

*Rhodine Road North
Community Development District*

Meeting Agenda

July 11, 2024

AGENDA

Rhodine Road North

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 4, 2024

Board of Supervisors Meeting Rhodine Road North Community Development District

Dear Board Members:

A meeting of the Audit Committee and Board of Supervisors of the **Rhodine Road North Community Development District** will be held **Thursday, July 11, 2024 at 1:30 PM** at the **Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, FL 33563.**

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:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Review of Proposals and Tally of Audit Committee Members Rankings
 - A. Grau & Associates
4. Adjournment

Board of Supervisors 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 May 9, 2024 Board of Supervisors Meeting
4. Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award
5. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
 - i. Consideration of Resolution 2024-05 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2024-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025
7. Consideration of the Adoption of Goals and Objectives for the District

¹ Comments will be limited to three (3) minutes

8. Presentation of Fiscal Year 2023 Audit Report
9. Staff Reports
 - A. Attorney
 - i. Discussion Regarding Phase 2 Conveyance Documents
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Replace Sabal Palm Tree
 - ii. Consideration of Proposal for Pet Waste Stations
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

Audit Committee Meeting

SECTION III

SECTION A



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: May 6, 2024
5:00PM

Submitted to:

Rhodine Road North
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

May 6, 2024

Rhodine Road North Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Rhodine Road North Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

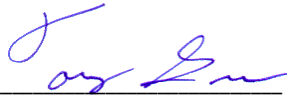
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



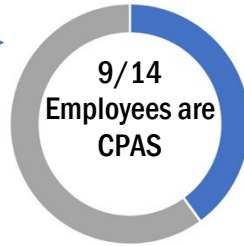
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



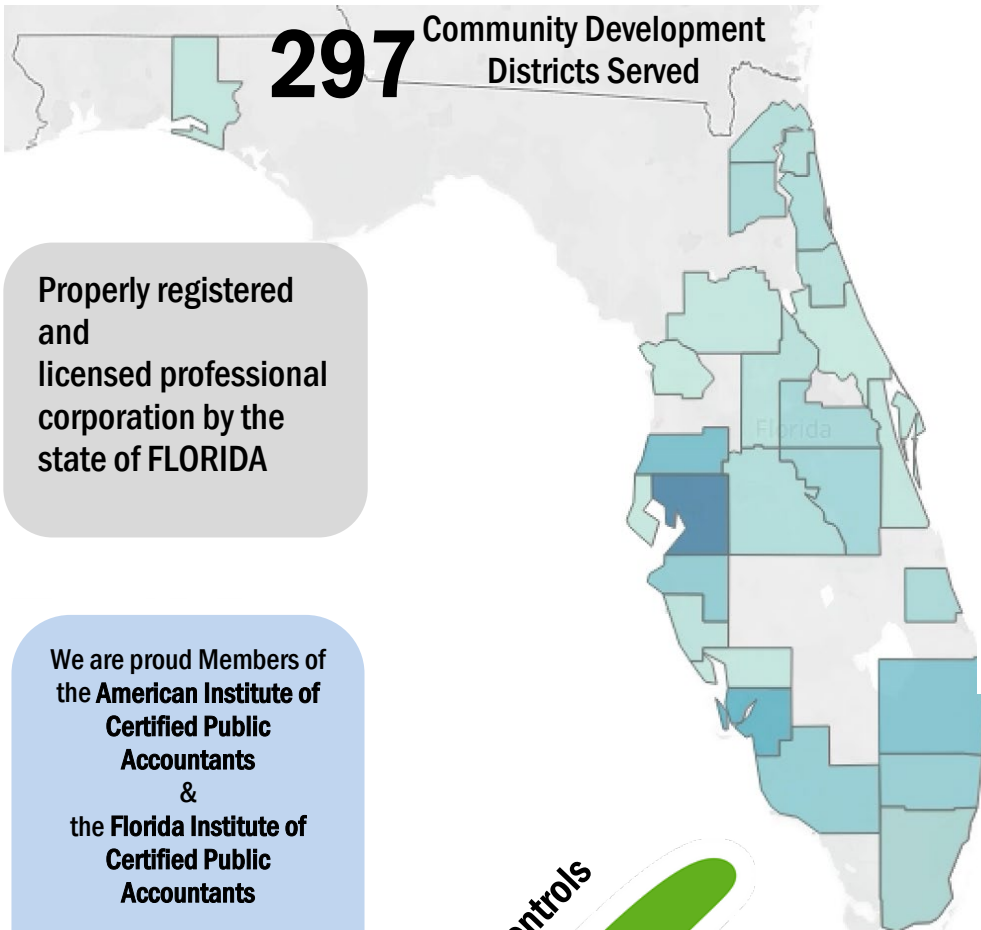
3 Partners
11 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

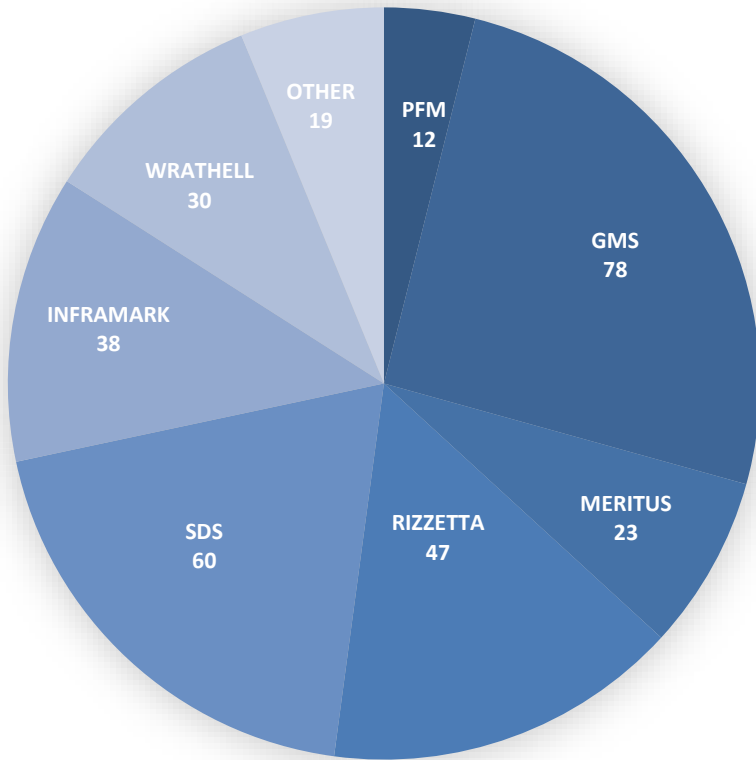
119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

*Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

David Caplivski, CPA (Partner)

*Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
 Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderhill GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

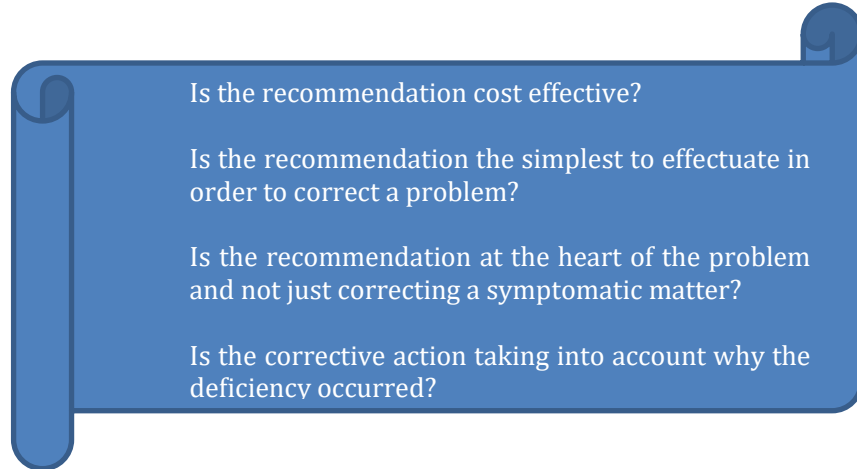
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2028 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2024	\$4,800
2025	\$4,900
2026	\$5,000
2027	\$5,100
2028	<u>\$5,200</u>
TOTAL (2024-2028)	<u>\$25,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current
Arbitrage
Calculations

We look forward to providing **Rhodine Road North Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Rhodine Road North CDD Auditor Selection

	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understanding of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
Grau & Associates					2024- \$4,800 2025- \$4,900 2026- \$5,000 2027- \$5,100 2028- \$5,200		

Board of
Supervisors
Meeting

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, **May 9, 2024** at 1:35 p.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Brian Walsh	Chairman
Jeff Shenefield	Assistant Secretary
Garret Parkinson <i>by Zoom</i>	Assistant Secretary
Kareyann Ellison	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Monica Virgen	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. Three Supervisors were present in person and one joined via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no members of the public present and no members of public joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the April 11, 2024
Audit Committee and Board of Supervisors
Meetings**

Ms. Burns presented the minutes from the April 11, 2024 Audit Committee and Board of Supervisors meetings. She asked for any questions, comments, or corrections from the Board. Hearing no changes, there was a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Minutes of the April 11, 2024 Audit Committee and Board of Supervisors Meetings, were approved.

FOURTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2022 Bonds from AMTEC

Ms. Burns presented the arbitrage report for the series 2022 bonds from AMTEC and noted that the District has not earned more interest on the bonds than they have paid. This report shows a negative arbitrage amount and she asked for a motion to accept those findings.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Arbitrage Rebate Report for Series 2022 Bonds from AMTEC, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Blanco presented the field manager's report which was provided in the agenda package and summarized it for the Board. Completed items included;

- Replacement of monument lights and solar panels.
- Pressure washing of amenity pool chairs and tables.
- Painting of monument bases are ongoing.

i. Proposal to Replace Bismarck Palm that was Hit by Lightning

Mr. Blanco presented the proposal to replace a Bismarck Palm on Fishtail Avenue. The Board discussed the location and options of replacement. Ms. Burns did note that there is room for this in the budget allocated for landscape improvements. The Board directed staff to hold off on the installation of the new tree until the rain starts to come before motioning to approve this item.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Replacement of the Bismarck Palm, was approved.

ii. Consideration of Landscape Maintenance Services Proposal from Cardinal Landscaping Services for Ridgewood – South

Mr. Blanco presented the proposal for monthly landscape services for the southside of Ridgewood from Cardinal for an additional \$3,750 per month.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Landscape Maintenance Services Proposal from Cardinal Landscaping Services for Ridgewood – South, was approved.

iii. Consideration of Aquatic Maintenance Services Proposal from Remson Aquatics for Ridgewood – South

Mr. Blanco presented the proposal for Remson Aquatics to maintain the ponds moving forward in Ridgewood on the southside for an additional \$275 per month.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Aquatic Maintenance Services Proposal from Remson Aquatics for Ridgewood – South, was approved.

