

*Rhodine Road North  
Community Development District*

*Meeting Agenda*

*January 9, 2025*

# AGENDA

# *Rhodine Road North*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

January 2, 2025

### **Board of Supervisors Meeting** **Rhodine Road North Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Rhodine Road North Community Development District** will be held **Thursday, January 9, 2025 at 1:30 PM** at the **Fairfield Inn & Suites Lakeland Plant City, 4307 Sterling Commerce Drive, Plant City, Florida 33566.**

**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:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
  - A. Acceptance of Resignation of Jeffrey Shenefield
  - B. Appointment to Fill Vacant Board Seat #3
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2025-01 Appointing an Assistant Secretary
4. Approval of Minutes of the July 11, 2024 Audit Committee Meeting & Board of Supervisors Meeting
5. Consideration of Resolution 2025-02 Directing Chairman and District Staff to File a Petition Amending District Boundaries
6. Consideration of Boundary Amendment Funding Agreement
7. Ratification of Audit Services Engagement Letter for Fiscal Year 2024 through Fiscal Year 2028 Audits with Grau & Associates
8. Presentation of Arbitrage Rebate Report for Series 2019 Bonds
9. Ratification of Agreement for Pet Waste Station Maintenance Services
10. Consideration of Resolution 2025-03 Authorizing the Establishment of an SBA Account
11. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Sabal Palm Removal & Replacement (Ridgewood South Frontage Area)

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<sup>1</sup> Comments will be limited to three (3) minutes

- ii. Consideration of Proposal for Installation of Additional Landscape Lighting (Ridgewood South Front Area & Ridgewood North Amenity Area) *(to be provided under separate cover)*
- iii. Consideration of Proposal for Installation of Mailbox Lighting (Ridgewood South) *(to be provided under separate cover)*

D. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement

12. Other Business

13. Supervisors Requests and Audience Comments

14. Adjournment

# SECTION III

# SECTION A

**From:** Jeff Shenefield  
**Subject:** Resignation  
**Date:** November 13, 2024  
**To:** Jillian Burns

Jill,

Please accept my resignation from all CDD boards of which I am a Supervisor.

Jeff Shenefield

# SECTION D



**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT ELECTING AN ASSISTANT SECRETARY OF THE DISTRICT, 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*; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

**SECTION 1. DISTRICT OFFICERS.** The following persons are elected to the offices shown:

Assistant Secretary \_\_\_\_\_

**SECTION 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 9th day of January 2025

ATTEST:

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# MINUTES

**MINUTES OF MEETING  
RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee meeting of the Board of Supervisors of the Rhodine Road North Community Development District was held on Thursday, **July 11, 2024** at 1:35 p.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Garret Parkinson	Assistant Secretary
Kareyann Ellison	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Lauren Gentry	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS
Rich McGrath	GMS Staff

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 1:35 p.m. Four Supervisors were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated the Board appoints an Audit Committee and most of the time the Board appoints themselves as the Audit Committee and then the Audit Committee makes recommendation to the Board on who to select as an auditor. There were no public comments at this time.

**THIRD ORDER OF BUSINESS**

**Review of Proposals and Tally of Audit Committee Members Rankings**

**A. Grau & Associates**

Ms. Burns noted they received one response to the RFQ that was issued for auditing service from Grau & Associates who is the current auditor. Mr. Walsh noted ability of personnel 20, proposers experience 20, understanding scope of work 20, ability to furnish the required services 20, pricing 20 for a total of 100 points out of 100 so they were the highest and only ranked so we will select Grau & Associates.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Proposal and Tally of Audit Committee Members Rankings to Grau & Associates, was approved.

**FOURTH ORDER OF BUSINESS                      Adjournment**

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

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**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, **July 11, 2024** at 1:35 p.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Garret Parkinson	Assistant Secretary
Kareyann Ellison	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Lauren Gentry	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS
Rich McGrath	GMS Staff

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated comments will be taken on items on the agenda not related to the budget first. Please keep comments to three minutes.

Resident – expressed concerns about adding pet waste stations.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the May 9, 2024  
Board of Supervisors Meetings**

Ms. Burns presented the minutes from the May 9, 2024 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. Andrade, seconded by Mr. Walsh, with all in favor, the Minutes of the May 9, 2024 Board of Supervisors Meetings, were approved.

**FOURTH ORDER OF BUSINESS**

**Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award**

Ms. Burns noted the Audit Committee meeting took place just prior to the Board of Supervisors meeting and Grau & Associates was ranked one. If the Board wants to accept the rankings of the Audit Committee and authorize staff to send notice of intent to award to Grau and authorize counsel to review the form of agreement.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award to Grau & Associates and authorize Counsel to Review the Form of Agreement, was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget**

Ms. Burns stated this public hearing has been advertised in the paper and a mailed notice sent to all property owners within the District. She asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated the Board approved a preliminary budget done at a prior meeting and that sets the cap for the most amount the assessment could be for that year based on the mailed notice sent. It is sent to the city or county 60 days prior to the public hearing date which is today. Some line items were increased including landscape maintenance, landscape replacement, water and sewer and general repair and maintenance. The last assessment increase was in 2021. A few items were added at the request of residents, adding security to the pool, shade structure over the playground, and increase in capital reserve transfer.

- Resident (Ross) – number of resident requests to get items on the agenda? Not wanting any of these items approved that would affect yearly increase.
- Resident (Seth Maury – 12346 Terrace Bluff) – How budget impacts CDD fees, North has amenities, South pays more with less. How are landscape projects going to improve

community? Add mature trees instead of shade structure. Cost analysis regular to solar lights at entrance & cost of replacing them. Measures to prevent theft? Security guard duties/responsibilities/authority? Cost of hiring security, increase CDD fee? Installing entrance gate/cut out solicitation. Maintenance cost of shade structure. Cost analysis lease/purchase pool furniture?

- Resident (Rachel Moffet) commented on infestation of water midges.
- Resident (Melanie Clark) commented on midge infestation, mosquitos, trash in lakes/maintenance, cracked sidewalks, people jumping fence in pool area suggested barbed wire or raising height, floats/water wings, umbrella for shade, common areas not managed properly, between Downey Birch & Stone Pine is a jungle, pool security.
- Resident (Megan Smith) supported previous comments. Landscaping maintenance needs reviewed. Trash in lake 2 weeks. Opposes pool security.
- Resident (Ron Morgan) – Seconded Ross and Megan’s concerns about the pool security and playground.
- Resident (Edwin – 111919 Stone Pine St.) – Opposed to gates at entrance, waste of money. Against security guard. Supports shade structure for kids. Garbage in retention ponds x2 weeks. Things are going up but getting less service.

Ms. Burns noted roads are owned by the county so the community cannot be gated. Shade structure at playground is commercial grade made to cover whole playground and withstand storms/hurricane wind increasing cost. A Board member noted due to negative feedback on security, don’t think it will be necessary but would spend money on shade structure. Quote based on security vendor used in other communities with remote guarding and live dual program staffed under 40 hours/week, \$31,000/year. Install cameras remotely monitored/motion detected/voice call down. Live guard 16 hours/week to enforce pool rules. Insurance will not allow barbed wire. Water wings/life jackets allowed per the rules. Large rafts/floats not allowed due to safety. Landscape vendor onsite every two weeks to treat ponds, can only use a certain amount of chemicals by law. Contact Joel for review if excessive trash is seen in pond. Spraying for mosquitos is a county service, request service at their Hillsborough Co. website. Best preventative measure for midges is stocking ponds with fish. Cost depends on size of pond. Meet with Joel regarding stocking pond with fish after meeting. The amenity center is for everyone within Rhodine Road. Landscape improvements - replaced some plants, added trees, if sod needs replaced bring that concern to Joel. Sidewalks are owned by the county.

Lease/purchase of playground and pool furniture – financed over 5 years. Solar lights were stolen once and replaced. No electric at monuments. Solicitation is an HOA issue.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2024-05 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds**

Ms. Burns stated this is included in the agenda package for review. Of the \$262 proposed increase, about \$130 of those items are increases to line items because of either additional property to maintain or the price of that service has gone up. The shade structure at \$45,000 is about \$75 per household per year. Security service is about \$55 annually per household increase. Ms. Burns suggested leaving security at \$5,000. Maintenance long term for shade structure would be pressure washing and insurance would cover if any tornado/hurricane damage.

- Resident 12346 Terrace Bluff – has an 18-month-old, agrees with shade structure.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-05 Adopting the Districts Fiscal Year 2024/2025 Budget and Appropriating Funds, Eliminate all but \$5,000 on Security as Amended, was approved.

**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated this imposes the assessment for collection on the tax bill.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns stated this is included in the package for review.



On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-07  
Designation of a Regular Monthly Meeting  
Date, Time, and Location for Fiscal Year  
2024/2025**

Ms. Burns stated the schedule will be the same 1:30 p.m. at this location on the second Thursday of the month.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2024-07 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Adoption of Goals and  
Objectives for the District**

Ms. Burns noted this a new requirement under Florida Statute that all CDD’s adopt annual goals and objectives. It needs to be completed by October 1<sup>st</sup> of each year. Staff reviewed and put together some goals and objectives.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Adoption of Goals and Objectives for the District, was approved.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2023 Audit Report**

Ms. Burns stated the District is required to get an annual audit. This report was due to the state by June 30<sup>th</sup> and has been submitted to them. There were no matters of noncompliance. The District doesn’t meet any conditions for a financial emergency. It is a clean audit.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2023 Audit Report, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Discussion Regarding Phase 2 Conveyance Documents**

Ms. Gentry noted the Phase 1 common areas are progressing and will likely be complete and ready for turnover sometime in the next few months. The request from the Board is to authorize her to prepare the conveyance documents subject to sign off from staff that everything is complete.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Authorizing Counsel to Prepare Phase 2 Conveyance Documents, were approved.

**B. Engineer**

The District Engineer is not on the line today. The CDD does have an engineer as well who usually only attends if there are engineering related issues on the agenda.

**C. Field Manager’s Report**

Mr. Blanco presented the field manager’s report.

