\$ 82,063	\$ 80,828
Principal Expense - 5/1	\$ 95,000	\$ -	\$ 95,000	\$ 95,000	\$ 95,000
Interest Expense - 5/1	\$ 82,063	\$ -	\$ 82,063	\$ 82,063	\$ 80,828
Total Expenditures	\$ 259,125	\$ 82,063	\$ 177,063	\$ 259,125	\$ 256,655

Excess Revenues/(Expenditures)	\$ 83,158	\$ 3,487	\$ 83,989	\$ 87,476	\$ 91,041
---------------------------------------	------------------	-----------------	------------------	------------------	------------------

Interest Expense 11/1/24	\$ 79,593
Total	\$ 79,593

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

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 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	Prinicipal	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	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
<u>Revenues</u>					
Carry Forward Surplus	\$ 5,000	\$ -	\$ -	\$ -	\$ 60,000
Total Revenues	\$ 5,000	\$ -	\$ -	\$ -	\$ 60,000
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 40,000	\$ -	\$ 60,000	\$ 60,000	\$ 31,197
Total Other Financing Sources/(Uses)	\$ 40,000	\$ -	\$ 60,000	\$ 60,000	\$ 31,197
Excess Revenues/(Expenditures)	\$ 45,000	\$ -	\$ 60,000	\$ 60,000	\$ 91,197

SECTION V

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 11th day of May 2023.

ATTEST:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A TREASURER AND ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to appoint a Treasurer; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. George Flint is appointed Treasurer.

SECTION 2. Katie Costa is appointed Assistant Treasurer.

SECTION 3. Darrin Mossing is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of May 2023.

ATTEST:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

REBATE REPORT

\$4,680,000

Rhodine Road North Community Development District

(Hillsborough County, Florida)

Special Assessment Bonds, Series 2022

Dated: January 25, 2022

Delivered: January 25, 2022

Rebate Report to the Computation Date

January 25, 2025

Reflecting Activity To

January 31, 2023



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service Schedule	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Account	13
Arbitrage Rebate Calculation Detail Report – Reserve Account	14
Arbitrage Rebate Calculation Detail Report – Interest Account	15
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Account	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credit	17



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

March 24, 2023

Rhodine Road North Community Development District
c/o Ms. Katie Costa
Directors of Operations – Accounting Division
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard
Orlando, FL 32822

Re: \$4,680,000 Rhodine Road North Community Development District (Hillsborough County, Florida), Special Assessment Bonds, Series 2022

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Rhodine Road North Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of January 31, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the January 25, 2025 Computation Date
Reflecting Activity from January 25, 2022 through January 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	0.043854%	406.83	(33,288.60)
Reserve Account	1.607446%	2,127.94	(2,449.62)
Interest Account	0.812616%	608.43	(2,044.61)
Cost of Issuance Account	0.215566%	0.52	(8.20)
Totals	0.276753%	\$3,143.72	\$(37,791.03)
Bond Yield	3.334586%		
Rebate Computation Credit			(2,094.02)
Net Rebatable Arbitrage			\$(39,885.05)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebateable Arbitrage, investment activity is reflected from January 25, 2022, the date of the closing, to January 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of January 25, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between January 25, 2022 and January 31, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page B-1 of the Arbitrage and Tax Certificate, Exhibit B (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is January 25, 2025.

DEFINITIONS

7. Computation Date

January 25, 2025.

8. Computation Period

The period beginning on January 25, 2022, the date of the closing, and ending on January 31, 2023.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Accounts	Account Number
Revenue	221828000
Interest	221828001
Sinking	221828002
Reserve	221828003
Prepayment	221828004
Acquisition & Construction	221828005
Cost of Issuance	221828006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of January 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to January 25, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on January 25, 2025, is the Rebatable Arbitrage.

\$4,680,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
Delivered: January 25, 2022

Sources of Funds

Par Amount	\$4,680,000.00
Net Original Issue Premium	91,078.80
Total	\$4,771,078.80

Uses of Funds

Acquisition & Construction Account	\$4,227,064.63
Reserve Account	130,110.00
Interest Account	125,829.17
Cost of Issuance Account	194,475.00
Underwriter's Discount	93,600.00
Total	\$4,771,078.80

