

*Rhodine Road North  
Community Development District*

*Meeting Agenda*

*March 13, 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

March 6, 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 on **Thursday, March 13, 2025**, at **1:30 PM** at the **Fairfield Inn & Suites Lakeland Plant City, 4307 Sterling Commerce Dr, Plant City, Florida 33566**.

**Zoom Video Link:** <https://us06web.zoom.us/j/88437429117>

**Call-In Information:** 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 (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the January 9, 2025 Board of Supervisors Meeting
4. Presentation of Arbitrage Rebate Report for Series 2022 Bonds
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposals for Playground Shade Structure
      - a) Jammin Playgrounds, Inc.
      - b) Pro Playgrounds
    - ii. Consideration of Proposal for Annual Bismark Palm Injections (Fishtail Avenue)
    - iii. Consideration of Proposal for Installation of Message Center Board Near the Amenity
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the Rhodine Road North Community Development District was held on **Thursday, January 9, 2025**, at 1:37 p.m. at Fairfield Inn & Suites, Lakeland Plant City, 4307 Sterling Commerce Drive, Plant City, Florida.

Present and constituting a quorum:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Garret Parkinson	Assistant Secretary
Kareyann Ellison	Assistant Secretary
David S. Adams	Appointed as Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Monica Virgen	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Lauren Gentry <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Jeffrey Shenefield**

Ms. Burns presented the resignation from Mr. Jeffrey Shenefield. She asked for a motion to accept that resignation.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, Accepting the Resignation of Jeffrey Shenefield, was approved.

**B. Appointment to Fill Vacant Board Seat #3**

Ms. Burns asked if there were any nominations to fill Seat #3. Ms. Ellison nominated David Adams to fill the vacant seat.

On MOTION by Ms. Ellison, seconded by Mr. Walsh, with all in favor, Appointing David Adams to Fill Vacant Board Seat #3, was approved.

**C. Administration of Oath to Newly Appointed Supervisor**

Ms. Burns administered the oath to Mr. Adams. She stated that Mr. Adams had been on other CDD Boards and the Sunshine Law could be skipped.

**D. Consideration of Resolution 2025-01 Appointing an Assistant Secretary**

Ms. Burns stated this would appoint Mr. Adams as assistant secretary. She asked for a motion to approve.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, Resolution 2025-01 Appointing David Adams as an Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the July 11, 2024  
Audit Committee Meeting and Board of  
Supervisors Meeting**

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

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02  
Directing Chairman and District Staff to File  
a Petition Amending District Boundaries**

Ms. Burns stated that the developer wanted a Boundary Amendment to include parcels adjacent to the District. Ms. Hancock stated that the resolution and the funding agreement referenced a different institute than in previous funding boundary amendments. She noted that it would be updated to reflect Clayton Properties Group. Ms. Hancock added that they understood the property had been deeded to the CDD. She confirmed they received a deed. Ms. Hancock stated they would send out the documents that needed to be signed. She noted that this petition would be filed with Hillsborough County to extend and expand the District's boundaries by approximately 10 acres.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-02 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved as amended.

**SIXTH ORDER OF BUSINESS**

**Consideration of Boundary Amendment  
Funding Agreement**

Ms. Burns stated they were looking for a motion to approve. It would be with Clayton Properties Group, which will fund all the costs associated with the Boundary amendment.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Boundary Amendment Funding Agreement, was approved as amended.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Audit Services Engagement  
Letter for Fiscal Year 2024 through Fiscal  
Year 2028 Audits with Grau & Associates**

Ms. Burns stated that the Board awarded the audit at the last meeting. The agreement had already been approved and needs to be ratified by the Board.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2024 through Fiscal Year 2028 with Grau & Associates, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report for Series 2019 bonds**

Ms. Burns stated that page #4 of the report shows a negative arbitrage amount listed under the Internal Revenue Code; the District needs to demonstrate that we do not earn more interest on the bonds than we can pay. It is an independent report. Ms. Burns asked for a motion to approve the report.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Arbitrage Rebate Report for Series 2019 Bonds, was approved.

**NINTH ORDER OF BUSINESS**

**Ratification of Agreement for Pet Waste Station Maintenance Services**

Ms. Burns stated they had a contract in place with a vendor to service the waste. She added they had sold that company to another entity, and when they did, they stopped servicing. The waste stations started backing up, and there were a lot of problems negotiating a new agreement with the entity. Ms. Burns noted that they had another vendor in the area they used, and they terminated the existing deal and got the other company to come in and start servicing the waste station

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Agreement for Pet Waste Station Maintenance Services, was ratified.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03 Authorizing the Establishment of an SBA Account**

Ms. Burns stated that they had started budgeting for capital reserves. She added that they would have excess funds that they wanted to move to an SBA account, allowing the District to earn interest on the money they were using. Ms. Burns noted that they usually kept at least ¼ of the operating expenses in the fund. They used the rest to the SBA and transferred what was needed.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-03 Authorizing the Establishment of an SBA Account, was approved.



**ELEVENTH ORDER OF BUSINESS                      Staff Reports**

**A. Attorney**

Ms. Hancock stated they would send the necessary documents associated with the boundary amendment petition that needs to be signed.

**B. Engineer**

Ms. Burns stated that the District Engineer is not on the line today.

**C. Field Manager's Report**

Mr. Blanco presented the field manager's report. Mr. Blanco said they did a pre- and post-hurricane review before and after Hurricane Milton. He noted that they staked many of the trees falling on the front entrance of Ridgewood South. He added they had cut back several fallen trees on Ridgewood N, most of them were on landscape easements. Therefore, it didn't affect a lot of homeowners. Mr. Blanco noted that a solar light went missing from the mailbox in Ridgewood N, which was replaced, and our maintenance staff was redoing the perimeter fencing on the model home on Ridgewood S. Then, the Rhodine Rd. fencing on Ridgewood N was pending installation by a vendor. It should take place in February. Mr. Blanco stated they did an overall review of the landscaping and ponds of the landscaping throughout the District, which remained in satisfactory condition. Mr. Blanco noted that a Sabal Palm was found dying, and there was a proposal to replace it. The previously approved Bismark Palm was installed and is thriving. The ponds remain in excellent condition. Mr. Blanco added that the vendor sprayed the grass and had applied algae treatments in several ponds when spotted.

