

*Rhodine Road North
Community Development District*

Meeting Agenda

July 10, 2025

AGENDA

Rhodine Road North Community Development District

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

July 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, July 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. Approval of Minutes of the May 8, 2025 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-06 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - ii. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2025-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
6. Consideration of Resolution 2025-09 Adopting Amended Amenity Rules
7. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Pool Maintenance Services (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. 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, May 8, 2025**, at 1:31 p.m. at Fairfield Inn & Suites, Lakeland Plant City, 4307 Sterling Commerce Drive, Plant City, Florida.

Present and constituting a quorum:

Milton Andrade *by Zoom*
Brian Walsh
Garret Parkinson
Kareyann Ellison
Brent Elliott

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Joel Blanco
Lauren Gentry *by Zoom*
Patrick Collins *by Zoom*

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. Four Supervisors were present in person constituting a quorum. Mr. Andrade participated by zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period. She noted there are no members of the public present at the meeting.

Resident Jule commented on lack of lawn maintenance we receive from our lawn company. She noted she had sent emails to staff noting the company did show up, mowing around things, not trimming the fence line, and stated the situation is terrible. She would like to know the plan of action to resolve the issue.

Ms. Burns noted they take all comments before responding.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the April 10, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes for the April 10, 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 Ms. Ellison, with all in favor, the Minutes of the April 10, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Proposals for Security
Services (NOT A CLOSED SESSION)**

Ms. Burns stated this for proposal for security services. She added this is not a closed session. She commented on when a closed session would be needed. Ms. Burns provided some history of the public on this issue. She noted the board had allocated funds for this last year and attendances did not want this taken into consideration, and it was removed from the budget. She noted over the past several months they have had numerous requests for security services at the amenity center. She made comments on the budget had funds for this issue.

She reviewed the 2 proposals. She noted the Securitas would be overnight monitoring with cameras installed and has capability for online monitoring and would keep trespassers out, people jumping the fence, and clearing people out when the facility closes. She commented there have been a lot of reports of resident's not leaving the facility and being in there until 9:00 or 10:00 at night. This will alert if the area is not cleared the police will be called. The other component to this is 16 hours per week of guard services and the total annual amount is \$32,134. She noted this cannot have a stand-alone a must be purchased as the entire package,

Ms. Burns recommended the other option with Current Demands and Nation. She explained Current Demands is the portion that does the overnight monitoring and is a one-time install cost of the cameras for \$3950 and \$120/month for the overnight monitoring for a total of \$1440. It was noted that Nations provides 16 hours/week of guard services, which is seasonal from Memorial Day to Labor Day. She added this would give flexibility to add more as needed. The cost for the 15 weekends is for \$6708. The combined cost for Current Demands and Nations this year would be \$12,098 and going forward without the one-time install cost would be an annual

cost of \$8148. She stated there was about \$16,000 left from the shade structure that was below budget, and this would be an option that be within the budget.

Board member asked for clarification on the 16 hours is it Saturday and Sunday. Ms. Burns noted the hours are not disclosed and peak hours are staffed. Another question was asked how quickly it can be installed and begin services. Ms. Burns stated usually Nations can get it staffed within 3-4 weeks of us reaching out. She hoped this could be by Memorial Day, and usually 3-6 weeks for camera installation. Discussion ensued on the exact annual cost, overnight monitoring cost, and payments.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Proposals from Current Demands and Nation Security, was approved.

Ms. Burns noted they will reach out to the vendors to begin the process.

FIFTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Audit Report

Ms. Burns stated this is for approval of the fiscal year 2024 audit report. She stated the report reflects there are no incidents of noncompliance, no findings and it was a clean audit. She added it has been submitted to the state by the June 30th deadline

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Fiscal Year 2024 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins reported there was nothing further to report.

B. Engineer

Ms. Burns stated the district engineer is not present today.

C. Field Manager's Report

Mr. Blanco presented the Field Manager's Report to include landscaping inspections are completed. He commented on the audience comment regarding mowing and stated he was aware

of the issue. He explained it was a drainage hole, and the area is very dry, and they do not recommend mowing as frequently. He added they have requested the fence line to be trimmed, and he will continue to monitor that area.

He continued review of the report noting the inspection of the landscaping, they are experiencing drought, and a tree stump is schedule for removal with new tree installed. He reviewed the proposal for landscape enhancements.

He added they conducted an amenity center review and had conducted pressure washing of amenity deck, pool furniture, covered Lania area, walkaway into the amenity, several pavers were found loose and this has been addressed. Other topics on the amenity chairs were found with tears in the material; they will bring back quotes to the board. Ms. Burns asked the board to approve that at this meeting and there were contingency funds to handle the issue.

Mr. Blanco stated ponds have been found in satisfactory condition and have been treated. One Pond had high algae blooms and low water levels. He noted the resident that had the bench installed on the dock has removed the bench and they will proceed with the removal of the dock.

i. Consideration of Proposal from Landscape Vendor to Enhance All Three (3) Entrances in Ridgewood North (*to be provided under separate cover*)

Mr. Blanco presented the proposal from Landscape vendor to enhance all 3 entrances in Ridgewood North. He described the plants to be installed and replace the mulch, and other plantings to make the community uniform. This was within budget.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Proposal from Landscape Vendor to Enhance all 3 Entrances in Ridgewood North, 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. It was for \$43,026.21

On MOTION by Mr. Walsh, seconded by Mr. Elliott with all in favor, the Check Register, was approved.
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ii. Balance Sheet and Income Statement

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

iii. Presentation of Number of Registered Voters – 622

Ms. Burns stated the current number of registered voters is a 622. She added there will be 2 seats to transition over to landowners as of November 2026.

SEVENTH ORDER OF BUSINESS

Other Business

Ms. Burns stated there was no further business

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns asked for any Supervisors request and audience comments.

Zoom participate (Naiomi) asked for clarification on the cameras in the pool area and the seasonal guards. Ms. Burns noted the guards are seasonal and the new cameras are motion cameras that work after hours in addition to the already installed cameras. She asked for the costs. Ms. Burns noted the cost annual fee for monitoring was \$1,440 and the seasonal guard cost was \$6,708 for seasonal 16 hours. She commented on the guard assurance of their work.

NINTH 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 IV

SECTION A

SECTION 1

RESOLUTION 2025-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Rhodine Road North Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rhodine Road North Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total

appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 10th DAY OF JULY, 2025.

ATTEST:	RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT
 _____	By: _____
Secretary/Assistant Secretary	Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Rhodine Road North
Community Development District

Approved Proposed Budget
FY2026



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Rhodine Road North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Tax Roll	\$ 628,057	\$ 628,680	\$ -	\$ 628,680	\$ 628,055
Assessments- Direct	\$ -	\$ -	\$ -	\$ -	\$ 9,403
Boundary Amendment Contributions	\$ -	\$ 6,806	\$ -	\$ 6,806	\$ -
Interest Income	\$ -	\$ 4,251	\$ 5,668	\$ 9,919	\$ 5,000
Other Income	\$ -	\$ 120	\$ 60	\$ 180	\$ -
Total Revenues	\$ 628,057	\$ 639,857	\$ 5,728	\$ 645,584	\$ 642,457

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 3,600	\$ 4,000	\$ 7,600	\$ 12,000
FICA Expense	\$ -	\$ 275	\$ 306	\$ 581	\$ 918
Engineering	\$ 12,500	\$ -	\$ 4,167	\$ 4,167	\$ 12,500
Attorney	\$ 20,000	\$ 4,951	\$ 6,667	\$ 11,618	\$ 20,000
Annual Audit	\$ 6,800	\$ 5,300	\$ -	\$ 5,300	\$ 4,900
Assessment Administration	\$ 5,565	\$ 3,710	\$ 1,855	\$ 5,565	\$ 5,732
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,678	\$ 4,702	\$ 2,226	\$ 6,928	\$ 7,678
Trustee Fees	\$ 6,829	\$ 2,846	\$ 3,982	\$ 6,829	\$ 11,012
Management Fees	\$ 45,000	\$ 30,000	\$ 15,000	\$ 45,000	\$ 46,350
Information Technology	\$ 2,004	\$ 1,336	\$ 668	\$ 2,004	\$ 2,064
Website Maintenance	\$ 1,336	\$ 891	\$ 445	\$ 1,336	\$ 1,402
Postage & Delivery	\$ 500	\$ 160	\$ 167	\$ 327	\$ 500
Insurance	\$ 6,817	\$ 4,421	\$ 2,272	\$ 6,693	\$ 7,750
Copies	\$ 500	\$ 0	\$ 167	\$ 167	\$ 500
Legal Advertising	\$ 2,500	\$ 1,264	\$ 5,000	\$ 6,264	\$ 5,000
Other Current Charges	\$ 2,500	\$ 340	\$ 833	\$ 1,173	\$ 2,500
Boundary Amendment Expenses	\$ -	\$ 6,571	\$ -	\$ 6,571	\$ -
Office Supplies	\$ 500	\$ 9	\$ 167	\$ 176	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 133,103	\$ 71,002	\$ 48,371	\$ 119,373	\$ 142,381

