

Rhodine Road North
Community Development District

Proposed Budget
FY2027



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Rhodine Road North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 628,057	\$ 621,109	\$ 6,949	\$ 628,057	\$ 628,057
Assessments- Direct	9,403	-	9,403	9,403	44,408
Interest Income	5,000	8,408	11,771	20,178	5,000
Other Income	-	210	-	210	-
Total Revenues	\$ 642,460	\$ 629,726	\$ 28,122	\$ 657,848	\$ 677,465

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 1,800	\$ 5,600	\$ 7,400	\$ 12,000
FICA Expense	918	138	193	330	918
Engineering	12,500	-	5,000	5,000	12,500
Attorney	20,000	16,510	23,114	39,623	20,000
Annual Audit	4,900	-	4,900	4,900	4,900
Assessment Administration	5,732	5,732	8,025	13,757	5,732
Arbitrage	900	450	450	900	900
Dissemination	7,678	2,783	4,896	7,678	7,678
Trustee Fees	11,012	4,135	6,877	11,012	11,012
Management Fees	46,350	19,313	27,038	46,350	48,668
Information Technology	2,064	860	1,204	2,064	2,167
Website Maintenance	1,402	584	818	1,402	1,472
Postage & Delivery	500	174	244	418	500
Insurance	7,750	7,029	-	7,029	7,750
Copies	500	-	250	250	500
Legal Advertising	5,000	3,236	1,500	4,736	2,500
Other Current Charges	2,500	341	478	819	1,500
Office Supplies	500	5	250	255	500
Reserve Study	-	-	-	-	6,500
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative	\$ 142,381	\$ 63,264	\$ 90,835	\$ 154,099	\$ 147,872

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 13,200	\$ 7,925	\$ -	\$ 7,925	\$ 15,261
Field Management	18,056	7,523	10,533	18,056	18,959
Landscape Maintenance	130,676	52,351	78,325	130,676	144,596
Landscape Replacement	20,000	200	15,000	15,200	25,000
Lake Maintenance	17,820	5,825	8,155	13,980	17,820
Streetlights	80,000	26,564	37,190	63,754	64,000
Electric	1,650	488	683	1,171	1,300
Water & Sewer	20,000	936	1,311	2,247	3,000
Irrigation Repairs	7,500	-	4,500	4,500	7,500
General Repairs & Maintenance	15,000	3,884	5,437	9,321	20,000
Holiday Lights	-	-	-	-	7,500
Contingency	2,500	50	1,500	1,550	2,500
Subtotal Field Expenditures	\$ 326,402	\$ 105,746	\$ 162,634	\$ 268,381	\$ 327,436

Rhodine Road North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Amenity Expenditures					
Amenity - Electric	\$ 13,068	\$ 1,266	\$ 5,005	\$ 6,271	\$ 8,580
Amenity - Water	2,178	1,666	2,333	3,999	4,000
Internet	924	372	521	894	900
Playground/Furniture Lease	14,454	6,023	1,205	7,227	-
Pest Control	1,680	720	1,008	1,728	1,680
Janitorial Services	13,130	3,900	5,460	9,360	13,130
Security Services	15,000	2,099	2,938	5,037	32,500
Pool Maintenance	21,600	9,000	12,600	21,600	21,600
Amenity Management	12,875	5,365	7,510	12,875	13,519
Amenity Repairs & Maintenance	10,000	3,528	4,940	8,468	10,000
Contingency	5,000	5,373	1,500	6,873	5,000
Special Projects	45,000	-	-	-	45,000
Subtotal Amenity Expenditures	\$ 154,909	\$ 39,312	\$ 45,020	\$ 84,333	\$ 155,909
Total Operations & Maintenance	\$ 481,311	\$ 145,059	\$ 207,655	\$ 352,713	\$ 483,345
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ 18,767	\$ -	\$ 18,767	\$ 18,767	\$ 46,249
Total Other Expenses	\$ 18,767	\$ -	\$ 18,767	\$ 18,767	\$ 46,249
Total Expenditures	\$ 642,460	\$ 208,323	\$ 317,257	\$ 525,579	\$ 677,465
Excess Revenues/(Expenditures)	\$ (0)	\$ 421,403	\$ (289,135)	\$ 132,269	\$ -