**i. Consideration of Proposal for Sabal Palm Removal & Replacement  
(Ridgewood South Frontage Area)**

Mr. Blanco presented the proposal for removing the dead Sabal Palm and installing the new Sabal Palm. The proposals are for \$1,380. There was a detailed discussion about when the palm died and the amount the proposal is to remove and replace it. Mr. Blanco stated that the price was within the landscape improvement budget.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Proposal for Sabal Palm Removal & Replacement (Ridgewood South Frontage Area) was approved.
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**ii. Consideration of Proposal for Installation of Additional Landscape Lighting (Ridgewood South Front Area & Ridgewood North Amenity Area) (to be provided under separate cover)**

Mr. Blanco stated there was a lack of landscape lighting around the District. They were going to add solar power lighting or an alternative light method. The mailbox area in Ridgewood S. needed more lighting as well. There is a proposal to add solar-powered lights in Ridgewood N. Proposal #389. Mr. Blanco stated that after the Field Manager’s report was submitted, the solar lights at the monument were stolen again. He said they would propose putting them on a 13-foot decorated pole that would go three feet in the ground so it would be 10 feet high with solar light fixtures that have the panel integrated into the fixture. Mr. Blanco said they feel the likelihood of it being stolen again would be better if it were high. The proposal was for \$7,158.00 for six poles. It was determined that this proposal should be tabled until more research can be done. They will look into different methods, get photos, and then bring the proposal to the next meeting.

**iii. Consideration of Proposal for Installation of Mailbox Lighting (Ridgewood South) (to be provided under separate cover)**

Mr. Blanco stated that the residents' feedback was that it was too dark once it turned 6:00 p.m. They proposed installing more lighting where the mailboxes are located.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Proposal for Installation of Mailbox Lighting (Ridgewood South), 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 that the financial statements are included in the package for review. She noted that no action was necessary on those; they were for informational purposes.



# SECTION IV

# **REBATE REPORT**

**\$4,680,000**

**Rhodine Road North Community Development District**

**(Hillsborough County, Florida)**

**Special Assessment Bonds, Series 2022**

**Dated: January 25, 2022**

**Delivered: January 25, 2022**

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**Rebate Report to the Computation Date**

**January 25, 2025**

**Reflecting Activity To**

**January 25, 2025**



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**AMTEC**

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# AMTEC

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March 5, 2025

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of January 31, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

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

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

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	0.044240%	410.44	(33,287.38)
Reserve Account	3.648048%	14,303.09	1,281.53
Interest Account	0.815784%	611.38	(2,043.95)
Cost of Issuance Account	0.215566%	0.52	(8.20)
<b>Totals</b>	<b>1.088065%</b>	<b>\$15,325.43</b>	<b>\$(34,058.00)</b>
<b>Bond Yield</b>	<b>3.334586%</b>		
Rebate Computation Credits			(6,353.62)
<b>Net Rebatable Arbitrage</b>			<b>\$(40,411.62)</b>

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



# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

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

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<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 B-1 of the Arbitrage and Tax Certificate, Exhibit B (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is January 25, 2025.

## **DEFINITIONS**

### **7. Computation Date**

January 25, 2025.

## 8. Computation Period

The period beginning on January 25, 2022, the date of the closing, and ending on January 25, 2025, the Computation Date.

## 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:

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

## **METHODOLOGY**

### **Bond Yield**

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

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

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

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

<b>Sources of Funds</b>
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<b>Par Amount</b>	<b>\$4,680,000.00</b>
<b>Net Original Issue Premium</b>	<b>91,078.80</b>
<b>Total</b>	<b>\$4,771,078.80</b>

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

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

## PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

## PROOF OF ARBITRAGE YIELD

\$4,680,000

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

Assumed Call/Computation Dates for Premium Bonds

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

Rejected Call/Computation Dates for Premium Bonds

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

## BOND DEBT SERVICE

\$4,680,000

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

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

BOND DEBT SERVICE

\$4,680,000

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

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



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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.334586%)
01/25/22	Beg Bal	-4,227,064.63	-4,667,952.74
02/03/22		240,542.42	265,436.15
02/11/22		14,331.59	15,803.15
02/24/22		5,500.00	6,057.50
02/24/22		12,316.31	13,564.73
03/08/22		3,610.06	3,970.88
03/08/22		24,525.20	26,976.44
03/08/22		614,624.77	676,055.11
03/08/22		3,367.62	3,704.21
03/08/22		20,720.45	22,791.41
03/18/22		6,534.10	7,180.57
04/01/22		4,246.50	4,661.07
04/04/22		622,693.81	683,296.65
04/04/22		896,458.45	983,705.07
04/25/22		320,282.75	350,776.49
04/25/22		2,918.01	3,195.83
04/25/22		152,762.50	167,306.84
04/26/22		14,378.25	15,745.74
05/05/22		456,078.25	499,042.27
05/10/22		13,260.10	14,502.58
05/10/22		150,554.01	164,661.03
05/26/22		57,594.94	62,899.11
06/02/22		375,794.67	410,177.09
06/10/22		2,323.23	2,533.93
06/10/22		11,201.45	12,217.32
07/13/22		200,782.65	218,328.90
12/07/23		60.85	63.17
01/25/25	Bal	12.10	12.10
01/25/25	Acc	0.03	0.03
-----			
01/25/25	TOTALS:	410.44	-33,287.38
-----			

ISSUE DATE:	01/25/22	REBATABLE ARBITRAGE:	-33,287.38
COMP DATE:	01/25/25	NET INCOME:	410.44
BOND YIELD:	3.334586%	TAX INV YIELD:	0.044240%

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.334586%)
01/25/22	Beg Bal	-130,110.00	-143,680.64
02/02/22		0.15	0.17
03/02/22		0.60	0.66
04/04/22		0.67	0.74
05/03/22		0.64	0.70
06/02/22		32.80	35.80
07/05/22		74.90	81.51
08/02/22		130.76	141.94
09/02/22		196.97	213.22
10/04/22		225.01	242.86
11/02/22		294.72	317.28
12/02/22		359.16	385.59
01/04/23		405.78	434.36
02/02/23		432.05	461.30
03/02/23		414.12	440.94
04/04/23		468.11	496.96
05/02/23		472.71	500.55
06/02/23		514.25	543.04
07/05/23		503.34	529.91
08/02/23		525.90	552.29
09/05/23		546.04	571.71
10/03/23		528.77	552.20
11/02/23		547.47	570.21
12/04/23		531.05	551.48
12/22/23		0.13	0.13
01/03/24		548.58	568.17
02/02/24		545.94	563.93
03/04/24		508.59	523.81
03/22/24		0.01	0.01
04/02/24		542.52	557.32
05/02/24		523.88	536.69
06/04/24		541.61	553.23
07/02/24		523.98	533.84
08/02/24		540.69	549.35
09/04/24		538.48	545.50
10/02/24		503.47	508.72
11/04/24		491.14	494.81
12/03/24		458.61	460.81
01/03/25		459.18	460.11
01/25/25	Bal	130,110.00	130,110.00
01/25/25	Acc	370.31	370.31
-----			
01/25/25	TOTALS:	14,303.09	1,281.53
-----			

