

*Rhodine Road North
Community Development District*

Meeting Agenda

April 10, 2025

AGENDA

Rhodine Road North

Community Development District

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

April 3, 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, April 10, 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 each)
3. Organizational Matters
 - A. Acceptance of Resignation of David S. Adams (Seat #3)
 - B. Appointment to Fill Vacant Board Seat #3
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2025-04 Appointing an Assistant Secretary
4. Approval of Minutes of the March 13, 2025 Board of Supervisors Meeting
5. Consideration of Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 10, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
6. Discussion Regarding Proposal from Insurance Provider Regarding Flood Zone
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

SECTION III

SECTION A

Jillian,

Effective immediately, I am resigning my position from all CDD Boards that I am currently on. If there is any documentation you need me to fill out, please let me know.

Thanks,

David S. Adams

SECTION D

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

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

Assistant Secretary _____

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 All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

PASSED AND ADOPTED this 10th day of April 2025

ATTEST:

**RHODINE ROAD NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The regular meeting of the Board of Supervisors of the Rhodine Road North Community Development District was held on **Thursday, March 13, 2025**, at 1:30 p.m. at Fairfield Inn & Suites, Lakeland Plant City, 4307 Sterling Commerce Drive, Plant City, Florida.

Present and constituting a quorum:

Brian Walsh
Garret Parkinson
Kareyann Ellison

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Joel Blanco
Savannah Hancock

District Manager, GMS
Field Manager, GMS
District Counsel, Kilinski Van Wyk

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the January 9,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes for the January 9, 2025, Board of Supervisors meeting and asked for any questions, comments, or corrections from the Board. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Minutes of the January 9, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2022 Bonds

Ms. Burns stated this report is required under the Trust Indenture. Under internal revenue code, the District has to demonstrate that it does not earn more interest than it pays on the bonds. She noted that page 4 of the report shows a negative arbitrage amount.

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock reminded the Board of the 4 hours of ethics training due by December 31, 2025. She will send an email with a link for the website and offered to do the one-hour teachings.

B. Engineer

Ms. Burns stated the District Engineer is not on the line today because there is not anything engineering related.

C. Field Manager's Report

Mr. Blanco presented the Field Manager's Report on page 32 of the agenda package.

i. Consideration of Proposal for Playground Shade Structure

a) Jammin Playgrounds, Inc.

b) Pro Playgrounds

Mr. Blanco presented proposals from Pro Playgrounds for a shade structure for \$23,744 and Jammin Playgrounds proposed \$29,991.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Jammin Playgrounds NTE Amount of Proposal with Chair Trying to Negotiate the Price Down, was approved.

ii. Consideration of Proposal for Annual Bismark Palm Injections (Fishtail Avenue)

Mr. Blanco noted the newest Bismark Palm is not thriving so the landscape vendor proposed quarterly injections. The \$110 amount is an annual fee.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Proposal for Annual Bismark Palm Injections (Fishtail Avenue), was approved.

iii. Consideration of Proposal for Installation of Message Center Board Near the Amenity

Mr. Blanco noted the HOA reached out to the CDD wanting to do a message board. Board consensus was not to install the message board.

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. Walsh, seconded by Mr. Parkinson, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated the financial statements are included in the package for review. No action is necessary.

SIXTH ORDER OF BUSINESS

Other Business

Ms. Burns stated they will look to do the proposed budget in April. Resident requests include rubber flooring for playground and holiday lights. A Board member recommended bumping security to \$15K.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

The Board discussed issues with neighboring communities coming into Rhodine and hunting/killing rabbits as well as video evidence of kids destroying holiday decoration and suggested a permanent border to stop the vandalism such as a block wall. Thorny plants were also

suggested. The Board discussed speeding, a speed study, traffic calming, and installing a second pet station for the South community.

EIGHTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the meeting was adjourned.
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Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Rhodine Road North Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	Thursday, July 10, 2025
HOUR:	1:30 PM
LOCATION:	Fairfield Inn & Suites Lakeland Plant City 4307 Sterling Commerce Drive Plant City, Florida 33566

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

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

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

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

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

PASSED AND ADOPTED THIS 10TH DAY OF APRIL 2025.