**i. Consideration of Proposal to Replace Sabal Palm Tree**

Mr. Blanco presented a proposal from Cardinal to replace the Sabal Palm for \$2,260.88. A Board member noted Highland will take care of the tree.

**ii. Consideration of Proposal for Pet Waste Stations**

Mr. Blanco presented a proposal from Pet Waste Eliminator to install a pet waste station on Cypress Branch Street.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Proposal for Pet Waste Station, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register included in the agenda package for review.

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

**ii. Balance Sheet and Income Statement**

Ms. Burns stated the financial statements through May are included in the package for review. There is no action necessary from the Board.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Resident asked what the CDD payoff costs? Ms. Burns asked the resident to email her his address to get that figure. A Board member noted if you want to pay off your CDD, there is a principal balance that you can write a check to pay off and it will not be on your taxes anymore, the O&M will be but not that debt portion. Ms. Gentry noted the debt payment runs with the property so you are only responsible for paying the yearly installments while you own the property. If you are planning on selling your house in five years, you would only pay for five years and whoever buys it would take it on for the next 20 years or something like that.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION V

## RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRPERSON, VICE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH THE COUNTY OF WINTER HAVEN, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the "**Act**"), and Ordinance No. 18-35, adopted by the Board of County Commissioners of Hillsborough County, Florida, on December 11, 2028 and subsequently amended by Ordinance Nos. 19-18 and 21-27, adopted on August 13, 2019 and July 20, 2021, respectively (together, the "**Ordinance**"), and being situated within Hillsborough County, Florida (the "**County**"); and

**WHEREAS**, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

**WHEREAS**, the District presently consists of approximately 180.64 acres of land, more or less, as more fully described in the Ordinance; and

**WHEREAS**, JMBI Real Estate, LLC, an owner of certain lands within the District, including those lands anticipated to be annexed into the District (the "**Developer**"), has approached the District and requested the District petition to amend its boundaries to add approximately 10.57 acres of land, more or less, as more particularly described in the attached **Exhibit A** (the "**Expansion Parcel**"); and

**WHEREAS**, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, addition of the Expansion Parcel in **Exhibit A** to the District is not inconsistent with either the State or local comprehensive plans; and

**WHEREAS**, the area of land that will lie in the amended boundaries of the District continues to be amenable to separate special district government; and

**WHEREAS**, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal,

engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (the “**Board**”); and

**WHEREAS**, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County, and such other actions as are necessary in furtherance of the boundary amendment process.

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

**SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the County to seek the amendment of the District’s boundaries to add the lands depicted in **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District’s boundaries.

**SECTION 3.** The Board hereby authorizes the District Chairperson, Vice Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the County to amend the boundaries of the District.

**SECTION 4.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of January 2025.

ATTEST:

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Expansion Parcel

**EXHIBIT A**  
Expansion Parcel

***DESCRIPTION:***

A parcel of land being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, being described as follows:

Commence at the northeast corner of said Section 4; thence North 89°33'19" West, along the north line of said Section 4, for 663.24 feet to the point of intersection with the east line of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 4; thence South 00°29'29" West, along said east line, for 49.62 feet to the south right-of-way line of Rhodine Road per Official Records Book 8837, Page 1964 of the Public Records of Hillsborough County, Florida; thence continue South 00°29'29" West, along said line, same being the west boundary line of RIDGEWOOD SOUTH, as recorded in Plat Book 144, Page 19 of the said Public Records of Hillsborough County, for 617.72 feet to the northeast corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 4 for the POINT OF BEGINNING; thence continue South 00°29'29" West, along said line, for 694.58 feet to the southeast corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4; thence North 89°44'32" West, along the south line of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4, for 661.42 feet to the Southwest corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4; thence North 00°24'39" East, along the west line of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4, for 697.12 feet to the Northwest corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4; thence South 89°31'20" East, along the north line of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4, for 662.39 feet to the POINT OF BEGINNING.

Said parcel containing 10.57 acres, more or less.

# SECTION VI



**BOUNDARY AMENDMENT FUNDING AGREEMENT BY AND BETWEEN  
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT  
AND JMBI REAL ESTATE, LLC**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 9th day of January 2025, by and between:

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the Hillsborough County, Florida, with a mailing address c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”); and

**JMBI REAL ESTATE, LLC**, a Florida limited liability company and the owner and developer of certain lands within the District, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880 (the “**Developer**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the “**Act**”), and Ordinance No. 18-35, adopted by the Board of County Commissioners of Hillsborough County, Florida, on December 11, 2028 and subsequently amended by Ordinance Nos. 19-18 and 21-27, adopted on August 13, 2019 and July 20, 2021, respectively (together, the “**Ordinance**”), and being situated within Hillsborough County, Florida (the “**County**”); and

**WHEREAS**, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services within and without the boundaries of the District; and

**WHEREAS**, the District presently consists of approximately 180.64 acres of land, more or less, as more fully described in the Ordinance; and

**WHEREAS**, Developer has approached the District and requested the District petition to amend its boundaries to add approximately 10.57 acres of land, more or less, to the District; and

**WHEREAS**, the amendment proposed by Developer is within the amendment size restrictions contained within section 190.046(1), *Florida Statutes*, and will result in the District being comprised of approximately 191.21 acres, more or less; and

**WHEREAS**, the District agrees to petition to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County and such other actions as are necessary in furtherance of the boundary amendment process; and

**WHEREAS**, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the boundary amendment process; and

**WHEREAS**, any such work shall only be performed in accord with the authorizations of the District's Board of Supervisors (the "**Board**"); and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the Board; and

**WHEREAS**, Developer desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

**NOW, THEREFORE**, based upon good and valuable consideration and mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**SECTION 1. PROVISION OF FUNDS.** Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District staff, including legal, engineering, and managerial staff, to assist in the boundary amendment process and proceedings. Developer will make such funds available monthly, within thirty (30) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

**SECTION 2. DISTRICT USE OF FUNDS.** The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for seeking an amendment to the boundaries of the District in accord with Chapter 190, *Florida Statutes*. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the amendment of the District's boundary pursuant to Chapter 190, *Florida Statutes*, and with the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundary. The District also agrees to make monthly requests for necessary funds from Developer for reimbursement for services of the boundary amendment team, as described in Section 1 of this Agreement. The District shall not reimburse Developer for funds made available to the District under this Agreement.

**SECTION 3. DEFAULT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

**SECTION 4. ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 5. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

**SECTION 6. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

**SECTION 7. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**SECTION 8. NOTICES.** All notices, requests, consents and other communications under this Agreement (the “**Notices**”) shall be in writing and shall be delivered via electronic mail to the person so designated in writing by each party or by UPS or Fed Ex overnight mail at the addresses herein designated.

**SECTION 9. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

**SECTION 10. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party. Any purported assignment without such prior written approval shall be null and void.

**SECTION 11. CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents to and agrees that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Hillsborough County, Florida

**SECTION 12. EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

**SECTION 13. PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Developer acknowledges that the designated public records custodian for the District is **Jills Burns** (the “**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Developer shall: (1) keep and maintain public records required by the District to perform the

service; (2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Developer does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the contract, transfer to the District, at no cost, all public records in Developer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Developer, Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA, 32801 TELEPHONE: 407-841-5524, OR EMAIL: JBURNS@GMSCFL.COM.**

**SECTION 14. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

**SECTION 15. SOVEREIGN IMMUNITY.** Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

**SECTION 16. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 17. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**SECTION 18. HUMAN TRAFFICKING.** Developer certifies, by acceptance of this Agreement, that neither it nor its principals utilizes coercion for labor or services as defined in Section 787.06, *Florida Statutes*.

**IN WITNESS THEREOF,** the parties execute this agreement the day and year first written above.

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Vice/Chairperson, Board of Supervisors

**JMBI REAL ESTATE, LLC**, a Florida  
corporation

\_\_\_\_\_  
By: \_\_\_\_\_

Its: \_\_\_\_\_

# SECTION VII



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

July 22, 2024

Board of Supervisors  
Rhodine Road North Community Development District  
219 East Livingston Street  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Rhodine Road North Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2024, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Highland Meadows Community Development District as of and for the fiscal year ended September 30, 2024, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.



**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.**

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,800 for the September 30, 2024 audit. The fees for the fiscal years 2025, 2026, 2027 and 2028 will not exceed \$4,900, \$5,000, \$5,100 and \$5,200, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Rhodine Road North Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

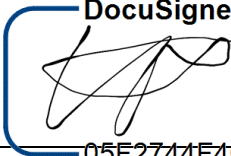


Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Rhodine Road North Community Development District.

**DocuSigned by:**



By: \_\_\_\_\_ 05F2744F40FE41E...

Title: \_\_\_\_\_ Chairman

Date: \_\_\_\_\_ 7/29/2024



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

# SECTION VIII

# **REBATE REPORT**

**\$10,000,000**

**Rhodine Road North Community Development District**

**(Hillsborough County, Florida)**

**Special Assessment Bonds, Series 2019**

**Dated: June 28, 2019**

**Delivered: June 28, 2019**

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**Rebate Report to the Computation Date**

**June 28, 2027**

**Reflecting Activity To**

**June 30, 2024**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

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

[www.amteccorp.com](http://www.amteccorp.com)

August 19, 2024

Rhodine Road North Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Re: \$10,000,000 Rhodine Road North Community Development District (Hillsborough County, Florida), Special Assessment Bonds, Series 2019

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of June 30, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

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

For the June 28, 2027 Computation Date  
Reflecting Activity from June 28, 2019 through June 30, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	1.508047%	45,841.56	(131,780.89)
Escrow Account	1.600093%	15,179.14	(40,031.04)
Reserve Account	1.414408%	28,873.01	(84,440.65)
Interest Account	1.337344%	3,250.38	(11,086.38)
Cost of Issuance Account	1.807076%	299.95	(655.21)
<b>Totals</b>	<b>1.486342%</b>	<b>\$93,444.04</b>	<b>\$(267,994.17)</b>
<b>Bond Yield</b>	<b>4.598748%</b>		
Rebate Computation Credits			(11,778.37)
<b>Net Rebatable Arbitrage</b>			<b>\$(279,772.54)</b>

**Based upon our computations, no rebate liability exists.**



# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from June 28, 2019, the date of the closing, to June 30, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 28, 2027.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between June 28, 2019 and June 30, 2024, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

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

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

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is June 28, 2027.

