

*Rhodine Road North  
Community Development District*

*Meeting Agenda*

*April 9, 2026*

# AGENDA

# *Rhodine Road North*

## *Community Development District*

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

April 2, 2026

### **Board of Supervisors Meeting Rhodine Road North Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Rhodine Road North Community Development District** will be held on **Thursday, April 9, 2026**, at **1:30 PM** at the **Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, FL 33563**.

**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 March 12, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-06 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 9, 2026)
5. Consideration of Resolution 2026-07 General Election Resolution and Announcement of Qualifying Period
6. Ratification of Temporary Access, Operation, and Maintenance Easement for Ridgewood South Common Areas
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal to Extend Fence on Downy Birch Drive
    - ii. Consideration of Proposal to Replace Entrance Plantings Affected by Cold Snap
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the Rhodine Road North Community Development District was held on **Thursday, March 12, 2026** at 1:34 p.m. at the Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, Florida.

Present and constituting a quorum:

Milton Andrade <i>by Zoom</i>	Chairman
Brian Walsh	Vice Chairman
Brent Elliott	Assistant Secretary
Garret Parkinson	Assistant Secretary
Kareyann Ellison	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 1:34 p.m. Four Supervisors were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns opened the public comment period related to agenda items only. There were no comments.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the December 11,  
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes for the December 11, 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 December 11, 2025, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Reports from AMTEC**

- A. Series 2019 Project Bonds**
- B. Series 2022 Project Bonds**

Ms. Burns stated under Internal Revenue Code the District must demonstrate that they do not earn more interest than they are paying on the bonds. On page 4 in the agenda package, there is a negative amount listed, so that confirms they are not. It’s an independent report, she asked for a motion to accept both the Series 2019 and Series 2022 reports.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Accepting the Series 2019 Project Bonds and Series 2022 Project Bonds Arbitrage Rebate Reports from AMTEC, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Bill of Sale for Playground & Pool Equipment**

Ms. Burns stated the District had previously entered into a lease agreement that they were paying for the playground and pool furniture over five years and the last payment was made. They have the Bill of Sale to officially acquire that property.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Bill of Sale for Playground & Pool Equipment, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

- A. Attorney**

Mr. Collins stated there are a couple of common area tracts in Ridgewood South still titled with Clayton Properties Group. He asked the Board to consider a deed to convey the remaining common area tracts to the District. He asked if the South border of that area needed to stay with Clayton Properties. There was a discussion about a cell tower area. Tower appears to be within tract B (a drainage tract) but also shows a separate parcel ID in property appraiser records. It was noted that the tower predates the development and there had been an agreement historically.

Mr. Andrade asked Mr. Parkinson to send an email to Luke. He noted that Luke follows up with the cell tower if they want it or not each year that this comes up. Mr. Collins stated they are not receiving compensation. Ms. Burns asked for a motion to approve the deed in substantial form so they can convey the tracks that are not subject to that cell tower.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Deed in Substantial Form, was approved.

**B. Engineer**

Ms. Burns stated there is not an engineer present today.

**C. Field Manager's Report**

Mr. Blanco reported on preparations for spring break and summer, including pressure washing playground equipment, gates, pool furniture, and decks; replacing hand soap dispensers; completing playground maintenance; and finishing pool motor repairs. Only a shower valve replacement remains, expected before spring break. Deferred items such as trimming wax myrtles and enhancements in Ridgewood are recommended to be budgeted for next fiscal year due to plant losses from a cold snap. Pricing for replacement plantings is being gathered and will be discussed at the April meeting. Recent maintenance also addressed erosion in a Yami Birch pond, with a French drain installation and riprap added.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated the check register is included in the agenda package for review and asked for questions.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Check Register was approved.