D. District Manager’s Report

Ms. Burns stated that a resident had called to complained about a vehicle parked in the amenity spot that does not have a traditional parking lot. This roadway is owned by Hillsborough County, but staff thought to install a ‘no overnight parking’ sign on the grass that is CDD property outside of the area. Ms. Burns asked for a motion to approve the installation of a ‘No Parking from 10:00 p.m. to 6:00 a.m.’”

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Installation of ‘No Parking’ Sign, was approved.

i. Approval of Check Register

Ms. Burns presented the check register from April 1st through April 30th totaling \$28,364.99. She offered to answer any Board questions. Hearing none, there was a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Check Register totaling \$28,364.99, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that financial statements are included in the packet for review. There is no action necessary from the Board.

iii. Presentation of Number of Registered Voters – 594

Ms. Burns presented the number of registered voters within the District as of April 15th and the number is 594.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A

SECTION 1

RESOLUTION 2024-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Rhodine Road North Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rhodine

Road North Community Development District for the Fiscal Year Ending September 30, 2025.”

- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$ _____ to be raised to be raised by levy of assessments, pursuant to a developer funding agreement or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
CAPITAL RESERVE FUND	\$ _____
DEBT SERVICE FUND (SERIES 2019)	\$ _____
DEBT SERVICE FUND (SERIES 2022)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF JULY, 2024.

ATTEST:

**RHODINE ROAD NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: FY 2024/2025 Budget

Rhodine Road North
Community Development District

Proposed Budget
FY2025



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Rhodine Road North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 499,963	\$ 500,149	\$ -	\$ 500,149	\$ 656,057
Other Income	\$ -	\$ 60	\$ -	\$ 60	\$ -
Total Revenues	\$ 499,963	\$ 500,209	\$ -	\$ 500,209	\$ 656,057
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ 4,000	\$ 12,000
Engineering	\$ 15,000	\$ 1,515	\$ 758	\$ 2,273	\$ 12,500
Attorney	\$ 20,000	\$ 6,544	\$ 3,272	\$ 9,816	\$ 20,000
Annual Audit	\$ 6,700	\$ 2,000	\$ 4,700	\$ 6,700	\$ 6,800
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,565
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 7,110	\$ 4,240	\$ 2,120	\$ 6,360	\$ 6,678
Trustee Fees	\$ 7,759	\$ 6,829	\$ -	\$ 6,829	\$ 6,829
Management Fees	\$ 38,955	\$ 26,150	\$ 12,805	\$ 38,955	\$ 45,000
Information Technology	\$ 1,908	\$ 1,272	\$ 636	\$ 1,908	\$ 2,004
Website Maintenance	\$ 1,272	\$ 848	\$ 424	\$ 1,272	\$ 1,336
Postage & Delivery	\$ 1,000	\$ 283	\$ 142	\$ 425	\$ 500
Insurance	\$ 6,886	\$ 6,197	\$ -	\$ 6,197	\$ 6,817
Copies	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 500
Legal Advertising	\$ 5,000	\$ 2,276	\$ 1,138	\$ 3,414	\$ 2,500
Other Current Charges	\$ 2,500	\$ 319	\$ 160	\$ 479	\$ 2,500
Office Supplies	\$ 500	\$ 8	\$ 4	\$ 12	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 133,965	\$ 66,406	\$ 29,108	\$ 95,513	\$ 133,103

Rhodine Road North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Thru 9/30/24	Proposed Budget FY2025
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 12,000	\$ 10,759	\$ -	\$ 10,759	\$ 12,000
Field Management	\$ 16,695	\$ 11,130	\$ 5,565	\$ 16,695	\$ 17,530
Landscape Maintenance	\$ 100,000	\$ 74,311	\$ 34,481	\$ 108,792	\$ 125,650
Landscape Replacement	\$ 18,500	\$ -	\$ 5,000	\$ 5,000	\$ 20,000
Lake Maintenance	\$ 12,180	\$ 5,355	\$ 3,060	\$ 8,415	\$ 17,820
Streetlights	\$ 82,680	\$ 42,480	\$ 21,240	\$ 63,720	\$ 82,680
Electric	\$ 1,500	\$ 777	\$ 389	\$ 1,166	\$ 1,500
Water & Sewer	\$ 2,000	\$ 9,999	\$ 5,000	\$ 14,999	\$ 20,000
Irrigation Repairs	\$ 5,000	\$ 1,006	\$ 503	\$ 1,509	\$ 6,250
General Repairs & Maintenance	\$ 10,000	\$ 7,491	\$ 3,746	\$ 11,237	\$ 12,500
Contingency	\$ 6,500	\$ 766	\$ 383	\$ 1,149	\$ 2,500
Subtotal Field Expenditures	\$ 267,055	\$ 164,074	\$ 79,365	\$ 243,439	\$ 318,430
Amenity Expenditures					
Amenity - Electric	\$ 11,880	\$ 6,824	\$ 3,412	\$ 10,236	\$ 11,880
Amenity - Water	\$ 2,640	\$ 1,271	\$ 636	\$ 1,907	\$ 1,980
Internet	\$ 858	\$ 472	\$ 236	\$ 708	\$ 792
Playground/Furniture Lease	\$ 14,454	\$ 8,432	\$ 4,216	\$ 12,648	\$ 14,454
Pest Control	\$ 1,760	\$ 300	\$ 720	\$ 1,020	\$ 1,680
Janitorial Services	\$ 7,500	\$ 3,523	\$ 1,762	\$ 5,285	\$ 8,130
Security Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 33,000
Pool Maintenance	\$ 12,240	\$ 7,140	\$ 3,570	\$ 10,710	\$ 12,608
Amenity Management	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 12,500
Amenity Repairs & Maintenance	\$ 10,000	\$ 464	\$ 232	\$ 696	\$ 10,000
Contingency	\$ 6,500	\$ -	\$ 1,500	\$ 1,500	\$ 2,500
Shade Structure	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Subtotal Amenity Expenditures	\$ 77,832	\$ 31,759	\$ 22,950	\$ 54,709	\$ 154,524
Total Operations & Maintenance	\$ 344,887	\$ 195,833	\$ 102,315	\$ 298,148	\$ 472,954
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ 21,111	\$ -	\$ 21,111	\$ 21,111	\$ 50,000
Total Other Expenses	\$ 21,111	\$ -	\$ 21,111	\$ 21,111	\$ 50,000
Total Expenditures	\$ 499,963	\$ 262,239	\$ 152,533	\$ 414,772	\$ 656,057
Excess Revenues/(Expenditures)	\$ -	\$ 237,970	\$ (152,533)	\$ 85,437	\$ -

Adopted FY24	Proposed FY25	Net Increase/ (Decrease)
Net Per Unit	Net Per Unit	
\$841.69	\$1,104.47	\$262.78

Net Assessments	\$656,057
Add: Discounts & Collections 6%	\$41,876
Gross Assessments	\$697,933
Assessable Units	594
Gross Per Unit Assessment	\$1,174.97
Net Per Unit Assessment	\$1,104.47

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
Landscape Maintenance- South Area	\$3,750	\$45,000
Total		\$125,650

Landscape Replacement

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

Rhodine Road North Community Development District General Fund Budget

Lake Maintenance

The District has contracted with Remson Aquatics for the care and maintenance of its lakes which includes shoreline grass, brush and vegetation control.

Description	Monthly	Annually
Lake Maintenance	\$960	\$11,520
Lake Maintenance- South Area	\$275	\$3,300
Contingency		\$3,000
Total		\$17,820

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.

Rhodine Road North Community Development District General Fund Budget

Internet

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

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. The District additionally is in contract with Poop 911 to clean the two dog waste stations.

Description	Monthly	Annually
Janitorial Services	\$521	\$6,246
Dog Waste Station	\$139	\$1,664
Supplies- Dog Waste Bags		<u>\$220</u>
Total		\$8,103

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	\$1,051	<u>\$12,608</u>
Total		\$12,608

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Rhodine Road North
Community Development District
General Fund Budget

Amenity Repairs & Maintenance

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

Contingency

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

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 FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 507,737	\$ 507,928	\$ -	\$ 507,928	\$ 507,737
Interest	\$ -	\$ 20,865	\$ 5,000	\$ 25,865	\$ 12,000
Carry Forward Surplus	\$ 243,544	\$ 251,211	\$ -	\$ 251,211	\$ 276,942
Total Revenues	\$ 751,281	\$ 780,004	\$ 5,000	\$ 785,004	\$ 796,679
Expenditures					
Interest Expense - 11/1	\$ 176,531	\$ 176,531	\$ -	\$ 176,531	\$ 173,819
Principal Expense - 5/1	\$ 155,000	\$ 155,000	\$ -	\$ 155,000	\$ 160,000
Interest Expense - 5/1	\$ 176,531	\$ 176,531	\$ -	\$ 176,531	\$ 173,819
Total Expenditures	\$ 508,062	\$ 508,062	\$ -	\$ 508,062	\$ 507,638
Excess Revenues/(Expenditures)	\$ 243,219	\$ 271,942	\$ 5,000	\$ 276,942	\$ 289,042

Interest Expense 11/1/25	\$ 170,619
Total	\$ 170,619

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

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

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 260,220	\$ 260,318	\$ -	\$ 260,318	\$ 260,220
Interest	\$ -	\$ 9,085	\$ 2,500	\$ 11,585	\$ 5,000
Carry Forward Surplus	\$ 87,476	\$ 87,871	\$ -	\$ 87,871	\$ 103,118
Total Revenues	\$ 347,696	\$ 357,274	\$ 2,500	\$ 359,774	\$ 368,338
Expenditures					
Interest Expense - 11/1	\$ 80,828	\$ 80,828	\$ -	\$ 80,828	\$ 79,593
Principal Expense - 5/1	\$ 95,000	\$ 95,000	\$ -	\$ 95,000	\$ 100,000
Interest Expense - 5/1	\$ 80,828	\$ 80,828	\$ -	\$ 80,828	\$ 79,593
Total Expenditures	\$ 256,656	\$ 256,656	\$ -	\$ 256,656	\$ 259,185
Excess Revenues/(Expenditures)	\$ 91,040	\$ 100,618	\$ 2,500	\$ 103,118	\$ 109,153

Interest Expense 11/1/25	\$ 78,293
Total	\$ 78,293

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

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

Date	Balance	Prinicipal	Interest	Total
11/01/23	\$ 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 FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Interest	\$ -	\$ 1,148	\$ 250	\$ 1,398	\$ -
Carry Forward Surplus	\$ 5,000	\$ -	\$ -	\$ -	\$ 22,509
Total Revenues	\$ 5,000	\$ 1,148	\$ 250	\$ 1,398	\$ 22,509
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 21,111	\$ -	\$ 21,111	\$ 21,111	\$ 50,000
Total Other Financing Sources/(Uses)	\$ 21,111	\$ -	\$ 21,111	\$ 21,111	\$ 50,000
Excess Revenues/(Expenditures)	\$ 26,111	\$ 1,148	\$ 21,361	\$ 22,509	\$ 72,509

SECTION B

SECTION 1

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rhodine Road North Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, certain infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied assessments for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Rhodine Road North Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 11th day of July 2024.