ISSUE DATE: 01/25/22      REBATABLE ARBITRAGE: 1,281.53  
COMP DATE: 01/25/25      NET INCOME: 14,303.09  
BOND YIELD: 3.334586%      TAX INV YIELD: 3.648048%

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.334586%)
01/25/22	Beg Bal	-125,829.17	-138,953.31
02/02/22		0.14	0.15
03/02/22		0.58	0.64
04/04/22		0.65	0.71
05/02/22		43,766.67	47,902.83
05/03/22		0.62	0.68
06/02/22		20.69	22.58
07/05/22		47.24	51.41
08/02/22		82.47	89.52
08/04/22		-278.14	-301.86
09/02/22		124.62	134.90
10/04/22		142.40	153.70
11/01/22		82,062.50	88,352.95
11/02/22		186.51	200.79
12/02/22		0.77	0.83
01/04/23		0.87	0.93
02/02/23		0.92	0.98
03/02/23		0.89	0.95
04/04/23		1.00	1.06
05/01/23		-81,784.36	-86,609.45
05/01/23		82,062.50	86,904.00
05/02/23		1.01	1.07
-----			
01/25/25	TOTALS:	611.38	-2,043.95
-----			

ISSUE DATE:	01/25/22	REBATABLE ARBITRAGE:	-2,043.95
COMP DATE:	01/25/25	NET INCOME:	611.38
BOND YIELD:	3.334586%	TAX INV YIELD:	0.815784%

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.334586%)
01/25/22	Beg Bal	-194,475.00	-214,758.98
01/25/22		48,000.00	53,006.46
01/25/22		45,000.00	49,693.56
01/25/22		1,750.00	1,932.53
01/25/22		30,000.00	33,129.04
01/25/22		6,000.00	6,625.81
01/25/22		57,722.38	63,742.90
02/01/22		5,725.00	6,318.64
08/04/22		278.14	301.86
-----			
01/25/25	TOTALS:	0.52	-8.20
-----			

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

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.334586%)
01/25/23		-1,960.00	-2,094.02
01/25/24		-2,070.00	-2,139.60
01/25/25		-2,120.00	-2,120.00
-----			
01/25/25	TOTALS:	-6,150.00	-6,353.62
-----			

ISSUE DATE: 01/25/22      REBATABLE ARBITRAGE: -6,353.62  
COMP DATE: 01/25/25  
BOND YIELD: 3.334586%

# SECTION V

# SECTION C



# Rhodine Road North CDD

## Field Management Report



March 13<sup>th</sup>, 2025

Joel Blanco

Field Manager

GMS



# Completed

## Fence Repairs

- Field Staff oversaw the completion of the district fence repairs throughout.
- Fence repair vendor was mobilized during the first week of February and repaired damage fencing along the perimeter of Rhodine Rd. and CDD owned fencing bordering the amenity.
- Maintenance staff was also utilized to complete smaller repairs behind the dry pond on Stone Pine St.
- Maintenance will be scheduled to pressure wash fence.



# Completed

## Mailbox Solar Lights – Ridgewood South



- ✚ The mailbox solar lights that were approved at the previous meeting have been installed by our maintenance staff.

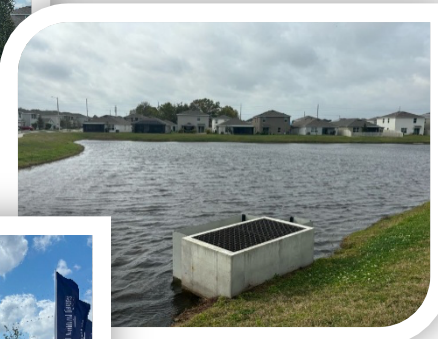
## Entrance Lights



- ✚ Entrance light fixtures and solar panel have been ordered. Panel will lay flat and reinforced with a hi-strength adhesive onto the base with bracket to secure the panel.
- ✚ “Area is being monitored” signs have been ordered and will be installed along with the fixtures.
- ✚ Both Ridgewood – South entrance lights were found faulty and were replaced.

# Site Review

## Overall Review (Landscaping & Ponds)

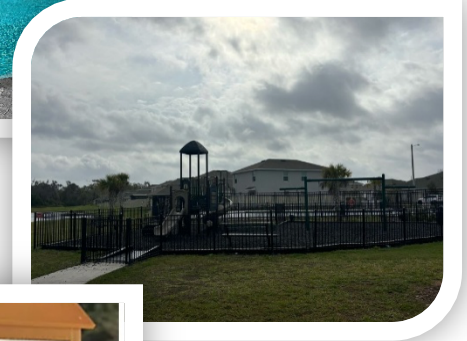


- Field Staff has conducted an overall review of the district—both landscaping and pond maintenance.
- Landscaping remains in satisfactory conditions—neat, tidy, and uniformed throughout the community.
- Landscaping beds have been detailed, crepe myrtles have been trimmed throughout, and common area bushes have been trimmed and leveled.
- Ponds have experienced an uptick on algae blooms due to the fertilization of the lawns with vendor mobilized after review.
- Littoral plantings are thriving at the pond next to the amenity.
- Several ponds were spotted with some trash—mostly around the mailbox area. Our maintenance staff has been utilized to remove trash at the district ponds.

# Site Review

## Amenity Review

- Field Staff has conducted a review of the district amenity.
- Amenity palms were trimmed in preparation for the spring season and high amenity use.
- Pool remains in satisfactory standards—consistently clean and maintained.
- The HOA approached us regarding an installation of a community message board. Attached is a proposal for a cedar-colored message board to be installed by the mailbox area for board review.
- Some maintenance was completed at the playground area—installation of gate latch and greasing the swings with a barrier to be installed at the bottom portion of the fence to contain rubber mulch.
- Attached are (2) proposals for a 30 x 30 x10 shade structure installation at the playground area for board review.



# 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

# SECTION (a)



# QUOTE

Rhodine Road North CDD  
12042 Downy Birch Dr  
RIVERVIEW FL 33569  
USA

**Date**  
Mar 5, 2025

**Expiry**  
Apr 4, 2025

**Quote Number**  
QU-4262

**Reference**  
Rhodine Rd - Shade Option  
2

Jammin Playgrounds Inc.  
4417 13th st PMB 143  
ST.CLOUD FL 34769  
UNITED STATES

## Rhodine Road North CDD - 12042 Downy Birch Dr, Riverview, FL 33569

### TAX EXEMPT

THIS IS A PRELIMINARY QUOTE. JAMMIN MUST CONDUCT A SITE VISIT TO CONFIRM SHADE DIMENSIONS AND SITE CONDITIONS IF CUSTOMER CHOOSES TO ACCEPT THIS SCOPE OF WORK.

Based on easy access to playground area. Any restrictions in access will result in a change order. Based on water & electric hookups available within 100ft. If no hookups are available, a change order will be issued. Permitted project.