PROOF OF ARBITRAGE YIELD

\$4,680,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022

Date	Debt Service	Present Value to 01/25/2022 @ 3.3345861082%
05/01/2022	43,766.67	43,382.39
11/01/2022	82,062.50	80,008.01
05/01/2023	177,062.50	169,798.58
11/01/2023	80,827.50	76,240.43
05/01/2024	175,827.50	163,129.22
11/01/2024	79,592.50	72,633.31
05/01/2025	179,592.50	161,202.08
11/01/2025	78,292.50	69,122.80
05/01/2026	183,292.50	159,171.24
11/01/2026	76,927.50	65,708.31
05/01/2027	181,927.50	152,846.59
11/01/2027	75,562.50	62,442.81
05/01/2028	185,562.50	150,829.08
11/01/2028	73,912.50	59,092.38
05/01/2029	183,912.50	144,625.07
11/01/2029	72,262.50	55,893.86
05/01/2030	187,262.50	142,469.09
11/01/2030	70,537.50	52,784.77
05/01/2031	190,537.50	140,245.12
11/01/2031	68,737.50	49,764.52
05/01/2032	2,318,737.50	1,651,187.42
11/01/2032	24,337.50	17,046.67
05/01/2033	149,337.50	102,884.78
11/01/2033	22,275.00	15,094.50
05/01/2034	152,275.00	101,495.87
11/01/2034	20,130.00	13,197.21
05/01/2035	155,130.00	100,035.24
11/01/2035	17,902.50	11,355.07
05/01/2036	157,902.50	98,510.77
11/01/2036	15,592.50	9,568.18
05/01/2037	160,592.50	96,929.83
11/01/2037	13,200.00	7,836.55
05/01/2038	163,200.00	95,299.32
11/01/2038	10,725.00	6,160.07
05/01/2039	165,725.00	93,625.72
11/01/2039	8,167.50	4,538.53
05/01/2040	168,167.50	91,915.06
11/01/2040	5,527.50	2,971.61
05/01/2041	170,527.50	90,173.00
11/01/2041	2,805.00	1,458.93
05/01/2042	172,805.00	88,404.81
	6,522,521.67	4,771,078.80

Proceeds Summary

Delivery date	01/25/2022
Par Value	4,680,000.00
Premium (Discount)	91,078.80
Target for yield calculation	4,771,078.80

PROOF OF ARBITRAGE YIELD

\$4,680,000

Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	05/01/2043	4.000%	3.500%	05/01/2032	100.000	3.5010823%
TERM04	05/01/2044	4.000%	3.500%	05/01/2032	100.000	3.5010823%
TERM04	05/01/2045	4.000%	3.500%	05/01/2032	100.000	3.5010823%
TERM04	05/01/2046	4.000%	3.500%	05/01/2032	100.000	3.5010823%
TERM04	05/01/2047	4.000%	3.500%	05/01/2032	100.000	3.5010823%
TERM04	05/01/2048	4.000%	3.500%	05/01/2032	100.000	3.5010823%
TERM04	05/01/2049	4.000%	3.500%	05/01/2032	100.000	3.5010823%
TERM04	05/01/2050	4.000%	3.500%	05/01/2032	100.000	3.5010823%
TERM04	05/01/2051	4.000%	3.500%	05/01/2032	100.000	3.5010823%
TERM04	05/01/2052	4.000%	3.500%	05/01/2032	100.000	3.5010823%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	05/01/2043	4.000%	3.500%			3.7078913%	0.2068090%
TERM04	05/01/2044	4.000%	3.500%			3.7162947%	0.2152124%
TERM04	05/01/2045	4.000%	3.500%			3.7239342%	0.2228519%
TERM04	05/01/2046	4.000%	3.500%			3.7309045%	0.2298222%
TERM04	05/01/2047	4.000%	3.500%			3.7372852%	0.2362029%
TERM04	05/01/2048	4.000%	3.500%			3.7431440%	0.2420618%
TERM04	05/01/2049	4.000%	3.500%			3.7485386%	0.2474563%
TERM04	05/01/2050	4.000%	3.500%			3.7535185%	0.2524362%
TERM04	05/01/2051	4.000%	3.500%			3.7581264%	0.2570441%
TERM04	05/01/2052	4.000%	3.500%			3.7623995%	0.2613172%

BOND DEBT SERVICE

\$4,680,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
01/25/2022					
05/01/2022			43,766.67	43,766.67	43,766.67
11/01/2022			82,062.50	82,062.50	
05/01/2023	95,000	2.600%	82,062.50	177,062.50	259,125.00
11/01/2023			80,827.50	80,827.50	
05/01/2024	95,000	2.600%	80,827.50	175,827.50	256,655.00
11/01/2024			79,592.50	79,592.50	
05/01/2025	100,000	2.600%	79,592.50	179,592.50	259,185.00
11/01/2025			78,292.50	78,292.50	
05/01/2026	105,000	2.600%	78,292.50	183,292.50	261,585.00
11/01/2026			76,927.50	76,927.50	
05/01/2027	105,000	2.600%	76,927.50	181,927.50	258,855.00
11/01/2027			75,562.50	75,562.50	
05/01/2028	110,000	3.000%	75,562.50	185,562.50	261,125.00
11/01/2028			73,912.50	73,912.50	
05/01/2029	110,000	3.000%	73,912.50	183,912.50	257,825.00
11/01/2029			72,262.50	72,262.50	
05/01/2030	115,000	3.000%	72,262.50	187,262.50	259,525.00
11/01/2030			70,537.50	70,537.50	
05/01/2031	120,000	3.000%	70,537.50	190,537.50	261,075.00
11/01/2031			68,737.50	68,737.50	
05/01/2032	120,000	3.000%	68,737.50	188,737.50	257,475.00
11/01/2032			66,937.50	66,937.50	
05/01/2033	125,000	3.300%	66,937.50	191,937.50	258,875.00
11/01/2033			64,875.00	64,875.00	
05/01/2034	130,000	3.300%	64,875.00	194,875.00	259,750.00
11/01/2034			62,730.00	62,730.00	
05/01/2035	135,000	3.300%	62,730.00	197,730.00	260,460.00
11/01/2035			60,502.50	60,502.50	
05/01/2036	140,000	3.300%	60,502.50	200,502.50	261,005.00
11/01/2036			58,192.50	58,192.50	
05/01/2037	145,000	3.300%	58,192.50	203,192.50	261,385.00
11/01/2037			55,800.00	55,800.00	
05/01/2038	150,000	3.300%	55,800.00	205,800.00	261,600.00
11/01/2038			53,325.00	53,325.00	
05/01/2039	155,000	3.300%	53,325.00	208,325.00	261,650.00
11/01/2039			50,767.50	50,767.50	
05/01/2040	160,000	3.300%	50,767.50	210,767.50	261,535.00
11/01/2040			48,127.50	48,127.50	
05/01/2041	165,000	3.300%	48,127.50	213,127.50	261,255.00
11/01/2041			45,405.00	45,405.00	
05/01/2042	170,000	3.300%	45,405.00	215,405.00	260,810.00
11/01/2042			42,600.00	42,600.00	
05/01/2043	175,000	4.000%	42,600.00	217,600.00	260,200.00
11/01/2043			39,100.00	39,100.00	
05/01/2044	185,000	4.000%	39,100.00	224,100.00	263,200.00
11/01/2044			35,400.00	35,400.00	
05/01/2045	190,000	4.000%	35,400.00	225,400.00	260,800.00
11/01/2045			31,600.00	31,600.00	
05/01/2046	200,000	4.000%	31,600.00	231,600.00	263,200.00
11/01/2046			27,600.00	27,600.00	
05/01/2047	205,000	4.000%	27,600.00	232,600.00	260,200.00
11/01/2047			23,500.00	23,500.00	
05/01/2048	215,000	4.000%	23,500.00	238,500.00	262,000.00
11/01/2048			19,200.00	19,200.00	
05/01/2049	225,000	4.000%	19,200.00	244,200.00	263,400.00
11/01/2049			14,700.00	14,700.00	
05/01/2050	235,000	4.000%	14,700.00	249,700.00	264,400.00