ATTEST:

**RHODINE ROAD NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)

Rhodine Road North
Community Development District

Proposed Budget
FY2025



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Rhodine Road North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 499,963	\$ 500,149	\$ -	\$ 500,149	\$ 656,057
Other Income	\$ -	\$ 60	\$ -	\$ 60	\$ -
Total Revenues	\$ 499,963	\$ 500,209	\$ -	\$ 500,209	\$ 656,057
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ 4,000	\$ 12,000
Engineering	\$ 15,000	\$ 1,515	\$ 758	\$ 2,273	\$ 12,500
Attorney	\$ 20,000	\$ 6,544	\$ 3,272	\$ 9,816	\$ 20,000
Annual Audit	\$ 6,700	\$ 2,000	\$ 4,700	\$ 6,700	\$ 6,800
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,565
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 7,110	\$ 4,240	\$ 2,120	\$ 6,360	\$ 6,678
Trustee Fees	\$ 7,759	\$ 6,829	\$ -	\$ 6,829	\$ 6,829
Management Fees	\$ 38,955	\$ 26,150	\$ 12,805	\$ 38,955	\$ 45,000
Information Technology	\$ 1,908	\$ 1,272	\$ 636	\$ 1,908	\$ 2,004
Website Maintenance	\$ 1,272	\$ 848	\$ 424	\$ 1,272	\$ 1,336
Postage & Delivery	\$ 1,000	\$ 283	\$ 142	\$ 425	\$ 500
Insurance	\$ 6,886	\$ 6,197	\$ -	\$ 6,197	\$ 6,817
Copies	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 500
Legal Advertising	\$ 5,000	\$ 2,276	\$ 1,138	\$ 3,414	\$ 2,500
Other Current Charges	\$ 2,500	\$ 319	\$ 160	\$ 479	\$ 2,500
Office Supplies	\$ 500	\$ 8	\$ 4	\$ 12	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 133,965	\$ 66,406	\$ 29,108	\$ 95,513	\$ 133,103

Rhodine Road North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Thru 9/30/24	Proposed Budget FY2025
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 12,000	\$ 10,759	\$ -	\$ 10,759	\$ 12,000
Field Management	\$ 16,695	\$ 11,130	\$ 5,565	\$ 16,695	\$ 17,530
Landscape Maintenance	\$ 100,000	\$ 74,311	\$ 34,481	\$ 108,792	\$ 125,650
Landscape Replacement	\$ 18,500	\$ -	\$ 5,000	\$ 5,000	\$ 20,000
Lake Maintenance	\$ 12,180	\$ 5,355	\$ 3,060	\$ 8,415	\$ 17,820
Streetlights	\$ 82,680	\$ 42,480	\$ 21,240	\$ 63,720	\$ 82,680
Electric	\$ 1,500	\$ 777	\$ 389	\$ 1,166	\$ 1,500
Water & Sewer	\$ 2,000	\$ 9,999	\$ 5,000	\$ 14,999	\$ 20,000
Irrigation Repairs	\$ 5,000	\$ 1,006	\$ 503	\$ 1,509	\$ 6,250
General Repairs & Maintenance	\$ 10,000	\$ 7,491	\$ 3,746	\$ 11,237	\$ 12,500
Contingency	\$ 6,500	\$ 766	\$ 383	\$ 1,149	\$ 2,500
Subtotal Field Expenditures	\$ 267,055	\$ 164,074	\$ 79,365	\$ 243,439	\$ 318,430
Amenity Expenditures					
Amenity - Electric	\$ 11,880	\$ 6,824	\$ 3,412	\$ 10,236	\$ 11,880
Amenity - Water	\$ 2,640	\$ 1,271	\$ 636	\$ 1,907	\$ 1,980
Internet	\$ 858	\$ 472	\$ 236	\$ 708	\$ 792
Playground/Furniture Lease	\$ 14,454	\$ 8,432	\$ 4,216	\$ 12,648	\$ 14,454
Pest Control	\$ 1,760	\$ 300	\$ 720	\$ 1,020	\$ 1,680
Janitorial Services	\$ 7,500	\$ 3,523	\$ 1,762	\$ 5,285	\$ 8,130
Security Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 33,000
Pool Maintenance	\$ 12,240	\$ 7,140	\$ 3,570	\$ 10,710	\$ 12,608
Amenity Management	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 12,500
Amenity Repairs & Maintenance	\$ 10,000	\$ 464	\$ 232	\$ 696	\$ 10,000
Contingency	\$ 6,500	\$ -	\$ 1,500	\$ 1,500	\$ 2,500
Shade Structure	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Subtotal Amenity Expenditures	\$ 77,832	\$ 31,759	\$ 22,950	\$ 54,709	\$ 154,524
Total Operations & Maintenance	\$ 344,887	\$ 195,833	\$ 102,315	\$ 298,148	\$ 472,954
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ 21,111	\$ -	\$ 21,111	\$ 21,111	\$ 50,000
Total Other Expenses	\$ 21,111	\$ -	\$ 21,111	\$ 21,111	\$ 50,000
Total Expenditures	\$ 499,963	\$ 262,239	\$ 152,533	\$ 414,772	\$ 656,057
Excess Revenues/(Expenditures)	\$ -	\$ 237,970	\$ (152,533)	\$ 85,437	\$ -

Adopted FY24	Proposed FY25	Net Increase/
Net Per Unit	Net Per Unit	(Decrease)
\$841.69	\$1,104.47	\$262.78

Net Assessments	\$656,057
Add: Discounts & Collections 6%	\$41,876
Gross Assessments	\$697,933
Assessable Units	594
Gross Per Unit Assessment	\$1,174.97
Net Per Unit Assessment	\$1,104.47

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
Landscape Maintenance- South Area	\$3,750	\$45,000
Total		\$125,650

Landscape Replacement

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

Rhodine Road North Community Development District General Fund Budget

Lake Maintenance

The District has contracted with Remson Aquatics for the care and maintenance of its lakes which includes shoreline grass, brush and vegetation control.

Description	Monthly	Annually
Lake Maintenance	\$960	\$11,520
Lake Maintenance- South Area	\$275	\$3,300
Contingency		\$3,000
Total		\$17,820

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.

Rhodine Road North Community Development District General Fund Budget

Internet

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

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. The District additionally is in contract with Poop 911 to clean the two dog waste stations.

Description	Monthly	Annually
Janitorial Services	\$521	\$6,246
Dog Waste Station	\$139	\$1,664
Supplies- Dog Waste Bags		<u>\$220</u>
Total		\$8,103

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	\$1,051	<u>\$12,608</u>
Total		\$12,608

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Rhodine Road North
Community Development District
General Fund Budget

Amenity Repairs & Maintenance

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

Contingency

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

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 FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 507,737	\$ 507,928	\$ -	\$ 507,928	\$ 507,737
Interest	\$ -	\$ 20,865	\$ 5,000	\$ 25,865	\$ 12,000
Carry Forward Surplus	\$ 243,544	\$ 251,211	\$ -	\$ 251,211	\$ 276,942
Total Revenues	\$ 751,281	\$ 780,004	\$ 5,000	\$ 785,004	\$ 796,679
Expenditures					
Interest Expense - 11/1	\$ 176,531	\$ 176,531	\$ -	\$ 176,531	\$ 173,819
Principal Expense - 5/1	\$ 155,000	\$ 155,000	\$ -	\$ 155,000	\$ 160,000
Interest Expense - 5/1	\$ 176,531	\$ 176,531	\$ -	\$ 176,531	\$ 173,819
Total Expenditures	\$ 508,062	\$ 508,062	\$ -	\$ 508,062	\$ 507,638
Excess Revenues/(Expenditures)	\$ 243,219	\$ 271,942	\$ 5,000	\$ 276,942	\$ 289,042

Interest Expense 11/1/25	\$ 170,619
Total	\$ 170,619

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

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

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 260,220	\$ 260,318	\$ -	\$ 260,318	\$ 260,220
Interest	\$ -	\$ 9,085	\$ 2,500	\$ 11,585	\$ 5,000
Carry Forward Surplus	\$ 87,476	\$ 87,871	\$ -	\$ 87,871	\$ 103,118
Total Revenues	\$ 347,696	\$ 357,274	\$ 2,500	\$ 359,774	\$ 368,338
Expenditures					
Interest Expense - 11/1	\$ 80,828	\$ 80,828	\$ -	\$ 80,828	\$ 79,593
Principal Expense - 5/1	\$ 95,000	\$ 95,000	\$ -	\$ 95,000	\$ 100,000
Interest Expense - 5/1	\$ 80,828	\$ 80,828	\$ -	\$ 80,828	\$ 79,593
Total Expenditures	\$ 256,656	\$ 256,656	\$ -	\$ 256,656	\$ 259,185
Excess Revenues/(Expenditures)	\$ 91,040	\$ 100,618	\$ 2,500	\$ 103,118	\$ 109,153

Interest Expense 11/1/25	\$ 78,293
Total	\$ 78,293

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

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

Date	Balance	Prinicipal	Interest	Total
11/01/23	\$ 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 FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Interest	\$ -	\$ 1,148	\$ 250	\$ 1,398	\$ -
Carry Forward Surplus	\$ 5,000	\$ -	\$ -	\$ -	\$ 22,509
Total Revenues	\$ 5,000	\$ 1,148	\$ 250	\$ 1,398	\$ 22,509
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 21,111	\$ -	\$ 21,111	\$ 21,111	\$ 50,000
Total Other Financing Sources/(Uses)	\$ 21,111	\$ -	\$ 21,111	\$ 21,111	\$ 50,000
Excess Revenues/(Expenditures)	\$ 26,111	\$ 1,148	\$ 21,361	\$ 22,509	\$ 72,509