ATTEST:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Rhodine Road North
Community Development District

Proposed Budget
FY2026



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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
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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
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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
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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
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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
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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
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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
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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
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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

SECTION VI

From: Brendan Callen
Subject: Rhodine Road North CDD - Flood Audit
Date: March 19, 2025
To: Jillian Burns

Hello Jill,

We had performed an internal audit of the flood zones for current properties insured with FIA. We discovered that Rhodine Road North Community Development District's Amenity Center is currently in a high hazard flood zone. As you probably know, FIA has a high deductible for buildings that are in a high hazard flood zone, and we wanted to provide you an option to purchase coverage through NFIP for this Deductible. As such, please find attached quote provide by National General.

On the first page of the quote is a list of deductible options with their associated premiums.

It is important to note that the premium may change until the quote is accepted, and coverage will take effect 30 days after acceptance and payment submitted to the Flood carrier.

If all looks to be in order, please let us know what deductible option you would like, and we will confirm the quote. Thereafter, we will need a copy of a check sent to us and made out to the following to bind coverage:

National General Insurance Company
PO Box 912063
Denver, CO 80291

Alternatively, if the district feels that the flood zone determination is inaccurate, the district engineer can go through the process of filing paperwork with FEMA to dispute and change the flood zone as well.

If you have any further questions, please let us know.

Best Regards,

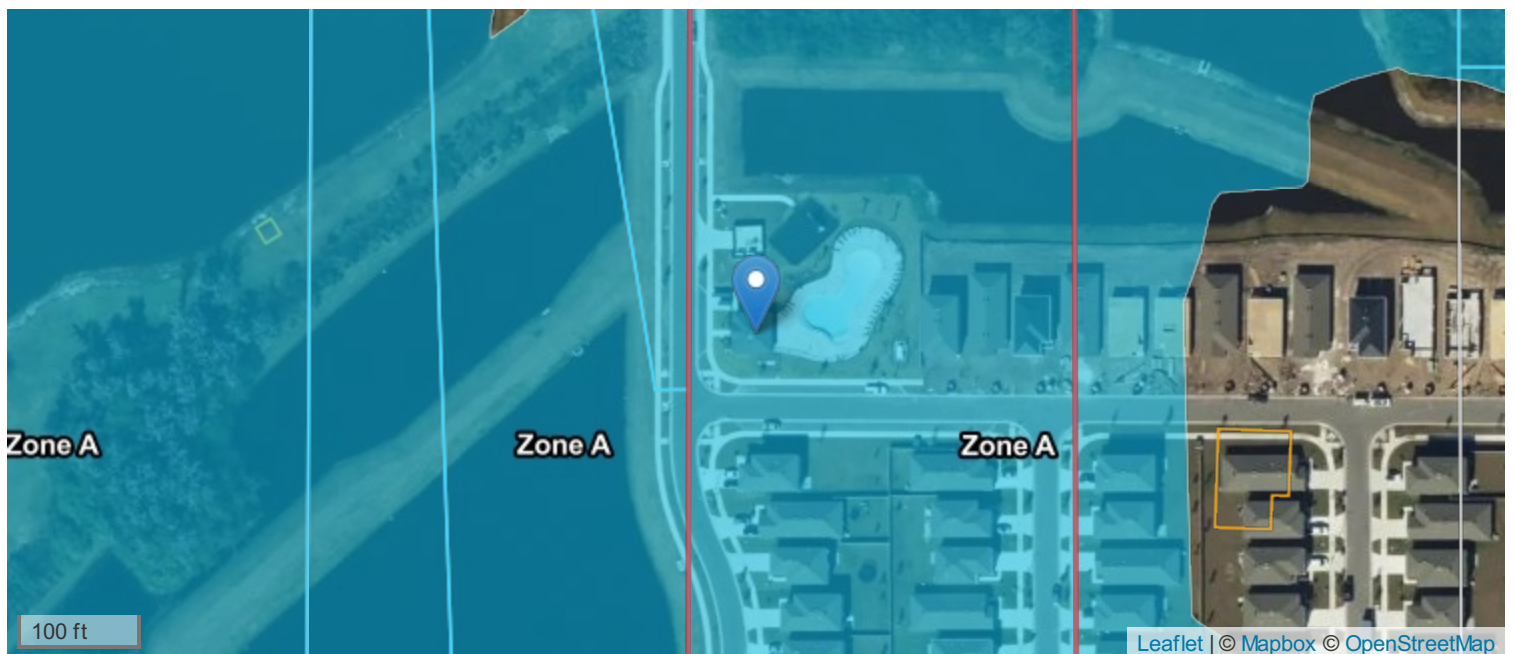
Brendan Callen, CIC, AAI
Jr. Account Manager
Egis Insurance & Risk Advisors
250 International Pkwy #260
Lake Mary, FL 32746

