

Rhodine Road North
Community Development District

Proposed Budget
FY2026



Table of Contents

1-2	General Fund
3-8	General Fund Narrative
9	Series 2019 Debt Service Fund
10-11	Series 2019 Amortization Schedule
12	Series 2022 Debt Service Fund
13-14	Series 2022 Amortization Schedule
15	Capital Reserve Fund

Rhodine Road North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments - Tax Roll	\$ 628,057	\$ 621,087	\$ 6,970	\$ 628,057	\$ 628,055
Assessments- Direct	\$ -	\$ -	\$ -	\$ -	\$ 9,403
Boundary Amendment Contributions	\$ -	\$ 353	\$ 750	\$ 1,103	\$ -
Other Income	\$ -	\$ 60	\$ -	\$ 60	\$ -

Total Revenues	\$ 628,057	\$ 621,499	\$ 7,720	\$ 629,220	\$ 637,457
-----------------------	-------------------	-------------------	-----------------	-------------------	-------------------

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 5,000	\$ 6,000	\$ 12,000
FICA Expense	\$ -	\$ 77	\$ 383	\$ 459	\$ 918
Engineering	\$ 12,500	\$ -	\$ 7,292	\$ 7,292	\$ 12,500
Attorney	\$ 20,000	\$ 745	\$ 11,667	\$ 12,412	\$ 20,000
Annual Audit	\$ 6,800	\$ -	\$ 4,800	\$ 4,800	\$ 4,900
Assessment Administration	\$ 5,565	\$ 2,319	\$ 3,246	\$ 5,565	\$ 5,732
Arbitrage	\$ 900	\$ -	\$ 900	\$ 900	\$ 900
Dissemination	\$ 6,678	\$ 2,783	\$ 3,896	\$ 6,678	\$ 7,678
Trustee Fees	\$ 6,829	\$ 1,779	\$ 5,050	\$ 6,829	\$ 11,012
Management Fees	\$ 45,000	\$ 18,750	\$ 26,250	\$ 45,000	\$ 46,350
Information Technology	\$ 2,004	\$ 835	\$ 1,169	\$ 2,004	\$ 2,064
Website Maintenance	\$ 1,336	\$ 557	\$ 779	\$ 1,336	\$ 1,402
Postage & Delivery	\$ 500	\$ 148	\$ 292	\$ 440	\$ 500
Insurance	\$ 6,817	\$ 2,763	\$ 3,976	\$ 6,739	\$ 7,750
Copies	\$ 500	\$ -	\$ 292	\$ 292	\$ 500
Legal Advertising	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 5,000
Other Current Charges	\$ 2,500	\$ 207	\$ 1,458	\$ 1,666	\$ 2,500
Boundary Amendment Expenses	\$ -	\$ 353	\$ 750	\$ 1,103	\$ -
Office Supplies	\$ 500	\$ 3	\$ 292	\$ 295	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative	\$ 133,103	\$ 32,493	\$ 78,948	\$ 111,441	\$ 142,381
-----------------------------	-------------------	------------------	------------------	-------------------	-------------------

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 12,000	\$ 3,122	\$ 7,000	\$ 10,122	\$ 13,200
Field Management	\$ 17,530	\$ 7,304	\$ 10,226	\$ 17,530	\$ 18,056
Landscape Maintenance	\$ 125,650	\$ 41,881	\$ 73,296	\$ 115,176	\$ 130,676
Landscape Replacement	\$ 20,000	\$ 2,675	\$ 11,667	\$ 14,342	\$ 20,000
Lake Maintenance	\$ 17,820	\$ 3,335	\$ 10,395	\$ 13,730	\$ 17,820
Streetlights	\$ 82,680	\$ 26,636	\$ 48,230	\$ 74,866	\$ 82,680
Electric	\$ 1,500	\$ 651	\$ 875	\$ 1,526	\$ 1,650
Water & Sewer	\$ 20,000	\$ 1,239	\$ 11,667	\$ 12,906	\$ 20,000
Irrigation Repairs	\$ 6,250	\$ -	\$ 3,646	\$ 3,646	\$ 7,500
General Repairs & Maintenance	\$ 12,500	\$ 20,652	\$ 7,292	\$ 27,943	\$ 15,000
Contingency	\$ 2,500	\$ 331	\$ 1,458	\$ 1,789	\$ 2,500

Subtotal Field Expenditures	\$ 318,430	\$ 107,826	\$ 185,751	\$ 293,577	\$ 329,082
------------------------------------	-------------------	-------------------	-------------------	-------------------	-------------------