Rhodine Road North CDD FY 25 Assessment Roll

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773458552	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458554	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458556	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458558	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458560	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458562	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458564	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458566	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458568	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458570	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458572	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458574	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458576	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458578	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458580	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458582	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458584	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458586	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458588	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458590	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458592	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458594	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458596	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458598	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458600	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458602	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458604	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458606	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458608	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458610	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458612	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458614	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458616	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458618	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458620	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458622	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458624	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458626	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458628	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458630	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458632	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458634	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458636	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458638	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458640	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458642	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458644	1	\$1,174.97	\$1,251.06		\$2,426.03

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773458646	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458648	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458650	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458652	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458654	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458656	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458658	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458660	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458662	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458664	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458666	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458668	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458670	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458672	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458674	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458676	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458678	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458680	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458682	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458684	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458686	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458688	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458690	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458692	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458694	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458696	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458698	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458700	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458702	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458704	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458706	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458708	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458710	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458712	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458714	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458716	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458718	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458720	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458722	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458724	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458726	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458728	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458730	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458732	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458734	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458736	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458738	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458740	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458742	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458744	1	\$1,174.97	\$1,563.83		\$2,738.80
0773458746	1	\$1,174.97	\$1,251.06		\$2,426.03

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773458748	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458750	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458752	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458754	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458756	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458758	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458760	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458762	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458764	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458766	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458768	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458770	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458772	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458774	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458776	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458778	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458780	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458782	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458784	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458786	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458788	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458790	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458792	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458794	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458796	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458798	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458800	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458802	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458804	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458806	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458808	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458810	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458812	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458814	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458816	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458818	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458820	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458822	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458824	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458826	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458828	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458830	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458832	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458834	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458836	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458838	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458840	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458842	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458844	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458846	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458848	1	\$1,174.97	\$1,251.06		\$2,426.03

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773458850	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458852	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458854	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458856	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458858	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458860	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458862	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458864	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458866	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458868	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458870	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458872	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458874	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458876	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458878	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458880	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458882	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458884	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458886	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458888	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458890	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458892	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458894	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458896	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458898	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458900	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458902	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458904	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458906	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458908	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458910	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458912	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458914	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458916	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458918	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458920	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458922	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458924	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458926	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458928	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458930	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458932	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458934	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458936	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458938	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458940	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458942	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458944	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458946	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458948	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458950	1	\$1,174.97	\$1,251.06		\$2,426.03

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773458952	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458954	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458956	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458958	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458960	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458962	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458964	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458966	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458968	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458970	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458972	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458974	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458976	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458978	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458980	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458982	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458984	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458986	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458988	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458990	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458992	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458994	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458996	1	\$1,174.97	\$1,251.06		\$2,426.03
0773458998	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459000	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459002	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459004	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459006	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459008	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459010	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459012	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459014	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459016	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459018	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459020	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459022	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459024	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459026	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459028	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459030	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459032	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459034	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459036	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459038	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459040	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459042	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459044	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459046	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459048	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459050	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459052	1	\$1,174.97	\$1,251.06		\$2,426.03

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773459054	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459056	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459058	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459060	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459062	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459064	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459066	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459068	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459070	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459072	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459074	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459076	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459078	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459080	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459082	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459084	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459086	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459088	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459090	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459092	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459094	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459096	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459098	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459100	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459102	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459104	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459106	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459108	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459110	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459112	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459114	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459116	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459118	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459120	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459122	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459124	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459126	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459128	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459130	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459132	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459134	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459136	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459138	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459140	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459142	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459144	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459146	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459148	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459150	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459152	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459154	1	\$1,174.97	\$1,251.06		\$2,426.03

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773459156	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459158	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459160	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459162	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459164	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459166	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459168	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459170	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459172	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459174	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459176	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459178	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459180	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459182	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459184	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459186	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459188	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459190	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459192	1	\$1,174.97	\$1,251.06		\$2,426.03
0773459194	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459196	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459198	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459200	0	\$0.00	\$0.00		\$0.00
0773459202	0	\$0.00	\$0.00		\$0.00
0773459212	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459214	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459216	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459218	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459220	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459222	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459224	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459226	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459228	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459230	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459232	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459234	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459236	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459238	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459240	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459242	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459244	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459246	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459248	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459250	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459252	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459254	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459256	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459258	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459260	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459262	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459264	1	\$1,174.97	\$1,563.83		\$2,738.80

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773459266	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459268	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459270	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459272	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459274	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459276	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459278	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459280	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459282	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459284	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459286	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459288	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459290	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459292	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459294	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459296	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459298	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459300	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459302	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459304	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459306	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459308	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459310	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459312	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459314	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459316	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459318	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459320	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459322	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459324	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459326	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459328	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459330	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459332	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459334	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459336	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459338	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459340	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459342	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459344	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459346	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459348	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459350	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459354	0	\$0.00	\$0.00		\$0.00
0773459356	0	\$0.00	\$0.00		\$0.00
0773459392	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459394	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459396	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459398	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459400	1	\$1,174.97	\$1,563.83		\$2,738.80
0773459402	1	\$1,174.97	\$1,563.83		\$2,738.80

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773459404	1	\$1,174.97	\$1,563.83		\$2,738.80
0774363472	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363474	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363476	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363478	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363480	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363482	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363484	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363486	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363488	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363490	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363492	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363494	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363496	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363498	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363500	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363502	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363504	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363506	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363508	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363510	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363512	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363514	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363516	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363518	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363520	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363522	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363524	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363526	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363528	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363530	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363532	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363534	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363536	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363538	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363540	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363542	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363544	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363546	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363548	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363550	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363552	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363554	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363556	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363558	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363560	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363562	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363564	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363566	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363568	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363570	1	\$1,174.97		\$1,594.64	\$2,769.61

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0774363572	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363574	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363576	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363578	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363580	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363582	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363584	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363586	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363588	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363590	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363592	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363594	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363596	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363598	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363600	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363602	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363604	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363606	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363608	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363610	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363612	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363614	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363616	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363618	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363620	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363622	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363624	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363626	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363628	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363630	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363632	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363634	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363636	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363638	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363640	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363642	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363644	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363646	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363648	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363650	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363652	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363654	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363656	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363658	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363660	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363662	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363664	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363666	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363668	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363670	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363672	1	\$1,174.97		\$1,275.72	\$2,450.69

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0774363674	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363676	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363678	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363680	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363682	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363684	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363686	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363688	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363690	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363692	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363694	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363696	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363698	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363700	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363702	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363704	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363706	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363708	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363710	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363712	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363714	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363716	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363718	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363720	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363722	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363724	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363726	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363728	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363730	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363732	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363734	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363736	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363738	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363740	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363742	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363744	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363746	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363748	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363750	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363752	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363754	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363756	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363758	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363760	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363762	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363764	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363766	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363768	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363770	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363772	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363774	1	\$1,174.97		\$1,275.72	\$2,450.69

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0774363776	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363778	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363780	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363782	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363784	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363786	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363788	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363790	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363792	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363794	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363796	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363798	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363800	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363802	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363804	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363806	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363808	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363810	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363812	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363814	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363816	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363818	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363820	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363822	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363824	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363826	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363828	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363830	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363832	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363834	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363836	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363838	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363840	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363842	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363844	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363846	1	\$1,174.97		\$1,275.72	\$2,450.69
0774363848	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363850	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363852	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363854	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363856	1	\$1,174.97		\$1,594.64	\$2,769.61
0774363858					\$0.00
0774363859					\$0.00
0774363860					\$0.00
Total Gross Assessments		\$697,932.18	\$540,145.77	\$276,830.28	\$1,514,908.23
Total Net Assessments		\$656,056.25	\$507,737.02	\$260,220.46	\$1,424,013.74

SECTION VI

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024/2025; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of July 2024

ATTEST:

RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule

Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025**

The Board of Supervisors of the Rhodine Road North Community Development District will hold their regular meetings for Fiscal Year **2024/2025** at the Holiday Inn Express & Suites, 2102 N. Park Road, Plant City, Florida 33563, on the 2nd Thursday of every month at 1:30 PM unless otherwise indicated as follows:

October 10, 2024
November 14, 2024
December 12, 2024
January 9, 2025
February 13, 2025
March 13, 2025
April 10, 2025
May 8, 2025
June 12, 2025
July 10, 2025
August 14, 2025
September 11, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VII



Memorandum

To: Board of Supervisors

From: District Management

Date: July 11, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Rhodine Road North Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Rhodine Road North Community Development District

District Manager: _____

Date: _____

Print Name: _____

Rhodine Road North Community Development District

SECTION VIII

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Rhodine Road North Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Rhodine Road North Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position, thereof for the fiscal year ended September 30, 2023 in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 11, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 11, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Rhodine Road North Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$7,358,559.
- The change in the District's total net position for the fiscal year ended September 30, 2023 was \$2,470,541, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$972,208 an increase of \$351,596 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items, unassigned deficit fund balance in the capital projects fund and the remainder is unassigned fund balance in the general fund which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service and capital projects funds, all of which are major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2023	2022
Current and other assets	\$ 1,155,311	\$ 1,748,809
Capital assets, net of depreciation	19,076,247	17,218,040
Total assets	20,231,558	18,966,849
Current liabilities	397,569	1,345,880
Long-term liabilities	12,475,430	12,732,951
Total liabilities	12,872,999	14,078,831
Net position		
Net investment in capital assets	6,565,285	4,260,889
Restricted	508,439	474,861
Unrestricted	284,835	152,268
Total net position	\$ 7,358,559	\$ 4,888,018

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2023	2022
Program revenues		
Charges for services	\$ 1,273,813	\$ 941,232
Operating grants and contributions	27,566	7,575
Capital grants and contributions	2,014,384	1,639,268
General revenues		
Miscellaneous	30	3,120
Total revenues	<u>3,315,793</u>	<u>2,591,195</u>
Expenses:		
General government	112,459	101,621
Maintenance and operations	211,640	184,941
Interest	521,153	477,922
Bond issue costs	-	287,797
Total expenses	<u>845,252</u>	<u>1,052,281</u>
Change in net position	<u>2,470,541</u>	<u>1,538,914</u>
Net position - beginning	<u>4,888,018</u>	<u>3,349,104</u>
Net position - ending	<u>\$ 7,358,559</u>	<u>\$ 4,888,018</u>

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2023 was \$845,252. The costs of the District's activities were funded by program revenues. Program revenue were comprised of Developer contributions and assessment revenue. The decrease in expenses is primarily due to bond issue costs incurred during the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$19,098,432 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$22,185 has been taken, which resulted in a net book value of \$19,076,247. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$12,360,000 in Bonds outstanding and \$29,493 in notes outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates it's operations to increase as it is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Rhodine Road North Community Development District's Finance Department at 219 East Livingston Street, Orlando, FL 32801.