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	594	\$628,057.09	\$1,057.34	\$1,124.82
Single Family- BA	42	\$44,408.28	\$1,057.34	\$1,124.82
Total	636	\$672,465.37		

Development	Adoped FY26 Net per Unit	Proposed FY27 Net per Unit	Net Increase /(Decrease)
Single Family	\$ 1,057.33	\$ 1,057.33	\$ -
Single Family- BA	\$ 223.87	\$ 1,057.33	\$ 833.46

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.

Reserve Study

Estimated costs to get a reserve study performed for the District.

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.

Landscape Replacement

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

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.

Streetlights

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

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General Fund Budget

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.

Holiday Lights

Any costs related to props used to decorate the District for the holiday seasons.

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.

Internet

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

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 Rainmaker Pressure Cleaning to clean the two dog waste stations.

Rhodine Road North

Community Development District

General Fund Budget

Security Services

Represents the estimated cost of maintaining security systems in place.

Pool Maintenance

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

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.

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 FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 507,737	\$ 502,122	\$ 5,615	\$ 507,737	\$ 507,737
Interest	12,000	8,815	12,341	21,156	12,000
Carry Forward Surplus	314,926	313,518	-	313,518	336,173
Total Revenues	\$ 834,663	\$ 824,455	\$ 17,956	\$ 842,411	\$ 855,910
Expenditures					
Interest Expense - 11/1	\$ 170,619	\$ 170,619	\$ -	\$ 170,619	\$ 167,319
Principal Expense - 5/1	165,000	-	165,000	165,000	175,000
Interest Expense - 5/1	170,619	-	170,619	170,619	167,319
Total Expenditures	\$ 506,238	\$ 170,619	\$ 335,619	\$ 506,238	\$ 509,638
Excess Revenues/(Expenditures)	\$ 328,425	\$ 653,836	\$ (317,662)	\$ 336,173	\$ 346,273

Interest Expense 11/1/27	\$ 163,819
Total	\$ 163,819

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	Prinicipal	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 FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 260,220	\$ 257,343	\$ 2,877	\$ 260,220	\$ 260,220
Interest	5,000	4,034	8,068	12,102	5,000
Carry Forward Surplus	121,624	120,435	-	120,435	131,172
Total Revenues	\$ 386,844	\$ 381,812	\$ 10,945	\$ 392,757	\$ 396,392
Expenditures					
Interest Expense - 11/1	\$ 78,293	\$ 78,293	\$ -	\$ 78,293	\$ 76,928
Principal Expense - 5/1	105,000	-	105,000	105,000	105,000
Interest Expense - 5/1	78,293	-	78,293	78,293	76,928
Total Expenditures	\$ 261,585	\$ 78,293	\$ 183,293	\$ 261,585	\$ 258,855
Excess Revenues/(Expenditures)	\$ 125,259	\$ 303,519	\$ (172,347)	\$ 131,172	\$ 137,537

Interest Expense 11/1/27	\$ 75,563
Total	\$ 75,563

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	Prinicipal	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 FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ 22,509	\$ 68,361	\$ -	\$ 68,361	\$ 87,128
Total Revenues	\$ 22,509	\$ 68,361	\$ -	\$ 68,361	\$ 87,128
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 18,767	\$ 18,767	\$ -	\$ 18,767	\$ 46,249
Total Other Financing Sources/(Uses)	\$ 18,767	\$ 18,767	\$ -	\$ 18,767	\$ 46,249
Excess Revenues/(Expenditures)	\$ 41,276	\$ 87,128	\$ -	\$ 87,128	\$ 133,377