Rhodine Road North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
Amenity Expenditures					
Amenity - Electric	\$ 11,880	\$ 3,424	\$ 6,930	\$ 10,354	\$ 13,068
Amenity - Water	\$ 1,980	\$ 751	\$ 1,155	\$ 1,906	\$ 2,178
Internet	\$ 792	\$ 347	\$ 462	\$ 809	\$ 924
Playground/Furniture Lease	\$ 14,454	\$ 6,023	\$ 8,432	\$ 14,454	\$ 14,454
Pest Control	\$ 1,680	\$ 420	\$ 980	\$ 1,400	\$ 1,680
Janitorial Services	\$ 8,130	\$ 2,377	\$ 4,743	\$ 7,120	\$ 8,130
Security Services	\$ 5,000	\$ 714	\$ 2,917	\$ 3,631	\$ 33,000
Pool Maintenance	\$ 12,608	\$ 5,100	\$ 7,355	\$ 12,455	\$ 12,986
Amenity Management	\$ 12,500	\$ 5,208	\$ 7,292	\$ 12,500	\$ 12,875
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ 5,833	\$ 5,833	\$ 10,000
Contingency	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 2,500
Special Projects	\$ 45,000	\$ -	\$ -	\$ -	\$ 45,000
Subtotal Amenity Expenditures	\$ 126,524	\$ 24,365	\$ 47,556	\$ 71,921	\$ 156,795
Total Operations & Maintenance	\$ 444,954	\$ 132,191	\$ 233,307	\$ 365,497	\$ 485,877
<u><i>Other Expenditures</i></u>					
Capital Reserve - Transfer	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 9,199
Total Other Expenses	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 9,199
Total Expenditures	\$ 628,057	\$ 164,683	\$ 362,255	\$ 526,938	\$ 637,457
Excess Revenues/(Expenditures)	\$ -	\$ 456,816	\$ (354,535)	\$ 102,281	\$ -

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	594	\$628,054.50	\$1,057.33	\$1,124.84
Single Family- BA	42	\$9,402.54	\$223.87	\$238.16
Total	636	\$637,457.04		

	Adoped FY25	Proposed FY26	Net Increase
Development	Net per Unit	Net per Unit	/(Decrease)
Single Family	\$ 1,057.33	\$ 1,057.33	\$ -
Single Family- BA	\$ -	\$ 223.87	\$ 223.87

Rhodine Road North

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer, Absolute Engineering, Inc., provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kilinski | Van Wyk, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District is contracted with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019 and 2022 bond series.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019 and 2022 bond series. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

Rhodine Road North

Community Development District

General Fund Budget

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Rhodine Road North

Community Development District

General Fund Budget

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District has contracted with Cardinal Landscaping Services of Tampa to provide maintenance of the landscaping within the District. These services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, and irrigation inspections.

Description	Monthly	Annually
Landscape Maintenance	\$6,721	\$80,650
Landscape Maintenance- South Area	\$3,750	\$45,000
Total		\$125,650

Landscape Replacement

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

Rhodine Road North

Community Development District

General Fund Budget

Lake Maintenance

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

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

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting and other assets.

Contingency

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

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facility.

Amenity - Water

Represents estimated water charges for the District's amenity facility.

Rhodine Road North

Community Development District

General Fund Budget

Internet

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

Playground/Furniture Lease

The District has entered into a leasing agreement with Navitas, Inc. for a playground and pool furniture installed in the community.

Description	Monthly	Annually
Playground & Furniture Lease	\$1,205	<u>\$14,454</u>
Total		\$14,454

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the costs to provide janitorial services for the District's amenity facilities three times a week. These services are provided by JNJ Cleaning Services, LLC. The District additionally is in contract with Poop 911 to clean the two dog waste stations.

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

Security Services

Represents the estimated cost of maintaining security systems in place.

Pool Maintenance

Suncoast Pool Service has been contracted to provide regular cleaning and treatments of the District's pool. These services include chemical treatments, debris removal, vacuuming, tile cleaning, skimming and equipment operational checks.

Description	Monthly	Annually
Pool Maintenance	\$1,051	<u>\$12,608</u>
Total		\$12,608

Amenity Management

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

Rhodine Road North
Community Development District
General Fund Budget

Amenity Repairs & Maintenance

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

Contingency

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

Special Projects

Represents funds allocated for special projects.