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities
ASSETS	
Cash	\$ 339,652
Assessments receivable	87,674
Due from Developer	84,942
Prepays and other assets	5,003
Restricted assets:	
Investments	638,040
Capital assets:	
Nondepreciable	19,046,666
Depreciable, net	29,581
Total assets	20,231,558
 LIABILITIES	
Accounts payable	15,501
Contracts and retainage payable	161,435
Due to Developer	6,167
Accrued interest payable	214,466
Non-current liabilities:	
Due within one year	250,000
Due in more than one year	12,225,430
Total liabilities	12,872,999
 NET POSITION	
Net investment in capital assets	6,565,285
Restricted for debt service	508,439
Unrestricted	284,835
Total net position	\$ 7,358,559

See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 112,459	\$ -	\$ 335	\$ -	\$ (112,124)
Maintenance and operations	211,640	503,245	-	2,014,381	2,305,986
Interest on long-term debt	521,153	770,568	27,231	3	276,649
Total governmental activities	845,252	1,273,813	27,566	2,014,384	2,470,511
General revenues:					
Miscellaneous					30
Total general revenues					30
				Change in net position	2,470,541
				Net position - beginning	4,888,018
				Net position - ending	\$ 7,358,559

See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 289,446	\$ -	\$ 50,206	\$ 339,652
Investments	-	637,965	75	638,040
Due from Developer	-	-	84,942	84,942
Assessments receivable	2,734	84,940	-	87,674
Prepaid items	5,003	-	-	5,003
Total assets	<u>\$ 297,183</u>	<u>\$ 722,905</u>	<u>\$ 135,223</u>	<u>\$ 1,155,311</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 12,348	\$ -	\$ 3,153	\$ 15,501
Contracts and retainage payable	-	-	161,435	161,435
Due to Developer	-	-	6,167	6,167
Total liabilities	<u>12,348</u>	<u>-</u>	<u>170,755</u>	<u>183,103</u>
Fund balances:				
Nonspendable:				
Prepaid items	5,003	-	-	5,003
Restricted for:				
Debt service	-	722,905	-	722,905
Unassigned	279,832	-	(35,532)	244,300
Total fund balances	<u>284,835</u>	<u>722,905</u>	<u>(35,532)</u>	<u>972,208</u>
Total liabilities and fund balances	<u>\$ 297,183</u>	<u>\$ 722,905</u>	<u>\$ 135,223</u>	<u>\$ 1,155,311</u>

See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds	\$	972,208
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	19,098,432	
Accumulated depreciation	<u>(22,185)</u>	19,076,247

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable		(214,466)
Capital lease		(29,493)
Bonds payable		<u>(12,445,937)</u>

Net position of governmental activities	\$	<u>7,358,559</u>
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See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 503,245	\$ 770,568	\$ -	\$ 1,273,813
Developer contributions	335	-	2,014,381	2,014,716
Miscellaneous revenue	30	-	-	30
Interest	-	27,231	3	27,234
Total revenues	<u>503,610</u>	<u>797,799</u>	<u>2,014,384</u>	<u>3,315,793</u>
EXPENDITURES				
Current:				
General government	112,345	-	114	112,459
Maintenance and operations	204,245	-	-	204,245
Debt service:				
Principal	9,583	245,000	-	254,583
Interest	4,870	522,438	-	527,308
Capital outlay	-	-	1,865,602	1,865,602
Total expenditures	<u>331,043</u>	<u>767,438</u>	<u>1,865,716</u>	<u>2,964,197</u>
Excess (deficiency) of revenues over (under) expenditures	172,567	30,361	148,668	351,596
OTHER FINANCING SOURCES				
Transfers in (out)	(40,000)	-	40,000	-
Total other financing sources	<u>(40,000)</u>	<u>-</u>	<u>40,000</u>	<u>-</u>
Net change in fund balances	132,567	30,361	188,668	351,596
Fund balances - beginning	<u>152,268</u>	<u>692,544</u>	<u>(224,200)</u>	<u>620,612</u>
Fund balances - ending	<u>\$ 284,835</u>	<u>\$ 722,905</u>	<u>\$ (35,532)</u>	<u>\$ 972,208</u>

See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$	351,596
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities the cost of those assets is eliminated and capitalized as capital assets in the statement of net position.		1,865,602
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.		(7,395)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		3,217
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		2,938
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		<u>254,583</u>
Change in net position of governmental activities	\$	<u>2,470,541</u>

See notes to the financial statements

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Rhodine Road North Community Development District ("District") was established on December 11, 2018, by the Board of County Commissioners of Hillsborough County, Hillsborough County Ordinance 18-35, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development and to levy and assess non-ad valorem assessments for the financing and maintenance of improvements.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at-large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2023, all of the Board members are affiliated with Clayton Properties Group ("Developer")

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District was funded with Developer contributions for the fiscal year ended September 30, 2023.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Playground equipment	7

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearing(s) are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, unless otherwise delegated by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2023:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Oblig Fund Class Y	\$ 638,040	S&P AAAM	Weighted average of the fund portfolio: 15 days
Total Investments	<u>\$ 638,040</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfer during the Fiscal Year Ended September 30, 2023 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 40,000
Capital projects	40,000	-
Total	<u>\$ 40,000</u>	<u>\$ 40,000</u>

The interfund transfers were to reallocate resources from the general fund to the capital projects fund to fund the capital reserve, which was included in the current year budget.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 17,181,064	\$ 1,865,602	\$ -	\$ 19,046,666
Total capital assets, not being depreciated	17,181,064	1,865,602	-	19,046,666
Capital assets, being depreciated				
Financed purchase assets - playground equipment	51,766	-	-	51,766
Total capital assets, being depreciated	51,766	-	-	51,766
Less accumulated depreciation for:				
Financed purchase assets - playground equipment	14,790	7,395	-	22,185
Total accumulated depreciation	14,790	7,395	-	22,185
Total capital assets, being depreciated, net	36,976	(7,395)	-	29,581
Governmental activities capital assets	\$ 17,218,040	\$ 1,858,207	\$ -	\$ 19,076,247

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$18,100,000. The infrastructure will include roadways, a stormwater management system, parks and amenities, offsite improvements, entry feature and signage, and utilities. A portion of the project costs is expected to be financed by the proceeds from the issuance of Bonds with the remainder to be funded by the Developer. Upon completion, certain assets will be owned and maintained by the County.

Depreciation was charged to maintenance and operations.

NOTE 7 – LONG-TERM LIABILITIES

Series 2019

On June 21, 2019 the District issued \$10,000,000 of Special Assessment Bonds, Series 2019 consisting of various Term Bonds with due dates ranging from May 1, 2024 – May 1, 2050 with fixed interest rates of 3.5% - 4.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing May 1, 2021 through May 1, 2050.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2022

On January 10, 2022 the District issued \$4,680,000 of Special Assessment Bonds, Series 2022 consisting of various Term Bonds with due dates ranging from May 1, 2027 – May 1, 2052 with fixed interest rates of 2.6% - 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing May 1, 2023 through May 1, 2052.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Financed Purchase Agreement

In January 2021 the District entered into a financed purchase agreement for the acquisition of playground equipment and pool furniture. The total acquisition cost of the property was \$51,766, which was recognized as a note payable obligation during the prior fiscal year. The term of the finance purchase agreement is from March 1, 2021 to March 1, 2026 and is payable in monthly installments ranging from \$600 to \$1,191.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2019	\$ 7,925,000	\$ -	\$ 150,000	\$ 7,775,000	\$ 155,000
Series 2022	4,680,000	-	95,000	4,585,000	95,000
Plus original issue premium	88,875	-	2,938	85,937	-
Note payable - financed purchase agreement	39,076	-	9,583	29,493	-
Total	<u>\$ 12,732,951</u>	<u>\$ -</u>	<u>\$ 257,521</u>	<u>\$ 12,475,430</u>	<u>\$ 250,000</u>

At September 30, 2023, the future minimum note payments on the finance purchase agreements were as follows:

Fiscal year	Amount
2024	14,453
2025	14,456
2026	6,024
Total note payments	34,933
Less: amounts representing interest	(5,440)
Notes payable	<u>\$ 29,493</u>

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Principal	Interest	Total
2024	\$ 250,000	\$ 514,717	\$ 764,717
2025	260,000	506,823	766,823
2026	270,000	497,823	767,823
2027	280,000	488,493	768,493
2028	290,000	478,763	768,763
2029-2033	1,620,000	2,225,038	3,845,038
2034-2038	1,985,000	1,873,788	3,858,788
2039-2043	2,435,000	1,430,800	3,865,800
2044-2048	3,045,000	845,213	3,890,213
2049-2052	1,925,000	167,350	2,092,350
Total	<u>\$ 12,360,000</u>	<u>\$ 9,028,808</u>	<u>\$ 21,388,808</u>

NOTE 8 – DEVELOPER/AFFILIATE TRANSACTIONS

The Developer and its affiliates own land within the District and have agreed to fund the construction project of the District. Developer contributions to the capital projects fund were \$2,014,381 during the current fiscal year. The District has recorded a receivable of \$84,942 in the capital projects fund as of September 30, 2023.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 499,963	\$ 503,245	\$ 3,282
Developer contributions	-	335	335
Miscellaneous	-	30	30
Total revenues	499,963	503,610	3,647
EXPENDITURES			
Current:			
General government	145,084	112,345	32,739
Maintenance and operations	314,879	204,245	110,634
Debt Service:			
Principal	-	9,583	(9,583)
Interest	-	4,870	(4,870)
Total Expenditures	459,963	331,043	128,920
Excess (deficiency) of revenues over (under) expenditures	40,000	172,567	132,567
OTHER FINANCING SOURCES (USES)			
Transfer in (out)	(40,000)	(40,000)	-
Total other financing sources	(40,000)	(40,000)	-
Net change in fund balances	\$ -	132,567	\$ 132,567
Fund balance - beginning		152,268	
Fund balance - ending		\$ 284,835	

See notes to required supplementary information

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	12
Employee compensation	0
Independent contractor compensation	\$2,531,587
Construction projects to begin on or after October 1; (>\$65K)	
Series 2022	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$895.41 Debt service - \$1,251.06, \$1,563.83
Special assessments collected	\$1,273,813
Outstanding Bonds:	see Note 7 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Rhodine Road North Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Rhodine Road North Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 11, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 11, 2024



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Rhodine Road North Community Development District
Hillsborough County, Florida

We have examined Rhodine Road North Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Rhodine Road North Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 11, 2024



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Rhodine Road North Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Rhodine Road North Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 11, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 11, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Rhodine Road North Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Rhodine Road North Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 11, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SECTION IX

SECTION C



Rhodine Road North CDD

Field Management Report



July 11th, 2024

Joel Blanco

Field Manager

GMS

Completed

Spruced Amenity and Entrance Landscaping Beds – Ridgewood - North

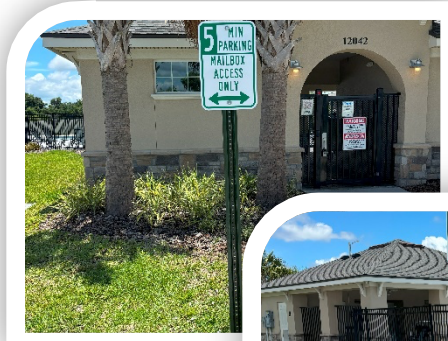
- ✚ Amenity and all 3 entrances at Ridgewood – North had their landscaping beds spruced and detailed.
- ✚ At the amenity center, copper leaf and arbutus were used to fill in open spaces in the landscaping beds with pine bark mulch added.
- ✚ At entrances, dwarf morning glories and arbutus were used to fill in open spaces in the landscaping beds with pine bark mulch added.
- ✚ Pine bark mulch was also added on oak trees surrounding the amenity and crotons at the Fishtail Entrance to pull the aesthetic of the amenity together and bring uniformity with Ridgewood – South.