On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION IV

**RESOLUTION 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Rhodine Road North Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	Thursday, July 9, 2026
HOUR:	1:30 PM
LOCATION:	Hampton Inn - Plant City 2702 Thonotosassa Road Plant City, Florida 33563

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

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

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

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

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

**PASSED AND ADOPTED THIS 9<sup>TH</sup> DAY OF APRIL 2026.**

ATTEST:

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

***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
<b>Revenues</b>					
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	-
<b>Total Revenues</b>	<b>\$ 642,460</b>	<b>\$ 629,726</b>	<b>\$ 28,122</b>	<b>\$ 657,848</b>	<b>\$ 677,465</b>

**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
<b>Total Administrative</b>	<b>\$ 142,381</b>	<b>\$ 63,264</b>	<b>\$ 90,835</b>	<b>\$ 154,099</b>	<b>\$ 147,872</b>

*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
<b>Subtotal Field Expenditures</b>	<b>\$ 326,402</b>	<b>\$ 105,746</b>	<b>\$ 162,634</b>	<b>\$ 268,381</b>	<b>\$ 327,436</b>

**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
<b>Amenity Expenditures</b>					
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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 154,909</b>	<b>\$ 39,312</b>	<b>\$ 45,020</b>	<b>\$ 84,333</b>	<b>\$ 155,909</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 481,311</b>	<b>\$ 145,059</b>	<b>\$ 207,655</b>	<b>\$ 352,713</b>	<b>\$ 483,345</b>
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ 18,767	\$ -	\$ 18,767	\$ 18,767	\$ 46,249
<b>Total Other Expenses</b>	<b>\$ 18,767</b>	<b>\$ -</b>	<b>\$ 18,767</b>	<b>\$ 18,767</b>	<b>\$ 46,249</b>
<b>Total Expenditures</b>	<b>\$ 642,460</b>	<b>\$ 208,323</b>	<b>\$ 317,257</b>	<b>\$ 525,579</b>	<b>\$ 677,465</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 421,403</b>	<b>\$ (289,135)</b>	<b>\$ 132,269</b>	<b>\$ -</b>

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
<b>Total</b>	<b>636</b>	<b>\$672,465.37</b>		

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.

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#### **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.

# Rhodine Road North

## Community Development District

### 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
<b>Revenues</b>					
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
<b>Total Revenues</b>	<b>\$ 834,663</b>	<b>\$ 824,455</b>	<b>\$ 17,956</b>	<b>\$ 842,411</b>	<b>\$ 855,910</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 506,238</b>	<b>\$ 170,619</b>	<b>\$ 335,619</b>	<b>\$ 506,238</b>	<b>\$ 509,638</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 328,425</b>	<b>\$ 653,836</b>	<b>\$ (317,662)</b>	<b>\$ 336,173</b>	<b>\$ 346,273</b>

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

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
		<b>\$ 7,925,000.00</b>	<b>\$ 6,402,887.50</b>	<b>\$ 14,327,887.50</b>

**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
<b>Revenues</b>					
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
<b>Total Revenues</b>	<b>\$ 386,844</b>	<b>\$ 381,812</b>	<b>\$ 10,945</b>	<b>\$ 392,757</b>	<b>\$ 396,392</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 261,585</b>	<b>\$ 78,293</b>	<b>\$ 183,293</b>	<b>\$ 261,585</b>	<b>\$ 258,855</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 125,259</b>	<b>\$ 303,519</b>	<b>\$ (172,347)</b>	<b>\$ 131,172</b>	<b>\$ 137,537</b>

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

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
		<b>\$ 4,680,000.00</b>	<b>\$ 3,148,355.00</b>	<b>\$ 7,872,121.67</b>

**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
<b>Revenues</b>					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ 22,509	\$ 68,361	\$ -	\$ 68,361	\$ 87,128
<b>Total Revenues</b>	<b>\$ 22,509</b>	<b>\$ 68,361</b>	<b>\$ -</b>	<b>\$ 68,361</b>	<b>\$ 87,128</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ 18,767	\$ 18,767	\$ -	\$ 18,767	\$ 46,249
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 18,767</b>	<b>\$ 18,767</b>	<b>\$ -</b>	<b>\$ 18,767</b>	<b>\$ 46,249</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 41,276</b>	<b>\$ 87,128</b>	<b>\$ -</b>	<b>\$ 87,128</b>	<b>\$ 133,377</b>

# SECTION V

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND 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;

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Hillsborough County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

**1. CURRENT BOARD MEMBERS.** The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Garret Parkinson	November 2028
2	Brian Walsh	November 2028
3	Brent Elliott	November 2026
4	Milton Andrade	November 2026
5	Kareyann Ellison	November 2026

**2. GENERAL ELECTION SEATS.** Seat 3 and Seat 5, with terms expiring in November 2026, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year. The remaining seat expiring in November 2026, Seat 4, will be filled by landowner election.