## DEFINITIONS

### 7. Computation Date

June 28, 2027.

## 8. Computation Period

The period beginning on June 28, 2019, the date of the closing, and ending on June 30, 2024.

## 9. Bond Year

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

## 10. Bond Yield

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

## 11. Taxable Investment Yield

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

## 12. Issue Price

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

## 13. Rebtable Arbitrage

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

## 14. Funds and Accounts

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

<b>Accounts</b>	<b>Account Number</b>
Revenue	243788000
Interest	243788001
Sinking	243788002
Reserve	243788003
Prepayment	243788004
Acquisition & Construction	243788005
Escrow Subaccount	243788006
Cost of Issuance	243788007

## **METHODOLOGY**

### **Bond Yield**

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

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of June 30, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 28, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 28, 2027, is the Rebateable Arbitrage.

**\$10,000,000**  
**Rhodine Road North Community Development District**  
**(Hillsborough County, Florida)**  
**Special Assessment Bonds, Series 2019**  
**Delivered: June 28, 2019**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$10,000,000.00</b>
<b>Total</b>	<b>\$10,000,000.00</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition &amp; Construction Account</b>	<b>\$ 6,350,600.00</b>
<b>Escrow Account</b>	<b>2,235,000.00</b>
<b>Reserve Account</b>	<b>618,187.50</b>
<b>Interest Account</b>	<b>377,487.50</b>
<b>Cost of Issuance Account</b>	<b>218,725.00</b>
<b>Underwriter's Discount</b>	<b>200,000.00</b>
<b>Total</b>	<b>\$10,000,000.00</b>

## PROOF OF ARBITRAGE YIELD

\$10,000,000  
 Rhodine Road North Community Development District  
 (Hillsborough County, Florida)  
 Special Assessment Bonds, Series 2019

Date	Debt Service	Present Value to 06/28/2019 @ 4.5987479559%
11/01/2019	153,237.50	150,875.43
05/01/2020	224,250.00	215,830.56
11/01/2020	224,250.00	210,979.36
05/01/2021	394,250.00	362,582.00
11/01/2021	221,275.00	198,927.08
05/01/2022	396,275.00	348,245.30
11/01/2022	218,212.50	187,454.23
05/01/2023	403,212.50	338,591.94
11/01/2023	214,975.00	176,464.61
05/01/2024	404,975.00	324,956.25
11/01/2024	211,650.00	166,012.95
05/01/2025	406,650.00	311,796.69
11/01/2025	207,750.00	155,710.82
05/01/2026	412,750.00	302,407.01
11/01/2026	203,650.00	145,853.29
05/01/2027	418,650.00	293,096.02
11/01/2027	199,350.00	136,427.55
05/01/2028	419,350.00	280,536.59
11/01/2028	194,950.00	127,486.19
05/01/2029	424,950.00	271,646.90
11/01/2029	190,350.00	118,945.17
05/01/2030	430,350.00	262,871.06
11/01/2030	185,550.00	110,792.14
05/01/2031	435,550.00	254,221.94
11/01/2031	179,925.00	102,658.18
05/01/2032	439,925.00	245,362.23
11/01/2032	174,075.00	94,905.74
05/01/2033	449,075.00	239,332.67
11/01/2033	167,887.50	87,463.83
05/01/2034	452,887.50	230,636.21
11/01/2034	161,475.00	80,383.97
05/01/2035	461,475.00	224,563.61
11/01/2035	154,725.00	73,600.15
05/01/2036	469,725.00	218,418.25
11/01/2036	147,637.50	67,107.18
05/01/2037	472,637.50	210,003.96
11/01/2037	140,325.00	60,948.27
05/01/2038	480,325.00	203,933.49
11/01/2038	132,675.00	55,064.22
05/01/2039	492,675.00	199,879.35
11/01/2039	124,575.00	49,404.36
05/01/2040	499,575.00	193,669.91
11/01/2040	116,137.50	44,010.97
05/01/2041	506,137.50	187,492.55
11/01/2041	106,875.00	38,700.68
05/01/2042	516,875.00	182,959.54
11/01/2042	97,137.50	33,611.16
05/01/2043	527,137.50	178,298.42
11/01/2043	86,925.00	28,740.57
05/01/2044	536,925.00	173,536.67
11/01/2044	76,237.50	24,086.48
05/01/2045	551,237.50	170,243.46
11/01/2045	64,956.25	19,610.09
05/01/2046	559,956.25	165,249.38
11/01/2046	53,200.00	15,347.03
05/01/2047	573,200.00	161,638.93
11/01/2047	40,850.00	11,260.53
05/01/2048	585,850.00	157,862.97

## PROOF OF ARBITRAGE YIELD

\$10,000,000  
 Rhodine Road North Community Development District  
 (Hillsborough County, Florida)  
 Special Assessment Bonds, Series 2019

Date	Debt Service	Present Value to 06/28/2019 @ 4.5987479559%
11/01/2048	27,906.25	7,350.59
05/01/2049	602,906.25	155,237.87
11/01/2049	14,250.00	3,586.66
05/01/2050	614,250.00	151,128.75
	19,056,962.50	10,000,000.00

Proceeds Summary

Delivery date	06/28/2019
Par Value	10,000,000.00
Target for yield calculation	10,000,000.00

## BOND DEBT SERVICE

\$10,000,000  
 Rhodine Road North Community Development District  
 (Hillsborough County, Florida)  
 Special Assessment Bonds, Series 2019

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/28/2019					
11/01/2019			153,237.50	153,237.50	
05/01/2020			224,250.00	224,250.00	377,487.50
11/01/2020			224,250.00	224,250.00	
05/01/2021	170,000	3.500%	224,250.00	394,250.00	618,500.00
11/01/2021			221,275.00	221,275.00	
05/01/2022	175,000	3.500%	221,275.00	396,275.00	617,550.00
11/01/2022			218,212.50	218,212.50	
05/01/2023	185,000	3.500%	218,212.50	403,212.50	621,425.00
11/01/2023			214,975.00	214,975.00	
05/01/2024	190,000	3.500%	214,975.00	404,975.00	619,950.00
11/01/2024			211,650.00	211,650.00	
05/01/2025	195,000	4.000%	211,650.00	406,650.00	618,300.00
11/01/2025			207,750.00	207,750.00	
05/01/2026	205,000	4.000%	207,750.00	412,750.00	620,500.00
11/01/2026			203,650.00	203,650.00	
05/01/2027	215,000	4.000%	203,650.00	418,650.00	622,300.00
11/01/2027			199,350.00	199,350.00	
05/01/2028	220,000	4.000%	199,350.00	419,350.00	618,700.00
11/01/2028			194,950.00	194,950.00	
05/01/2029	230,000	4.000%	194,950.00	424,950.00	619,900.00
11/01/2029			190,350.00	190,350.00	
05/01/2030	240,000	4.000%	190,350.00	430,350.00	620,700.00
11/01/2030			185,550.00	185,550.00	
05/01/2031	250,000	4.500%	185,550.00	435,550.00	621,100.00
11/01/2031			179,925.00	179,925.00	
05/01/2032	260,000	4.500%	179,925.00	439,925.00	619,850.00
11/01/2032			174,075.00	174,075.00	
05/01/2033	275,000	4.500%	174,075.00	449,075.00	623,150.00
11/01/2033			167,887.50	167,887.50	
05/01/2034	285,000	4.500%	167,887.50	452,887.50	620,775.00
11/01/2034			161,475.00	161,475.00	
05/01/2035	300,000	4.500%	161,475.00	461,475.00	622,950.00
11/01/2035			154,725.00	154,725.00	
05/01/2036	315,000	4.500%	154,725.00	469,725.00	624,450.00
11/01/2036			147,637.50	147,637.50	
05/01/2037	325,000	4.500%	147,637.50	472,637.50	620,275.00
11/01/2037			140,325.00	140,325.00	
05/01/2038	340,000	4.500%	140,325.00	480,325.00	620,650.00
11/01/2038			132,675.00	132,675.00	
05/01/2039	360,000	4.500%	132,675.00	492,675.00	625,350.00
11/01/2039			124,575.00	124,575.00	
05/01/2040	375,000	4.500%	124,575.00	499,575.00	624,150.00
11/01/2040			116,137.50	116,137.50	
05/01/2041	390,000	4.750%	116,137.50	506,137.50	622,275.00
11/01/2041			106,875.00	106,875.00	
05/01/2042	410,000	4.750%	106,875.00	516,875.00	623,750.00
11/01/2042			97,137.50	97,137.50	
05/01/2043	430,000	4.750%	97,137.50	527,137.50	624,275.00
11/01/2043			86,925.00	86,925.00	
05/01/2044	450,000	4.750%	86,925.00	536,925.00	623,850.00
11/01/2044			76,237.50	76,237.50	
05/01/2045	475,000	4.750%	76,237.50	551,237.50	627,475.00
11/01/2045			64,956.25	64,956.25	
05/01/2046	495,000	4.750%	64,956.25	559,956.25	624,912.50
11/01/2046			53,200.00	53,200.00	
05/01/2047	520,000	4.750%	53,200.00	573,200.00	626,400.00
11/01/2047			40,850.00	40,850.00	
05/01/2048	545,000	4.750%	40,850.00	585,850.00	626,700.00

## BOND DEBT SERVICE

\$10,000,000

Rhodine Road North Community Development District  
(Hillsborough County, Florida)  
Special Assessment Bonds, Series 2019

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2048			27,906.25	27,906.25	
05/01/2049	575,000	4.750%	27,906.25	602,906.25	630,812.50
11/01/2049			14,250.00	14,250.00	
05/01/2050	600,000	4.750%	14,250.00	614,250.00	628,500.00
	10,000,000		9,056,962.50	19,056,962.50	19,056,962.50