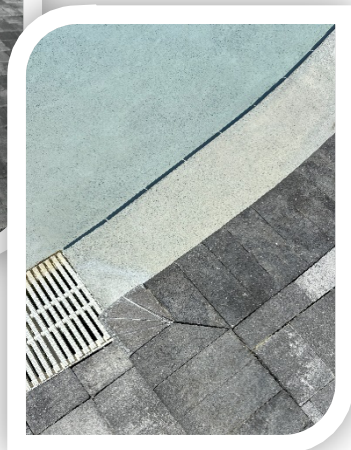
Completed

Installation of Amenity Signs – Ridgewood - North

- Maintenance installed Mailbox parking only sign at the front curbside parking of the amenity and Amenity parking only sign at the side street parking by the amenity.



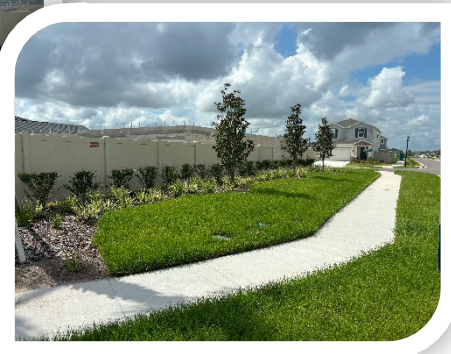
Misc. Amenity Repairs – Ridgewood - North



- During district review, GMS staff noted pool wash off station was letting out too much water and corner paver was loose at the shallow side of the pool.
- Maintenance staff replaced inner mechanism for the push button at the wash off station. Appropriate time of water is now present at the station.
- Maintenance staff replaced paver with new paver to match existing colors.

Site Items

Landscaping Review at Ridgewood - South



- ✚ GMS staff has reviewed the landscaping throughout the district.
- ✚ Landscaping throughout remain in satisfactory conditions (neat and tidy) with all areas established.
- ✚ Rain season has brought much needed water with landscaping areas more green than previous reported.
- ✚ Previously approved Bismarck palm is scheduled for removal and replacement.
- ✚ Sabal palm at the front of Ridgewood – South was found dying. Attached is a proposal for removal and replacement.

Site Items

Pond Reviews



- ✚ GMS staff reviewed dry and wet ponds throughout the district.
- ✚ As we transition to the rain season, ponds have been filled and close to previous water levels.
- ✚ Aquatic plantings remain healthy at the large pond at Ridgewood – North.
- ✚ Dry ponds remain satisfactory conditions with surrounding landscaping neat and tidy.
- ✚ Ponds have been treated for algae and edge grasses.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at jblanco@gmscfl.com. Thank you.

Respectfully,

Joel Blanco

SECTION 1



Cardinal Landscaping services of Tampa, Inc.

817 E. Okaloosa Ave.

Tampa, FL 33604

813-915-9696

Estimate

ADDRESS
Mr. Clayton Smith
Rhodine Road North CDD
11650 Rhodine Road North
Riverview, FL 33579

ESTIMATE 14242
DATE 07/05/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Sable Palm	Remove and replace 12' ct. Sable palm (removal and disposal of dead Sable palm and replace, using existing tree stakes)	1	2,260.88	2,260.88
TOTAL				\$2,260.88

Accepted By

Accepted Date

SECTION 2




My Cart



Please review your purchases and quantities, then proceed to checkout.

Estimate Shipping and Tax	
Subtotal	\$867.00
Discount (20% off + FREE Shipping (Playground & Dog Park Equipment excluded)) 20% off + FREE Shipping (Playground & Dog Park Equipment excluded)	-\$173.40
Shipping	\$0.00
Tax	\$52.02
Order Total	\$745.62

[Go to Checkout](#)

Item	Price	Qty	Subtotal
------	-------	-----	----------

Item	Price	Qty	Subtotal
 Superior Metal Pet Item: E3GREPC Colors: Green Fines on Sign: No Fine	\$289.00	3	\$867.00

Update Cart

Apply Discount Code


EW2204 Cancel Coupon

[View Coupon List](#)

More Choices:




Trash Can Liners for 10
Gallon Steel Receptacles

 Add to Cart




Pet Waste Eliminator Bags
on Rolls

 Add to Cart1




Pet Waste Eliminator Bags
on Header Cards

 Add to Cart1



10 Gallon Trash Can Liners
- 500 liners per box

 Add to Cart



Standard Pet Waste Bundles

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CONTACT US

13280 NW Freeway, Ste F356

Houston, TX 77040-6003

Phone: **1-800-790-8896**

Email: customerservice@PetWasteEliminator.com



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3 stations in total: One by entrance near Pink Plumeria Ct., Another on the common area by the conservation area on Cypress Branch St., and last station located by the end of the main road by Treetop Trace Ct.

SECTION D

SECTION 1

Rhodine Road North Community Development District

Summary of Check Register

May 1, 2024 to June 30, 2024

Fund	Date	Check No.'s		Amount
General Fund	5/8/24	607-611	\$	3,048.66
	5/22/24	612-618	\$	23,403.02
	6/3/24	619	\$	1,204.52
	6/12/24	620-621	\$	10,673.31
	6/26/24	622-626	\$	16,094.36
Total Amount			\$	54,423.87

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/24	00010	3/29/24	159	202303	320	53800	48000		GENERAL MAINT MAR24	*	632.16		
									GOVERNMENTAL MANAGEMENT SERVICES			632.16	000607
5/08/24	00042	4/25/24	0363	202304	330	57200	48200		JANITORIAL SVCS	*	520.50		
									JNJ CLEANING SERVICES LLC			520.50	000608
5/08/24	00033	4/17/24	9196	202304	310	51300	31500		ATTORNEY FEES	*	111.00		
									KILINSKI/VAN WYK, PLLC			111.00	000609
5/08/24	00022	4/30/24	117181	202305	320	53800	47300		LAKE MAINT MAY24	*	765.00		
									REMSON AQUATICS			765.00	000610
5/08/24	00040	5/01/24	10290	202305	330	53800	51000		POOL SERVICE MAY24	*	1,020.00		
									SUNCOAST POOL SERVICE			1,020.00	000611
5/22/24	00031	5/09/24	BW050924	202405	310	51300	11000		BOS MEETING 5/9/24	*	200.00		
									BRIAN WALSH			200.00	000612
5/22/24	00017	5/15/24	25101	202404	320	53800	46200		LANDSCAPE MAINT APR. 24	*	3,600.00		
		5/21/24	25110	202405	320	53800	46200		LANDSCAPE MAINT. MAY24	*	10,470.13		
									CARDINAL LANDSCAPING SVCS OF TAMPA			14,070.13	000613
5/22/24	00034	5/09/24	GP050924	202405	310	51300	11000		BOS MEETING 5/9/24	*	200.00		
									GARRET PARKINSON			200.00	000614
5/22/24	00010	4/30/24	160	202404	320	53800	48000		GENERAL MAINT. APR24	*	1,590.19		
		4/30/24	161	202404	320	53800	48000		GENERAL MAINT. APR24	*	224.98		
		5/01/24	157	202405	310	51300	34000		MANAGEMENT FEES MAY24	*	3,246.25		
		5/01/24	157	202405	310	51300	35200		WEBSITE ADMIN MAY24	*	106.00		
		5/01/24	157	202405	310	51300	35100		INFORMATION TECH MAY24	*	159.00		
		5/01/24	157	202405	310	51300	31300		DISSEMINATION AGENT MAY24	*	530.00		

RRNC RHODINE ROAD N SSSOZDA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/24	157		AMENITY ACCESS MAY24	202405	330-57200-12000			*	416.67		
5/01/24	157		OFFICE SUPPLIES MAY24	202405	310-51300-51000			*	3.01		
5/01/24	157		POSTAGE MAY24	202405	310-51300-42000			*	10.65		
5/01/24	158		FIELD MANAGEMENT MAY24	202405	320-53800-12000			*	1,391.25		
GOVERNMENTAL MANAGEMENT SERVICES										7,678.00	000615
5/22/24	00038	5/09/24	JS050924 BOS MEETING 5/9/24	202405	310-51300-11000		JEFFREY SHENEFIELD	*	200.00		
JEFFREY SHENEFIELD										200.00	000616
5/22/24	00047	5/09/24	KE050924 BOS MEETING 5/9/24	202405	310-51300-11000		KAREYANN ELLISON	*	200.00		
KAREYANN ELLISON										200.00	000617
5/22/24	00033	5/19/24	9428 GENERAL COUNSEL APR24	202404	310-51300-31500		KILINSKI/VAN WYK, PLLC	*	854.89		
KILINSKI/VAN WYK, PLLC										854.89	000618
6/03/24	00027	6/01/24	06012024 JUNE PLAYGROUND LEASE	202406	330-53800-52000		WHFS, LLC	*	1,204.52		
WHFS, LLC										1,204.52	000619
6/12/24	00016	6/03/24	25976 AUDIT FYE 9/30/23	202406	310-51300-32200		GRAU AND ASSOCIATES	*	4,700.00		
GRAU AND ASSOCIATES										4,700.00	000620
6/12/24	00010	6/01/24	162 MANAGEMENT FEES JUNE24	202406	310-51300-34000			*	3,246.25		
6/01/24	162		WEBSITE ADMIN JUNE24	202406	310-51300-35200			*	106.00		
6/01/24	162		INFORMATION TECH. JUNE24	202406	310-51300-35100			*	159.00		
6/01/24	162		DISSEMINATION AGENT JUN24	202406	310-51300-31300			*	530.00		
6/01/24	162		AMENITY ACCESS JUNE24	202406	330-57200-12000			*	416.67		
6/01/24	162		OFFICE SUPPLIES JUNE24	202406	310-51300-51000			*	2.98		
6/01/24	162		POSTAGE JUNE24	202406	310-51300-42000			*	16.34		
6/01/24	163		FIELD MANAGEMENT JUNE24	202406	320-53800-12000			*	1,391.25		