**3. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who

is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**4. COMPENSATION.** Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

**5. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

**6. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

**7. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**8. 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.

**9. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of April 2026

ATTEST:

**RHODINE ROAD NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of  
Supervisors

**Exhibit A:** Sample Notice of Qualifying Period

**EXHIBIT A**  
**SAMPLE NOTICE OF QUALIFYING PERIOD**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Rhodine Road North Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 2514 N. Falkenburg Road, Tampa, Florida 33619. The Supervisor of elections may be contacted by phone at (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Rhodine Road North Community Development District has two (2) seats up for election through the general election process, specifically Seats 3 and 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

**Publish on or before 05/25/2026**

Good afternoon,

Attached, please find the 2026 Notice of General Election. Contested community development district seats will appear on the General Election ballot.

Please share these fact sheets with candidates interested in running for office:

- [Community Development Districts Fact Sheet \(PDF\)](#)

Candidates may file and begin running for office at any time, by completing and submitting the [DS-DE 84 \(PDF\)](#) and either an [Affidavit of Intention \(PDF\)](#) or a [DS-DE 9 \(PDF\)](#). The DS-DE 9 must be submitted if the candidate intends to spend money campaigning or collect campaign contributions; otherwise the Affidavit of Intention should be filed.

The candidate pre-qualifying period begins May 25. I will share qualifying documents with you via email about a month prior to pre-qualifying, and it will also be posted on our website. All qualifying documents and fees must be received no later than noon, June 12. Please note that filing and qualifying documents can be mailed or dropped off at any of our elections offices. They cannot be accepted electronically.

Information about running for office can be found on our website here: <https://www.votehillsborough.gov/189/Running-for-Office>

If you have any questions, please contact me.

Best Regards,

Patti

**Patricia A. Thomas**

Administrative Assistant

Representing Craig Latimer, Hillsborough County Supervisor of Elections

Governor's Sterling Award Recipient

***Our Vision: To be the best place in America to vote!***



**Craig Latimer**  
**Supervisor of Elections**

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING  
 AWARD RECIPIENT

COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR (2026)				
For information about seats up for election, visit the Offices Up for Election page on our website.		<b>QUALIFYING OFFICER</b>		
		Craig Latimer, Hillsborough County Supervisor of Elections County Center, 16th Floor 601 E. Kennedy Blvd. Tampa, Florida 33602 (813) 367-8829		
ELECTORATE	TERM	SALARY	TYPE OF ELECTION	ELECTION DATE
All Hillsborough County registered voters residing in the district	4 years, beginning November 17, 2026	Not to exceed \$4,800	Nonpartisan	11/3/2026 (General)
QUALIFICATIONS				
Registered voter in Hillsborough County and resident of the district.				
FORMS REQUIRED TO OPEN CAMPAIGN ACCOUNT				
Form DS-DE9, Appointment of Campaign Treasurer and Designation of Campaign Depository, must be filed with the qualifying officer before opening a campaign bank account or accepting or spending any funds. Within ten days after filing Form DS-DE9, the candidate must file DS-DE84, Statement of Candidate, with the qualifying officer.  Candidates who accept contributions and make expenses (other than paying fees for filing or petition signature verification) will be obligated to submit treasurer's reports pursuant to Chapter 106.				
<b>Note for CDD Candidates Regarding Appointing a Treasurer and Opening a Bank Account: A candidate who does not collect contributions and whose only expense is the filing fee or petition signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository. They will instead file an Affidavit of Intention.</b>				
METHODS OF QUALIFYING FOR THE BALLOT				
QUALIFYING: NOON, 6/8/2026 - NOON, 6/12/2026				
BY FEE	BY PETITION		BY WRITE IN	
During the qualifying period, candidates pay \$25.00.	Candidates collect the signatures of 25 registered voters within the district. Petitions are submitted to the Supervisor of Elections to be verified and there is a signature verification fee of 10 cents per name. The deadline to submit petitions is noon, 5/13/2026. During qualifying week, candidates must submit <i>Certificate of Petition Qualifying</i> and complete required paperwork included in the qualifying packet.		During the qualifying period, candidates complete appropriate forms. The names of write-in candidates do <u>not</u> appear on the ballot.	
QUALIFYING PACKETS, WHICH INCLUDE FINANCIAL DISCLOSURE FORMS AND OATH OF CANDIDATE WILL BE AVAILABLE PRIOR TO QUALIFYING WEEK. FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE QUALIFYING OFFICER.				
The information contained in this fact sheet and other literature is not comprehensive in nature. If you are running for office, it is your responsibility to become acquainted with relevant Florida election laws and local charters that might have a bearing on your campaign or qualifications to run for an office. <b>Revised 11/10/2025.</b>				