\$10,000,000  
Rhodine Road North Community Development District  
(Hillsborough County, Florida)  
Special Assessment Bonds, Series 2019  
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
06/28/19	Beg Bal	-6,350,600.00	-9,136,552.96
07/25/19		15,000.00	21,506.91
07/25/19		55,168.80	79,100.68
07/25/19		1,825.10	2,616.82
07/25/19		470.00	673.88
07/29/19		111,826.23	160,254.77
08/15/19		6,000.00	8,581.06
08/15/19		910.00	1,301.46
08/15/19		28,665.50	40,996.73
08/15/19		560,897.54	802,182.55
08/20/19		472,770.22	675,718.08
08/20/19		105,808.34	151,229.09
08/20/19		25,482.00	36,420.75
08/20/19		22,195.00	31,722.73
08/20/19		15,612.04	22,313.88
08/20/19		37,054.00	52,960.31
08/20/19		290.00	414.49
08/20/19		27,821.98	39,765.23
08/27/19		20,073.35	28,664.96
09/06/19		16,792.18	23,952.17
09/11/19		190,321.92	271,301.62
09/11/19		1,237.50	1,764.04
09/11/19		49,958.16	71,214.76
09/11/19		36,642.00	52,232.73
09/11/19		1,042.50	1,486.07
09/11/19		41,439.00	59,070.80
09/11/19		326.50	465.42
09/11/19		9,000.00	12,829.39
09/16/19		382,121.84	544,366.24
09/25/19		3,063.00	4,358.56
09/25/19		2,911.60	4,143.12
09/25/19		50,290.16	71,561.38
09/25/19		38,056.19	54,152.81
10/24/19		186,269.20	264,086.43
10/24/19		319,260.24	452,636.81
10/24/19		3,000.00	4,253.30
10/24/19		3,000.00	4,253.30
10/24/19		21,413.80	30,359.79
10/29/19		11,769.80	16,676.31
10/29/19		23,288.00	32,996.13
10/29/19		1,120.00	1,586.90
10/29/19		5,950.00	8,430.39
10/29/19		3,000.00	4,250.62
11/08/19		614,389.54	869,522.75
11/13/19		3,000.00	4,243.11
11/14/19		-2,030,000.00	-2,870,807.51
11/15/19		860.00	1,216.05
11/15/19		5,330.00	7,536.69

\$10,000,000  
Rhodine Road North Community Development District  
(Hillsborough County, Florida)  
Special Assessment Bonds, Series 2019  
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
11/15/19		1,425.00	2,014.97
11/15/19		590.00	834.27
11/18/19		4,248.25	6,004.80
11/18/19		99,379.30	140,470.32
11/18/19		3,802.84	5,375.23
11/18/19		956.54	1,352.05
11/18/19		1,879.60	2,656.77
11/18/19		11,050.00	15,618.92
11/20/19		53,392.23	75,449.61
11/20/19		9,509.30	13,437.78
11/22/19		3,000.00	4,238.29
11/26/19		2,824.00	3,987.63
12/05/19		541,963.73	764,410.09
12/05/19		5,672.50	8,000.75
12/09/19		3,000.00	4,229.20
12/12/19		1,120.00	1,578.30
12/12/19		12,950.00	18,249.12
12/12/19		13,752.60	19,380.15
12/12/19		24,848.44	35,016.39
12/17/19		2,747.50	3,869.33
12/19/19		3,000.00	4,223.86
12/31/19		10,945.28	15,389.05
12/31/19		26,161.00	36,782.33
01/14/20		3,000.00	4,210.54
01/14/20		195.00	273.69
01/14/20		2,679.99	3,761.41
01/14/20		9,804.00	13,760.06
01/14/20		893,068.06	1,253,434.37
01/21/20		22,581.00	31,664.76
01/22/20		2,308.60	3,236.88
01/22/20		660.00	925.38
01/22/20		3,000.00	4,206.29
01/22/20		48,908.49	68,574.48
01/22/20		17,695.45	24,810.75
01/22/20		12,599.00	17,665.03
01/22/20		15,355.00	21,529.21
01/28/20		1,307.00	1,831.15
01/28/20		4,426.00	6,200.98
02/13/20		-660.00	-922.93
02/25/20		679,483.94	948,740.40
02/25/20		3,000.00	4,188.80
02/28/20		122.96	171.62
02/28/20		7,527.25	10,506.06
02/28/20		71,742.59	100,133.80
02/28/20		9,456.41	13,198.66
02/28/20		105,535.00	147,299.12
02/28/20		857.29	1,196.55
02/28/20		979.50	1,367.12

\$10,000,000  
Rhodine Road North Community Development District  
(Hillsborough County, Florida)  
Special Assessment Bonds, Series 2019  
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
02/28/20		3,531.00	4,928.35
02/28/20		1,111,869.57	1,551,877.70
02/28/20		6,000.00	8,374.42
02/28/20		229,232.96	319,948.97
03/12/20		3,000.00	4,179.81
03/16/20		1,081.86	1,506.56
03/18/20		26,030.24	36,239.72
03/26/20		3,349.93	4,659.12
03/26/20		34.25	47.64
04/14/20		549,763.65	762,880.61
04/14/20		3,000.00	4,162.96
04/14/20		55,418.05	76,900.97
04/14/20		51,030.00	70,811.88
04/14/20		3,150.72	4,372.10
04/14/20		259.36	359.90
04/14/20		1,058.20	1,468.41
05/14/20		33,028.00	45,658.05
05/19/20		20,433.23	28,229.15
05/19/20		771.00	1,065.16
05/19/20		18,050.00	24,936.64
05/19/20		4,774.00	6,595.43
05/19/20		1,444.00	1,994.93
05/19/20		900.00	1,243.38
05/19/20		900.00	1,243.38
05/19/20		6,000.00	8,289.19
06/11/20		-449,231.27	-618,905.14
06/12/20		384,117.76	529,131.54
06/12/20		70,545.00	97,177.45
07/22/20		-552,520.79	-757,275.48
07/22/20		9,000.00	12,335.24
07/22/20		56,863.96	77,936.76
07/22/20		79,929.36	109,549.80
07/22/20		9,834.00	13,478.31
07/22/20		6,253.00	8,570.25
07/22/20		390,966.65	535,852.15
08/20/20		-852,951.61	-1,164,914.00
08/21/20		754,820.36	1,030,761.59
08/21/20		18,425.00	25,160.67
08/21/20		17,346.26	23,687.57
08/21/20		18,205.99	24,861.59
08/21/20		41,154.00	56,198.75
08/21/20		3,000.00	4,096.72
09/08/20		-23,688.50	-32,278.97
09/09/20		2,756.00	3,754.97
09/09/20		1,031.00	1,404.71

\$10,000,000  
Rhodine Road North Community Development District  
(Hillsborough County, Florida)  
Special Assessment Bonds, Series 2019  
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
09/09/20		18,900.00	25,750.71
09/09/20		1,001.50	1,364.51
-----			
06/28/27	TOTALS:	45,841.56	-131,780.89
-----			

ISSUE DATE:	06/28/19	REBATABLE ARBITRAGE:	-131,780.89
COMP DATE:	06/28/27	NET INCOME:	45,841.56
BOND YIELD:	4.598748%	TAX INV YIELD:	1.508047%

\$10,000,000  
Rhodine Road North Community Development District  
(Hillsborough County, Florida)  
Special Assessment Bonds, Series 2019  
Escrow Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
06/28/19	Beg Bal	-2,235,000.00	-3,215,475.05
11/14/19		2,030,000.00	2,870,807.51
04/27/20		15,177.88	21,027.06
05/08/20		205,001.26	283,609.44
-----			
06/28/27	TOTALS:	15,179.14	-40,031.04
-----			

ISSUE DATE:	06/28/19	REBATABLE ARBITRAGE:	-40,031.04
COMP DATE:	06/28/27	NET INCOME:	15,179.14
BOND YIELD:	4.598748%	TAX INV YIELD:	1.600093%

\$10,000,000  
Rhodine Road North Community Development District  
(Hillsborough County, Florida)  
Special Assessment Bonds, Series 2019  
Reserve Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
06/28/19	Beg Bal	-618,187.50	-889,380.98
07/02/19		100.48	144.49
08/02/19		1,018.87	1,459.56
09/04/19		904.91	1,291.08
10/02/19		859.31	1,221.69
11/04/19		770.91	1,091.59
12/03/19		658.39	928.86
01/03/20		646.19	908.20
02/04/20		627.78	878.88
03/03/20		585.58	816.80
04/02/20		254.95	354.32
05/04/20		3.09	4.28
05/05/20		12,672.85	17,538.93
06/02/20		3.11	4.29
06/04/20		1,395.94	1,924.89
07/02/20		2.97	4.08
08/03/20		3.08	4.22
09/02/20		3.08	4.20
09/21/20		956.21	1,300.84
09/21/20		89,690.61	122,015.81
10/02/20		2.82	3.83
11/02/20		90,646.82	122,679.74
11/03/20		2.62	3.55
12/02/20		2.10	2.83
12/31/20		-89,690.61	-120,499.70
01/05/21		2.17	2.91
02/02/21		2.61	3.49
03/02/21		2.36	3.15
04/02/21		2.61	3.47
05/04/21		2.54	3.36
06/02/21		2.61	3.44
07/02/21		2.52	3.31
08/02/21		1,553.18	2,031.57
08/03/21		2.61	3.41
09/02/21		2.61	3.40
10/04/21		2.51	3.26
11/02/21		2.60	3.36
11/04/21		1,000.00	1,292.90
11/04/21		1,970.64	2,547.84
11/04/21		253,010.61	327,117.19
12/02/21		1.39	1.79
12/30/21		0.03	0.04
01/04/22		1.30	1.67
02/02/22		1.30	1.66
03/02/22		1.17	1.49
04/04/22		1.31	1.66
05/02/22		962.50	1,216.75
05/02/22		1.25	1.58