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 12,000	\$ 4,995	\$ 2,498	\$ 7,493	\$ 13,200
Field Management	\$ 17,530	\$ 11,687	\$ 5,843	\$ 17,530	\$ 18,056
Landscape Maintenance	\$ 125,650	\$ 83,761	\$ 41,881	\$ 125,642	\$ 130,676
Landscape Replacement	\$ 20,000	\$ 3,570	\$ 5,000	\$ 8,570	\$ 20,000
Lake Maintenance	\$ 17,820	\$ 6,590	\$ 4,660	\$ 11,250	\$ 17,820
Streetlights	\$ 82,680	\$ 42,382	\$ 21,191	\$ 63,574	\$ 80,000
Electric	\$ 1,500	\$ 858	\$ 429	\$ 1,288	\$ 1,650
Water & Sewer	\$ 20,000	\$ 1,888	\$ 944	\$ 2,832	\$ 20,000
Irrigation Repairs	\$ 6,250	\$ 110	\$ 2,500	\$ 2,610	\$ 7,500
General Repairs & Maintenance	\$ 12,500	\$ 28,855	\$ 7,500	\$ 36,355	\$ 15,000
Contingency	\$ 2,500	\$ 868	\$ 434	\$ 1,301	\$ 2,500
Subtotal Field Expenditures	\$ 318,430	\$ 185,565	\$ 92,880	\$ 278,444	\$ 326,402

Rhodine Road North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
Amenity Expenditures					
Amenity - Electric	\$ 11,880	\$ 5,719	\$ 2,859	\$ 8,578	\$ 13,068
Amenity - Water	\$ 1,980	\$ 1,337	\$ 669	\$ 2,006	\$ 2,178
Internet	\$ 792	\$ 556	\$ 278	\$ 834	\$ 924
Playground/Furniture Lease	\$ 14,454	\$ 9,636	\$ 4,818	\$ 14,454	\$ 14,454
Pest Control	\$ 1,680	\$ 840	\$ 420	\$ 1,260	\$ 1,680
Janitorial Services	\$ 8,130	\$ 4,884	\$ 2,442	\$ 7,325	\$ 13,130
Security Services	\$ 5,000	\$ 1,161	\$ 5,000	\$ 6,161	\$ 15,000
Pool Maintenance	\$ 12,608	\$ 8,160	\$ 4,080	\$ 12,240	\$ 17,986
Amenity Management	\$ 12,500	\$ 8,333	\$ 4,167	\$ 12,500	\$ 12,875
Amenity Repairs & Maintenance	\$ 10,000	\$ 2,806	\$ 1,403	\$ 4,209	\$ 10,000
Contingency	\$ 2,500	\$ 525	\$ 263	\$ 788	\$ 5,000
Special Projects	\$ 45,000	\$ 14,496	\$ -	\$ 14,496	\$ 45,000
Subtotal Amenity Expenditures	\$ 126,524	\$ 58,452	\$ 26,398	\$ 84,850	\$ 151,295
Total Operations & Maintenance	\$ 444,954	\$ 244,017	\$ 119,278	\$ 363,294	\$ 477,697
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ 50,000	\$ 25,000	\$ 25,000	\$ 50,000	\$ 22,379
Total Other Expenses	\$ 50,000	\$ 25,000	\$ 25,000	\$ 50,000	\$ 22,379
Total Expenditures	\$ 628,057	\$ 340,019	\$ 192,649	\$ 532,667	\$ 642,457
Excess Revenues/(Expenditures)	\$ -	\$ 299,838	\$ (186,921)	\$ 112,917	\$ -

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	594	\$628,054.50	\$1,057.33	\$1,124.82
Single Family- BA	42	\$9,402.54	\$223.87	\$238.16
Total	636	\$637,457.04		

Development	Adoped FY25 Net per Unit	Proposed FY26 Net per Unit	Net Increase /(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
Contingency		\$5,026
Total		\$130,676

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		\$220
Contingency		<u>\$5,000</u>
Total		\$13,103

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

Description	Monthly	Annually
Pool Maintenance		\$12,986
Contingency	\$1,082	<u>\$5,000</u>
Total		\$17,986

and equipment operational checks.

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 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Tax Roll	\$ 507,737	\$ 508,242	\$ -	\$ 508,242	\$ 507,737
Interest	\$ 12,000	\$ 19,076	\$ 9,538	\$ 28,614	\$ 12,000
Carry Forward Surplus	\$ 276,942	\$ 285,707	\$ -	\$ 285,707	\$ 314,926
Total Revenues	\$ 796,679	\$ 813,025	\$ 9,538	\$ 822,563	\$ 834,663

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	\$ 507,638	\$ -	\$ 507,638	\$ 506,238

Excess Revenues/(Expenditures)	\$ 289,042	\$ 305,388	\$ 9,538	\$ 314,926	\$ 328,425
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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 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Tax Roll	\$ 260,220	\$ 260,479	\$ -	\$ 260,479	\$ 260,220
Interest	\$ 5,000	\$ 8,865	\$ 4,433	\$ 13,298	\$ 5,000
Carry Forward Surplus	\$ 103,118	\$ 107,032	\$ -	\$ 107,032	\$ 121,624
Total Revenues	\$ 368,338	\$ 376,377	\$ 4,433	\$ 380,809	\$ 386,844

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	\$ 259,185	\$ -	\$ 259,185	\$ 261,585

Excess Revenues/(Expenditures)	\$ 109,153	\$ 117,192	\$ 4,433	\$ 121,624	\$ 125,259
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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 5/31/25	Projected Next 4 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	\$ 25,000	\$ 25,000	\$ 50,000	\$ 22,379
Total Other Financing Sources/(Uses)	\$ 50,000	\$ 25,000	\$ 25,000	\$ 50,000	\$ 22,379
Excess Revenues/(Expenditures)	\$ 72,509	\$ 67,685	\$ 25,000	\$ 92,685	\$ 115,064

SECTION 2

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

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

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

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

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

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

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

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution

as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

PASSED AND ADOPTED THIS 10th DAY OF JULY, 2025.

ATTEST:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026
Exhibit B: Assessment Roll

Rhodine Road North
Community Development District

Approved Proposed Budget
FY2026



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Rhodine Road North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Tax Roll	\$ 628,057	\$ 628,680	\$ -	\$ 628,680	\$ 628,055
Assessments- Direct	\$ -	\$ -	\$ -	\$ -	\$ 9,403
Boundary Amendment Contributions	\$ -	\$ 6,806	\$ -	\$ 6,806	\$ -
Interest Income	\$ -	\$ 4,251	\$ 5,668	\$ 9,919	\$ 5,000
Other Income	\$ -	\$ 120	\$ 60	\$ 180	\$ -
Total Revenues	\$ 628,057	\$ 639,857	\$ 5,728	\$ 645,584	\$ 642,457