# SECTION VI

**ACCESS, OPERATION AND MAINTENANCE EASEMENT  
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**

**(RIDGEWOOD SOUTH COMMON AREAS)**

**THIS ACCESS, OPERATION AND MAINTENANCE EASEMENT AGREEMENT (“Agreement”)** is made and entered as of this 26<sup>th</sup> day of March 2026, by and between **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation d/b/a Highland Homes, with offices located at 3020 South Florida Avenue, Suite 101, Lakeland, Florida, 33803 (“**Grantor**”) in favor of **RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**District**” or “**Grantee**”) (Grantor and Grantee together referred to herein as the “**Parties**”, and separately as the “**Party**”).

**WITNESSETH:**

**WHEREAS**, Grantor is the owner in fee simple of real property located in Hillsborough County, Florida being more particularly described in **Exhibit “A”** attached hereto, and by this reference incorporated herein (collectively, the “**Easement Area**”); and

**WHEREAS**, Grantor has completed within the Easement Area the design, installation and construction of infrastructure improvements, including stormwater management systems, utilities, landscape improvements, and other such improvements as authorized by law (collectively, the “**Improvements**”); and

**WHEREAS**, Grantor desires to grant to Grantee a non-exclusive access, operation and maintenance easement on, upon, over, under, across, and through the Easement Area for the sole purpose of operating and maintaining the Improvements.

**NOW, THEREFORE**, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

**RECITALS.** The foregoing recitals are true and correct and are incorporated herein by this reference.

**1. ACCESS, OPERATION AND MAINTENANCE EASEMENT.** Grantor does hereby grant, bargain, sell and convey to Grantee a non-exclusive easement on, upon, over, under, across and through the Easement Area for access, ingress, and egress, and to allow Grantee to operate and maintain the Improvements (collectively, the “**Easement**”). Permitted activities within the Easement Area shall include any and all activities incidental to operation and maintenance of the Improvements, including but not limited to the provision of, by third-parties or otherwise, aquatic management services, landscaping and irrigation maintenance services, janitorial services, and engineering services. Grantee agrees to coordinate in good faith with Grantor regarding operation

and maintenance activities, provided that such coordination shall not unreasonably restrict or impair Grantee's ability to operate and maintain the Improvements as needed.

**2. TERM OF EASEMENT.** This Agreement shall apply to the Easement Area in perpetuity unless and until the Easement Area, or portions thereof ("**District Lands**"), are acquired by the Grantee via deed. For those District Lands acquired by the Grantee via deed, this Agreement, only as it relates to those District Lands, shall automatically terminate and be extinguished, and all rights in the District Lands granted by this Agreement shall immediately vest in the Grantee, their successors, transferees and assigns, without further action of the Grantor or Grantee being required. For those portions of the Easement Area not acquired by the Grantee via deed, this Agreement and the terms of the Easement described herein shall apply in perpetuity. The Term of this Agreement and its application to the District Lands, or the Easement Area as a whole, may only be modified as described in Section 6 below.

**3. INSURANCE AND INDEMNITY.** Grantee and/or any contractors performing work for Grantee on the Easement Area shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance maintained by any contractors performing work for Grantee on the Easement Area shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Grantee and Grantor as insured, as their interests may appear, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by Grantor. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*, Grantee hereby agrees to indemnify and hold harmless Grantor from and against any and all liability arising out of Grantee's activities within the Easement Area.

**4. OBLIGATIONS OF GRANTOR AND GRANTEE.** The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. The Parties covenant and agree that neither Party shall discharge into or within the Easement Area, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*, each Party hereby agrees to indemnify and hold harmless the other Party from and against any and all liability arising out of such Party's breach of any provision of this Agreement, including, without limitation, the matters set forth in this paragraph.

**5. BENEFICIARIES OF EASEMENT RIGHTS.** The Easement set forth in this Agreement shall be for the sole benefit and use of Grantee, their successors and assigns, and Grantee's agents, employees, consultants, representatives, contractors and providers of emergency services and utility services.