FLOOD ZONE DETERMINATION SUPPLEMENTAL REPORT

LOCATION	Street Address	DOWNY BIRCH DR AT WHITE WILLOW LN, RIVERVIEW, FL 33569		
	County Name	HILLSBOROUGH COUNTY		
	Community Name	Hillsborough County		
	Lat, Long	27.824157, -82.306999		
	APN	203033ZZZ000003087500U	FIPS / MSA / Tract	12057 / 45294 / 139.24

STANDARD	Flood Zone	A	MASSIVE	Next Nearest Flood Zone	X (340 ft)
	Comm No.	120112		Base Flood Elevation (BFE)	n/a
	Map Number	12057C0508H		BFE Conversion	n/a
	Map Datum	n/a		Estimated Ground Elevation	66 ft NAVD88
	Map Date	08/28/2008		Elevation Certificate On-File	No
	Initial FIRM Date	06/18/1980		Policies in Force	37,188 (comm-wide)
	CBRS / OPA	No		Historic Flood Loss Claims	\$423,752,582 (comm-wide)
	LOMC Date	No		Distance to Fresh Water	0 ft
	LOMC Case	No		Distance to Salt Water	n/a
	NFIP Program	PARTICIPATING		NFIP Discount	25% (comm-wide)

PRIOR COMMUNITY-PANEL, DATE, ZONE: Not Available



Copyright Xactus All Rights Reserved. This is not a guaranteed flood hazard determination, is not a substitute for an elevation certificate, and it cannot be used to acquire a Letter of Map Amendment. For flood hazard determination disputes, note the determination number and visit the Xactus online dispute resolution center at <https://determinations.massivecert.com/service-dispute.html>.

*** Quote Only, Not An Application ***

NATIONAL GENERAL
an Allstate company

NATIONAL GENERAL INSURANCE COMPANY
PO BOX 912063
DENVER, CO 80291-2063

Date	Type	Tracking Number	EffectiveDate	Expiration Date	Waiting Period
03/19/2025	New	0003209958	04/18/2025	04/18/2026	Standard 30 Day Wait

PropertyAddress	Insured Name(s)	Mailing Address and Phone	Agency Name, Address, and Phone
Downy Birch Dr & White Willow Ln Riverview, FL 33579	RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT	219 E. LIVINGSTON ST. ORLANDO, FL 32801	EGIS INSURANCE & RISK ADVISORS 250 INTERNATIONAL PKWY, STE 260 LAKE MARY, FL 32746

Property Description	Home Phone: Work Phone: Cell Phone: Email:	Phone Number: (407) 407-7171 Producer Code: 159098 Email: BCALLEN@EGISADVISORS.COM
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Flood Zone and Community Information	CommunityName: HILLSBOROUGH COUNTY* Current Flood Zone: A Community Number: 120112 Map Panel Suffix: H Map Panel: 0508	FIRM Date: 06/18/1980 Program Status: Active and participating County: HILLSBOROUGH COUNTY
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Occupancy Information	Foundation Information
Occupancy Type: Non-Residential Building	Foundation: Slab on grade (non-elevated)