BOND DEBT SERVICE

\$4,680,000

Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			10,000.00	10,000.00	
05/01/2051	245,000	4.000%	10,000.00	255,000.00	265,000.00
11/01/2051			5,100.00	5,100.00	
05/01/2052	255,000	4.000%	5,100.00	260,100.00	265,200.00
	4,680,000		3,192,121.67	7,872,121.67	7,872,121.67

\$4,680,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.334586%)
01/25/22	Beg Bal	-4,227,064.63	-4,667,952.74
02/03/22		240,542.42	265,436.15
02/11/22		14,331.59	15,803.15
02/24/22		5,500.00	6,057.50
02/24/22		12,316.31	13,564.73
03/08/22		3,610.06	3,970.88
03/08/22		24,525.20	26,976.44
03/08/22		614,624.77	676,055.11
03/08/22		3,367.62	3,704.21
03/08/22		20,720.45	22,791.41
03/18/22		6,534.10	7,180.57
04/01/22		4,246.50	4,661.07
04/04/22		622,693.81	683,296.65
04/04/22		896,458.45	983,705.07
04/25/22		320,282.75	350,776.49
04/25/22		2,918.01	3,195.83
04/25/22		152,762.50	167,306.84
04/26/22		14,378.25	15,745.74
05/05/22		456,078.25	499,042.27
05/10/22		13,260.10	14,502.58
05/10/22		150,554.01	164,661.03
05/26/22		57,594.94	62,899.11
06/02/22		375,794.67	410,177.09
06/10/22		2,323.23	2,533.93
06/10/22		11,201.45	12,217.32
07/13/22		200,782.65	218,328.90
01/31/23	Bal	69.14	73.83
01/31/23	Acc	0.23	0.25

01/25/25	TOTALS:	406.83	-33,288.60

ISSUE DATE:	01/25/22	REBATABLE ARBITRAGE:	-33,288.60
COMP DATE:	01/25/25	NET INCOME:	406.83
BOND YIELD:	3.334586%	TAX INV YIELD:	0.043854%

\$4,680,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.334586%)
01/25/22	Beg Bal	-130,110.00	-143,680.64
02/02/22		0.15	0.17
03/02/22		0.60	0.66
04/04/22		0.67	0.74
05/03/22		0.64	0.70
06/02/22		32.80	35.80
07/05/22		74.90	81.51
08/02/22		130.76	141.94
09/02/22		196.97	213.22
10/04/22		225.01	242.86
11/02/22		294.72	317.28
12/02/22		359.16	385.59
01/04/23		405.78	434.36
01/31/23	Bal	130,110.00	138,942.86
01/31/23	Acc	405.78	433.33

01/25/25	TOTALS:	2,127.94	-2,449.62

ISSUE DATE:	01/25/22	REBATABLE ARBITRAGE:	-2,449.62
COMP DATE:	01/25/25	NET INCOME:	2,127.94
BOND YIELD:	3.334586%	TAX INV YIELD:	1.607446%

\$4,680,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
Interest Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.334586%)
01/25/22	Beg Bal	-125,829.17	-138,953.31
02/02/22		0.14	0.15
03/02/22		0.58	0.64
04/04/22		0.65	0.71
05/02/22		43,766.67	47,902.83
05/03/22		0.62	0.68
06/02/22		20.69	22.58
07/05/22		47.24	51.41
08/02/22		82.47	89.52
08/04/22		-278.14	-301.86
09/02/22		124.62	134.90
10/04/22		142.40	153.70
11/01/22		82,062.50	88,352.95
11/02/22		186.51	200.79
12/02/22		0.77	0.83
01/04/23		0.87	0.93
01/31/23	Bal	278.14	297.02
01/31/23	Acc	0.87	0.93