\$10,000,000  
Rhodine Road North Community Development District  
(Hillsborough County, Florida)  
Special Assessment Bonds, Series 2019  
Reserve Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
06/02/22		64.03	80.64
07/05/22		146.22	183.38
07/06/22		306.25	384.03
08/02/22		255.02	318.74
09/02/22		384.10	478.26
10/04/22		438.77	544.13
11/02/22		574.69	710.17
12/02/22		700.36	862.19
01/04/23		791.26	970.17
02/02/23		842.49	1,029.33
03/02/23		807.52	982.88
04/04/23		912.81	1,106.55
05/02/23		921.78	1,113.48
06/02/23		1,002.79	1,206.76
07/05/23		981.51	1,176.24
08/02/23		1,025.49	1,224.76
09/05/23		1,064.77	1,266.38
10/03/23		1,031.09	1,222.00
11/02/23		1,067.56	1,260.59
12/04/23		1,035.54	1,217.85
12/22/23		0.25	0.29
01/03/24		1,069.72	1,253.45
02/02/24		1,064.57	1,242.85
03/04/24		991.73	1,153.15
03/22/24		0.01	0.01
04/02/24		1,057.91	1,225.75
05/02/24		1,021.57	1,179.17
06/04/24		1,056.13	1,214.15
07/02/24		1,021.76	1,170.49
07/31/24	Bal	253,712.50	289,617.32
07/31/24	Acc	1,055.82	1,205.24
-----			
06/28/27	TOTALS:	28,873.01	-84,440.65
-----			

ISSUE DATE:	06/28/19	REBATABLE ARBITRAGE:	-84,440.65
COMP DATE:	06/28/27	NET INCOME:	28,873.01
BOND YIELD:	4.598748%	TAX INV YIELD:	1.414408%

\$10,000,000  
Rhodine Road North Community Development District  
(Hillsborough County, Florida)  
Special Assessment Bonds, Series 2019  
Interest Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
06/28/19	Beg Bal	-377,487.50	-543,087.98
07/02/19		61.36	88.23
08/02/19		622.16	891.26
09/04/19		552.57	788.38
10/02/19		524.73	746.02
11/01/19		153,237.51	217,063.18
11/04/19		470.74	666.56
12/03/19		-3,502.07	-4,940.73
12/03/19		238.83	336.94
01/03/20		237.82	334.25
02/04/20		231.29	323.80
03/03/20		215.74	300.93
04/02/20		93.93	130.54
05/01/20		224,250.00	310,513.55
05/04/20		1.14	1.58
06/02/20		0.02	0.03
07/02/20		0.02	0.03
08/03/20		2,615.63	3,579.96
08/04/20		0.02	0.03
09/02/20		0.01	0.01
11/02/20		-219,018.76	-296,415.97
11/02/20		219,018.76	296,415.97
02/01/21		290.63	388.94
05/03/21		-185,229.20	-245,020.21
05/03/21		185,825.00	245,808.33
-----			
06/28/27	TOTALS:	3,250.38	-11,086.38
-----			

ISSUE DATE:	06/28/19	REBATABLE ARBITRAGE:	-11,086.38
COMP DATE:	06/28/27	NET INCOME:	3,250.38
BOND YIELD:	4.598748%	TAX INV YIELD:	1.337344%



\$10,000,000  
Rhodine Road North Community Development District  
(Hillsborough County, Florida)  
Special Assessment Bonds, Series 2019  
Cost of Issuance Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
06/28/19		-218,725.00	-314,677.75
06/28/19		63,000.00	90,637.55
06/28/19		50,000.00	71,934.56
06/28/19		30,000.00	43,160.74
06/28/19		5,000.00	7,193.46
07/05/19		5,375.00	7,726.13
07/11/19		1,250.00	1,795.41
09/27/19		60,897.88	86,633.96
12/03/19		3,502.07	4,940.73
-----			
06/28/27	TOTALS:	299.95	-655.21
-----			

ISSUE DATE:	06/28/19	REBATABLE ARBITRAGE:	-655.21
COMP DATE:	06/28/27	NET INCOME:	299.95
BOND YIELD:	4.598748%	TAX INV YIELD:	1.807076%

\$10,000,000  
Rhodine Road North Community Development District  
(Hillsborough County, Florida)  
Special Assessment Bonds, Series 2019  
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.598748%)
06/28/20		-1,760.00	-2,419.55
06/28/21		-1,780.00	-2,338.28
06/28/22		-1,830.00	-2,297.11
06/28/23		-1,960.00	-2,350.93
06/28/24		-2,070.00	-2,372.51
-----			
06/28/27	TOTALS:	-9,400.00	-11,778.37
-----			

ISSUE DATE: 06/28/19      REBATABLE ARBITRAGE: -11,778.37  
COMP DATE: 06/28/27  
BOND YIELD: 4.598748%

# SECTION IX

**AGREEMENT BETWEEN RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT AND RAINMAKER PRESSURE CLEANING, LLC FOR PET WASTE STATION MAINTENANCE SERVICES**

**THIS AGREEMENT** (the “Agreement”) is made and entered into this 6th day of November 2024, by and between:

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida, with a mailing address c/o Governmental Management Services – Central Florida, LLC, 217 East Livingston Street, Orlando, Florida 32801 (the “District”); and

**RAINMAKER PRESSURE CLEANING, LLC**, a Florida limited liability company, whose mailing address is 6310 County Road 579, Seffner, Florida 33584 (the “Contractor” and together with the District, the “Parties”).

**RECITALS**

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes*, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, the District desires to retain an independent contractor to maintain pet waste stations within the boundaries of the District as set forth in Contractor’s proposal attached as **Exhibit A** (the “Services”); and

**WHEREAS**, Contractor represents that it is qualified, willing and capable to provide the Services and desires to provide the Services to the District; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.**

**A.** The duties, obligations, and responsibilities of Contractor are to provide the services, labor, and materials necessary for the provision of Services within the District as described herein and in **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of the Exhibits, this Agreement controls.

**B.** While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

**C.** Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

**D.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances, and regulations affecting the provision of the Services.

**SECTION 3. MANNER OF CONTRACTOR'S PERFORMANCE.** Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

**A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

**B.** Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Exhibit A** unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such work.

**C.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

**D.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities and work within twenty-four (24) hours.

**SECTION 4. COMPENSATION; TERM.**

**A.** As compensation for the Services described in this Agreement, the District agrees to pay Contractor **Three Hundred Fifteen Dollars (\$315)** for an annual total of **Three Thousand Seven Hundred Eighty Dollars (\$3,780)**, as outlined in **Exhibit A**. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes* and shall be submitted to the District with appropriate back up and detail to confirm the Services provided.

**B.** The initial term of this Agreement shall be from the effective date written above through September 30, 2025, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one (1) year terms, up to four (4) additional renewals, unless written notice is provided by either party thirty (30) days prior to the expiration of this Agreement. Any increase in price or change in scope of services must be approved in writing, executed by both Parties, prior to implementation of same; any change in price with such executed, written agreement shall be null and void.

**C.** If the District should desire additional work or services, or to add additional areas to be maintained, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

**D.** The District may require, as a condition precedent to making any payment to Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**E.** Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, Contractor shall invoice the District for all services performed in the prior month and any other sums due to Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require Contractor to provide.

**SECTION 5. WARRANTY AND COVENANT.** Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor hereby warrants any materials and Services for a period of one (1) year after acceptance by the District or longer as required under

Florida law. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of Contractor shall not call for the use nor infringe on any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

**SECTION 6. INSURANCE.**

**A.** Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

**B.** The District, its officers, supervisors, staff and employees shall be named as additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**SECTION 7. INDEMNIFICATION.**

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 8. SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION.** Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 10. LIENS AND CLAIMS.** Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business



days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 12. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 13. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 14. TERMINATION.** The District agrees that Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

**SECTION 15. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

**SECTION 16. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 17. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor

employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 18. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 19. ENFORCEMENT OF AGREEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 20. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent that the terms of this Agreement conflict with any provisions of **Exhibit A**, this Agreement shall control.

**SECTION 21. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

**SECTION 22. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 23. NOTICES.** All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to Contractor:** Rainmaker Pressure Cleaning, LLC  
6310 County Road 579  
Seffner, Florida 33584  
Attn: Randy Buchanan
  
- B. If to the District:** Rhodine Road North Community Development District  
c/o Governmental Management Services – CF, LLC  
217 East Livingston Street  
Orlando, Florida 32801

Attn: District Manager

**With a copy to:** Kilinski | Van Wyk PLLC  
517 East College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**SECTION 24. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 25. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be in Hillsborough County, Florida.

**SECTION 26. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in

Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, JBURNS@GMSCFL.COM, OR 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

**SECTION 27. E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.091, *Florida Statutes*. If Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 28. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 29. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment

pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**SECTION 30. ANTI-HUMAN TRAFFICKING REQUIREMENTS.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*.

**SECTION 31. SCRUTINIZED COMPANIES STATEMENT.** In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

*[Signature Page to Follow]*

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement as of the day and year first written above.

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

Signed by:

*Milton Andrade*

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Chairperson, Board of Supervisors

**RAINMAKER PRESSURE  
CLEANING, LLC,**  
a Florida limited liability company

DocuSigned by:

*Randy Buchanan*

D8FFCA994B1A403...

---

By: Randy Buchanan

Its: Manager

**Exhibit A:** Proposal

**EXHIBIT A**

**Rainmaker Pressure Cleaning, LLC**

6310 County Road 579  
 Seffner, FL 33584  
 813-391-6348  
 rainmakerclean@gmail.com | pressurewashingtampaf1.com



**RECIPIENT:**

**Ridgewood/Rhodine North CDD**

Governmental Management Service  
 219 E Livingston St.  
 Orlando, Florida 32801

**SERVICE ADDRESS:**

12038 Downy Birch Drive  
 Riverview, Florida 33569

Quote #356	
Sent on	Sep 23, 2024
<b>Total</b>	<b>\$315.00</b>

Product/Service	Description	Qty.	Unit Price	Total
Service pet stations	Empty waste and refill doggy bags. Bags and waste liners supplied by Rainmaker Pressure Cleaning. There are 4 stations including 1 on Cypress Bridge St.	4	\$0.00	\$0.00
2 times a week service	The contract duration is one year, with the option for either party to terminate the agreement by providing a written notice at least 30 days in advance. Services will be invoiced on the first day of the service month. Rainmaker Pressure Cleaning will provide trash bags and liners as part of the service at no additional cost.	1	\$315.00	\$315.00

<b>Total</b>	<b>\$315.00</b>
--------------	-----------------

This quote is valid for the next 30 days, after which values may be subject to change.