Jammin is not responsible for any damage to concrete sidewalks, irrigation, landscaping, sod, etc.

Description	Quantity	Unit Price	Tax	Amount USD
Permit price STARTS at \$2,000 PLUS the actual permit cost. Price will be adjusted on final invoice. Customer is responsible for providing all required documents for permitting. City/County building departments may require a recent survey versus a site plan. This will be the sole responsibility of the customer to retrieve those documents for Jammin to start the permit process.	1.00	2,000.00	Tax on Sales	2,000.00
Relocate existing mulch to the side to accommodate for new installation. Jammin will push mulch back into place when our scope of work is complete.	1.00	350.00	Tax on Sales	350.00
Supply & Delivery of 30'x30'x10' Hip Shade. 4 Columns on Base plates Glide Elbows Elbows. Frame Color: TBD Fabric Color: TBD	1.00	12,873.00	Tax on Sales	12,873.00
*Includes engineered drawings required for permitting.				
Freight for Shade	1.00	1,350.00	Tax on Sales	1,350.00



Description	Quantity	Unit Price	Tax	Amount USD
Supply, Delivery, & Installation of (4) 3.5" Post Caps for existing playground roof.  *Includes removal of existing roof.	1.00	750.00	Tax on Sales	750.00
Installation of 30'x30'10' Hip Shade Structure to spec. 4 Footers listed @ 3.93'x3.93'x3' (Please see note regarding footers). No hard digging. *If boxes are required to prevent footer holes from caving in due to drainage or other site conditions, an additional \$650 per box will be added to the final invoice.	1.00	10,950.00	Tax on Sales	10,950.00
Machine Rental	1.00	2,750.00	Tax on Sales	2,750.00
Receiving equipment, Storage @ Jammin's shop until job is ready & Delivery to job site for installation.  *STORAGE PRICE IS BASED ON PROJECT BEING READY FOR INSTALLATION WITHIN 2-3 WEEKS OF RECEIVING THE EQUIPMENT. IF ANY DELAYS IN INSTALLATION OCCUR AFTER RECEIVING EQUIPMENT (DUE TO CUSTOMER), ADDITIONAL STORAGE FEES @ \$50 PER WEEK WILL BE ADDED TO THE FINAL INVOICE.	1.00	200.00	Tax on Sales	200.00
Dumpster Rental	1.00	950.00	Tax on Sales	950.00
			Subtotal	32,173.00
			TOTAL TAX	0.00
			<b>TOTAL USD</b>	<b>32,173.00</b>

## Terms

Customer agrees to contact all private utilities directly to conduct underground locates prior to Jammin's arrival. Any underground utilities that are damaged during installation will be the responsibility of the customer to fix.

Permit price STARTS at \$1,500 PLUS the actual permit cost, depending on location. Price will be adjusted on final invoice. Customer will be responsible for providing any and all documents required for permitting. Any delays will result in additional charges.

If Jammin quotes have expired prior to a PO being issued, prices may need to be adjusted to reflect any price increases from manufacturers and/or freight companies. If any additional permits, such as LDO's or Zoning clearance, are required for building permits to be issued, additional charges may apply. Permit paperwork needs to be filled out & returned to Jammin Playgrounds as quickly as possible. Any delays in returning permit documents may result in price increases. Time is of the essence with any permitting documents needed for submittal.

Exclusions: Excavation, irrigation, sod damage/replacement, concrete sidewalks, underground pipes, etc. Any unforeseen hazards or issues that arise upon arrival to the job site will result in a change order.

Any items not listed herein will NOT be covered.

If customer assumes excavation responsibility for any surfacing project, the warranty for said surfacing will be automatically voided, since Jammin cannot ensure the excavation was done properly to eliminate all grass/weed roots that may grow in the future.

Artificial Turf and Rubber Surfacing are capable of getting hot in direct sunlight, although it does not retain or radiate much heat. Jammin Playgrounds cannot guarantee that grass/weeds will not grow through the drainage holes. Reflection from windows, highly reflective or shiny surfaces, or glass top tables can create a magnifying affect and melt the turf or damage rubber surfacing. Compression causes the

fibers on artificial turf to lay down and that is considered normal wear & tear.

Shade Installation price is based on footer information provided. If footer dimensions change due to permitting or engineered drawings, a change order will be issued.

Customer is responsible for providing site plan and/or recent survey if permitting requires. Some additional charges may be added if permitting office requires architect drawings to show setbacks. Customer is also responsible for any CAD drawings that are requested for permitting.

\*IF YOU WOULD LIKE TO ACCEPT THIS QUOTE, PLEASE SIGN AND RETURN TO Sandra@JamNPlay.com. A 50% DEPOSIT WILL BE REQUIRED PRIOR TO ANY EQUIPMENT BEING PURCHASED BY JAMMIN PLAYGROUNDS (UNLESS OTHERWISE STATED).

\*Any cancellations for approved projects may result in restocking fees and/or additional charges for items already purchased.

In the unlikely event that Jammin Playgrounds is required to file a civil action or institute any collection effects against a customer, customer agrees to pay any and all cost, fees, expenses and attorney fees incurred by Jammin Playgrounds regardless of whether suit is actually filed and including but not limited to any and all costs, fees, expenses, and attorney fees incurred on appeal or in any post judgement collection efforts or proceedings.

Signature: \_\_\_\_\_

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

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

**SECTION (b)**



**TRUST**  
— *the* —  
**EXPERTS**

For over a decade, our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will insure that your project is completed to perfection, providing truly turnkey service, with every step of the process from planning and budgeting, through the installation being handled under one roof.



1-800-573-7529 | [www.proplaygrounds.com](http://www.proplaygrounds.com)



Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

**Quote**

<b>Project Name</b>
Jeff Shade Job



<b>Date</b>	<b>Estimate #</b>
1/27/2025	38032

<b>Customer / Bill To</b>
Rhodine Road North CDD/Ridgewood

<b>Ship To</b>
12042 Downy Birch Dr. Riverview, FL 33569



**WE WILL BEAT ANY PRICE BY 5%!**

Item	Description	Qty	Cost	Total:
	Furnish labor and materials to: 1. Install a RD303012 SG 2. provide eng dwgs 3. permitting			
22-SD303012SG	**SHADE STRUCTURE** 12' Height -SURFACE MOUNT - WITH GLIDE-SQUARE	1	14,040.05	14,040.05
CLR	Colors: TBD			0.00
ENGDRAW	Engineered Drawings for Permitting	1	840.00	840.00
Shipping	Combined Shipping and Freight Charges	1	1,430.00	1,430.00
	**RAW MATERIALS**			
FBLOCK	Footer Blocks	4	2.00	8.00
RBAR5	No. 5 Rebar	300	1.75	525.00
RMC	Ready Mix Concrete 2500 PSI MIN	8	195.00	1,560.00
	**PERMIT, RENTALS, LABOR**			
22-Rentals	Misc rentals for construction (forklift, excavator, conc pump, dumpster)	1	2,200.00	2,200.00
LBR	Labor and Installation	1	12,900.00	12,900.00

**AGREED AND ACCEPTED:**  
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Signature Name / Title Date

<b>Subtotal:</b>
<b>Sales Tax: (7.5%)</b>
<b>Total:</b>

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.



Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

# Quote

<b>Project Name</b>
Jeff Shade Job



<b>Date</b>	<b>Estimate #</b>
1/27/2025	38032

<b>Customer / Bill To</b>
Rhodine Road North CDD/Ridgewood

<b>Ship To</b>
12042 Downy Birch Dr. Riverview, FL 33569



**WE WILL BEAT ANY PRICE BY 5%!**

Item	Description	Qty	Cost	Total:
OSPERMIT	PERMIT - NOT IN FLORIDA - PERMITTING IS NOT INCLUDED IN THIS PRICE, CUSTOMER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS IF REQUIRED.		0.00	0.00

**AGREED AND ACCEPTED:**  
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

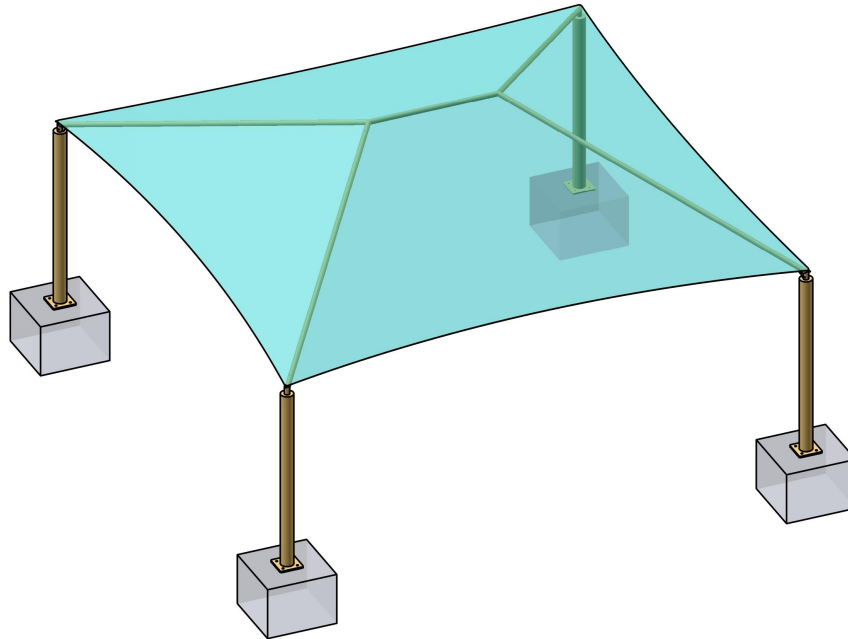
\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Signature Name / Title Date

<b>Subtotal:</b>	\$33,503.05
<b>Sales Tax: (7.5%)</b>	\$0.00
<b>Total:</b>	<u>\$33,503.05</u>

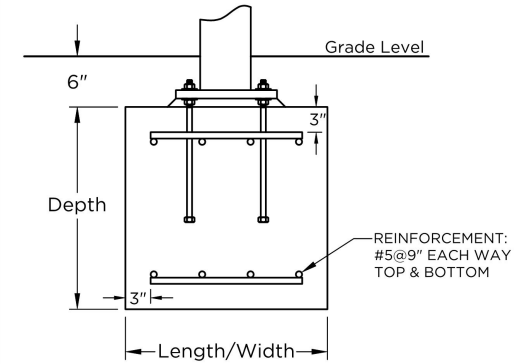
Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

## Hip Shade

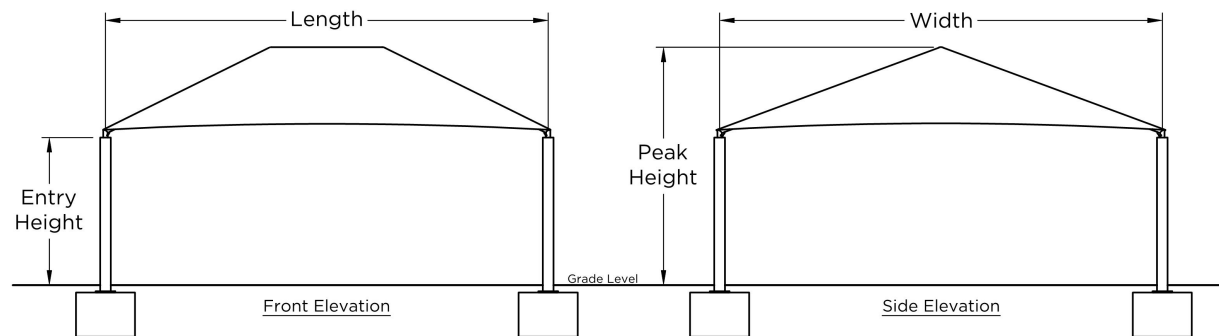
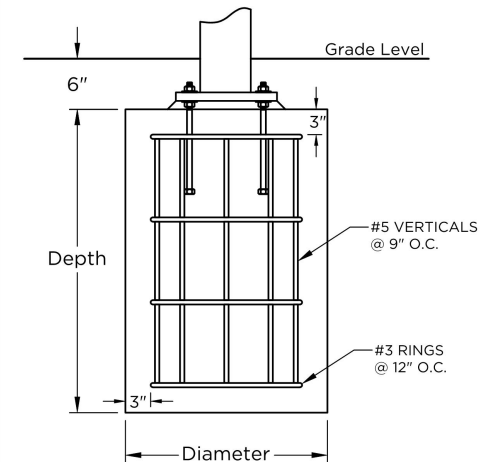
<b>Length</b>	30'	<b>Width</b>	30'	<b>Entry Height</b>	12'
<b>Peak Height</b>	17.55'	<b>Elbow</b>	Glide	<b>Column Mount</b>	Base Plate
<b>Column Size</b>	Ø6.6" Sch-40	<b>Rafter Size</b>	Ø5.0" 11-Ga	<b>Ridge Size</b>	Ø5.0" 11-Ga
<b>Column Length</b>	12.5'	<b>Rafter Length</b>	19.56'	<b>Ridge Length</b>	7.5'
<b>Dome Qty.</b>	1	<b>Column Qty.</b>	4		



Square Footing		
Column	Length & Width	Depth
Single Cap	4.18	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	5.95	N/A



**SuperiorShade**

QUOTE

SHADE SIZE

SHADE STYLE

30 X 30

Hip Shade

*These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.*

## Color Options

### Frame

#### Gloss



#### Matte, Textured, or Metallic



### Fabric

#### Traditional Fabric

This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant .



#### Dual Color Fabric

This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.



#### Waterproof Fabric

This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.





# SECTION 2



**Cardinal Landscaping services of Tampa, Inc.**

817 E. Okaloosa Ave.

Tampa, FL 33604

+18139159696

**Estimate**

ADDRESS  
Rhodine Road North CDD  
11650 Rhodine Road North  
Riverview, FL 33579

ESTIMATE 14426  
DATE 03/04/2025

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Services	OTC- Lethal Bronzing Injections	1	110.00	110.00
TOTAL				<b>\$110.00</b>

Accepted By

Accepted Date

# SECTION 3

Invoice#: 394 Invoice#: 03/13/2025



Governmental Management Services - CF

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

Table with 2 columns: Bill To/District (Rhodine Road North CDD) and Prepared By (Governmental Management Services- CF, LLC, 219 E. Livingston Street, Orlando, FL 32801). Includes Job name and Description: Installation of Message Center By Amenity.

Table with 4 columns: Qty, Description, Unit Price, Line Total. Rows include Labor (\$400), Mobilization (\$65.00), Equipment (\$145), and Materials (\$1,291.88). Total Due: \$1,901.88.

Thank you for your business!

Client Signature: \_\_\_\_\_

# SECTION D

# SECTION 1

# Rhodine Road North Community Development District

## Summary of Check Register

January 1, 2025 to February 28, 2025

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	1/7/25	693-699	\$ 15,059.23
	1/22/25	700-707	\$ 202,374.39
	2/24/25	712-719	\$ 33,019.14
	2/28/25	720	\$ 500,000.00
<b>Total Amount</b>			<b>\$ 750,452.76</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/25	00017	12/18/24	25459	202412	320	53800	46200		LANDSCAPE MAINT DEC24	*	10,470.13		
									CARDINAL LANDSCAPING SVCS OF TAMPA			10,470.13	000693
1/07/25	00043	10/01/24	GMS10012	202410	330	57200	34500		PROXIMITY CARDS	*	285.60		
									CURRENT DEMANDS ELECTRICAL &			285.60	000694
1/07/25	00010	11/30/24	185	202411	320	53800	48000		HOLIDAY DECOR INSTALL	*	1,351.98		
									GOVERNMENTAL MANAGEMENT SERVICES			1,351.98	000695
1/07/25	00042	12/31/24	0478	202412	330	57200	48200		JANITORIAL SVC	*	520.50		
									JNJ CLEANING SERVICES LLC			520.50	000696
1/07/25	00033	12/12/24	11052	202411	310	51300	31500		ATTORNEY FEES	*	206.50		
									KILINSKI VAN WYK, PLLC			206.50	000697
1/07/25	00040	1/05/25	10863	202501	330	53800	51000		POOL SERVICE JAN24	*	1,020.00		
									SUNCOAST POOL SERVICE			1,020.00	000698
1/07/25	00027	1/07/25	01072025	202501	330	53800	52000		PLAYGROUND LEASE JAN25	*	1,204.52		
									WHFS, LLC			1,204.52	000699
1/22/25	00045	12/10/24	39009	202412	330	57200	48100		PEST CONTROL	*	120.00		
									ALL AMERICAN LAWN AND TREE SPECIAL			120.00	000700
1/22/25	00017	1/08/25	25476	202501	320	53800	46300		TREE TRIMMING	*	2,675.00		
									CARDINAL LANDSCAPING SVCS OF TAMPA			2,675.00	000701
1/22/25	00053	12/31/24	157181	202412	320	53800	48000		FENCE REPAIRS	*	7,474.10		
									FLORIDA STATE FENCE			7,474.10	000702
1/22/25	00010	1/01/25	186	202501	310	51300	34000		MANAGEMENT FEES JAN25	*	3,750.00		
		1/01/25	186	202501	310	51300	35200		WEBSITE AMDIN JAN25	*	111.33		
		1/01/25	186	202501	310	51300	35100		INFORMATION TECH JAN25	*	167.00		

RRNC RHODINE ROAD N HHENRY



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/25	186	1/01/25	186	202501	310-51300-31300		DISSEMINATION SVC JAN25	*	556.50		
1/01/25	186	1/01/25	186	202501	330-57200-12000		AMENITY ACCESS	*	1,041.67		
1/01/25	186	1/01/25	186	202501	310-51300-51000		OFFICE SUPPLIES	*	.06		
1/01/25	186	1/01/25	186	202501	310-51300-42000		POSTAGE	*	1.39		
1/01/25	187	1/01/25	187	202501	320-53800-12000		FIELD MANAGEMENT JAN25	*	1,460.83		
GOVERNMENTAL MANAGEMENT SERVICES										7,088.78	000703
1/22/25	00033	1/15/25	11279	202412	310-51300-31500		ATTORNEY FEES	*	132.00		
1/15/25		1/15/25	11280	202412	310-51300-31500		ATTORNEY FEES	*	406.50		
KILINSKI VAN WYK, PLLC										538.50	000704
1/22/25	00051	1/22/25	01222025	202501	300-20700-10000		ASSESSMENTS THRU 1/7/25	*	121,180.88		
RHODINE ROAD CDD SERIES 2019										121,180.88	000705
1/22/25	00052	1/22/25	01222025	202501	300-20700-10000		ASSESSMENTS THRU 1/7/25	*	62,092.61		
RHODINE ROAD CDD SERIES 2020										62,092.61	000706
1/22/25	00027	1/22/25	01222025	202501	300-15500-10000		PLAYGROUND LEASE FEB25	*	1,204.52		
WHFS, LLC										1,204.52	000707
1/22/25	00031	1/09/25	BW010920	202501	310-51300-11000		BOS MEETING 1/9/25	*	200.00		
1/09/25		1/09/25	BW010920	202501	310-51300-11000		BOS MEETING 1/9/25	V	200.00-		
BRIAN WALSH										.00	000708
1/22/25	00034	1/09/25	GP010920	202501	310-51300-11000		BOS MEETING 1/9/25	*	200.00		
1/09/25		1/09/25	GP010920	202501	310-51300-11000		BOS MEETING 1/9/25	V	200.00-		
GARRET PARKINSON										.00	000709
1/22/25	00047	1/09/25	KE010920	202501	310-51300-11000		BOS MEETING 1/9/25	*	200.00		
1/09/25		1/09/25	KE010920	202501	310-51300-11000		BOS MEETING 1/9/25	V	200.00-		
KAREYANN ELLISON										.00	000710
RRNC RHODINE ROAD N HENRY											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/22/25	00026	1/09/25	MA010920	202501	310-51300-11000		BOS MEETING 1/9/25	*	200.00		
		1/09/25	MA010920	202501	310-51300-11000		BOS MEETING 1/9/25	V	200.00-		
MILTON ANDRADE										.00	000711
2/24/25	00017	1/21/25	25505	202501	320-53800-46200		LANDSCAPE MAINT JAN25	*	10,470.13		
CARDINAL LANDSCAPING SVCS OF TAMPA										10,470.13	000712
2/24/25	00053	2/06/25	157182	202502	320-53800-48000		FINAL PAYMENT	*	7,474.10		
FLORIDA STATE FENCE										7,474.10	000713
2/24/25	00010	10/31/24	182	202410	320-53800-48000		FENCE REPAIRS MILTON	*	2,935.00		
		12/31/24	188	202412	320-53800-48000		INSTALL SOLAR LIGHTS	*	1,066.47		
		2/01/25	189	202502	310-51300-34000		MANAGEMENT FEES FEB25	*	3,750.00		
		2/01/25	189	202502	310-51300-35200		WEBSITE MAINT FEB25	*	111.33		
		2/01/25	189	202502	310-51300-35100		INFORMATION TECH FEB25	*	167.00		
		2/01/25	189	202502	310-51300-31300		DISSEMINATION SVC FEB25	*	556.50		
		2/01/25	189	202502	330-57200-12000		AMENITY ACCESS FEB25	*	1,041.67		
		2/01/25	189	202502	310-51300-51000		OFFICE SUPPLIES	*	2.68		
		2/01/25	189	202502	310-51300-42000		POSTAGE	*	47.91		
		2/01/25	190	202502	320-53800-12000		FIELD MGMT FEB25	*	1,460.83		
		2/01/25	190	202502	320-53800-49000		MEETING ROOM	*	130.50		
GOVERNMENTAL MANAGEMENT SERVICES										11,269.89	000714
2/24/25	00042	1/27/25	0489	202501	330-57200-49000		JANITORIAL SVCS	*	520.50		
JNJ CLEANING SERVICES LLC										520.50	000715
2/24/25	00054	2/06/25	4486	202502	330-57200-48200		EMPTY WASTE	*	295.00		
RAINMAKER PRESSURE CLEANING, LLC										295.00	000716