01/25/25	TOTALS:	608.43	-2,044.61

ISSUE DATE:	01/25/22	REBATABLE ARBITRAGE:	-2,044.61
COMP DATE:	01/25/25	NET INCOME:	608.43
BOND YIELD:	3.334586%	TAX INV YIELD:	0.812616%

\$4,680,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
Cost of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.334586%)
01/25/22	Beg Bal	-194,475.00	-214,758.98
01/25/22		48,000.00	53,006.46
01/25/22		45,000.00	49,693.56
01/25/22		1,750.00	1,932.53
01/25/22		30,000.00	33,129.04
01/25/22		6,000.00	6,625.81
01/25/22		57,722.38	63,742.90
02/01/22		5,725.00	6,318.64
08/04/22		278.14	301.86

01/25/25	TOTALS:	0.52	-8.20

ISSUE DATE:	01/25/22	REBATABLE ARBITRAGE:	-8.20
COMP DATE:	01/25/25	NET INCOME:	0.52
BOND YIELD:	3.334586%	TAX INV YIELD:	0.215566%

\$4,680,000
Rhodine Road North Community Development District
(Hillsborough County, Florida)
Special Assessment Bonds, Series 2022
Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.334586%)
01/25/23		-1,960.00	-2,094.02

01/25/25	TOTALS:	-1,960.00	-2,094.02

ISSUE DATE: 01/25/22 REBATABLE ARBITRAGE: -2,094.02
COMP DATE: 01/25/25
BOND YIELD: 3.334586%

SECTION VIII

SECTION C

Rhodine Road North CDD Field Management Report

Complete – Replanting Lilly Magnolia

- ✚ Lilly Magnolia Entrance was replanted after significant irrigation repairs were completed.
- ✚ Mulch was also added.
- ✚ Once rain is more consistent sod will be replaced.
- ✚ Consider additional irrigation in the future.



Complete – Replanting Lilly Magnolia



- ✚ Significant irrigation repairs were carried out due to some lines being cut that run through yards.
- ✚ Irrigation is fully functional at this time.

Additional Items

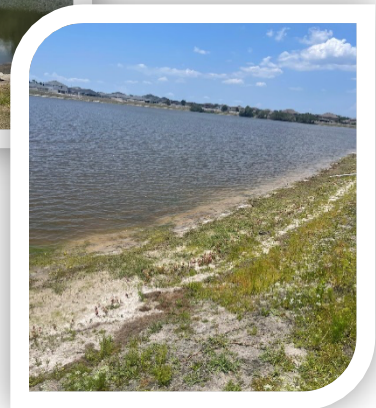
Complete – Crepe Myrtle Installation



- ✚ Installation of Crepe Myrtles across from the amenity is complete.
- ✚ This is to prevent patrons from turning around in the grass across from the amenity.
- ✚ When there are more consistent rains sod will be replaced.

Complete – Pond Plantings

- ✚ Pond banks have been planted as approved.
- ✚ Pond adjacent to the amenity has been planted as well as large pond's south end.
- ✚ We will monitor plants for establishment of the next few months.



Additional Items

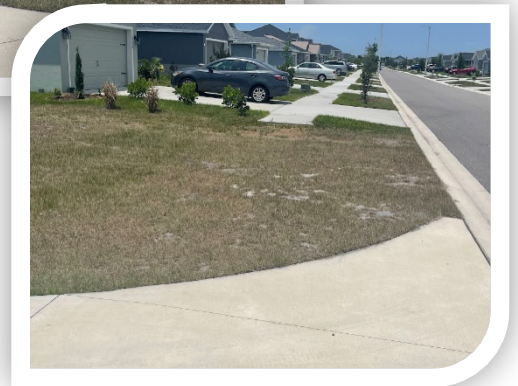
Complete – Backflow Repair



- Leaking irrigation backflow was repaired.

Site Item – Stone Pine Sidewalk

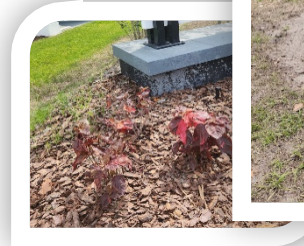
- The Sidewalk Infront of the Lift Station on Stone Pine is not contiguous.
- The sidewalk would need continued in each direction and connected to existing sidewalk.



Additional Items

Complete – Monument Maintenance

- Several maintenance items were performed on the monuments.
- Monuments were pressure washed, then the wood portions were sealed with premium wood sealer to protect the wood.
- Lights were adjusted and concrete splatter was painted.