# SECTION X



**RESOLUTION 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO ESTABLISH AN ACCOUNT WITH THE STATE BOARD OF ADMINISTRATION; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT(S) AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION**

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

**WHEREAS**, the District finds that from time to time has funds on hand in excess of current needs; and

**WHEREAS**, it is in the best interest District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the Districts currently adopted policies regarding the deposit of public funds.

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

1. That the District Manager, Governmental Management Services-Central Florida, LLC, (“GMS”) and its designee, as legal representative(s) of the District is hereby authorized to act as the administrator(s) for funds held at the State Board of Administration.
2. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District with the State Board of Administration, withdraw funds from or transmit funds to said account(s) at the State Board of Administration, establish funds transfer instructions, name designee(s), and initiate changes to this information via the Investment Pool Input Document.
3. That this authorization shall be continuing in nature until revoked by District or until a new legal representative is appointed.

**THIS RESOLUTION INTRODUCED AND ADOPTED** by the District at its regularly scheduled meeting this 9th day of January 2025.

**ATTEST:**

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman



**Authorizing Resolution  
For Participation in the Local Government Surplus Funds Trust Fund  
(Florida PRIME)**

**WHEREAS**, Rhodine Road North Community Development District (“Participant”) is (check one or more, as applicable)

a governmental entity within the State of Florida not part of state government, including, without limitation, the following and the officers thereof: any county, municipality, school district, special district, clerk of circuit court, sheriff, property appraiser, tax collector, supervisor of elections, authority, board, public corporation, or any other political subdivision of the State of Florida, as described in Section 218.403(11), Florida Statutes and as authorized by Sections 218.407 and 215.44 (1) Florida Statutes;

a state agency as described in Section 216.011, Florida Statutes, as authorized by Section 215.44(1), Florida Statutes;

a Board of Trustees of a state university or college, as authorized by Section 215.44(1), Florida Statutes; or

a direct support organization of any of the foregoing, as authorized by Section 215.44(1), Florida Statutes.

and is empowered to delegate to the State Board of Administration of Florida the authority to invest legally available funds in the Local Government Surplus Funds Trust Fund (Florida PRIME) and to act as custodian of investments purchased with such investment funds; and

**WHEREAS**, it is in the best interest of the Participant to invest its legally available funds in investments that provide for safety, liquidity, and competitive returns with minimization of risks consistent with Chapter 218.405, Florida Statutes; and

**WHEREAS**, the Florida Local Government Surplus Funds Trust Fund (Florida PRIME), a public funds investment pool, was created on behalf of entities whose investment objectives, in order of priority are safety, liquidity, and competitive returns, consistent with the Chapter 218.405, Florida Statutes.

**NOW THEREFORE**, be it resolved as follows:

A. That Participant approves this Authorizing Resolution and hereby requests the establishment of an account in its name in Florida PRIME, for the purpose of transmitting funds that the Participant has determined to be legally available for investment in Florida PRIME.

B. That the individual, whose title is District Manager, is an authorized representative of the Participant and is hereby authorized to transmit funds for investment in Florida

PRIME and is further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of the Participant's funds.

The authorized representative identified above shall execute a Participant Account Maintenance Form (PAMF) containing a list of the authorized representatives to initiate transactions, bank account wiring instructions, and individuals authorized to make changes to account information. A revised PAMF may be submitted with changes to authorized individuals without the necessity to complete a new Authorizing Resolution.

C. That this Authorizing Resolution shall continue in full force and effect until amended or revoked by the Participant and until Florida PRIME receives an original document of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting (if applicable) held on

the \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

**PARTICIPANT NAME:** Rhodine Road North Community Development District

**BY:**           Signature     \_\_\_\_\_

                  Printed Name    \_\_\_\_\_

                  Title           Chairperson

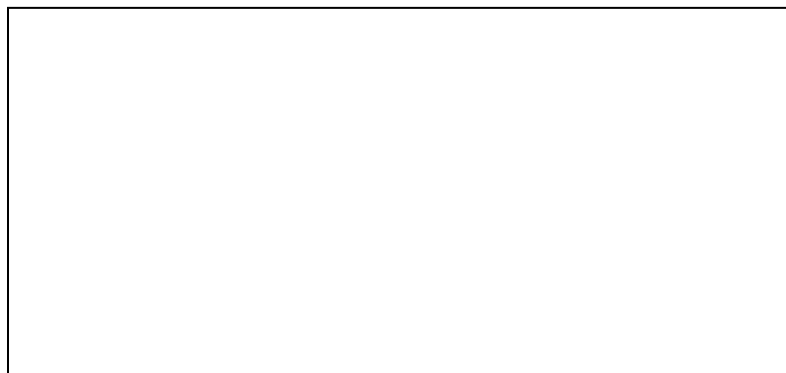
(By signing the above, I attest I am authorize to execute this Authorizing Resolution on behalf of the Participant)

**ATTEST:**       Signature     \_\_\_\_\_

                  Printed Name    \_\_\_\_\_

                  Title           District Manager

**SEAL:**



# SECTION XI

# SECTION C



# Rhodine Road North CDD

## Field Management Report



January 9<sup>th</sup>, 2025

Joel Blanco

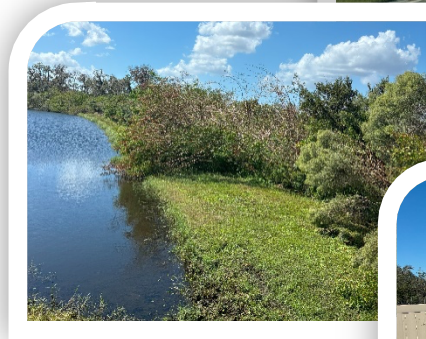
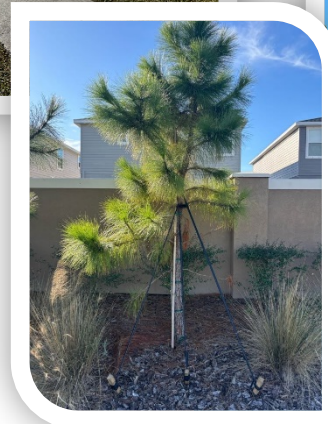
Field Manager

GMS

# Site Item

## Hurricane Review (Pre & Post)

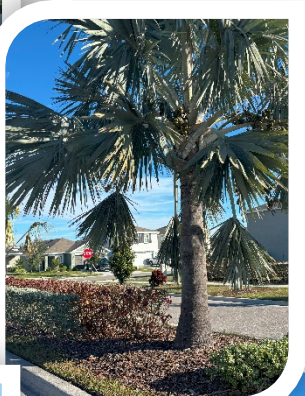
- ✚ GMS staff conducted both pre- and post-hurricane reviews throughout the district.
- ✚ Front Perimeter fence along Rhodine Rd., across Stone Pine St., and Cypress Branch St. experienced several sections of damages due to Hurricane Milton. Maintenance staff collected and organized fencing material to determine if material is salvageable with some repairs completed. Fence repair proposal was received and submitted as an insurance claim.
- ✚ Several trees throughout the front perimeter fence at Ridgewood South were found leaning and in need of staking. Landscaping vendor was notified and has completed tree staking.
- ✚ 3 large trees were found fallen in Ridgewood North. Landscaping was notified and scheduled removal.
- ✚ Solar light at the amenity mailbox in Ridgewood North was found missing after the hurricane. Solar lights were purchased and





# Site Items

## Overall Review (Landscaping & Pond)



- ✚ GMS staff has continued to review the entire district—landscaping and pond reviews.
- ✚ Landscaping throughout the district remains in satisfactory conditions—neat and tidy including all pond easements.
- ✚ A Sabal Palm was found dying along left side perimeter of Ridgewood – South. Attached is a proposal for removal and replacement.
- ✚ Previously approved Bismarck palm has been installed and thriving.
- ✚ Ponds remain in great conditions with vendor spraying evasive edge grasses and applying algae treatment in several ponds when spotted.

# Proposal

## Landscaping Lights – Ridgewood South Entrance and Amenity



- ✚ GMS staff were made aware of the lack of lighting in areas around the district, such as Ridgewood – South entrance.
- ✚ Attached is a proposal to add solar powered landscaping lighting at the left corner sabal palm area of Ridgewood – South and front amenity area where the sabal palms are located.

## Mailbox Lights – Ridgewood South

- ✚ Another area staff was made aware of was the mailbox area in Ridgewood – South.
- ✚ Attached is a proposal to add (2) solar powered lights identical to the mailbox solar lights in Ridgewood – North to the mailbox area in Ridgewood – South.