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 3,600	\$ 4,000	\$ 7,600	\$ 12,000
FICA Expense	\$ -	\$ 275	\$ 306	\$ 581	\$ 918
Engineering	\$ 12,500	\$ -	\$ 4,167	\$ 4,167	\$ 12,500
Attorney	\$ 20,000	\$ 4,951	\$ 6,667	\$ 11,618	\$ 20,000
Annual Audit	\$ 6,800	\$ 5,300	\$ -	\$ 5,300	\$ 4,900
Assessment Administration	\$ 5,565	\$ 3,710	\$ 1,855	\$ 5,565	\$ 5,732
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,678	\$ 4,702	\$ 2,226	\$ 6,928	\$ 7,678
Trustee Fees	\$ 6,829	\$ 2,846	\$ 3,982	\$ 6,829	\$ 11,012
Management Fees	\$ 45,000	\$ 30,000	\$ 15,000	\$ 45,000	\$ 46,350
Information Technology	\$ 2,004	\$ 1,336	\$ 668	\$ 2,004	\$ 2,064
Website Maintenance	\$ 1,336	\$ 891	\$ 445	\$ 1,336	\$ 1,402
Postage & Delivery	\$ 500	\$ 160	\$ 167	\$ 327	\$ 500
Insurance	\$ 6,817	\$ 4,421	\$ 2,272	\$ 6,693	\$ 7,750
Copies	\$ 500	\$ 0	\$ 167	\$ 167	\$ 500
Legal Advertising	\$ 2,500	\$ 1,264	\$ 5,000	\$ 6,264	\$ 5,000
Other Current Charges	\$ 2,500	\$ 340	\$ 833	\$ 1,173	\$ 2,500
Boundary Amendment Expenses	\$ -	\$ 6,571	\$ -	\$ 6,571	\$ -
Office Supplies	\$ 500	\$ 9	\$ 167	\$ 176	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 133,103	\$ 71,002	\$ 48,371	\$ 119,373	\$ 142,381

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 12,000	\$ 4,995	\$ 2,498	\$ 7,493	\$ 13,200
Field Management	\$ 17,530	\$ 11,687	\$ 5,843	\$ 17,530	\$ 18,056
Landscape Maintenance	\$ 125,650	\$ 83,761	\$ 41,881	\$ 125,642	\$ 130,676
Landscape Replacement	\$ 20,000	\$ 3,570	\$ 5,000	\$ 8,570	\$ 20,000
Lake Maintenance	\$ 17,820	\$ 6,590	\$ 4,660	\$ 11,250	\$ 17,820
Streetlights	\$ 82,680	\$ 42,382	\$ 21,191	\$ 63,574	\$ 80,000
Electric	\$ 1,500	\$ 858	\$ 429	\$ 1,288	\$ 1,650
Water & Sewer	\$ 20,000	\$ 1,888	\$ 944	\$ 2,832	\$ 20,000
Irrigation Repairs	\$ 6,250	\$ 110	\$ 2,500	\$ 2,610	\$ 7,500
General Repairs & Maintenance	\$ 12,500	\$ 28,855	\$ 7,500	\$ 36,355	\$ 15,000
Contingency	\$ 2,500	\$ 868	\$ 434	\$ 1,301	\$ 2,500
Subtotal Field Expenditures	\$ 318,430	\$ 185,565	\$ 92,880	\$ 278,444	\$ 326,402

Rhodine Road North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
Amenity Expenditures					
Amenity - Electric	\$ 11,880	\$ 5,719	\$ 2,859	\$ 8,578	\$ 13,068
Amenity - Water	\$ 1,980	\$ 1,337	\$ 669	\$ 2,006	\$ 2,178
Internet	\$ 792	\$ 556	\$ 278	\$ 834	\$ 924
Playground/Furniture Lease	\$ 14,454	\$ 9,636	\$ 4,818	\$ 14,454	\$ 14,454
Pest Control	\$ 1,680	\$ 840	\$ 420	\$ 1,260	\$ 1,680
Janitorial Services	\$ 8,130	\$ 4,884	\$ 2,442	\$ 7,325	\$ 13,130
Security Services	\$ 5,000	\$ 1,161	\$ 5,000	\$ 6,161	\$ 15,000
Pool Maintenance	\$ 12,608	\$ 8,160	\$ 4,080	\$ 12,240	\$ 17,986
Amenity Management	\$ 12,500	\$ 8,333	\$ 4,167	\$ 12,500	\$ 12,875
Amenity Repairs & Maintenance	\$ 10,000	\$ 2,806	\$ 1,403	\$ 4,209	\$ 10,000
Contingency	\$ 2,500	\$ 525	\$ 263	\$ 788	\$ 5,000
Special Projects	\$ 45,000	\$ 14,496	\$ -	\$ 14,496	\$ 45,000
Subtotal Amenity Expenditures	\$ 126,524	\$ 58,452	\$ 26,398	\$ 84,850	\$ 151,295
Total Operations & Maintenance	\$ 444,954	\$ 244,017	\$ 119,278	\$ 363,294	\$ 477,697
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ 50,000	\$ 25,000	\$ 25,000	\$ 50,000	\$ 22,379
Total Other Expenses	\$ 50,000	\$ 25,000	\$ 25,000	\$ 50,000	\$ 22,379
Total Expenditures	\$ 628,057	\$ 340,019	\$ 192,649	\$ 532,667	\$ 642,457
Excess Revenues/(Expenditures)	\$ -	\$ 299,838	\$ (186,921)	\$ 112,917	\$ -

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	594	\$628,054.50	\$1,057.33	\$1,124.82
Single Family- BA	42	\$9,402.54	\$223.87	\$238.16
Total	636	\$637,457.04		

Development	Adoped FY25 Net per Unit	Proposed FY26 Net per Unit	Net Increase /(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
Contingency		\$5,026
Total		\$130,676

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		\$220
Contingency		<u>\$5,000</u>
Total		\$13,103

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

Description	Monthly	Annually
Pool Maintenance		\$12,986
Contingency	\$1,082	<u>\$5,000</u>
Total		\$17,986

and equipment operational checks.

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 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Tax Roll	\$ 507,737	\$ 508,242	\$ -	\$ 508,242	\$ 507,737
Interest	\$ 12,000	\$ 19,076	\$ 9,538	\$ 28,614	\$ 12,000
Carry Forward Surplus	\$ 276,942	\$ 285,707	\$ -	\$ 285,707	\$ 314,926
Total Revenues	\$ 796,679	\$ 813,025	\$ 9,538	\$ 822,563	\$ 834,663

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	\$ 507,638	\$ -	\$ 507,638	\$ 506,238

Excess Revenues/(Expenditures)	\$ 289,042	\$ 305,388	\$ 9,538	\$ 314,926	\$ 328,425
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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	Prinicipal	Interest	Total
11/01/23	\$	7,775,000.00	\$ -	\$ 176,531.25	\$ 505,687.50
05/01/24	\$	7,775,000.00	\$ 155,000.00	\$ 176,531.25	
11/01/24	\$	7,620,000.00	\$ -	\$ 173,818.75	\$ 505,350.00
05/01/25	\$	7,620,000.00	\$ 160,000.00	\$ 173,818.75	
11/01/25	\$	7,460,000.00	\$ -	\$ 170,618.75	\$ 504,437.50
05/01/26	\$	7,460,000.00	\$ 165,000.00	\$ 170,618.75	
11/01/26	\$	7,295,000.00	\$ -	\$ 167,318.75	\$ 502,937.50
05/01/27	\$	7,295,000.00	\$ 175,000.00	\$ 167,318.75	
11/01/27	\$	7,120,000.00	\$ -	\$ 163,818.75	\$ 506,137.50
05/01/28	\$	7,120,000.00	\$ 180,000.00	\$ 163,818.75	
11/01/28	\$	6,940,000.00	\$ -	\$ 160,218.75	\$ 504,037.50
05/01/29	\$	6,940,000.00	\$ 190,000.00	\$ 160,218.75	
11/01/29	\$	6,750,000.00	\$ -	\$ 156,418.75	\$ 506,637.50
05/01/30	\$	6,750,000.00	\$ 195,000.00	\$ 156,418.75	
11/01/30	\$	6,555,000.00	\$ -	\$ 152,518.75	\$ 503,937.50
05/01/31	\$	6,555,000.00	\$ 205,000.00	\$ 152,518.75	
11/01/31	\$	6,350,000.00	\$ -	\$ 147,906.25	\$ 505,425.00
05/01/32	\$	6,350,000.00	\$ 215,000.00	\$ 147,906.25	
11/01/32	\$	6,135,000.00	\$ -	\$ 143,068.75	\$ 505,975.00
05/01/33	\$	6,135,000.00	\$ 225,000.00	\$ 143,068.75	
11/01/33	\$	5,910,000.00	\$ -	\$ 138,006.25	\$ 506,075.00
05/01/34	\$	5,910,000.00	\$ 235,000.00	\$ 138,006.25	
11/01/34	\$	5,675,000.00	\$ -	\$ 132,718.75	\$ 505,725.00
05/01/35	\$	5,675,000.00	\$ 245,000.00	\$ 132,718.75	
11/01/35	\$	5,430,000.00	\$ -	\$ 127,206.25	\$ 504,925.00
05/01/36	\$	5,430,000.00	\$ 255,000.00	\$ 127,206.25	
11/01/36	\$	5,175,000.00	\$ -	\$ 121,468.75	\$ 503,675.00
05/01/37	\$	5,175,000.00	\$ 270,000.00	\$ 121,468.75	
11/01/37	\$	4,905,000.00	\$ -	\$ 115,393.75	\$ 506,862.50
05/01/38	\$	4,905,000.00	\$ 280,000.00	\$ 115,393.75	
11/01/38	\$	4,625,000.00	\$ -	\$ 109,093.75	\$ 504,487.50
05/01/39	\$	4,625,000.00	\$ 295,000.00	\$ 109,093.75	
11/01/39	\$	4,330,000.00	\$ -	\$ 102,456.25	\$ 506,550.00
05/01/40	\$	4,330,000.00	\$ 305,000.00	\$ 102,456.25	
11/01/40	\$	4,025,000.00	\$ -	\$ 95,593.75	\$ 503,050.00
05/01/41	\$	4,025,000.00	\$ 320,000.00	\$ 95,593.75	
11/01/41	\$	3,705,000.00	\$ -	\$ 87,993.75	\$ 503,587.50
05/01/42	\$	3,705,000.00	\$ 335,000.00	\$ 87,993.75	
11/01/42	\$	3,370,000.00	\$ -	\$ 80,037.50	\$ 503,031.25
05/01/43	\$	3,370,000.00	\$ 355,000.00	\$ 80,037.50	
11/01/43	\$	3,015,000.00	\$ -	\$ 71,606.25	\$ 506,643.75
05/01/44	\$	3,015,000.00	\$ 370,000.00	\$ 71,606.25	
11/01/44	\$	2,645,000.00	\$ -	\$ 62,818.75	\$ 504,425.00