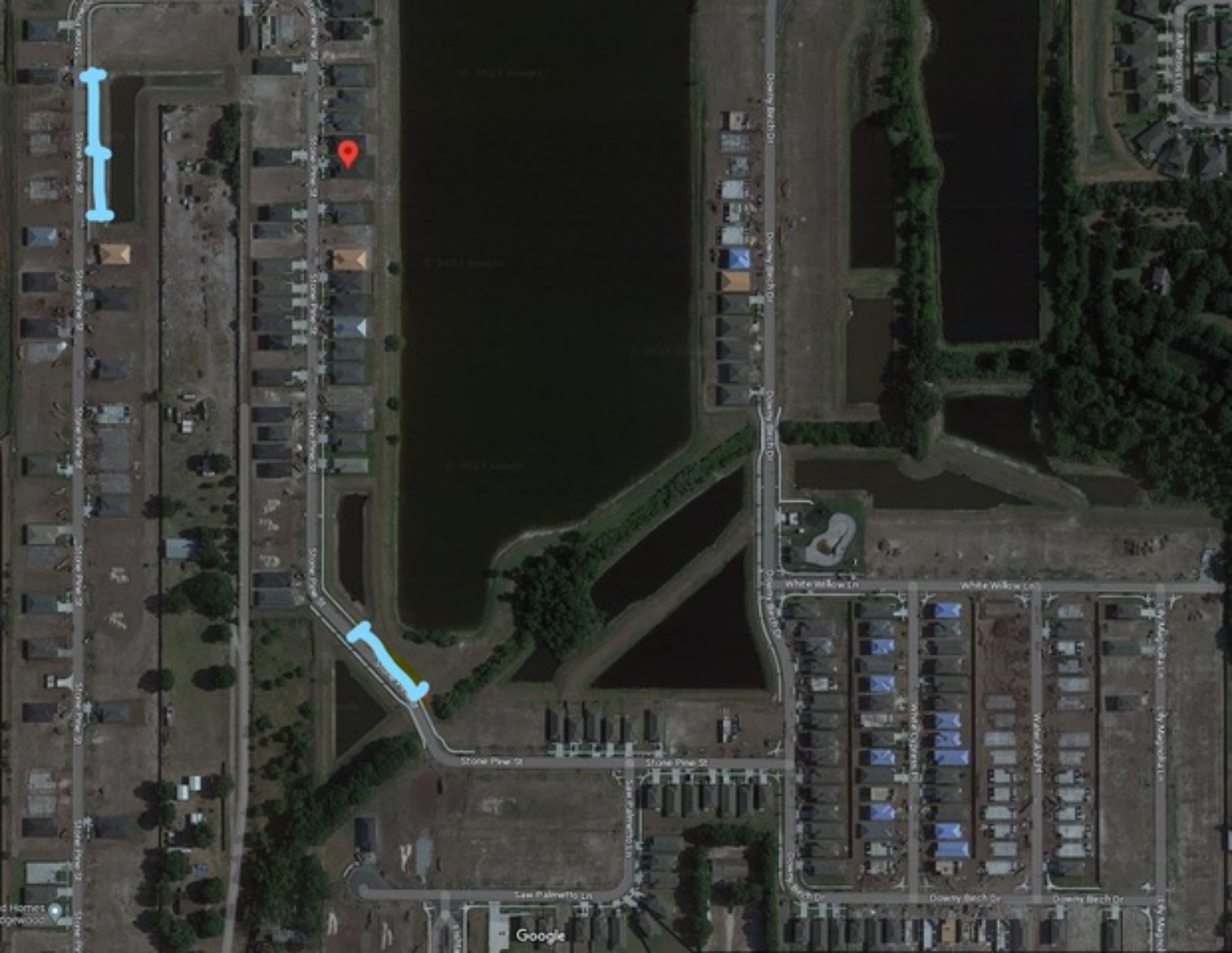


Conclusion

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



SECTION D

SECTION 1

Rhodine Road North Community Development District

Summary of Check Register

February 1, 2023 through March 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	2/10/23	433	\$ 741.00
	2/17/23	434-439	\$ 6,697.14
	2/22/23	440-444	\$ 10,280.85
	3/6/23	445-446	\$ 679.00
	3/13/23	447-453	\$ 10,765.54
	3/16/23	454-460	\$ 9,220.03
	3/22/23	461-462	\$ 7,391.72
	3/29/23	463-465	\$ 2,577.63
Total Amount			\$ 48,352.91

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 5/04/23		PAGE 1		
*** CHECK DATES 02/01/2023 - 03/31/2023 ***		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	AMOUNT	.....CHECK..... AMOUNT #			
2/10/23	00033	1/12/23 5418 GENERAL COUNSEL DEC 22	202212 310-51300-31500	KILINSKI/VAN WYK, PLLC	*	741.00	741.00 000433				
2/17/23	00031	2/09/23 BW020920 BOS MEETING 02/09/23	202302 310-51300-11000	BRIAN WALSH	*	200.00	200.00 000434				
2/17/23	00034	2/09/23 GP020920 BOS MEETING 02/09/23	202302 310-51300-11000	GARRET PARKINSON	*	200.00	200.00 000435				
2/17/23	00010	2/01/23 111 MANAGEMENT FEE FEB23	202302 310-51300-34000		*	3,062.50					
		2/01/23 111 WEBSITE ADMIN FEB23	202302 310-51300-35200		*	100.00					
		2/01/23 111 INFORMATION TECH FEB23	202302 310-51300-35100		*	150.00					
		2/01/23 111 DISSEMINATION SVC FEB23	202302 310-51300-31300		*	500.00					
		2/01/23 111 AMENITY ACCESS FEB23	202302 330-57200-12000		*	416.67					
		2/01/23 111 OFFICE SUPPLIES FEB23	202302 310-51300-51000		*	.96					
		2/01/23 111 POSTAGE FEB23	202302 310-51300-42000		*	154.51					
		2/01/23 112 FIELD MANAGEMENT FEB23	202302 320-53800-12000		*	1,312.50					
				GOVERNMENTAL MANAGEMENT SERVICES			5,697.14 000436				
2/17/23	00038	2/09/23 JS020920 BOS MEETING 02/09/23	202302 310-51300-11000	JEFFREY SHENEFIELD	*	200.00	200.00 000437				
2/17/23	00026	2/09/23 MA020920 BOS MEETING 02/09/23	202302 310-51300-11000	MILTON ANDRADE	*	200.00	200.00 000438				
2/17/23	00011	2/09/23 PA020920 BOS MEETING 02/09/23	202302 310-51300-11000	PHILLIP ALLENDE	*	200.00	200.00 000439				
2/22/23	00017	2/21/23 15574 LANDSCAPE MAINT FEB 23	202302 320-53800-46200	CARDINAL LANDSCAPING SVCS OF TAMPA	*	6,720.83	6,720.83 000440				
RRNC RHODINE ROAD N KCOSTA											