RRNC RHODINE ROAD N SSSOZDA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
6/01/24		163	MEETING ROOM	202406		320-53800	49000		GOVERNMENTAL MANAGEMENT SERVICES	*	104.82			
												5,973.31	000621	
6/26/24	00048	6/13/24	9076527 MAILING & POSTAGE JUN24	202406		310-51300	42000		ACTION MAIL SERVICES	*	725.15			
												725.15	000622	
6/26/24	00017	6/26/24	25176 LANDSCAPE MAINT. JUNE24	202406		320-53800	46200		CARDINAL LANDSCAPING SVCS OF TAMPA	*	10,470.13			
												10,470.13	000623	
6/26/24	00036	6/26/24	7219987 POOL PERMIT JUN24	202406		330-57200	49000		FLORIDA DEPARTMENT OF HEALTH	*	275.00			
												275.00	000624	
6/26/24	00033	6/23/24	9646 GENERAL COUNSEL JUN24	202405		310-51300	31500		KILINSKI/VAN WYK, PLLC	*	1,894.48			
												1,894.48	000625	
6/26/24	00008	6/26/24	347602 LEGAL AD JUN24	202406		310-51300	48000		TIMES PUBLISHING COMPANY	*	2,729.60			
												2,729.60	000626	
											TOTAL FOR BANK A	54,423.87		
											TOTAL FOR REGISTER	54,423.87		

RRNC RHODINE ROAD N SSZOZDA

SECTION 2

Rhodine Road North
Community Development District

Unaudited Financial Reporting
May 31, 2024



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5	<hr/>	Debt Service Fund Series 2022
6	<hr/>	Capital Projects Fund Series 2019
7	<hr/>	Capital Projects Fund Series 2022
8	<hr/>	Capital Reserve Fund
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11	<hr/>	Long Term Debt Report
12	<hr/>	Assessment Receipt Schedule

Rhodine Road North
Community Development District
Combined Balance Sheet
May 31, 2024

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Funds</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 531,496	\$ -	\$ -	\$ 531,496
Capital Projects Account	\$ -	\$ -	\$ 573	\$ 573
Investments:				
Money Market Account	\$ -	\$ -	\$ 41,148	\$ 41,148
Series 2019				
Reserve	\$ -	\$ 253,713	\$ -	\$ 253,713
Revenue	\$ -	\$ 264,490	\$ -	\$ 264,490
Prepayment	\$ -	\$ 709	\$ -	\$ 709
Construction	\$ -	\$ -	\$ 0	\$ 0
Series 2022				
Reserve	\$ -	\$ 130,110	\$ -	\$ 130,110
Revenue	\$ -	\$ 97,163	\$ -	\$ 97,163
Construction	\$ -	\$ -	\$ 12	\$ 12
Due from General Fund	\$ -	\$ 10,198	\$ -	\$ 10,198
Prepaid Expenses	\$ 2,215	\$ -	\$ -	\$ 2,215
Total Assets	\$ 533,711	\$ 756,383	\$ 41,733	\$ 1,331,827
Liabilities:				
Accounts Payable	\$ 2,736	\$ -	\$ -	\$ 2,736
Accrued Expenses	\$ 1,020	\$ -	\$ -	\$ 1,020
Due to Debt Service	\$ 10,198	\$ -	\$ -	\$ 10,198
Retainage Payable	\$ -	\$ -	\$ 76,494	\$ 76,494
Total Liabilities	\$ 13,954	\$ -	\$ 76,494	\$ 90,448
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,215	\$ -	\$ -	\$ 2,215
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 525,654	\$ -	\$ 525,654
Debt Service - Series 2022	\$ -	\$ 230,729	\$ -	\$ 230,729
Capital Projects - Series 2019	\$ -	\$ -	\$ 573	\$ 573
Capital Projects - Series 2022	\$ -	\$ -	\$ (76,482)	\$ (76,482)
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 41,148	\$ 41,148
Unassigned	\$ 517,543	\$ -	\$ -	\$ 517,543
Total Fund Balances	\$ 519,757	\$ 756,383	\$ (34,761)	\$ 1,241,379
Total Liabilities & Fund Balance	\$ 533,711	\$ 756,383	\$ 41,733	\$ 1,331,827

Rhodine Road North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 499,963	\$ 499,963	\$ 500,149	\$ 186
Total Revenues	\$ 499,963	\$ 499,963	\$ 500,209	\$ 246
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,000	\$ 6,000
Engineering	\$ 15,000	\$ 10,000	\$ 1,515	\$ 8,486
Attorney	\$ 20,000	\$ 13,333	\$ 6,544	\$ 6,790
Annual Audit	\$ 6,700	\$ 2,000	\$ 2,000	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,110	\$ 4,740	\$ 4,240	\$ 500
Trustee Fees	\$ 7,759	\$ 6,829	\$ 6,829	\$ -
Management Fees	\$ 38,955	\$ 25,970	\$ 26,150	\$ (180)
Information Technology	\$ 1,908	\$ 1,272	\$ 1,272	\$ -
Website Maintenance	\$ 1,272	\$ 848	\$ 848	\$ -
Postage & Delivery	\$ 1,000	\$ 667	\$ 283	\$ 384
Insurance	\$ 6,886	\$ 6,886	\$ 6,197	\$ 689
Copies	\$ 1,000	\$ 667	\$ -	\$ 667
Legal Advertising	\$ 5,000	\$ 3,333	\$ 2,276	\$ 1,058
Other Current Charges	\$ 2,500	\$ 1,667	\$ 319	\$ 1,348
Office Supplies	\$ 500	\$ 333	\$ 8	\$ 325
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 133,965	\$ 92,470	\$ 66,405	\$ 26,065

Rhodine Road North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 12,000	\$ 12,000	\$ 10,759	\$ 1,241
Field Management	\$ 16,695	\$ 11,130	\$ 11,130	\$ -
Landscape Maintenance	\$ 100,000	\$ 66,667	\$ 74,311	\$ (7,644)
Landscape Replacement	\$ 18,500	\$ 12,333	\$ -	\$ 12,333
Lake Maintenance	\$ 12,180	\$ 8,120	\$ 5,355	\$ 2,765
Streetlights	\$ 82,680	\$ 55,120	\$ 42,480	\$ 12,640
Electric	\$ 1,500	\$ 1,000	\$ 777	\$ 223
Water & Sewer	\$ 2,000	\$ 1,333	\$ 9,999	\$ (8,666)
Irrigation Repairs	\$ 5,000	\$ 3,333	\$ 1,006	\$ 2,327
General Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 7,491	\$ (824)
Contingency	\$ 6,500	\$ 4,333	\$ 766	\$ 3,568
Subtotal Field Expenditures	\$ 267,055	\$ 182,037	\$ 164,073	\$ 17,963
Amenity Expenditures				
Amenity - Electric	\$ 11,880	\$ 7,920	\$ 6,824	\$ 1,096
Amenity - Water	\$ 2,640	\$ 1,760	\$ 1,271	\$ 489
Internet	\$ 858	\$ 572	\$ 472	\$ 100
Playground/Furniture Lease	\$ 14,454	\$ 9,636	\$ 8,432	\$ 1,204
Pest Control	\$ 1,760	\$ 1,173	\$ 300	\$ 873
Janitorial Services	\$ 7,500	\$ 5,000	\$ 3,523	\$ 1,477
Security Services	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Pool Maintenance	\$ 12,240	\$ 8,160	\$ 7,140	\$ 1,020
Amenity Access Management	\$ 5,000	\$ 3,333	\$ 3,333	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 464	\$ 6,203
Contingency	\$ 6,500	\$ 4,333	\$ -	\$ 4,333
Subtotal Amenity Expenditures	\$ 77,832	\$ 51,888	\$ 31,759	\$ 20,129
Total Operations & Maintenance	\$ 344,887	\$ 233,925	\$ 195,832	\$ 38,093
Total Expenditures	\$ 478,852	\$ 326,394	\$ 262,237	\$ 64,158
Excess (Deficiency) of Revenues over Expenditures	\$ 21,111		\$ 237,972	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (21,111)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (21,111)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 237,972	
Fund Balance - Beginning	\$ -		\$ 281,785	
Fund Balance - Ending	\$ -		\$ 519,757	

Rhodine Road North

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 507,737	\$ 507,737	\$ 507,928	\$ 191
Interest	\$ -	\$ -	\$ 20,865	\$ 20,865
Total Revenues	\$ 507,737	\$ 507,737	\$ 528,793	\$ 21,056
Expenditures:				
Interest - 11/1	\$ 176,531	\$ 176,531	\$ 176,531	\$ (0)
Principal - 5/1	\$ 155,000	\$ 155,000	\$ 155,000	\$ -
Interest - 5/1	\$ 176,531	\$ 176,531	\$ 176,531	\$ (0)
Total Expenditures	\$ 508,063	\$ 508,062	\$ 508,063	\$ (1)
Excess (Deficiency) of Revenues over Expenditures	\$ (326)		\$ 20,731	
Fund Balance - Beginning	\$ 243,544		\$ 504,924	
Fund Balance - Ending	\$ 243,218		\$ 525,654	

Rhodine Road North

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 260,220	\$ 260,220	\$ 260,318	\$ 98
Interest	\$ -	\$ -	\$ 9,085	\$ 9,085
Total Revenues	\$ 260,220	\$ 260,220	\$ 269,403	\$ 9,183
Expenditures:				
Interest - 11/1	\$ 80,828	\$ 80,828	\$ 80,828	\$ 1
Principal - 5/1	\$ 95,000	\$ 95,000	\$ 95,000	\$ -
Interest - 5/1	\$ 80,828	\$ 80,828	\$ 80,828	\$ 1
Total Expenditures	\$ 256,655	\$ 256,656	\$ 256,655	\$ 1
Excess (Deficiency) of Revenues over Expenditures	\$ 3,565		\$ 12,748	
Fund Balance - Beginning	\$ 87,476		\$ 217,981	
Fund Balance - Ending	\$ 91,041		\$ 230,729	