Available Options

Rate Method	Premium	Building Coverage	Contents Coverage	Deductibles
Rating Engine	\$1,112.00	\$96,000.00	\$3,000.00	1000 / 1000
Rating Engine	\$1,083.00	\$96,000.00	\$3,000.00	2000 / 2000
Rating Engine	\$1,033.00	\$96,000.00	\$3,000.00	5000 / 5000
Rating Engine	\$966.00	\$96,000.00	\$3,000.00	10000 / 10000
Rating Engine	\$947.00	\$96,000.00	\$3,000.00	25000 / 25000
Rating Engine	\$901.00	\$96,000.00	\$3,000.00	50000 / 50000

*** Quote Only, Not An Application ***

Date: 03-19-2025

Agent Name: EGIS INSURANCE & RISK ADVISORS

Agent Address: 250 INTERNATIONAL PKWY, STE 260
LAKE MARY, FL 32746

Applicant Name: RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

Mailing Address: 219 E. LIVINGSTON ST.
ORLANDO, FL 32801

Flood Insurance Acknowledgement Waiver of Agent's Responsibility

I hereby certify that my agent offered flood insurance coverage in the National Flood Insurance Program. I understand that because I declined this protection/coverage, my agent, and/or agency will be held harmless and not liable in the event that I suffer a flood loss. I understand that the rejection of this coverage will apply to all future renewals, continuations, and changes unless I notify the agent otherwise in writing. I certify that I am aware that there is a **thirty (30) day waiting period** before coverage takes effect, should I elect to purchase flood insurance at a later date.

- ☐ I reject building & contents coverage for flood protection
- ☐ I reject contents coverage for flood protection
- ☐ I reject condominium unit owners coverage for flood protection
- ☐ I reject excess flood insurance coverage
- ☐ I understand that this building is underinsured which may affect a claim settlement

Building Description:

Property Location: Downy Birch Dr & White Willow Ln
Riverview, FL 33579

The only appurtenant structure covered by the Standard Flood Insurance Policy is a detached garage, which is covered under the dwelling form. Coverage is limited to no more than 10% of the limit of liability on the dwelling. Use of this insurance is at the policyholder's option, but reduces the building limit of liability. This does not apply if the detached garage is used for residential (i.e. dwelling), business or farming purposes.

In all other instances a separate policy is required for each building.

Signed: _____
Building Owner/Applicant

Title/Relationship To Insured

Signed: _____
Agent

FACTS	WHAT DOES NATIONAL GENERAL INSURANCE GROUP (NGIG) DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal and state laws give consumers the right to limit some but not all sharing. These laws also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Name, phone number, home and email addresses, and other contact information, marital status, and family member information • Social Security number, driver's license number, and driving records • Healthcare information, customer files including claims and transaction history, credit information and credit scores
How?	Financial companies need to share customers' and former customers' personal information to run their everyday business. In the section below, we list the reasons companies can share their customers' personal information; the reasons NGIG chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does NGIG share?	Can you limit this sharing?
For our everyday business purposes— such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, prevent fraud, or report to credit bureaus	Yes	No
For our marketing purposes— to offer our products and services to you	Yes	No
For joint marketing with other financial companies	Yes	No
For our affiliates' everyday business purposes— information about your transactions and experiences	Yes	No
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions?	Call 1-844-874-3609 or view our Online Privacy Statement at www.nghcprivacy.com .
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Who we are	
Who is providing this notice?	<p>NGIG includes: Adirondack Insurance Exch., Agent Alliance Ins. Co., Century-National Ins. Co., Direct General Insurance Co., Direct General Ins. Co. of MS, Direct General Life Insurance Co., Direct Insurance Co., Direct National Insurance Co., ECMI Auto Insurance Co., Encompass Floridian Indemnity Co., Encompass Floridian Insurance Co., Encompass Home & Auto Insurance Co., Encompass Indemnity Co., Encompass Independent Ins. Co., Encompass Insurance Co., Encompass Ins. Co. of America, Encompass Ins. Co. of MA, Encompass Ins. Co. of NJ, Encompass Property & Casualty Co., Encompass Property & Casualty Ins. Co. of NJ, Imperial Fire & Casualty Ins. Co. (IFCIC), Integon Casualty Insurance Co., Integon General Insurance Corp., Integon Indemnity Corp. (IIC), Integon National Insurance Co. (INIC), Integon Preferred Insurance Co., MIC General Insurance Corp., Mountain Valley Indemnity Co., National General Assurance Co., National General Insurance Co. (NGIC), National General Insurance Online, Inc., National General Motor Club, Inc., National General Premier Insurance Co., New Jersey Skylands Insurance Assoc., New South Insurance Co., Safe Auto Choice Insurance Co., Safe Auto Group Agency, Inc., Safe Auto Insurance Co., Safe Auto Value Insurance Co., Standard Property & Casualty Ins. Co., and Home State County Mutual Ins. Co. (administered by IFCIC, IIC, INIC, or NGIC).</p>