RRNC RHODINE ROAD N KCOSTA

*** CHECK DATES 02/01/2023 - 03/31/2023 ***
 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	AMOUNT	....CHECK..... AMOUNT #
2/22/23	00042	1/30/23 0163	202301 330-57200-48200	CLEANING JAN 23	*	570.50	
				JNJ CLEANING SERVICES LLC			570.50 000441
2/22/23	00022	2/08/23 115771	202302 320-53800-47300	LAKE MAINTENANCE FEB 23	*	765.00	
				REMSON AQUATICS			765.00 000442
2/22/23	00040	2/03/23 9048	202302 330-53800-51000	POOL MAINTENANCE FEB 23	*	1,020.00	
				SUNCOAST POOL SERVICE			1,020.00 000443
2/22/23	00027	2/22/23 02222023	202302 300-15500-10000	PLAYGROUND LEASE MAR 23	*	1,204.52	
				WHFS, LLC			1,204.52 000444
3/06/23	00042	2/25/23 0174	202302 330-57200-48200	CLEANING FEB 23	*	533.00	
				JNJ CLEANING SERVICES LLC			533.00 000445
3/06/23	00033	2/21/23 5793	202301 310-51300-31500	GENERAL COUNSEL JAN 23	*	146.00	
				KILINSKI/VAN WYK, PLLC			146.00 000446
3/13/23	00041	3/02/23 19338	202303 320-53800-49000	BACKFLOW PREVENTION TEST	*	50.00	
				AFFORDABLE BACKFLOW TESTING			50.00 000447
3/13/23	00016	3/02/23 23755	202303 310-51300-32200	AUDIT FYE 9/30/22	*	2,000.00	
				GRAU AND ASSOCIATES			2,000.00 000448
3/13/23	00010	1/30/23 115	202301 320-53800-48000	TRASH CAN/DOG STATION	*	1,844.59	
		1/30/23 116	202301 330-57200-48000	GENERAL MAINT JAN 23	*	710.00	
				GOVERNMENTAL MANAGEMENT SERVICES			2,554.59 000449
3/13/23	00033	9/20/21 311	202210 310-51300-49100	BOUNDARY AMENDMENT AUG 21	*	335.32	
				KILINSKI/VAN WYK, PLLC			335.32 000450
3/13/23	00022	3/06/23 115870	202303 320-53800-47300	LAKE MAINTENANCE MAR 23	*	765.00	
				REMSON AQUATICS			765.00 000451

RRNC RHODINE ROAD N KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/16/23	00019	3/16/23 03162023	202303 300-20700-10000		*	1,452.78	
			ASSESSMENT TSFR SER19				
				RHODINE ROAD NORTH CDD C/O USBANK			1,452.78 000459
3/16/23	00027	3/15/23 03152023	202303 300-15500-10000		*	1,204.51	
			PLAYGROUND LEASE APR 23				
				WHFS, LLC			1,204.51 000460
3/22/23	00017	3/16/23 15618	202303 320-53800-46200		*	6,720.83	
			LANDSCAPE MAINT MAR 23				
				CARDINAL LANDSCAPING SVCS OF TAMPA			6,720.83 000461
3/22/23	00033	3/16/23 6251	202302 310-51300-31500		*	670.89	
			GENERAL COUNSEL FEB 23				
				KILINSKI/VAN WYK, PLLC			670.89 000462
3/29/23	00024	3/24/23 6951-03-	202303 310-51300-31200		*	450.00	
			ARBITRAGE SER2022				
				AMTEC			450.00 000463
3/29/23	00010	2/28/23 117	202302 320-53800-48000		*	1,519.63	
			GENERAL MAINT FEB 23				
				GOVERNMENTAL MANAGEMENT SERVICES			1,519.63 000464
3/29/23	00042	3/27/23 0185	202303 330-57200-48200		*	608.00	
			CLEANING MAR 23				
				JNJ CLEANING SERVICES LLC			608.00 000465
TOTAL FOR BANK A						48,352.91	
TOTAL FOR REGISTER						48,352.91	