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

Date		Balance	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 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Tax Roll	\$ 260,220	\$ 260,479	\$ -	\$ 260,479	\$ 260,220
Interest	\$ 5,000	\$ 8,865	\$ 4,433	\$ 13,298	\$ 5,000
Carry Forward Surplus	\$ 103,118	\$ 107,032	\$ -	\$ 107,032	\$ 121,624
Total Revenues	\$ 368,338	\$ 376,377	\$ 4,433	\$ 380,809	\$ 386,844

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	\$ 259,185	\$ -	\$ 259,185	\$ 261,585

Excess Revenues/(Expenditures)	\$ 109,153	\$ 117,192	\$ 4,433	\$ 121,624	\$ 125,259
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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 5/31/25	Projected Next 4 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	\$ 25,000	\$ 25,000	\$ 50,000	\$ 22,379
Total Other Financing Sources/(Uses)	\$ 50,000	\$ 25,000	\$ 25,000	\$ 50,000	\$ 22,379
Excess Revenues/(Expenditures)	\$ 72,509	\$ 67,685	\$ 25,000	\$ 92,685	\$ 115,064

Rhodine Road North CDD FY 26 Assessment Roll

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773458552	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458554	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458556	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458558	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458560	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458562	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458564	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458566	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458568	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458570	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458572	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458574	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458576	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458578	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458580	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458582	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458584	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458586	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458588	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458590	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458592	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458594	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458596	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458598	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458600	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458602	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458604	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458606	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458608	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458610	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458612	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458614	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458616	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458618	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458620	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458622	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458624	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458626	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458628	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458630	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458632	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458634	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458636	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458638	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458640	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458642	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458644	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458646	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458648	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458650	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458652	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458654	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458656	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458658	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458660	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458662	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458664	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458666	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458668	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458670	1	\$1,124.82	\$1,251.06		\$2,375.88

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773458672	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458674	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458676	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458678	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458680	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458682	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458684	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458686	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458688	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458690	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458692	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458694	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458696	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458698	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458700	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458702	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458704	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458706	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458708	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458710	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458712	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458714	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458716	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458718	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458720	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458722	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458724	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458726	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458728	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458730	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458732	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458734	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458736	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458738	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458740	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458742	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458744	1	\$1,124.82	\$1,563.83		\$2,688.65
0773458746	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458748	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458750	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458752	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458754	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458756	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458758	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458760	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458762	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458764	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458766	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458768	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458770	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458772	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458774	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458776	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458778	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458780	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458782	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458784	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458786	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458788	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458790	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458792	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458794	1	\$1,124.82	\$1,251.06		\$2,375.88
0773458796	1	\$1,124.82	\$1,251.06		\$2,375.88

[illegible]

[illegible]

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773459050	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459052	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459054	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459056	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459058	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459060	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459062	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459064	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459066	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459068	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459070	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459072	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459074	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459076	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459078	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459080	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459082	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459084	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459086	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459088	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459090	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459092	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459094	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459096	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459098	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459100	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459102	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459104	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459106	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459108	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459110	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459112	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459114	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459116	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459118	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459120	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459122	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459124	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459126	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459128	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459130	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459132	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459134	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459136	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459138	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459140	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459142	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459144	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459146	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459148	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459150	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459152	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459154	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459156	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459158	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459160	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459162	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459164	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459166	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459168	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459170	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459172	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459174	1	\$1,124.82	\$1,251.06		\$2,375.88

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773459176	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459178	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459180	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459182	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459184	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459186	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459188	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459190	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459192	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459194	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459196	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459198	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459200	0	\$0.00	\$0.00		\$0.00
0773459202	0	\$0.00	\$0.00		\$0.00
0773459212	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459214	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459216	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459218	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459220	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459222	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459224	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459226	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459228	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459230	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459232	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459234	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459236	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459238	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459240	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459242	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459244	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459246	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459248	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459250	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459252	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459254	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459256	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459258	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459260	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459262	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459264	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459266	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459268	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459270	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459272	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459274	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459276	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459278	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459280	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459282	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459284	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459286	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459288	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459290	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459292	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459294	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459296	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459298	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459300	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459302	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459304	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459306	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459308	1	\$1,124.82	\$1,563.83		\$2,688.65

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773459310	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459312	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459314	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459316	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459318	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459320	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459322	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459324	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459326	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459328	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459330	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459332	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459334	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459336	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459338	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459340	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459342	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459344	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459346	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459348	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459350	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459354	0	\$0.00	\$0.00		\$0.00
0773459356	0	\$0.00	\$0.00		\$0.00
0773459392	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459394	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459396	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459398	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459400	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459402	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459404	1	\$1,124.82	\$1,563.83		\$2,688.65
0774363472	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363474	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363476	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363478	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363480	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363482	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363484	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363486	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363488	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363490	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363492	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363494	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363496	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363498	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363500	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363502	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363504	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363506	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363508	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363510	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363512	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363514	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363516	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363518	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363520	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363522	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363524	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363526	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363528	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363530	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363532	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363534	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363536	1	\$1,124.82		\$1,275.72	\$2,400.54

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0774363538	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363540	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363542	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363544	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363546	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363548	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363550	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363552	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363554	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363556	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363558	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363560	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363562	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363564	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363566	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363568	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363570	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363572	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363574	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363576	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363578	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363580	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363582	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363584	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363586	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363588	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363590	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363592	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363594	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363596	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363598	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363600	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363602	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363604	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363606	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363608	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363610	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363612	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363614	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363616	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363618	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363620	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363622	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363624	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363626	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363628	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363630	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363632	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363634	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363636	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363638	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363640	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363642	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363644	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363646	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363648	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363650	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363652	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363654	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363656	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363658	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363660	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363662	1	\$1,124.82		\$1,275.72	\$2,400.54

[illegible]

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0774363790	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363792	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363794	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363796	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363798	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363800	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363802	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363804	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363806	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363808	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363810	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363812	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363814	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363816	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363818	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363820	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363822	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363824	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363826	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363828	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363830	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363832	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363834	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363836	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363838	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363840	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363842	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363844	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363846	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363848	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363850	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363852	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363854	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363856	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363858					\$0.00
0774363859					\$0.00
0774363860					\$0.00
Total Gross Assessments		\$668,143.08	\$540,145.77	\$276,830.28	\$1,485,119.13
Total Net Assessments		\$628,054.50	\$507,737.02	\$260,220.46	\$1,396,011.98

SECTION V

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 10th day of July 2025

ATTEST:

**RHODINE ROAD NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

BOARD OF SUPERVISORS MEETING DATES RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

The Board of Supervisors of the Rhodine Road North Community Development District will hold their regular meetings for Fiscal Year **2025/2026** at the Fairfield Inn & Suites Lakeland Plant City, 4307 Sterling Commerce Dr, Plant City, FL 33566, on the 2nd Thursday of every month at 1:30 PM unless otherwise indicated as follows:

**October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026**

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

SECTION VI

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDMENT TO THE AMENITY RULES AND RATES OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules, rates, charges and fees; and

WHEREAS, the Board accordingly finds that it is in the best interest of the District to adopt by resolution an amendment to the rules and rates set forth at **Exhibit A** (“Amendment”), which relate to use of the District’s amenity facilities and other District-owned property, for immediate use and application.