Other Expenses:

Capital Reserve - Transfer

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Rhodine Road North
Community Development District
Proposed Budget
Series 2019 Debt Service Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments - Tax Roll	\$ 507,737	\$ 502,104	\$ 5,633	\$ 507,737	\$ 507,737
Interest	\$ 12,000	\$ 10,228	\$ 14,319	\$ 24,546	\$ 12,000
Carry Forward Surplus	\$ 276,942	\$ 285,707	\$ -	\$ 285,707	\$ 310,352
Total Revenues	\$ 796,679	\$ 798,038	\$ 19,952	\$ 817,990	\$ 830,089

Expenditures

Interest Expense - 11/1	\$ 173,819	\$ 173,819	\$ -	\$ 173,819	\$ 170,619
Principal Expense - 5/1	\$ 160,000	\$ -	\$ 160,000	\$ 160,000	\$ 165,000
Interest Expense - 5/1	\$ 173,819	\$ -	\$ 173,819	\$ 173,819	\$ 170,619
Total Expenditures	\$ 507,638	\$ 173,819	\$ 333,819	\$ 507,638	\$ 506,238

Excess Revenues/(Expenditures)	\$ 289,042	\$ 624,220	\$ (313,867)	\$ 310,352	\$ 323,852
---------------------------------------	-------------------	-------------------	---------------------	-------------------	-------------------

Interest Expense 11/1/26	\$ 167,319
Total	\$ 167,319

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

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

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

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

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

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

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments - Tax Roll	\$ 260,220	\$ 257,334	\$ 2,887	\$ 260,220	\$ 260,220
Interest	\$ 5,000	\$ 4,625	\$ 6,475	\$ 11,100	\$ 5,000
Carry Forward Surplus	\$ 103,118	\$ 107,032	\$ -	\$ 107,032	\$ 119,167
Total Revenues	\$ 368,338	\$ 368,990	\$ 9,361	\$ 378,352	\$ 384,387

Expenditures

Interest Expense - 11/1	\$ 79,593	\$ 79,593	\$ -	\$ 79,593	\$ 78,293
Principal Expense - 5/1	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 105,000
Interest Expense - 5/1	\$ 79,593	\$ -	\$ 79,593	\$ 79,593	\$ 78,293
Total Expenditures	\$ 259,185	\$ 79,593	\$ 179,593	\$ 259,185	\$ 261,585

Excess Revenues/(Expenditures)	\$ 109,153	\$ 289,398	\$ (170,231)	\$ 119,167	\$ 122,802
---------------------------------------	-------------------	-------------------	---------------------	-------------------	-------------------