What we do	
How does NGIG protect my personal information?	We use a variety of physical, technical, and administrative security measures that help to safeguard your personal information. We require our employees and persons or organizations that represent us to protect your information and keep it confidential.

What we do (continued)	
How does NGIG collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance or give us your contact information • Pay your insurance premium or file an insurance claim <p>We also collect your personal information from others, such as affiliates, credit bureaus, and insurance support organizations (which may retain and share your information with others).</p>
Why can't I limit all sharing?	<p>Federal and state law gives you the right to limit</p> <ul style="list-style-type: none"> • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws may give you additional rights to limit sharing. See below for more on those rights.</p>
How else does NGIG use and share personal information?	<p>We will also disclose your personal information without notice when necessary to: (a) to comply with the law or requests from regulatory and law enforcement authorities; (b) protect and defend our customers, rights or property; (c) act under exigent circumstances to protect the personal safety of our customers or the public; (d) transfer corporate ownership; (e) conduct research, actuarial studies or audits; and (f) for an insurance institution, producer, medical institution/professional or support organization to process insurance claims, verify coverage or benefits or perform other insurance functions. We will not use your medical information for marketing purposes without your consent.</p>
How can I review or correct my data?	<p>You may access your recorded personal information under our possession and request a correction, amendment, or deletion of such recorded personal information by contacting your agent.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control including Allstate insurance companies offering home, auto and business insurance; Allstate Assurance Company and its life and retirement affiliates; Allstate Financial Services; Allstate Benefits and Allstate Health Solutions companies offering health products; Allstate and Signature roadside services and motor club companies; Allstate Dealer Services; Castle Key Insurance Co. and Castle Key Indemnity Co.; North Light Specialty Insurance Co.; Allstate Protection Plans; Allstate Identity Protection; Avail; Arity and underwriting and other companies that now or in the future control, are controlled by, or are under common control with the Allstate Corporation.</p>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p>
Joint Marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p>

Other important information	
<p>Montana residents: Pursuant to Montana law, you may also request a record of any disclosure of your medical information during the preceding three years.</p> <p>Nevada Residents: You may request to be placed on our internal “do not call” list. To make this request, call 877-885-4315 and provide us with your name, address, and all telephone numbers you wish to include on our list. For more information, you may also contact the Office of the Nevada Attorney General, Bureau of Consumer Protection, by mail at: 555 E. Washington Avenue., Suite 3900, Las Vegas, NV 89101, phone: (702) 486-3132, or email: BCPINFO@ag.state.nv.us.</p> <p>National General Insurance Group reserves the right to change our privacy practices, procedures, and terms.</p>	

SECTION VII

SECTION C

Rhodine Road North CDD

Field Management Report



April 10th, 2025

Joel Blanco

Field Manager

GMS

Completed/In Progress

Playground Repairs



During site reviews, Field Staff noted an excessive amount of the rubber mulch spilling outside of the playground area.



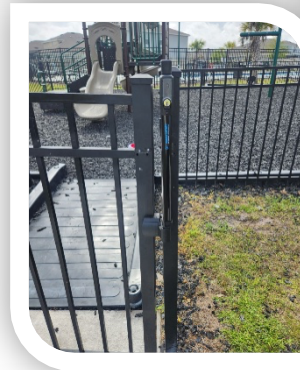
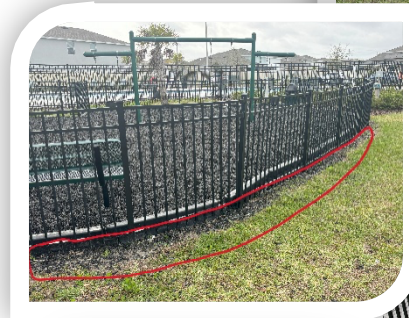
Maintenance staff will install a wire mesh throughout the bottom portion of the playground fence to contain the rubber mulch. Staff will also collect and place back rubber mulch outside the fence.