RRNC RHODINE ROAD N HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/24/25	00022	2/01/25	117991	202502	320	53800	47300		LAKE MAINTENANCE FEB25 REMSON AQUATICS	*	765.00	765.00	000717
2/24/25	00040	2/01/25	10924	202502	330	53800	51000		POOL SERVICE FEB25 SUNCOAST POOL SERVICE	*	1,020.00	1,020.00	000718
2/24/25	00027	2/24/25	02242025	202502	300	15500	10000		PLAYGROUND LEASE MAR25 WHFS, LLC	*	1,204.52	1,204.52	000719
2/28/25	00055	2/28/25	02282025	202502	300	15100	10000		SBA INITIAL DEPOSIT RHODINE ROAD NORTH CDD C/O SBA	*	500,000.00	500,000.00	000720
TOTAL FOR BANK A											750,452.76		
TOTAL FOR REGISTER											750,452.76		

RRNC RHODINE ROAD N HHENRY

# SECTION 2

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

***Unaudited Financial Reporting***  
***February 28, 2025***



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5	<hr/>	Debt Service Fund Series 2022
6	<hr/>	Capital Projects Fund Series 2019
7	<hr/>	Capital Projects Fund Series 2022
8	<hr/>	Capital Reserve Fund
9-10	<hr/>	Month to Month
11	<hr/>	Long Term Debt Report
12	<hr/>	Assessment Receipt Schedule
13-Jan	<hr/>	Utility Schedule Comparison

**Rhodine Road North**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2025**

	<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	\$ 276,681	\$ -	\$ -	\$ 276,681
Capital Projects Account	-	-	205	205
<b>Investments:</b>				
Money Market Account	-	-	42,685	42,685
State Board of Administration	500,000	-	-	500,000
<b>Series 2019</b>				
Reserve	-	253,713	-	253,713
Revenue	-	660,264	-	660,264
Prepayment	-	734	-	734
Construction	-	-	0	0
<b>Series 2022</b>				
Reserve	-	130,110	-	130,110
Revenue	-	308,247	-	308,247
Construction	-	-	17	17
Due from General Fund	-	-	-	-
Due from Debt Service	55,628	-	-	55,628
Prepaid Expenses	12,850	-	-	12,850
<b>Total Assets</b>	<b>\$ 845,160</b>	<b>\$ 1,353,068</b>	<b>\$ 42,908</b>	<b>\$ 2,241,135</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,118	\$ -	\$ -	\$ 1,118
FICA Payable	153	-	-	153
Federal Withholding	50	-	-	50
Due to General Fund	-	55,628	-	55,628
<b>Total Liabilities</b>	<b>\$ 1,321</b>	<b>\$ 55,628</b>	<b>\$ -</b>	<b>\$ 56,949</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 12,850	\$ -	\$ -	\$ 12,850
Restricted for:				
Debt Service - Series 2019	-	877,932	-	877,932
Debt Service - Series 2022	-	419,508	-	419,508
Capital Projects - Series 2019	-	-	205	205
Capital Projects - Series 2022	-	-	17	17
Assigned for:				
Capital Reserves	-	-	42,685	42,685
Unassigned	830,989	-	-	830,989
<b>Total Fund Balances</b>	<b>\$ 843,839</b>	<b>\$ 1,297,440</b>	<b>\$ 42,908</b>	<b>\$ 2,184,187</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 845,160</b>	<b>\$ 1,353,068</b>	<b>\$ 42,908</b>	<b>\$ 2,241,135</b>

# Rhodine Road North

## Community Development District

### General Fund

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

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 628,057	\$ 621,087	\$ 621,087	\$ -
Boundary Amendment Contributions	-	-	353	353
Other Income	-	-	60	60
<b>Total Revenues</b>	<b>\$ 628,057</b>	<b>\$ 621,087</b>	<b>\$ 621,499</b>	<b>\$ 413</b>

#### **Expenditures:**

##### **General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,000	\$ 4,000
FICA Expense	-	-	77	(77)
Engineering	12,500	5,208	-	5,208
Attorney	20,000	8,333	745	7,588
Annual Audit	6,800	2,833	-	2,833
Assessment Administration	5,565	2,319	2,319	-
Arbitrage	900	375	-	375
Dissemination	6,678	2,783	2,783	-
Trustee Fees	6,829	2,845	1,779	1,066
Management Fees	45,000	18,750	18,750	-
Information Technology	2,004	835	835	-
Website Maintenance	1,336	557	557	(0)
Postage & Delivery	500	208	148	60
Insurance	6,817	2,840	2,763	77
Copies	500	208	-	208
Legal Advertising	2,500	1,042	-	1,042
Other Current Charges	2,500	1,042	207	834
Boundary Amendment Expenses	-	-	353	(353)
Office Supplies	500	208	3	205
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 133,103</b>	<b>\$ 55,562</b>	<b>\$ 32,493</b>	<b>\$ 23,069</b>