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

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The Amendment attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The amended rules and rates shall remain in full force and effect until such time as the Board may amend or replace them.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of July 2025.

ATTEST:

**RHODINE ROAD NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Amendment to Rules and Rates

EXHIBIT A
Amendment to Rules and Rates

LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.
- (4) Patrons may fish from the banks of District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (5) Pets are not allowed in the District Lakes.
- (6) Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (7) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities.
- (8) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (9) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (10) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (11) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted

and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission (“FWC”). Anyone concerned about an alligator is encouraged to call FWC’s toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).

- (12)** Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SECTION VII

SECTION A

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Rhodine Road North Community Development District

District Manager: _____

Date: _____

Print Name: _____

Rhodine Road North Community Development District

SECTION B

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

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Rhodine Road North Community Development District

District Manager: _____

Date: _____

Print Name: _____

Rhodine Road North Community Development District

SECTION VIII

SECTION C



Rhodine Road North CDD

Field Management Report



July 10th, 2025

Joel Blanco

Field Manager

GMS

Site Item

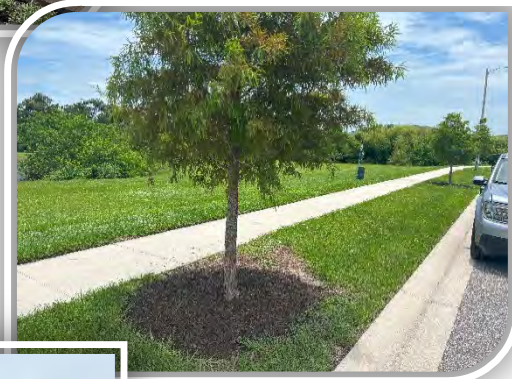
Landscaping Review

- Field Staff has conducted a landscaping review throughout the district.
- Landscaping was found mowed and edged throughout the district with common area grass greener as we transition from spring to summer rain (since the last Field Manager's Report.)
- The previously approved stump removal and tree replacement on Stone Pine St. has been completed with tree re-strapped due to high winds.
- The previously approved entrance enhancements have been completed. Entrances have been consistently maintained with irrigation adjusted since installation.
- Tree rings on Downy Birch and Stone Pine had the same brown mulch used in the entrances applied.



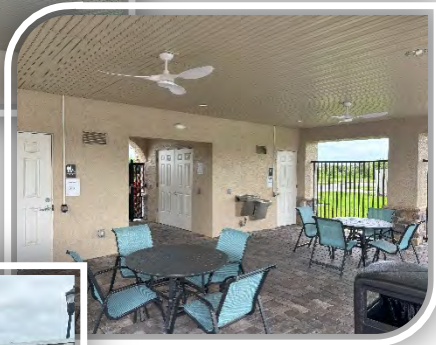
Site Item

Landscaping Review Cont'd



Site Item

Amenity Review



- ✚ Additionally, Field Staff has continued to review the amenity area.
- ✚ Amenity landscaping beds have had the same brown mulch used in the entrance enhancements.
- ✚ Both covered lanai outdoor fans were replaced.
- ✚ (28) amenity pool chairs were delivered to the furniture repair vendor to be reslung. Loaner chairs were picked up and delivered to the amenity prior to the 4th of July weekend.
- ✚ Prior to the 4th of the July weekend, we were made aware that the previous pool vendor had closed his business and failed to service the pool the week before the 4th. New vendor has been servicing the pool. Attached is a proposal from West Coast Pools to service the amenity pool.

Site Item

Amenity Review Cont'd



- Note: Top Left picture was the state of the pool prior to the new service provider and top right picture was the pool after it was serviced.
- Playground shade structure has been completed with final permit approved by Hillsborough County.
- (2) depth tiles and surrounding pavers have been scheduled for replacement and reinforcement.

Site Review

Pond Review



- Field Staff has also conducted a review of the ponds throughout the district.
- Ponds have been found in satisfactory conditions (treated and free of trash during reviews.)
- Pond behind Downy Birch that was reported during the last Field Manager's Report, has filled a bit since then with some of the algae bloom diminishing due to aeration from the rain. We will continue to monitor during the summer months and report back.
- Maintenance was scheduled to remove trash earlier in the month.
- We received reports from residents that outsiders were seen fishing in the large pond and have requested signage to be installed for board consideration.

Conclusion

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

Respectfully,
Joel Blanco

SECTION 1

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Rhodine Road North Community Development District

Summary of Check Register

May 1, 2025 to July 3, 2025

Fund	Date	Check No.'s	Amount
General Fund	5/16/25	749-760	\$ 34,478.64
	5/30/25	761-763	\$ 12,947.03
	6/9/25	764-769	\$ 8,036.00
	6/16/25	770-774	\$ 10,325.85
	6/23/25	775	\$ 489.23
Total Amount			\$ 66,276.75

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/16/25	00017	4/21/25 27043	202504 320-53800-46200		*	10,470.13	
			MONTHLY MAINTENANCE APRIL				
				CARDINAL LANDSCAPING SVCS OF TAMPA			10,470.13 000749
5/16/25	00018	5/15/25 9	202505 310-51300-31300		*	250.00	
			AMORTIZATION SCHEDULE				
				DISCLOSURE SERVICES LLC			250.00 000750
5/16/25	00036	5/15/25 29-BID-7	202505 330-57200-49000		*	275.00	
			PERMIT 29-60-2093126				
				FLORIDA DEPARTMENT OF HEALTH			275.00 000751
5/16/25	00056	3/31/25 10	202503 320-53800-48000		*	817.06	
			LIGHT REPLACEMENT				
		3/31/25 11	202503 320-53800-48000		*	250.00	
			HOLE FILL-IN TRASH PICKUP				
		3/31/25 12	202503 320-53800-48000		*	704.60	
			FENCE REPAIR				
		3/31/25 13	202503 330-57200-48000		*	548.00	
			AMENITY CLEANING				
		3/31/25 14	202503 320-53800-48000		*	150.00	
			REPAIR AMENITY FENCE				
		3/31/25 15	202503 320-53800-48000		*	273.18	
			REPLACE GATE LATCH				
		3/31/25 16	202503 320-53800-48000		*	200.00	
			FENCE REPAIR				
		3/31/25 7	202503 320-53800-48000		*	2,089.79	
			PERIMETER REPAIR				
		3/31/25 8	202503 320-53800-48000		*	269.00	
			TEST/REPLACE LIGHTS				
		3/31/25 9	202503 330-57200-48000		*	739.18	
			PRESSUREWASHING				
		4/30/25 17	202504 320-53800-48000		*	150.00	
			PLAYGROUND MAINTENANCE				
		4/30/25 18	202504 330-57200-48000		*	572.00	
			PRESSUREWASHING POOL DECK				
		4/30/25 19	202504 320-53800-48000		*	541.00	
			MONUMENT SEALING				
				GOVERNMENTAL MANAGEMENT SERVICES-TP			7,303.81 000752
5/16/25	00016	4/01/25 27273	202503 310-51300-32200		*	500.00	
			AUDIT FYE				
		5/01/25 27513	202503 310-51300-32200		*	4,300.00	
			AUDIT FYE				
				GRAU AND ASSOCIATES			4,800.00 000753
				RRNC RHODINE ROAD N HHENRY			