Rhodine Road North

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 05/31/24	Thru 05/31/24	
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Other Current Charges	\$ -	\$ -	\$ 313	\$ (313)
Total Expenditures	\$ -	\$ -	\$ 313	\$ (313)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (313)	
Fund Balance - Beginning	\$ -	\$ -	\$ 886	
Fund Balance - Ending	\$ -	\$ -	\$ 573	

Rhodine Road North

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 106,227	\$ 106,227
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 106,229	\$ 106,229
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 106,288	\$ (106,288)
Total Expenditures	\$ -	\$ -	\$ 106,288	\$ (106,288)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (60)	
Fund Balance - Beginning	\$ -		\$ (76,423)	
Fund Balance - Ending	\$ -		\$ (76,482)	

Rhodine Road North

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,148	\$ 1,148
Total Revenues	\$ -	\$ -	\$ 1,148	\$ 1,148
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,148	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 21,111	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 21,111	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 21,111		\$ 1,148	
Fund Balance - Beginning	\$ 80,000		\$ 40,000	
Fund Balance - Ending	\$ 101,111		\$ 41,148	

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	\$ -	\$ 26,176	\$ 467,334	\$ 2,853	\$ 529	\$ 821	\$ 2,436	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,149
Total Revenues	\$ -	\$ 26,176	\$ 467,334	\$ 2,853	\$ 529	\$ 821	\$ 2,436	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ 500,209
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Engineering	\$ -	\$ 463	\$ -	\$ -	\$ 865	\$ 188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,515
Attorney	\$ 239	\$ 2,045	\$ 842	\$ 596	\$ 74	\$ -	\$ 855	\$ 1,894	\$ -	\$ -	\$ -	\$ -	\$ 6,544
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 530	\$ 530	\$ 530	\$ 530	\$ 530	\$ 530	\$ 530	\$ 530	\$ -	\$ -	\$ -	\$ -	\$ 4,240
Trustee Fees	\$ 3,798	\$ -	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,829
Management Fees	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,426	\$ 3,246	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ -	\$ 26,150
Information Technology	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ -	\$ -	\$ -	\$ -	\$ 1,272
Website Maintenance	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ 848
Postage & Delivery	\$ 59	\$ 10	\$ 76	\$ 33	\$ 47	\$ 8	\$ 39	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ 283
Insurance	\$ 6,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,197
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,276
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 39	\$ 41	\$ 41	\$ 41	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ 319
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 0	\$ 0	\$ 1	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,074	\$ 6,998	\$ 5,001	\$ 4,709	\$ 10,278	\$ 4,278	\$ 7,276	\$ 6,791	\$ -	\$ -	\$ -	\$ -	\$ 66,405

Rhodine Road North
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 10,759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,759
Field Management	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	11,130
Landscape Maintenance	\$ 10,520	\$ 8,620	\$ 10,520	\$ 8,620	\$ 6,720	\$ 8,520	\$ 10,320	\$ 10,470	\$ -	\$ -	\$ -	\$ -	74,311
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 765	\$ 765	\$ 765	\$ 765	\$ 765	\$ 765	\$ 765	\$ -	\$ -	\$ -	\$ -	\$ -	5,355
Streetlights	\$ 5,255	\$ 5,255	\$ 5,255	\$ 5,255	\$ 5,365	\$ 5,365	\$ 5,365	\$ 5,365	\$ -	\$ -	\$ -	\$ -	42,480
Electric	\$ 206	\$ 78	\$ 89	\$ 82	\$ 87	\$ 78	\$ 73	\$ 84	\$ -	\$ -	\$ -	\$ -	777
Water & Sewer	\$ 48	\$ 177	\$ 1,277	\$ 3,261	\$ 1,742	\$ 1,549	\$ 1,946	\$ -	\$ -	\$ -	\$ -	\$ -	9,999
Irrigation Repairs	\$ 546	\$ 461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,006
General Repairs & Maintenance	\$ 2,959	\$ -	\$ 868	\$ 757	\$ 1,093	\$ -	\$ 1,815	\$ -	\$ -	\$ -	\$ -	\$ -	7,491
Contingency	\$ -	\$ -	\$ -	\$ 116	\$ -	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	766
Subtotal Field Expenditures	\$ 32,449	\$ 16,747	\$ 20,166	\$ 20,247	\$ 17,162	\$ 18,318	\$ 21,675	\$ 17,310	\$ -	\$ -	\$ -	\$ -	164,073
Amenity Expenditures													
Amenity - Electric	\$ 919	\$ 853	\$ 916	\$ 874	\$ 904	\$ 774	\$ 768	\$ 815	\$ -	\$ -	\$ -	\$ -	6,824
Amenity - Water	\$ 156	\$ 155	\$ 181	\$ 127	\$ 111	\$ 126	\$ 210	\$ 207	\$ -	\$ -	\$ -	\$ -	1,271
Internet	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 66	\$ -	\$ -	\$ -	\$ -	472
Playground/Furniture Lease	\$ 1,205	\$ 1,205	\$ 1,205	\$ 1,205	\$ 1,205	\$ 1,205	\$ 1,205	\$ -	\$ -	\$ -	\$ -	\$ -	8,432
Pest Control	\$ 120	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Janitorial Services	\$ 681	\$ 641	\$ 641	\$ 558	\$ 483	\$ 521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,523
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 1,020	\$ 1,020	\$ 1,020	\$ 1,020	\$ 1,020	\$ 1,020	\$ 1,020	\$ -	\$ -	\$ -	\$ -	\$ -	7,140
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	3,333
Amenity Repairs & Maintenance	\$ -	\$ 190	\$ -	\$ 274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	464
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 4,575	\$ 4,717	\$ 4,437	\$ 4,532	\$ 4,197	\$ 4,119	\$ 3,677	\$ 1,505	\$ -	\$ -	\$ -	\$ -	31,759
Total Operations & Maintenance	\$ 37,023	\$ 21,465	\$ 24,603	\$ 24,778	\$ 21,359	\$ 22,437	\$ 25,352	\$ 18,815	\$ -	\$ -	\$ -	\$ -	195,832
Total Expenditures	\$ 58,097	\$ 28,463	\$ 29,604	\$ 29,487	\$ 31,637	\$ 26,715	\$ 32,628	\$ 25,606	\$ -	\$ -	\$ -	\$ -	262,237
Excess (Deficiency) of Revenues over Expenditures	\$ (58,097)	\$ (2,287)	\$ 437,731	\$ (26,634)	\$ (31,108)	\$ (25,894)	\$ (30,192)	\$ (25,546)	\$ -	\$ -	\$ -	\$ -	237,972
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (58,097)	\$ (2,287)	\$ 437,731	\$ (26,634)	\$ (31,108)	\$ (25,894)	\$ (30,192)	\$ (25,546)	\$ -	\$ -	\$ -	\$ -	237,972

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)
Less: Principal Payment - 5/1/23		(\$150,000)
Less: Principal Payment - 5/1/24		(\$155,000)
Current Bonds Outstanding		\$7,855,000

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
Less: Principal Payment - 5/1/23		(\$95,000)
Less: Principal Payment - 5/1/24		(\$95,000)
Current Bonds Outstanding		\$4,490,000

Rhodine Road North
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessment: \$ 531,873.54 \$ 540,145.77 \$ 276,830.28 \$ 1,348,849.59
Net Assessments \$ 499,961.13 \$ 507,737.02 \$ 260,220.46 \$ 1,267,918.61

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	39%	40%	21%	100%
							General Fund	2019 Debt Service	2022 Debt Service	Total
11/8/23	10/01/2023-10/31/2023	\$ 3,980.59	\$ (182.15)	\$ (75.97)	\$ -	\$ 3,722.47	\$ 1,467.83	\$ 1,490.66	\$ 763.98	\$ 3,722.47
11/17/23	11/01/2023-11/17/2023	\$ 36,343.38	\$ (1,453.77)	\$ (697.79)	\$ -	\$ 34,191.82	\$ 13,482.40	\$ 13,692.09	\$ 7,017.34	\$ 34,191.83
11/22/23	11/11/2023-11/18/2023	\$ 30,259.91	\$ (1,210.43)	\$ (580.99)	\$ -	\$ 28,468.49	\$ 11,225.59	\$ 11,400.18	\$ 5,842.71	\$ 28,468.48
12/05/23	11/19/2023-11/26/2023	\$ 101,482.50	\$ (4,059.43)	\$ (1,948.46)	\$ -	\$ 95,474.61	\$ 37,647.21	\$ 38,232.73	\$ 19,594.67	\$ 95,474.61
12/07/23	11/27/2023-11/30/2023	\$ 1,148,149.44	\$ (45,926.74)	\$ (22,044.46)	\$ -	\$ 1,080,178.24	\$ 425,932.02	\$ 432,556.54	\$ 221,689.69	\$ 1,080,178.25
12/15/23	12/1/2023-12/10/2023	\$ 10,112.79	\$ (395.81)	\$ (194.34)	\$ -	\$ 9,522.64	\$ 3,754.93	\$ 3,813.33	\$ 1,954.37	\$ 9,522.63
01/05/24	12/11/2023-12/31/2023	\$ 7,611.00	\$ (228.33)	\$ (147.65)	\$ -	\$ 7,235.02	\$ 2,852.89	\$ 2,897.26	\$ 1,484.87	\$ 7,235.02
02/06/24	Bank Interest	\$ -	\$ -	\$ -	\$ 1,341.17	\$ 1,341.17	\$ 528.85	\$ 537.07	\$ 275.25	\$ 1,341.17
03/04/24	02/01/2024-02/29/2024	\$ 2,146.47	\$ (21.47)	\$ (42.50)	\$ -	\$ 2,082.50	\$ 821.16	\$ 833.94	\$ 427.40	\$ 2,082.50
04/02/24	03/01/2024-03/31/2024	\$ 6,304.27	\$ -	\$ (126.08)	\$ -	\$ 6,178.19	\$ 2,436.16	\$ 2,474.05	\$ 1,267.98	\$ 6,178.19
Total		\$ 1,346,390.35	\$ (53,478.13)	\$ (25,858.24)	\$ 1,341.17	\$ 1,268,395.15	\$ 500,149.04	\$ 507,927.85	\$ 260,318.26	\$ 1,268,395.15

0 100% Net Percent Collected
Balance Remaining to Collect