Playground gate latch was replaced with a slim pool gate latch.

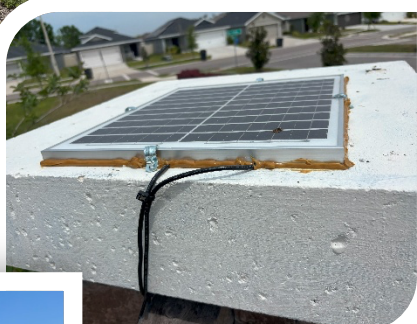


Playground vendor is in the process of ordering material and scheduling shade structure installation date. We will provide more information as it's made



Completed

Monument Solar Light Fixtures & Monument Maintenance— Ridgewood - North



All (3) solar powered monument light fixtures have been installed in Ridgewood – North. Panels were installed flat on the top of the monument column and reinforced with brackets and hi-strength adhesive.



Fixtures and panels have been checked each site visit in efforts to report any tampering or theft.



All (3) monument signs were pressure washed with sealant applied on the wood beams and decorative stone on the columns.

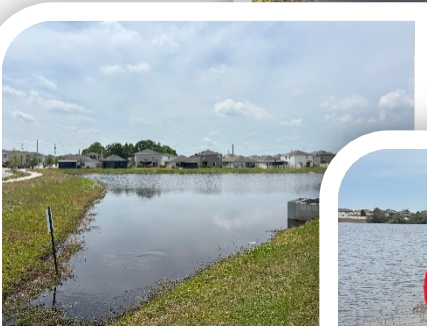
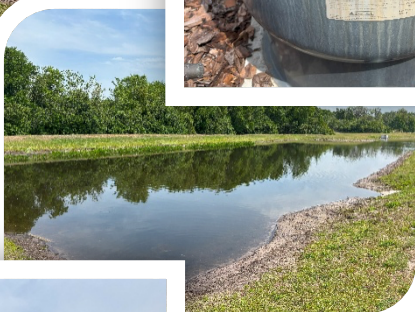


Upon review, Field noticed some of the lettering was peeling. Maintenance has been scheduled to touch up lettering as needed.

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 uniform throughout the community.
- During last month's wet check, the vendor reported issues (holes due to water quality) with the well pump behind the amenity. Pump replacement has been ordered and scheduled.
- Ponds have been found in great conditions (treated and free of trash during reviews) except for a medium pond behind Downy Birch Dr., pond has lower water levels and experiencing higher algae blooms. Vendor has been treating the pond each site visit. Field staff will continue to monitor as we transition to spring.
- Maintenance straighten a "Beware of Alligator" sign on the pond in front of the amenity.
- During pond reviews, it was noted that a resident bordering the large pond on Downy Birch Dr. had installed a small dock with a bench and several plantings including a fox tail palm, which was denied at a board meeting last year. The district attorney was notified to send a letter for removal of all items on CDD property.



Site Review

Potential Bougainvillea on Ridgewood – South Boundary



Since the last board meeting, Field Staff reviewed the section on Plumeria bordering the resident home for potential plantings of bougainvillea.



Private home resident has built a wooden fence along their property line closing the open gaps in our community.



We will continue to monitor and request feedback from the residents if trespassing is still occurring.



Completed

Amenity Maintenance



Field staff had scheduled maintenance staff to pressure wash the amenity. Pool deck, pool furniture, covered lanai area, and walkway leading to the amenity were pressure washed.



Both outdoor ceiling fans were found with rust spots throughout the base and stem of the fan. New fans were ordered and will be installed upon arrival.