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	....CHECK....	...
		DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS			AMOUNT	#
5/16/25	00010	5/01/25	195	202505 310-51300-34000	*	3,750.00		
				MANAGEMENT FEES MAY 25				
		5/01/25	195	202505 310-51300-35200	*	111.33		
				WEBSITE ADMIN MAY 25				
		5/01/25	195	202505 310-51300-35100	*	167.00		
				INFORMATION TECH MAY 25				
		5/01/25	195	202505 310-51300-31300	*	556.50		
				DISSEMINATION AGENT MAY				
		5/01/25	195	202505 330-57200-12000	*	1,041.67		
				AMENITY ACCESS MAY 25				
		5/01/25	195	202505 310-51300-51000	*	2.65		
				OFFICE SUPPLIES MAY 25				
		5/01/25	195	202505 310-51300-42000	*	3.20		
				POSTAGE MAY 25				
		5/01/25	196	202505 320-53800-12000	*	1,460.83		
				FIELD MANAGEMENT MAY 25				
		5/01/25	196	202505 320-53800-49000	*	257.00		
				FAIRFIELD INN MEETING RM				
				GOVERNMENTAL MANAGEMENT SERVICES			7,350.18	000754
5/16/25	00058	4/29/25	4524-384	202504 330-57200-48100	*	120.00		
				APRIL PEST CONTROL				
				LANDSCAPE WORKSHOP			120.00	000755
5/16/25	00054	5/02/25	4603	202505 330-57200-48200	*	315.00		
				PET STATION SERVICE MAY				
				RAINMAKER PRESSURE CLEANING, LLC			315.00	000756
5/16/25	00022	5/02/25	118249	202505 320-53800-47300	*	960.00		
				LAKE MAINTENANCE MAY 25				
				REMSON AQUATICS			960.00	000757
5/16/25	00040	5/02/25	11103	202505 330-53800-51000	*	1,020.00		
				POOL SERVICE MAY 25				
				SUNCOAST POOL SERVICE			1,020.00	000758
5/16/25	00008	4/30/25	34957-04	202504 310-51300-48000	*	410.00		
				NOTICE OF FY MEETING 25				
				TIMES PUBLISHING COMPANY			410.00	000759
5/16/25	00027	5/16/25	05162025	202505 300-15500-10000	*	1,204.52		
				PLAYGROUND LEASE JUNE 25				
				WHFS, LLC			1,204.52	000760
5/30/25	00017	5/20/25	27093	202505 320-53800-46200	*	10,470.13		
				MONTHLY MAINTENANCE				
				CARDINAL LANDSCAPING SVCS OF TAMPA			10,470.13	000761
				RRNC RHODINE ROAD N HHENRY				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/30/25	00042	5/21/25 0560 AMENITY CLEANING	202505 330-57200-48200	JNJ CLEANING SERVICES LLC	*	520.50	520.50 000762
5/30/25	00033	5/18/25 12297 ATTORNEY FEES	202504 310-51300-31500	KILINSKI VAN WYK, PLLC	*	1,956.40	1,956.40 000763
6/09/25	00014	12/31/24 022369 ENGINEERING BA THRU 11.30	202411 310-51300-31100	ABSOLUTE ENGINEERING, INC.	*	352.50	352.50 000764
6/09/25	00033	2/17/25 11532 BA SERVICES THRU 1.31.25	202501 310-51300-49100		*	1,871.50	
		3/17/25 11780 BA SERVICES THRU 2/28/25	202502 310-51300-49100		*	1,040.50	
		4/15/25 12043 BU SERVICES THRU 3/31/25	202503 310-51300-49100		*	830.00	
		5/19/25 12298 BU SERVICES 4/30/25	202504 310-51300-49100		*	1,261.50	
				KILINSKI VAN WYK, PLLC			5,003.50 000765
6/09/25	00058	5/29/25 4524-384 MAY PEST CONTROL	202505 330-57200-48100	LANDSCAPE WORKSHOP	*	180.00	180.00 000766
6/09/25	00054	6/03/25 4646 SERVICE PET STATIONS JUNE	202506 330-57200-48200	RAINMAKER PRESSURE CLEANING, LLC	*	315.00	315.00 000767
6/09/25	00022	5/31/25 118310 JUNE LAKE MAINTENANCE	202506 320-53800-47300	REMSON AQUATICS	*	1,165.00	1,165.00 000768
6/09/25	00040	6/02/25 11166 JUNE25 POOL SERVICE	202506 330-53800-51000	SUNCOAST POOL SERVICE	*	1,020.00	1,020.00 000769
6/16/25	00056	6/01/25 197 FIELD MGMT	202506 320-53800-12000		*	1,460.83	
		6/01/25 198 MGMT FEES	202506 310-51300-34000		*	3,750.00	
		6/01/25 198 WEBSITE ADMIN	202506 310-51300-35200		*	111.33	
		6/01/25 198 INFORMATION TECH	202506 310-51300-35100		*	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 #
		6/01/25	198 202506 310-51300-31300 DISSEMINATION AGENT		*	556.50	
		6/01/25	198 202506 330-57200-12000 AMMENITY ACCESS		*	1,041.67	
		6/01/25	198 202506 310-51300-51000 OFFICE SUPPLIES		*	2.68	
		6/01/25	198 202506 310-51300-42000 POSTAGE		*	4.16	
		6/01/25	198 202506 310-51300-42500 COPIES		*	4.20	
		6/01/25	197 202506 320-53800-12000 FIELD MGMT		V	1,460.83-	
		6/01/25	198 202506 310-51300-34000 MGMT FEES		V	3,750.00-	
		6/01/25	198 202506 310-51300-35200 WEBSITE ADMIN		V	111.33-	
		6/01/25	198 202506 310-51300-35100 INFORMATION TECH		V	167.00-	
		6/01/25	198 202506 310-51300-31300 DISSEMINATION AGENT		V	556.50-	
		6/01/25	198 202506 330-57200-12000 AMMENITY ACCESS		V	1,041.67-	
		6/01/25	198 202506 310-51300-51000 OFFICE SUPPLIES		V	2.68-	
		6/01/25	198 202506 310-51300-42000 POSTAGE		V	4.16-	
		6/01/25	198 202506 310-51300-42500 COPIES		V	4.20-	
				GOVERNMENTAL MANAGEMENT SERVICES-TP			.00 000770
6/16/25	00057	6/10/25	INV-1102 202506 330-57200-48000 SWING SET FOR PLAYGROUND		*	346.00	
				JAMMIN PLAYGROUNDS INC.			346.00 000771
6/16/25	00060	5/26/25	97510 202505 330-57200-34500 UNARMED SECURITY OFFICER		*	447.20	
		6/02/25	97511 202506 330-57200-34500 UNARMED SECURITY OFFICER		*	782.56	
		6/09/25	97512 202506 330-57200-34500 UNARMED SECURITY OFFICER		*	447.20	
				NATION SECURITY SERVICES			1,676.96 000772
6/16/25	00027	6/16/25	06162025 202506 300-15500-10000 JULY25 LEASE		*	1,204.52	
				WHFS, LLC			1,204.52 000773
				RRNC RHODINE ROAD N HHENRY			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/16/25	00010	6/01/25	197 202506 320-53800-12000		*	1,460.83	
			FIELD MGMT				
6/01/25		198 202506 310-51300-34000			*	3,750.00	
			MGMT FEES				
6/01/25		198 202506 310-51300-35200			*	111.33	
			WEBSITE ADMIN				
6/01/25		198 202506 310-51300-35100			*	167.00	
			INFORMATION TECH				
6/01/25		198 202506 310-51300-31300			*	556.50	
			DISSEMINATION AGENT				
6/01/25		198 202506 330-57200-12000			*	1,041.67	
			AMMENITY ACCESS				
6/01/25		198 202506 310-51300-51000			*	2.68	
			OFFICE SUPPLIES				
6/01/25		198 202506 310-51300-42000			*	4.16	
			POSTAGE				
6/01/25		198 202506 310-51300-42500			*	4.20	
			COPIES				
GOVERNMENTAL MANAGEMENT SERVICES						7,098.37	000774
6/23/25	00056	5/31/25	20 202505 330-57200-48000		*	200.00	
			POOL MAINTENANCE				
		5/31/25	21 202505 330-57200-48000		*	289.23	
			PLAYGROUND MAINT/RPR				
GOVERNMENTAL MANAGEMENT SERVICES-TP						489.23	000775
TOTAL FOR BANK A						66,276.75	
TOTAL FOR REGISTER						66,276.75	