# Rhodine Road North

## Community Development District

### General Fund

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

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 12,000	\$ 5,000	\$ 3,122	\$ 1,878
Field Management	17,530	7,304	7,304	0
Landscape Maintenance	125,650	52,354	41,881	10,474
Landscape Replacement	20,000	8,333	2,675	5,658
Lake Maintenance	17,820	7,425	3,335	4,090
Streetlights	82,680	34,450	26,636	7,814
Electric	1,500	625	651	(26)
Water & Sewer	20,000	8,333	1,239	7,094
Irrigation Repairs	6,250	2,604	-	2,604
General Repairs & Maintenance	12,500	5,208	20,652	(15,443)
Contingency	2,500	1,042	331	711
<b>Subtotal Field Expenditures</b>	<b>\$ 318,430</b>	<b>\$ 132,679</b>	<b>\$ 107,826</b>	<b>\$ 24,853</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 11,880	\$ 4,950	\$ 3,424	\$ 1,526
Amenity - Water	1,980	825	751	74
Internet	792	330	347	(17)
Playground/Furniture Lease	14,454	6,023	6,023	(0)
Pest Control	1,680	700	420	280
Janitorial Services	8,130	3,388	2,377	1,011
Security Services	5,000	2,083	714	1,369
Pool Maintenance	12,608	5,253	5,100	153
Amenity Access Management	12,500	5,208	5,208	(0)
Amenity Repairs & Maintenance	10,000	4,167	-	4,167
Contingency	2,500	1,042	-	1,042
Shade Structure	45,000	18,750	-	18,750
<b>Subtotal Amenity Expenditures</b>	<b>\$ 126,524</b>	<b>\$ 52,718</b>	<b>\$ 24,365</b>	<b>\$ 28,354</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 444,954</b>	<b>\$ 185,398</b>	<b>\$ 132,191</b>	<b>\$ 53,207</b>
<b>Total Expenditures</b>	<b>\$ 578,057</b>	<b>\$ 240,959</b>	<b>\$ 164,683</b>	<b>\$ 76,276</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ 456,816</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>\$ 456,816</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 387,023</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 843,839</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 February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 507,737	\$ 502,104	\$ 502,104	\$ -
Interest	12,000	5,000	10,228	5,228
<b>Total Revenues</b>	<b>\$ 519,737</b>	<b>\$ 507,104</b>	<b>\$ 512,332</b>	<b>\$ 5,228</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>\$ 338,513</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 276,942</b>		<b>\$ 539,419</b>	
<b>Fund Balance - Ending</b>	<b>\$ 289,041</b>		<b>\$ 877,932</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 February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 260,220	\$ 257,334	\$ 257,334	\$ -
Interest	5,000	2,083	4,625	2,541
<b>Total Revenues</b>	<b>\$ 265,220</b>	<b>\$ 259,417</b>	<b>\$ 261,958</b>	<b>\$ 2,541</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>\$ 182,366</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 103,118</b>		<b>\$ 237,142</b>	
<b>Fund Balance - Ending</b>	<b>\$ 109,154</b>		<b>\$ 419,508</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 February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	-	-	-	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Other Current Charges	\$ -	\$ -	\$ 208	\$ (208)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 208</b>	<b>\$ (208)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (208)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 413</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 205</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 February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Cost of Issuance	-	-	-	-
<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>Net Change in Fund Balance</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 February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 696	\$ 696
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 696</b>	<b>\$ 696</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>\$ 696</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>\$ 696</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 22,509</b>		<b>\$ 41,989</b>	
<b>Fund Balance - Ending</b>	<b>\$ 72,509</b>		<b>\$ 42,685</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 Assessments   \$ 668,143.08   \$ 540,145.77   \$ 276,830.28   \$ 1,485,119.13  
Net Assessments       \$ 628,054.50   \$ 507,737.02   \$ 260,220.46   \$ 1,396,011.98

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	45%	36%	19%	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	\$ 2,702.56	\$ 2,184.83	\$ 1,119.75	\$ 6,007.14
11/15/24	11/1/2024-11/10/2024	\$ 7,495.88	\$ (299.83)	\$ (143.93)	\$ -	\$ 7,052.12	\$ 3,172.70	\$ 2,564.89	\$ 1,314.53	\$ 7,052.12
11/22/24	11/11/2024-11/17/2024	\$ 98,662.16	\$ (3,946.46)	\$ (1,894.31)	\$ -	\$ 92,821.39	\$ 41,759.59	\$ 33,759.64	\$ 17,302.16	\$ 92,821.39
12/03/24	11/18/2024-11/25/2024	\$ 17,631.09	\$ (705.25)	\$ (338.52)	\$ -	\$ 16,587.32	\$ 7,462.50	\$ 6,032.90	\$ 3,091.92	\$ 16,587.32
12/06/24	11/26/2024-11/30/2024	\$ 978,616.39	\$ (39,144.33)	\$ (18,789.44)	\$ -	\$ 920,682.62	\$ 414,207.66	\$ 334,857.19	\$ 171,617.77	\$ 920,682.62
12/16/24	12/01/2024-12/10/2024	\$ 125,201.92	\$ (4,996.50)	\$ (2,404.11)	\$ -	\$ 117,801.31	\$ 52,997.85	\$ 42,844.97	\$ 21,958.49	\$ 117,801.31
01/07/25	12/11/2024-12/31/2024	\$ 228,738.58	\$ (9,035.87)	\$ (4,394.05)	\$ -	\$ 215,308.66	\$ 96,865.63	\$ 78,308.91	\$ 40,134.12	\$ 215,308.66
01/31/25	Q1 Interest	\$ -	\$ -	\$ -	\$ 1,734.21	\$ 1,734.21	\$ 780.21	\$ 630.74	\$ 323.26	\$ 1,734.21
02/07/25	01/01/2025-01/31/2025	\$ 2,688.65	\$ (107.55)	\$ (51.62)	\$ -	\$ 2,529.48	\$ 1,137.99	\$ 919.99	\$ 471.50	\$ 2,529.48
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Total</b>	<b>\$ 1,465,431.24</b>	<b>\$ (58,502.63)</b>	<b>\$ (28,138.57)</b>	<b>\$ 1,734.21</b>	<b>\$ 1,380,524.25</b>	<b>\$ 621,086.69</b>	<b>\$ 502,104.06</b>	<b>\$ 257,333.50</b>	<b>\$ 1,380,524.25</b>

99%                   Net Percent Collected  
\$ 15,487.73       Balance Remaining to Collect