# 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](mailto:jblanco@gmscfl.com). Thank you.

Respectfully,

Joel Blanco

# SECTION 1

# JOB PROPOSAL



Eric Davis  
 Eric's Land Management, LLC  
 3639 Sumner Rd. Dover, FL 33527  
 ericslandmanagement@yahoo.com  
 Office: 813-477-5552  
 www.ericslandmanagement.com

Customer Name: Governmental Management Service  
 Job Address: Rhodine/Ridgewood South Entrance  
 Phone/Contact: Joel Blanco  
 Email:  
 Date: 12/16 Start Date: TBD

Qty.	Description	Unit Price	Total
<b>Landscape</b>			
1	Mobilization of Equipment & Crew. Removal of Dead Palm, & Installation of Sabal Palm Labor & Material	\$ 1,380.00	\$ 1,380.00
(+/-) Total:			\$ 1,380.00

- \* If number of items installed differs from quantities on proposal, the installed number of items will be billed at proposed price
  - \* This Proposal is valid for 30 days.
  - \* Mobilization charge is subject for charge if job is broken into phases unless specified during time of bid/estimate.
  - \* All installed sod prices are priced for installation on final grade (95% grade must be to specs per plan).
  - \* No warranty written or implied.
  - \* We recommend the hiring of a lawn and pest control company ASAP (Big O, Consolodated, Other Local)
  - \* We are not responsible for irrigation set-up, fixing any pre-existing problems, or watering the perishable products unless specified during time of bid.
  - \* No terms, payment is due upon completion of job unless otherwise specified or agreed upon at start of work
  - \* We are not responsible for crown reduction or topping of tree at any time.
  - \* Mulch is not included unless listed on proposal.
- Please sign and return this proposal to our office:

Date: \_\_\_\_\_ Sign: \_\_\_\_\_

# SECTION 2

*Item will be  
provided under  
separate cover.*

# SECTION 3



*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

# Rhodine Road North Community Development District

## Summary of Check Register

October 1, 2024 to December 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	11/20/24	679-683	\$ 4,385.74
	12/10/24	684-692	\$ 726,481.95
<b>Total Amount</b>			<b>\$ 730,867.69</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/21/24	00027	10/21/24	10212024	202410	330-53800-52000		PLAYGROUND LEASE OCT24	*	1,204.52		
		10/21/24	11012024	202410	300-15500-10000		PLAYGROUND LEASE NOV24	*	1,204.52		
										2,409.04	000665
10/22/24	00045	9/11/24	36741	202409	330-57200-48100		PEST CONTROL	*	120.00		
										120.00	000666
10/22/24	00017	10/21/24	25360	202410	320-53800-46200		LANDSCAPE MAINT OCT24	*	10,470.13		
										10,470.13	000667
10/22/24	00043	10/02/24	20379	202410	330-57200-34500		SECURITY	*	428.40		
										428.40	000668
10/22/24	00050	10/01/24	91338	202410	310-51300-54000		SPECIAL DISTRICT	*	175.00		
										175.00	000669
10/22/24	00010	8/31/24	174	202408	320-53800-48000		GENREAL MAINT AUG24	*	1,435.82		
		8/31/24	175	202408	320-53800-48000		RHODINE WEST GEN MAINT	*	274.15		
		10/01/24	176	202410	310-51300-34000		MANAGEMENT FEES OCT24	*	3,750.00		
		10/01/24	176	202410	310-51300-35200		WEBSITE ADMIN OCT24	*	111.33		
		10/01/24	176	202410	310-51300-35100		INFORMATION TECH OCT24	*	167.00		
		10/01/24	176	202410	310-51300-31300		DISSEMINATION SVC OCT24	*	556.50		
		10/01/24	176	202410	330-57200-12000		AMENITY ACCESS OCT24	*	1,041.67		
		10/01/24	176	202410	310-51300-51000		OFFICE SUPPLIES	*	.27		
		10/01/24	176	202410	310-51300-42000		POSTAGE	*	63.54		
		10/01/24	177	202410	320-53800-12000		FIELD MANAGEMENT OCT24	*	1,460.83		
										8,861.11	000670
10/22/24	00042	9/24/24	0430	202409	330-57200-48200		JANITORIAL SVCS	*	520.50		
										520.50	000671

RRNC RHODINE ROAD N HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/22/24	00049	9/26/24 9219198	202409 320-53800-49000	PET WASTE REMOVAL POOP 911	*	40.11	40.11 000672
10/22/24	00022	10/01/24 117638	202410 320-53800-47300	LAKE MAINT OCT24 REMSON AQUATICS	*	765.00	765.00 000673
10/22/24	00040	10/03/24 10656	202410 330-53800-51000	POOL SERVICES OCT24 SUNCOAST POOL SERVICE	*	1,020.00	1,020.00 000674
10/22/24	00008	9/25/24 00003597	202409 310-51300-48000	NOTICE OF FY25 MEETINGS D TIMES PUBLISHING COMPANY	*	478.00	478.00 000675
11/20/24	00045	10/23/24 37540	202410 330-57200-48100	PEST CONTROL ALL AMERICAN LAWN AND TREE SPECIAL	*	120.00	120.00 000676
11/20/24	00017	7/22/24 25239	202407 320-53800-46200	LANDSCAPE MAINT JUL24	*	10,470.13	31,410.39 000677
		9/20/24 25328	202409 320-53800-46200	LANDSCAPE MAINT SEPT24	*	10,470.13	
		11/19/24 25417	202411 320-53800-46200	LANDSCAPE MAINT NOV24	*	10,470.13	
11/20/24	00010	9/30/24 178	202409 320-53800-48000	GENERAL MAINT SEPT24	*	1,562.35	8,651.13 000678
		11/01/24 179	202411 310-51300-34000	MANAGEMENT FEES NOV24	*	3,750.00	
		11/01/24 179	202411 310-51300-35200	WEBSITE MAINT NOV24	*	111.33	
		11/01/24 179	202411 310-51300-35100	INFORMATION TECH NOV24	*	167.00	
		11/01/24 179	202411 310-51300-31300	DISSEMINATION SVC NOV24	*	556.50	
		11/01/24 179	202411 330-57200-12000	AMENITY ACCESS NOV24	*	1,041.67	
		11/01/24 179	202411 310-51300-51000	OFFICE SUPPLIES	*	.06	
		11/01/24 179	202411 310-51300-42000	POSTAGE	*	1.39	
		11/01/24 180	202411 320-53800-12000	FIELD MANAGEMENT NOV24	*	1,460.83	
				GOVERNMENTAL MANAGEMENT SERVICES			

RRNC RHODINE ROAD N HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/20/24	00042	8/26/24	0408	202408	330-57200-48200			JANITORIAL SVC AUG24	*	520.50		
		10/28/24	0447	202410	330-57200-48200			JANITORIAL SVCS	*	520.50		
JNJ CLEANING SERVICES LLC											1,041.00	000679
11/20/24	00049	11/08/24	6188C	202410	320-53800-49000			PET WASTE REMOVAL	*	80.22		
POOP 911											80.22	000680
11/20/24	00022	11/02/24	117725	202411	320-53800-47300			LAKE MAINT NOV24	*	1,040.00		
REMSON AQUATICS											1,040.00	000681
11/20/24	00040	11/05/24	10719	202411	330-53800-51000			POOL SERVICE NOV24	*	1,020.00		
SUNCOAST POOL SERVICE											1,020.00	000682
11/20/24	00027	11/20/24	122024	202411	300-15500-10000			PLAYGROUND LEASE DEC24	*	1,204.52		
WHFS, LLC											1,204.52	000683
12/10/24	00045	7/16/24	35251	202407	330-57200-48100			PEST CONTROL	*	120.00		
		8/22/24	36147*	202408	330-57200-48100			PEST CONTROL	*	180.00		
		11/14/24	38364	202411	330-57200-48100			PEST CONTROL	*	180.00		
ALL AMERICAN LAWN AND TREE SPECIAL											480.00	000684
12/10/24	00042	12/01/24	0454	202412	330-57200-48200			JANITORIAL SVC	*	520.50		
JNJ CLEANING SERVICES LLC											520.50	000685
12/10/24	00033	12/15/24	8226	202311	310-51300-31500			GENERL COUNSEL NOV23	*	841.50		
KILINSKI/VAN WYK, PLLC											841.50	000686
12/10/24	00049	12/02/24	6448C	202411	320-53800-49000			PET WASTE REMOVAL	*	120.33		
POOP 911											120.33	000687
12/10/24	00022	11/29/24	117811	202412	320-53800-47300			LAKE MAINT DEC24	*	765.00		
REMSON AQUATICS											765.00	000688

RRNC RHODINE ROAD N HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/10/24	00051	12/10/24 12102024	202412 300-20700-10000	ASSESSMENTS THRU 12/10/24	*	429,603.92	
							RHODINE ROAD CDD SERIES 2019 429,603.92 000689
12/10/24	00052	12/10/24 12102024	202412 300-20700-10000	ASSESSMENTS THRU 12/10/24	*	220,190.28	
							RHODINE ROAD CDD SERIES 2020 220,190.28 000690
12/10/24	00040	11/26/24 10791	202412 330-53800-51000	POOL SERVICE DEC24	*	1,020.00	
							SUNCOAST POOL SERVICE 1,020.00 000691
12/13/24	00010	10/31/24 181	202410 320-53800-48000	GENERAL MAINT OCT24	*	350.00	
		12/01/24 183	202412 310-51300-34000	MANAGEMENT FEES DEC24	*	3,750.00	
		12/01/24 183	202412 310-51300-35200	WEBSITE ADMIN DEC24	*	111.33	
		12/01/24 183	202412 310-51300-35100	INFORMATION TECH DEC24	*	167.00	
		12/01/24 183	202412 310-51300-31300	DISSEMINATION SVC DEC24	*	556.50	
		12/01/24 183	202412 330-57200-12000	AMENITY ACCESS DEC24	*	1,041.67	
		12/01/24 183	202412 310-51300-51000	OFFICE SUPPLIES	*	.24	
		12/01/24 183	202412 310-51300-42000	POSTAGE	*	34.04	
		12/01/24 184	202412 320-53800-12000	FIELD MANAGEMENT DEC24	*	1,460.83	
							GOVERNMENTAL MANAGEMENT SERVICES 7,471.61 000692
						TOTAL FOR BANK A	730,867.69
						TOTAL FOR REGISTER	730,867.69

RRNC RHODINE ROAD N HHENRY



# SECTION 2

***Rhodine Road North***  
***Community Development District***

***Unaudited Financial Reporting***  
***November 30, 2024***



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**Rhodine Road North**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2024**