RRNC RHODINE ROAD N KCOSTA

SECTION 2

Rhodine Road North
Community Development District

Unaudited Financial Reporting
March 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
March 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 452,486	\$ -	\$ -	\$ 452,486
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
Investments:				
Series 2019				
Reserve	\$ -	\$ 253,713	\$ -	\$ 253,713
Revenue	\$ -	\$ 558,442	\$ -	\$ 558,442
Prepayment	\$ -	\$ 671	\$ -	\$ 671
Construction	\$ -	\$ -	\$ 0	\$ 0
Series 2022				
Reserve	\$ -	\$ 130,110	\$ -	\$ 130,110
Revenue	\$ -	\$ 3,209	\$ -	\$ 3,209
Interest	\$ -	\$ 278	\$ -	\$ 278
Construction	\$ -	\$ -	\$ 70	\$ 70
Prepaid Expenses	\$ 2,215	\$ -	\$ -	\$ 2,215
Total Assets	\$ 454,700	\$ 946,422	\$ 1,070	\$ 1,402,192
Liabilities:				
Accounts Payable	\$ 589	\$ -	\$ -	\$ 589
Retainage Payable	\$ -	\$ -	\$ 225,272	\$ 225,272
Total Liabilities	\$ 589	\$ -	\$ 225,272	\$ 225,861
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,215	\$ -	\$ -	\$ 2,215
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 812,825	\$ -	\$ 812,825
Debt Service - Series 2022		\$ 133,597		\$ 133,597
Capital Projects - Series 2019	\$ -	\$ -	\$ 1,000	\$ 1,000
Capital Projects - Series 2022	\$ -	\$ -	\$ (225,203)	\$ (225,203)
Unassigned	\$ 451,897	\$ -	\$ -	\$ 451,897
Total Fund Balances	\$ 454,112	\$ 946,422	\$ (224,203)	\$ 1,176,331
Total Liabilities & Fund Balance	\$ 454,700	\$ 946,422	\$ 1,070	\$ 1,402,192

Rhodine Road North
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 337,517	\$ 335,875	\$ 335,875	\$ -
Assessments - Direct Bill	\$ 162,446	\$ 121,834	\$ 121,834	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 335	\$ 335
Other Income	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 499,963	\$ 457,709	\$ 458,075	\$ 365

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,800	\$ 3,200
Engineering	\$ 20,000	\$ 10,000	\$ -	\$ 10,000
Attorney	\$ 30,000	\$ 15,000	\$ 2,153	\$ 12,847
Annual Audit	\$ 6,100	\$ 2,000	\$ 2,000	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,750	\$ 3,000	\$ 3,000	\$ -
Trustee Fees	\$ 7,100	\$ 5,819	\$ 5,819	\$ -
Management Fees	\$ 36,750	\$ 18,375	\$ 18,375	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 245	\$ 255
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 1,000	\$ 500	\$ 7	\$ 493
Legal Advertising	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Other Current Charges	\$ 3,000	\$ 1,500	\$ 232	\$ 1,268
Boundary Amendment Expenses	\$ -	\$ -	\$ 335	\$ (335)
Office Supplies	\$ 625	\$ 313	\$ 8	\$ 305
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 145,084	\$ 79,315	\$ 48,088	\$ 31,227

Rhodine Road North
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 12,000	\$ 12,000	\$ 6,916	\$ 5,084
Field Management	\$ 15,750	\$ 7,875	\$ 7,875	\$ -
Landscape Maintenance	\$ 92,650	\$ 46,325	\$ 40,325	\$ 6,000
Landscape Replacement	\$ 18,500	\$ 9,250	\$ -	\$ 9,250
Lake Maintenance	\$ 12,180	\$ 6,090	\$ 4,590	\$ 1,500
Streetlights	\$ 46,800	\$ 23,400	\$ 17,854	\$ 5,546
Electric	\$ 3,000	\$ 1,500	\$ 250	\$ 1,250
Water & Sewer	\$ 3,300	\$ 1,650	\$ 354	\$ 1,296
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
General Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 3,364	\$ 1,636
Contingency	\$ 6,500	\$ 3,250	\$ 1,553	\$ 1,697
Subtotal Field Expenditures	\$ 225,680	\$ 118,840	\$ 83,081	\$ 35,759
Amenity Expenditures				
Amenity - Electric	\$ 5,400	\$ 2,700	\$ 4,712	\$ (2,012)
Amenity - Water	\$ 3,500	\$ 1,750	\$ 751	\$ 999
Internet	\$ 1,000	\$ 500	\$ 336	\$ 164
Playground/Furniture Lease	\$ 14,454	\$ 7,227	\$ 7,227	\$ (0)
Pest Control	\$ 720	\$ 360	\$ -	\$ 360
Janitorial Services	\$ 5,850	\$ 2,925	\$ 3,174	\$ (249)
Security Services	\$ 26,395	\$ 13,198	\$ -	\$ 13,198
Pool Maintenance	\$ 10,380	\$ 5,190	\$ 5,655	\$ (465)
Amenity Access Management	\$ 5,000	\$ 2,500	\$ 2,500	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 710	\$ 4,290
Contingency	\$ 6,500	\$ 3,250	\$ -	\$ 3,250
Subtotal Amenity Expenditures	\$ 89,199	\$ 44,600	\$ 25,065	\$ 19,535
Total Operations & Maintenance	\$ 314,879	\$ 163,440	\$ 108,146	\$ 55,294
Total Expenditures	\$ 459,963	\$ 242,755	\$ 156,233	\$ 86,521
Excess (Deficiency) of Revenues over Expenditures	\$ 40,000		\$ 301,841	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (40,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (40,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 301,841	
Fund Balance - Beginning	\$ -		\$ 152,270	
Fund Balance - Ending	\$ -		\$ 454,112	