RRNC RHODINE ROAD N HHENRY

SECTION 2

Rhodine Road North
Community Development District

Unaudited Financial Reporting
May 31, 2025



Table of Contents

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6	<u>Capital Projects Fund Series 2019</u>
7	<u>Capital Projects Fund Series 2022</u>
8	<u>Capital Reserve Fund</u>
9-10	<u>Month to Month</u>
11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>
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Rhodine Road North
Community Development District
Combined Balance Sheet
May 31, 2025

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Funds</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 184,398	\$ -	\$ -	\$ 184,398
Capital Projects Account	-	-	25,061	25,061
Investments:				
Money Market Account	-	-	42,685	42,685
State Board of Administration	504,251	-	-	504,251
Series 2019				
Reserve	-	253,713	-	253,713
Revenue	-	298,508	-	298,508
Prepayment	-	741	-	741
Construction	-	-	0	0
Series 2022				
Reserve	-	130,110	-	130,110
Revenue	-	114,046	-	114,046
Construction	-	-	17	17
Due from Developer	5,004	-	-	5,004
Due from General Fund	-	9,284	-	9,284
Due from Capital Projects	-	-	25,000	25,000
Due from Debt Service	-	-	-	-
Prepaid Expenses	10,901	-	-	10,901
Total Assets	\$ 704,554	\$ 806,402	\$ 92,764	\$ 1,603,720
Liabilities:				
Accounts Payable	\$ 8,002	\$ -	\$ -	\$ 8,002
Accrued Expenses	-	-	-	-
Deferred Revenue	-	-	-	-
Due to Capital Projects	-	-	-	-
Due to Debt Service	9,284	-	-	9,284
Due to Developer	-	-	-	-
Due to Capital Reserve	-	-	25,000	25,000
FICA Payable	306	-	-	306
Federal Withholding	100	-	-	100
Due to General Fund	-	-	-	-
Retainage Payable	-	-	-	-
Total Liabilities	\$ 17,693	\$ -	\$ 25,000	\$ 42,693
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 10,901	\$ -	\$ -	\$ 10,901
Restricted for:				
Debt Service - Series 2019	-	559,100	-	559,100
Debt Service - Series 2022	-	247,302	-	247,302
Capital Projects - Series 2019	-	-	61	61
Capital Projects - Series 2022	-	-	17	17
Assigned for:				
Capital Reserves	-	-	67,685	67,685
Unassigned	675,960	-	-	675,960
Total Fund Balances	\$ 686,861	\$ 806,402	\$ 67,764	\$ 1,561,027
Total Liabilities & Fund Balance	\$ 704,554	\$ 806,402	\$ 92,764	\$ 1,603,720

Rhodine Road North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance

Revenues:

Assessments - Tax Roll	\$ 628,057	\$ 628,057	\$ 628,680	\$ 623
Boundary Amendment Contributions	-	-	6,806	6,806
Interest Income	-	-	4,251	4,251
Other Income	-	-	120	120
Total Revenues	\$ 628,057	\$ 628,057	\$ 639,857	\$ 11,799

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 3,600	\$ 4,400
FICA Expense	-	-	275	(275)
Engineering	12,500	8,333	-	8,333
Attorney	20,000	13,333	4,951	8,382
Annual Audit	6,800	5,300	5,300	-
Assessment Administration	5,565	3,710	3,710	-
Arbitrage	900	600	450	150
Dissemination	6,678	4,452	4,702	(250)
Trustee Fees	6,829	4,552	2,846	1,706
Management Fees	45,000	30,000	30,000	-
Information Technology	2,004	1,336	1,336	-
Website Maintenance	1,336	890	891	(0)
Postage & Delivery	500	333	160	173
Insurance	6,817	4,544	4,421	124
Copies	500	333	0	333
Legal Advertising	2,500	1,667	1,264	403
Other Current Charges	2,500	1,667	340	1,327
Boundary Amendment Expenses	-	-	6,571	(6,571)
Office Supplies	500	333	9	324
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 133,103	\$ 89,560	\$ 71,002	\$ 18,559

Rhodine Road North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 12,000	\$ 8,000	\$ 4,995	\$ 3,005
Field Management	17,530	11,687	11,687	0
Landscape Maintenance	125,650	83,767	83,761	6
Landscape Replacement	20,000	13,333	3,570	9,763
Lake Maintenance	17,820	11,880	6,590	5,290
Streetlights	82,680	55,120	42,382	12,738
Electric	1,500	1,000	858	142
Water & Sewer	20,000	13,333	1,888	11,445
Irrigation Repairs	6,250	4,167	110	4,057
General Repairs & Maintenance	12,500	8,333	28,855	(20,522)
Contingency	2,500	1,667	868	799
Subtotal Field Expenditures	\$ 318,430	\$ 212,287	\$ 185,565	\$ 26,722
Amenity Expenditures				
Amenity - Electric	\$ 11,880	\$ 7,920	\$ 5,719	\$ 2,201
Amenity - Water	1,980	1,320	1,337	(17)
Internet	792	528	556	(28)
Playground/Furniture Lease	14,454	9,636	9,636	(0)
Pest Control	1,680	1,120	840	280
Janitorial Services	8,130	5,420	4,884	537
Security Services	5,000	3,333	1,161	2,172
Pool Maintenance	12,608	8,405	8,160	245
Amenity Access Management	12,500	8,333	8,333	(0)
Amenity Repairs & Maintenance	10,000	6,667	2,806	3,861
Contingency	2,500	1,667	525	1,142
Shade Structure	45,000	30,000	14,496	15,505
Subtotal Amenity Expenditures	\$ 126,524	\$ 84,349	\$ 58,452	\$ 25,897
Total Operations & Maintenance	\$ 444,954	\$ 296,636	\$ 244,017	\$ 52,619
Total Expenditures	\$ 578,057	\$ 386,196	\$ 315,019	\$ 71,178
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 324,838	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (50,000)	\$ (25,000)	\$ (25,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ (25,000)	\$ (25,000)	\$ -
Net Change in Fund Balance	\$ -		\$ 299,838	
Fund Balance - Beginning	\$ -		\$ 387,023	
Fund Balance - Ending	\$ -		\$ 686,861	

Rhodine Road North

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 507,737	\$ 507,737	\$ 508,242	\$ 505
Interest	12,000	8,000	19,076	11,076
Total Revenues	\$ 519,737	\$ 515,737	\$ 527,318	\$ 11,581
Expenditures:				
Interest - 11/1	\$ 173,819	\$ 173,819	\$ 173,819	\$ -
Principal - 5/1	160,000	160,000	160,000	-
Interest - 5/1	173,819	173,819	173,819	-
Total Expenditures	\$ 507,639	\$ 507,638	\$ 507,638	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 12,099		\$ 19,681	
Fund Balance - Beginning	\$ 276,942		\$ 539,419	
Fund Balance - Ending	\$ 289,041		\$ 559,100	

Rhodine Road North

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 260,220	\$ 260,220	\$ 260,479	\$ 259
Interest	5,000	3,333	8,865	5,532
Total Revenues	\$ 265,220	\$ 263,553	\$ 269,345	\$ 5,791
Expenditures:				
Interest - 11/1	\$ 79,593	\$ 79,593	\$ 79,593	\$ -
Principal - 5/1	100,000	100,000	100,000	-
Interest - 5/1	79,593	79,593	79,593	-
Total Expenditures	\$ 259,184	\$ 259,185	\$ 259,185	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,036		\$ 10,160	
Fund Balance - Beginning	\$ 103,118		\$ 237,142	
Fund Balance - Ending	\$ 109,154		\$ 247,302	

Rhodine Road North

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	-	-	-	-
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Other Current Charges	\$ -	\$ -	\$ 352	\$ (352)
Total Expenditures	\$ -	\$ -	\$ 352	\$ (352)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (352)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (352)	
Fund Balance - Beginning	\$ -		\$ 413	
Fund Balance - Ending	\$ -		\$ 61	

Rhodine Road North

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 17	
Fund Balance - Ending	\$ -		\$ 17	