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Funds</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 433,450	\$ -	\$ -	\$ 433,450
Capital Projects Account	\$ -	\$ -	\$ 333	\$ 333
<b>Investments:</b>				
Money Market Account	\$ -	\$ -	\$ 41,148	\$ 41,148
<b>Series 2019</b>				
Reserve	\$ -	\$ 253,713	\$ -	\$ 253,713
Revenue	\$ -	\$ 103,298	\$ -	\$ 103,298
Prepayment	\$ -	\$ 727	\$ -	\$ 727
Construction	\$ -	\$ -	\$ 0	\$ 0
<b>Series 2022</b>				
Reserve	\$ -	\$ 130,110	\$ -	\$ 130,110
Revenue	\$ -	\$ 23,109	\$ -	\$ 23,109
Construction	\$ -	\$ -	\$ 17	\$ 17
Due from General Fund	\$ -	\$ 82,132	\$ -	\$ 82,132
Prepaid Expenses	\$ 19,286	\$ -	\$ -	\$ 19,286
<b>Total Assets</b>	<b>\$ 452,737</b>	<b>\$ 593,088</b>	<b>\$ 41,498</b>	<b>\$ 1,087,323</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 2,557	\$ -	\$ -	\$ 2,557
Accrued Expenses	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 82,132	\$ -	\$ -	\$ 82,132
Retainage Payable	\$ -	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ 84,689</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 84,689</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 19,286	\$ -	\$ -	\$ 19,286
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 412,039	\$ -	\$ 412,039
Debt Service - Series 2022	\$ -	\$ 181,049	\$ -	\$ 181,049
Capital Projects - Series 2019	\$ -	\$ -	\$ 333	\$ 333
Capital Projects - Series 2022	\$ -	\$ -	\$ 17	\$ 17
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 41,148	\$ 41,148
Unassigned	\$ 348,761	\$ -	\$ -	\$ 348,761
<b>Total Fund Balances</b>	<b>\$ 368,048</b>	<b>\$ 593,088</b>	<b>\$ 41,498</b>	<b>\$ 1,002,634</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 452,737</b>	<b>\$ 593,088</b>	<b>\$ 41,498</b>	<b>\$ 1,087,323</b>

# Rhodine Road North

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 628,057	\$ 41,750	\$ 41,750	\$ -
Other Income	\$ -	\$ -	\$ 60	\$ 60
<b>Total Revenues</b>	<b>\$ 628,057</b>	<b>\$ 41,750</b>	<b>\$ 41,810</b>	<b>\$ 60</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
Engineering	\$ 12,500	\$ 2,083	\$ -	\$ 2,083
Attorney	\$ 20,000	\$ 3,333	\$ -	\$ 3,333
Annual Audit	\$ 6,800	\$ 1,133	\$ -	\$ 1,133
Assessment Administration	\$ 5,565	\$ 928	\$ 928	\$ -
Arbitrage	\$ 900	\$ 150	\$ -	\$ 150
Dissemination	\$ 6,678	\$ 1,113	\$ 1,113	\$ -
Trustee Fees	\$ 6,829	\$ 1,138	\$ 712	\$ 427
Management Fees	\$ 45,000	\$ 7,500	\$ 7,500	\$ -
Information Technology	\$ 2,004	\$ 334	\$ 334	\$ -
Website Maintenance	\$ 1,336	\$ 223	\$ 223	\$ (0)
Postage & Delivery	\$ 500	\$ 83	\$ 65	\$ 18
Insurance	\$ 6,817	\$ 1,136	\$ 1,105	\$ 31
Copies	\$ 500	\$ 83	\$ -	\$ 83
Legal Advertising	\$ 2,500	\$ 417	\$ -	\$ 417
Other Current Charges	\$ 2,500	\$ 417	\$ 82	\$ 335
Office Supplies	\$ 500	\$ 83	\$ 0	\$ 83
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 133,103</b>	<b>\$ 22,330</b>	<b>\$ 12,236</b>	<b>\$ 10,094</b>

# Rhodine Road North

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 12,000	\$ 2,000	\$ 1,249	\$ 751
Field Management	\$ 17,530	\$ 2,922	\$ 2,922	\$ 0
Landscape Maintenance	\$ 125,650	\$ 20,942	\$ 20,940	\$ 1
Landscape Replacement	\$ 20,000	\$ 3,333	\$ -	\$ 3,333
Lake Maintenance	\$ 17,820	\$ 2,970	\$ 1,805	\$ 1,165
Streetlights	\$ 82,680	\$ 13,780	\$ 10,702	\$ 3,078
Electric	\$ 1,500	\$ 250	\$ 433	\$ (183)
Water & Sewer	\$ 20,000	\$ 3,333	\$ 515	\$ 2,818
Irrigation Repairs	\$ 6,250	\$ 1,042	\$ -	\$ 1,042
General Repairs & Maintenance	\$ 12,500	\$ 2,083	\$ 350	\$ 1,733
Contingency	\$ 2,500	\$ 417	\$ 201	\$ 216
<b>Subtotal Field Expenditures</b>	<b>\$ 318,430</b>	<b>\$ 53,072</b>	<b>\$ 39,116</b>	<b>\$ 13,956</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 11,880	\$ 1,980	\$ 1,233	\$ 747
Amenity - Water	\$ 1,980	\$ 330	\$ 280	\$ 50
Internet	\$ 792	\$ 132	\$ 139	\$ (7)
Playground/Furniture Lease	\$ 14,454	\$ 2,409	\$ 2,409	\$ (0)
Pest Control	\$ 1,680	\$ 280	\$ 300	\$ (20)
Janitorial Services	\$ 8,130	\$ 1,355	\$ 521	\$ 835
Security Services	\$ 5,000	\$ 833	\$ 428	\$ 405
Pool Maintenance	\$ 12,608	\$ 2,101	\$ 2,040	\$ 61
Amenity Access Management	\$ 12,500	\$ 2,083	\$ 2,083	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Contingency	\$ 2,500	\$ 417	\$ -	\$ 417
Shade Structure	\$ 45,000	\$ 7,500	\$ -	\$ 7,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 126,524</b>	<b>\$ 21,087</b>	<b>\$ 9,434</b>	<b>\$ 11,654</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 444,954</b>	<b>\$ 74,159</b>	<b>\$ 48,550</b>	<b>\$ 25,609</b>
<b>Total Expenditures</b>	<b>\$ 578,057</b>	<b>\$ 96,489</b>	<b>\$ 60,786</b>	<b>\$ 35,703</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ (18,975)</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (18,975)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 387,023</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 368,048</b>	

# Rhodine Road North

## Community Development District

### Debt Service Fund Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 507,737	\$ 42,400	\$ 42,400	\$ -
Interest	\$ 12,000	\$ 2,000	\$ 4,039	\$ 2,039
<b>Total Revenues</b>	<b>\$ 519,737</b>	<b>\$ 44,400</b>	<b>\$ 46,439</b>	<b>\$ 2,039</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 173,819	\$ 173,819	\$ 173,819	\$ -
Principal - 5/1	\$ 160,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 173,819	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 507,639</b>	<b>\$ 173,819</b>	<b>\$ 173,819</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 12,099</b>		<b>\$ (127,380)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 276,942</b>		<b>\$ 539,419</b>	
<b>Fund Balance - Ending</b>	<b>\$ 289,041</b>		<b>\$ 412,039</b>	

# Rhodine Road North

## Community Development District

### Debt Service Fund Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 260,220	\$ 21,730	\$ 21,730	\$ -
Interest	\$ 5,000	\$ 833	\$ 1,769	\$ 936
<b>Total Revenues</b>	<b>\$ 265,220</b>	<b>\$ 22,564</b>	<b>\$ 23,499</b>	<b>\$ 936</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 79,593	\$ 79,593	\$ 79,593	\$ -
Principal - 5/1	\$ 100,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 79,593	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 259,184</b>	<b>\$ 79,593</b>	<b>\$ 79,593</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,036</b>		<b>\$ (56,093)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 103,118</b>		<b>\$ 237,142</b>	
<b>Fund Balance - Ending</b>	<b>\$ 109,154</b>		<b>\$ 181,049</b>	



# Rhodine Road North

## Community Development District

### Capital Projects Fund Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Other Current Charges	\$ -	\$ -	\$ 80	\$ (80)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 80</b>	<b>\$ (80)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (80)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 413</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 333</b>	

# Rhodine Road North

## Community Development District

### Capital Projects Fund Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 11/30/24	Thru 11/30/24	
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 0</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 17</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 17</b>	

# Rhodine Road North

## Community Development District

### Capital Reserve Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,000</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 22,509</b>		<b>\$ 41,148</b>	
<b>Fund Balance - Ending</b>	<b>\$ 72,509</b>		<b>\$ 41,148</b>	





# Rhodine Road North

## Community Development District

### Long Term Debt Report

<b>Series 2019, Special Assessment Revenue Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$7,855,000</b>

<b>Series 2022, Special Assessment Revenue Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$4,490,000</b>

**Rhodine Road North**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

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				
11/6/24	10/1/2024-10/31/24	\$ 6,396.57	\$ (266.84)	\$ (122.59)	\$ -	\$ 6,007.14	\$ 2,368.71	\$ 2,405.55	\$ 1,232.87	\$ 6,007.13				
11/15/24	11/1/2024-11/10/2024	\$ 7,495.88	\$ (299.83)	\$ (143.93)	\$ -	\$ 7,052.12	\$ 2,780.77	\$ 2,824.02	\$ 1,447.34	\$ 7,052.13				
11/22/24	11/11/2024-11/17/2024	\$ 98,662.16	\$ (3,946.46)	\$ (1,894.31)	\$ -	\$ 92,821.39	\$ 36,601.00	\$ 37,170.25	\$ 19,050.14	\$ 92,821.39				
12/03/24	11/18/2024-11/25/2024	\$ 17,631.09	\$ (705.25)	\$ (338.52)	\$ -	\$ 16,587.32	\$ 6,540.65	\$ 6,642.38	\$ 3,404.29	\$ 16,587.32				
12/06/24	11/26/2024-11/30/2024	\$ 978,616.39	\$ (39,144.33)	\$ (18,789.44)	\$ -	\$ 920,682.62	\$ 363,040.27	\$ 368,686.64	\$ 188,955.71	\$ 920,682.62				
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>Total</b>		\$ 1,108,802.09	\$ (44,362.71)	\$ (21,288.79)	\$ -	\$ 1,043,150.59	\$ 411,331.40	\$ 417,728.84	\$ 214,090.35	\$ 1,043,150.59				

		82%	Net Percent Collected		
\$		\$ 224,768.02	Balance Remaining to Collect		