Interest Expense 11/1/26	\$ 76,928
Total	\$ 76,928

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

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

Date		Balance	Prinicipal	Interest	Total
11/01/23	\$	4,585,000.00	\$ -	\$ 80,827.50	\$ 257,890.00
05/01/24	\$	4,585,000.00	\$ 95,000.00	\$ 80,827.50	
11/01/24	\$	4,490,000.00	\$ -	\$ 79,592.50	\$ 255,420.00
05/01/25	\$	4,490,000.00	\$ 100,000.00	\$ 79,592.50	
11/01/25	\$	4,180,000.00	\$ -	\$ 78,292.50	\$ 257,885.00
05/01/26	\$	4,180,000.00	\$ 105,000.00	\$ 78,292.50	
11/01/26	\$	4,180,000.00	\$ -	\$ 76,927.50	\$ 260,220.00
05/01/27	\$	4,180,000.00	\$ 105,000.00	\$ 76,927.50	
11/01/27	\$	4,180,000.00	\$ -	\$ 75,562.50	\$ 257,490.00
05/01/28	\$	4,180,000.00	\$ 110,000.00	\$ 75,562.50	
11/01/28	\$	4,070,000.00	\$ -	\$ 73,912.50	\$ 259,475.00
05/01/29	\$	4,070,000.00	\$ 110,000.00	\$ 73,912.50	
11/01/29	\$	3,960,000.00	\$ -	\$ 72,262.50	\$ 256,175.00
05/01/30	\$	3,960,000.00	\$ 115,000.00	\$ 72,262.50	
11/01/30	\$	3,845,000.00	\$ -	\$ 70,537.50	\$ 257,800.00
05/01/31	\$	3,845,000.00	\$ 120,000.00	\$ 70,537.50	
11/01/31	\$	3,605,000.00	\$ -	\$ 68,737.50	\$ 259,275.00
05/01/32	\$	3,605,000.00	\$ 120,000.00	\$ 68,737.50	
11/01/32	\$	3,605,000.00	\$ -	\$ 66,937.50	\$ 255,675.00
05/01/33	\$	3,605,000.00	\$ 125,000.00	\$ 66,937.50	
11/01/33	\$	3,480,000.00	\$ -	\$ 64,875.00	\$ 256,812.50
05/01/34	\$	3,480,000.00	\$ 130,000.00	\$ 64,875.00	
11/01/34	\$	3,350,000.00	\$ -	\$ 62,730.00	\$ 257,605.00
05/01/35	\$	3,350,000.00	\$ 135,000.00	\$ 62,730.00	
11/01/35	\$	3,215,000.00	\$ -	\$ 60,502.50	\$ 258,232.50
05/01/36	\$	3,215,000.00	\$ 140,000.00	\$ 60,502.50	
11/01/36	\$	3,075,000.00	\$ -	\$ 58,192.50	\$ 258,695.00
05/01/37	\$	3,075,000.00	\$ 145,000.00	\$ 58,192.50	
11/01/37	\$	2,930,000.00	\$ -	\$ 55,800.00	\$ 258,992.50
05/01/38	\$	2,930,000.00	\$ 150,000.00	\$ 55,800.00	
11/01/38	\$	2,780,000.00	\$ -	\$ 53,325.00	\$ 259,125.00
05/01/39	\$	2,780,000.00	\$ 155,000.00	\$ 53,325.00	
11/01/39	\$	2,625,000.00	\$ -	\$ 50,767.50	\$ 259,092.50
05/01/40	\$	2,625,000.00	\$ 160,000.00	\$ 50,767.50	
11/01/40	\$	2,130,000.00	\$ -	\$ 48,127.50	\$ 258,895.00
05/01/41	\$	2,130,000.00	\$ 165,000.00	\$ 48,127.50	
11/01/41	\$	2,130,000.00	\$ -	\$ 45,405.00	\$ 258,532.50
05/01/42	\$	2,130,000.00	\$ 170,000.00	\$ 45,405.00	
11/01/42	\$	2,130,000.00	\$ -	\$ 42,600.00	\$ 258,005.00
05/01/43	\$	2,130,000.00	\$ 175,000.00	\$ 42,600.00	
11/01/43	\$	1,955,000.00	\$ -	\$ 39,100.00	\$ 256,700.00

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

Date		Balance	Principal		Interest		Total
05/01/44	\$	1,955,000.00	\$	185,000.00	\$	39,100.00	
11/01/44	\$	1,770,000.00	\$	-	\$	35,400.00	\$ 259,500.00
05/01/45	\$	1,770,000.00	\$	190,000.00	\$	35,400.00	
11/01/45	\$	1,580,000.00	\$	-	\$	31,600.00	\$ 257,000.00
05/01/46	\$	1,580,000.00	\$	200,000.00	\$	31,600.00	
11/01/46	\$	1,380,000.00	\$	-	\$	27,600.00	\$ 259,200.00
05/01/47	\$	1,380,000.00	\$	205,000.00	\$	27,600.00	
11/01/47	\$	1,175,000.00	\$	-	\$	23,500.00	\$ 256,100.00
05/01/48	\$	1,175,000.00	\$	215,000.00	\$	23,500.00	
11/01/48	\$	960,000.00	\$	-	\$	19,200.00	\$ 257,700.00
05/01/49	\$	960,000.00	\$	225,000.00	\$	19,200.00	
11/01/49	\$	735,000.00	\$	-	\$	14,700.00	\$ 258,900.00
05/01/50	\$	735,000.00	\$	235,000.00	\$	14,700.00	
11/01/50	\$	500,000.00	\$	-	\$	10,000.00	\$ 259,700.00
05/01/51	\$	500,000.00	\$	245,000.00	\$	10,000.00	
11/01/51	\$	255,000.00	\$	-	\$	5,100.00	\$ 260,100.00
05/01/52	\$	255,000.00	\$	255,000.00	\$	5,100.00	\$ 260,100.00
				\$ 4,680,000.00	\$ 3,148,355.00	\$ 7,872,121.67	

Rhodine Road North
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Interest	\$ -	\$ 696	\$ -	\$ 696	\$ -
Carry Forward Surplus	\$ 22,509	\$ 41,989	\$ -	\$ 41,989	\$ 92,685
Total Revenues	\$ 22,509	\$ 42,685	\$ -	\$ 42,685	\$ 92,685
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 9,199
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 9,199
Excess Revenues/(Expenditures)	\$ 72,509	\$ 42,685	\$ 50,000	\$ 92,685	\$ 101,884