Conclusion

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

Respectfully,
Joel Blanco

SECTION D

SECTION 1

Rhodine Road North
Community Development District

Summary of Check Register

March 1, 2025 to March 31, 2025

Fund	Date	Check No.'s	Amount
General Fund	3/17/25	721-733	\$ 28,771.32
Total Amount			\$ 28,771.32

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
3/17/25	00041	3/08/25 22342	202503 320-53800-49000	BACKFLOW PREVENTER TEST		*	50.00		
		3/08/25 22343	202503 320-53800-49000	BACKFLOW PREVENTER TEST		*	50.00		
		3/08/25 22344	202503 320-53800-49000	BACKFLOW PREVENTER TEST		*	50.00		
AFFORDABLE BACKFLOW TESTING								150.00	000721
3/17/25	00024	3/05/25 6951-03- SERIES 2022	202503 310-51300-31200			*	450.00		
AMTEC								450.00	000722
3/17/25	00017	2/26/25 25559	202502 320-53800-46200	LANDSCAPE MAINT FEB25		*	10,470.13		
		3/04/25 14426	202503 320-53800-46400	INJECTIONS		*	110.00		
CARDINAL LANDSCAPING SVCS OF TAMPA								10,580.13	000723
3/17/25	00056	1/31/25 1	202501 320-53800-48000	SOLAR LIGHTS MAILBOX		*	487.06		
		1/31/25 2	202501 330-57200-49000	HOLIDAY DECOR REMOVAL		*	250.00		
		1/31/25 3	202501 330-57200-48000	SIGNS		*	250.75		
GOVERNMENTAL MANAGEMENT SERVICES-TP								987.81	000724
3/17/25	00010	3/01/25 191	202503 310-51300-34000	MANAGEMENT FEES MAR25		*	3,750.00		
		3/01/25 191	202503 310-51300-35200	WEBSITE ADMIN MAR25		*	111.33		
		3/01/25 191	202503 310-51300-35100	INFORMATION TECH MAR25		*	167.00		
		3/01/25 191	202503 310-51300-31300	DISSEMINATION SVC MAR25		*	556.50		
		3/01/25 191	202503 330-57200-12000	AMENITY ACCESS MAR25		*	1,041.67		
		3/01/25 191	202503 310-51300-51000	OFFICE SUPPLIES		*	.06		
		3/01/25 191	202503 310-51300-42000	POSTAGE		*	1.39		
		3/01/25 192	202503 320-53800-12000	FIELD MGMT MAR25		*	1,460.83		
		3/01/25 192	202503 320-53800-49000	MEETING ROOM RENTAL		*	129.50		
GOVERNMENTAL MANAGEMENT SERVICES								7,218.28	000725

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/17/25	00042	2/25/25 0514	202502 330-57200-48200	JANITORIAL SVCS	*	520.50	
				JNJ CLEANING SERVICES LLC			520.50 000726
3/17/25	00033	2/17/25 11531	202501 310-51300-31500	ATTORNEY FEES	*	1,092.45	
				KILINSKI VAN WYK, PLLC			1,092.45 000727
3/17/25	00054	3/06/25 4527	202503 330-57200-48200	DOG STATIONS	*	315.00	
				RAINMAKER PRESSURE CLEANING, LLC			315.00 000728
3/17/25	00022	2/28/25 118075	202503 320-53800-47300	LAKE MAINT MAR25	*	765.00	
				REMSON AQUATICS			765.00 000729
3/17/25	00040	3/03/25 10981	202503 330-53800-51000	POOL SERVICE MAR25	*	1,020.00	
				SUNCOAST POOL SERVICE			1,020.00 000730
3/17/25	00008	3/05/25 24820-03	202503 310-51300-48000	NOTICE OF BOS MEETING	*	427.00	
				TIMES PUBLISHING COMPANY			427.00 000731
3/17/25	00023	2/25/25 7657165	202502 300-15500-10000	TRUSTEE FEES	*	4,040.63	
				U.S. BANK			4,040.63 000732
3/17/25	00027	3/01/25 04012025	202503 300-15500-10000	PLAYGROUND LEASE APR25	*	1,204.52	
				WHFS, LLC			1,204.52 000733
TOTAL FOR BANK A						28,771.32	
TOTAL FOR REGISTER						28,771.32	

RRNC RHODINE ROAD N HHENRY