Rhodine Road North

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 696	\$ 696
Total Revenues	\$ -	\$ -	\$ 696	\$ 696
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 696	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 50,000	\$ 25,000	\$ 25,000	\$ -
Total Other Financing Sources/(Uses)	\$ 50,000	\$ 25,000	\$ 25,000	\$ -
Net Change in Fund Balance	\$ 50,000		\$ 25,696	
Fund Balance - Beginning	\$ 22,509		\$ 41,989	
Fund Balance - Ending	\$ 72,509		\$ 67,685	

Rhodine Road North
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Assessments - Tax Roll	\$ -	\$ 41,750	\$ 422,579	\$ 97,646	\$ 59,112	\$ 2,211	\$ 3,397	\$ 1,986	\$ -	\$ -	\$ -	\$ -	\$ 628,680
Boundary Amendment Contributions	-	-	-	-	353	1,215	5,239	-	-	-	-	-	6,806
Interest Income	-	-	-	-	-	494	1,845	1,912	-	-	-	-	4,251
Other Income	60	-	-	-	-	-	60	-	-	-	-	-	120
Total Revenues	\$ 60	\$ 41,750	\$ 422,579	\$ 97,646	\$ 59,464	\$ 3,919	\$ 10,540	\$ 3,898	\$ -	\$ -	\$ -	\$ -	\$ 639,857
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	3,600
FICA Expense	-	-	-	-	77	46	77	77	-	-	-	-	275
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	207	539	1,092	101	1,056	1,956	-	-	-	-	-	4,951
Annual Audit	-	-	-	-	-	5,300	-	-	-	-	-	-	5,300
Assessment Administration	464	464	464	464	464	464	464	464	-	-	-	-	3,710
Arbitrage	-	-	-	-	-	450	-	-	-	-	-	-	450
Dissemination	557	557	557	557	557	557	557	807	-	-	-	-	4,702
Trustee Fees	356	356	356	356	356	356	356	356	-	-	-	-	2,846
Management Fees	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	-	-	-	30,000
Information Technology	167	167	167	167	167	167	167	167	-	-	-	-	1,336
Website Maintenance	111	111	111	111	111	111	111	111	-	-	-	-	891
Postage & Delivery	64	1	34	1	48	1	8	3	-	-	-	-	160
Insurance	553	553	553	553	553	553	553	553	-	-	-	-	4,421
Copies	-	-	-	-	-	-	0	-	-	-	-	-	0
Legal Advertising	-	-	-	-	-	427	837	-	-	-	-	-	1,264
Other Current Charges	41	41	41	41	44	44	45	44	-	-	-	-	340
Boundary Amendment Expenses	-	353	-	2,107	2,021	830	1,262	-	-	-	-	-	6,571
Office Supplies	0	0	0	0	3	0	3	3	-	-	-	-	9
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 6,237	\$ 6,558	\$ 6,571	\$ 9,198	\$ 9,250	\$ 14,711	\$ 11,144	\$ 7,334	\$ -	\$ -	\$ -	\$ -	\$ 71,002

Rhodine Road North
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 624	\$ 624	\$ 624	\$ 624	\$ 624	\$ 624	\$ 624	\$ 624	\$ -	\$ -	\$ -	\$ -	4,995
Field Management	1,461	1,461	1,461	1,461	1,461	1,461	1,461	1,461	-	-	-	-	11,687
Landscape Maintenance	10,470	10,470	10,470	10,470	10,470	10,470	10,470	10,470	-	-	-	-	83,761
Landscape Replacement	-	-	-	2,675	-	-	895	-	-	-	-	-	3,570
Lake Maintenance	765	1,040	765	765	765	765	765	960	-	-	-	-	6,590
Streetlights	5,351	5,351	5,351	5,351	5,232	5,232	5,257	5,257	-	-	-	-	42,382
Electric	221	212	74	73	71	65	64	79	-	-	-	-	858
Water & Sewer	290	225	232	253	240	264	147	237	-	-	-	-	1,888
Irrigation Repairs	-	-	-	-	-	110	-	-	-	-	-	-	110
General Repairs & Maintenance	3,285	1,352	8,541	487	9,746	4,754	691	-	-	-	-	-	28,855
Contingency	80	120	-	-	131	280	-	257	-	-	-	-	868
Subtotal Field Expenditures	\$ 22,547	\$ 20,856	\$ 27,517	\$ 22,159	\$ 28,740	\$ 24,025	\$ 20,375	\$ 19,345	\$ -	\$ -	\$ -	\$ -	185,565
Amenity Expenditures													
Amenity - Electric	\$ 707	\$ 526	\$ 693	\$ 719	\$ 779	\$ 685	\$ 786	\$ 824	\$ -	\$ -	\$ -	\$ -	5,719
Amenity - Water	196	85	205	133	134	123	240	223	-	-	-	-	1,337
Internet	69	69	69	69	69	69	69	69	-	-	-	-	556
Playground/Furniture Lease	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	-	-	-	-	9,636
Pest Control	120	180	120	-	-	120	120	180	-	-	-	-	840
Janitorial Services	521	-	1,041	521	816	836	315	836	-	-	-	-	4,884
Security Services	714	-	-	-	-	-	-	447	-	-	-	-	1,161
Pool Maintenance	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	-	-	-	-	8,160
Amenity Access Management	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	-	-	-	-	8,333
Amenity Repairs & Maintenance	-	-	-	251	207	1,287	572	489	-	-	-	-	2,806
Contingency	-	-	-	250	-	-	-	275	-	-	-	-	525
Shade Structure	-	-	-	-	-	14,496	-	-	-	-	-	-	14,496
Subtotal Amenity Expenditures	\$ 5,593	\$ 4,126	\$ 5,394	\$ 5,209	\$ 5,271	\$ 20,882	\$ 5,368	\$ 6,610	\$ -	\$ -	\$ -	\$ -	58,452
Total Operations & Maintenance	\$ 28,140	\$ 24,982	\$ 32,911	\$ 27,368	\$ 34,011	\$ 44,907	\$ 25,743	\$ 25,955	\$ -	\$ -	\$ -	\$ -	244,017
Total Expenditures	\$ 34,377	\$ 31,541	\$ 39,482	\$ 36,566	\$ 43,261	\$ 59,618	\$ 36,886	\$ 33,288	\$ -	\$ -	\$ -	\$ -	315,019
Excess (Deficiency) of Revenues over Expenditures	\$ (34,317)	\$ 10,210	\$ 383,097	\$ 61,080	\$ 16,204	\$ (55,699)	\$ (26,346)	\$ (29,390)	\$ -	\$ -	\$ -	\$ -	324,838
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,000)	\$ -	\$ -	\$ -	\$ -	\$ -	(25,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,000)	\$ -	\$ -	\$ -	\$ -	\$ -	(25,000)
Net Change in Fund Balance	\$ (34,317)	\$ 10,210	\$ 383,097	\$ 61,080	\$ 16,204	\$ (55,699)	\$ (51,346)	\$ (29,390)	\$ -	\$ -	\$ -	\$ -	299,838

Rhodine Road North

Community Development District

Long Term Debt Report

Series 2019, Special Assessment Revenue Bonds		
Interest Rate:	3.500%, 4.000%, 4.500%, 4.750%	
Maturity Date:	5/1/2050	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$253,713	
Reserve Fund Balance	\$253,713	
Bonds Outstanding - 6/28/19		\$10,000,000
Less: Special Call - 11/1/20		(\$1,455,000)
Less: Special Call - 2/1/21		(\$25,000)
Less: Principal Payment - 5/1/21		(\$140,000)
Less: Special Call - 5/1/21		(\$25,000)
Less: Special Call - 8/1/21		(\$15,000)
Less: Special Call - 2/1/22		(\$30,000)
Less: Principal Payment - 5/1/22		(\$145,000)
Less: Special Call - 5/1/22		(\$5,000)
Less: Principal Payment - 5/1/23		(\$150,000)
Less: Principal Payment - 5/1/24		(\$155,000)
Less: Principal Payment - 5/1/25		(\$160,000)
Current Bonds Outstanding		\$7,695,000

Series 2022, Special Assessment Revenue Bonds		
Interest Rate:	2.600%, 3.000%, 3.300%, 4.000%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$130,110	
Reserve Fund Balance	\$130,110	
Bonds Outstanding - 1/25/22		\$4,680,000
Less: Principal Payment - 5/1/23		(\$95,000)
Less: Principal Payment - 5/1/24		(\$95,000)
Less: Principal Payment - 5/1/25		(\$100,000)
Current Bonds Outstanding		\$4,390,000