Rhodine Road North

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 507,737	\$ 505,269	\$ 505,269	\$ -
Interest	\$ -	\$ -	\$ 7,334	\$ 7,334
Total Revenues	\$ 507,737	\$ 505,269	\$ 512,603	\$ 7,334
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)		\$ 333,447	
Fund Balance - Beginning	\$ 218,256		\$ 479,379	
Fund Balance - Ending	\$ 217,680		\$ 812,825	

Rhodine Road North

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Direct Bill	\$ 260,220	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 2,494	\$ 2,494
Total Revenues	\$ 260,220	\$ -	\$ 2,494	\$ 2,494
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		\$ (79,569)	
Fund Balance - Beginning	\$ 82,063		\$ 213,166	
Fund Balance - Ending	\$ 83,158		\$ 133,597	

Rhodine Road North

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	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 March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 1,555,300	\$ 1,555,300
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1,555,301	\$ 1,555,301
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,555,300	\$ (1,555,300)
Total Expenditures	\$ -	\$ -	\$ 1,555,300	\$ (1,555,300)
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	\$ 823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335,875
Assessments - Direct Bill	\$ 40,611	\$ 40,611	\$ -	\$ -	\$ 40,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,834
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ 335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335
Other Income	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
Total Revenues	\$ 40,611	\$ 72,806	\$ 299,402	\$ 3,486	\$ 41,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 458,075

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 29	\$ 29	\$ 741	\$ 146	\$ 671	\$ 539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,153
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,819
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,375
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Postage & Delivery	\$ 8	\$ 10	\$ 25	\$ 4	\$ 155	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 232
Boundary Amendment Expenses	\$ 335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 3	\$ 1	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 18,174	\$ 3,890	\$ 5,617	\$ 4,004	\$ 8,709	\$ 7,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,088

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	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,875
Landscape Maintenance	\$ 6,721	\$ 6,721	\$ 6,721	\$ 6,721	\$ 6,721	\$ 6,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,325
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 765	\$ 765	\$ 765	\$ 765	\$ 765	\$ 765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,590
Streetlights	\$ 2,889	\$ 2,889	\$ 2,889	\$ 2,889	\$ 3,149	\$ 3,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,854
Electric	\$ 45	\$ 37	\$ 45	\$ 40	\$ 41	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250
Water & Sewer	\$ 56	\$ 53	\$ 55	\$ 57	\$ 68	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	354
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 1,845	\$ 1,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,364
Contingency	\$ 1,286	\$ -	\$ -	\$ -	\$ -	\$ 267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,553
Subtotal Field Expenditures	\$ 19,990	\$ 11,777	\$ 11,787	\$ 13,628	\$ 13,575	\$ 12,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	83,081
Amenity Expenditures													
Amenity - Electric	\$ 816	\$ 608	\$ 715	\$ 781	\$ 889	\$ 903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,712
Amenity - Water	\$ 97	\$ 95	\$ 133	\$ 134	\$ 146	\$ 146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	751
Internet	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	336
Playground/Furniture Lease	\$ 1,205	\$ 1,205	\$ 1,205	\$ 1,205	\$ 1,205	\$ 1,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,227
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ 488	\$ 488	\$ 488	\$ 571	\$ 533	\$ 608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,174
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 865	\$ 865	\$ 865	\$ 1,020	\$ 1,020	\$ 1,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,655
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	710
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 3,942	\$ 3,733	\$ 3,878	\$ 4,893	\$ 4,265	\$ 4,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,065
Total Operations & Maintenance	\$ 23,933	\$ 15,510	\$ 15,665	\$ 18,521	\$ 17,840	\$ 16,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108,146
Total Expenditures	\$ 42,107	\$ 19,400	\$ 21,282	\$ 22,525	\$ 26,549	\$ 24,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	156,233
Excess (Deficiency) of Revenues over Expenditures	\$ (1,496)	\$ 53,407	\$ 278,120	\$ (19,040)	\$ 15,221	\$ (24,371)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	301,841
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (1,496)	\$ 53,407	\$ 278,120	\$ (19,040)	\$ 15,221	\$ (24,371)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	301,841

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 \$ 845,352.87

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
02/06/23	1/1/23-1/31/23	\$2,146.47	(\$42.93)	(\$42.07)	\$0.00	\$2,061.47	\$823.16	\$1,238.31	\$2,061.47
TOTAL		\$ 893,962.67	\$ (35,659.32)	\$ (17,158.93)	\$ -	\$ 841,144.42	\$ 335,875.32	\$ 505,269.10	\$ 841,144.42

100%	Net Percent Collected
\$4,108.45	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	2/1/23	54585	\$40,611.32	\$40,611.32	\$40,611.32	\$0.00
	4/1/23		\$177,062.50			
	5/1/23		\$40,611.32			
	10/1/23		\$80,827.50			
			\$ 420,335.28	\$ 121,833.96	\$ 121,833.96	\$ -