**6. AMENDMENTS AND WAIVERS.** This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties, except as provided in Section 2 of this Agreement. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

**7. NOTICES.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) three (3) days after depositing with the United States Postal Service, certified mail, return receipt requested, postage prepaid, (ii) one (1) day after depositing with a nationally recognized overnight courier service with proof of delivery, or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice in accordance with this paragraph.

**8. USE OF EASEMENT AREA.** It is acknowledged and agreed that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, provided that Grantor shall not grant any rights to others that would materially interfere with Grantee's use and enjoyment of the Easement Area or the purposes for which this Easement is granted.

**9. LIENS.** Grantee shall not permit (and shall promptly satisfy or bond within thirty (30) days) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of rights hereunder.

**10. EFFECTIVE DATE.** The Effective Date of the Agreement shall be the date when the Agreement has been executed by both Parties.

**11. MISCELLANEOUS.** This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Hillsborough County, Florida. In the event of any dispute

hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising therefrom, the predominantly prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said Parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is of the essence of this Agreement. This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. The rights, privileges and Easement granted and conveyed hereunder shall be a burden upon the Easement Area and shall exist for the benefit of and run with title to the Easement Area.

12. **PUBLIC RECORDS.** Grantor acknowledges that this Agreement and any and all documents pertaining thereto may be public records and subject to the provisions of Chapter 119, *Florida Statutes*.

**IF GRANTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO GRANTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT JBURNS@GMSCFL.COM, OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

*[Signatures contained on following pages]*

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

“GRANTOR”

Signed, sealed and delivered in the presence of:

CLAYTON PROPERTIES GROUP, INC.

[Signature]  
Print Name: JONATHAN DAVIS  
Address: 5020 S. Florida Ave  
Suite 101 Lakeland FL 33803

[Signature]  
By: BRIAN WALSH  
Its: ASSISTANT SEC.

[Signature]  
Print Name: Robert Fitzgerald  
Address: 3020 S Florida Ave Suite  
101 Lakeland FL 33803

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me  physical presence or  online notarization this 26 day of March 2026, by Brian Walsh, as Assistant Secretary for Clayton Properties Group, Inc., on behalf of the company.

[Signature]  
(Official Notary Signature)

Name: Brandon Williams  
Personally Known   
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]





[Continue onto next page]


**“GRANTEE”**

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

Signed, sealed and delivered  
in the presence of:


  
\_\_\_\_\_  
Print Name: Jonathan Davis  
Address: 3020 S. Florida Ave Suite 101  
Labeland FL 33803

  
\_\_\_\_\_  
Milton Andrade  
Chairperson, Board of Supervisors

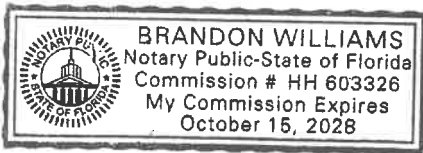
  
\_\_\_\_\_  
Print Name: Robert Fitzgerald  
Address: 3020 S. Florida Ave Suite 101  
Labeland FL 33803

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me  physical presence or  online  
notarization this 26 day of March 2026, by Milton Andrade, as Chairperson of the Board  
of Supervisors of the Rhodine Road North Community Development District.

  
\_\_\_\_\_  
(Official Notary Signature)  
Name: Brandon Williams  
Personally Known   
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]



[Continue onto next page]

**Exhibit A**  
Easement Area

**Tracts A, B (less cell tower site lying within Tract B, identifiable as Parcel ID No. U-04-31-20-D00-000000-B0000.1), C, D, E, F, G, H, and J, all as identified on the Plat entitled *Ridgewood South* as recorded in Plat Book 144, Pages 19-28, of the Official Records of Hillsborough County, Florida.**

# SECTION VII

# SECTION C

# Rhodine Road North - CDD

## Field Management Report – Photo Supplement

### Installation of Additional Fencing on Downy Birch Dr.



#### Photo Description:

- Location of the existing fencing and area where trespassing is occurring.



### Installation of (3) Boulders on Common Area Strip on Downy Birch Dr.



#### Photo Description:

- Location of the common area strip for the proposed boulders.

# Maintenance Items

## Photo Description:

- ✚ Maintenance items completed in the pond on Downy Birch, entrance monuments and vinyl fencing by the model home.



# Maintenance Items Cont'd

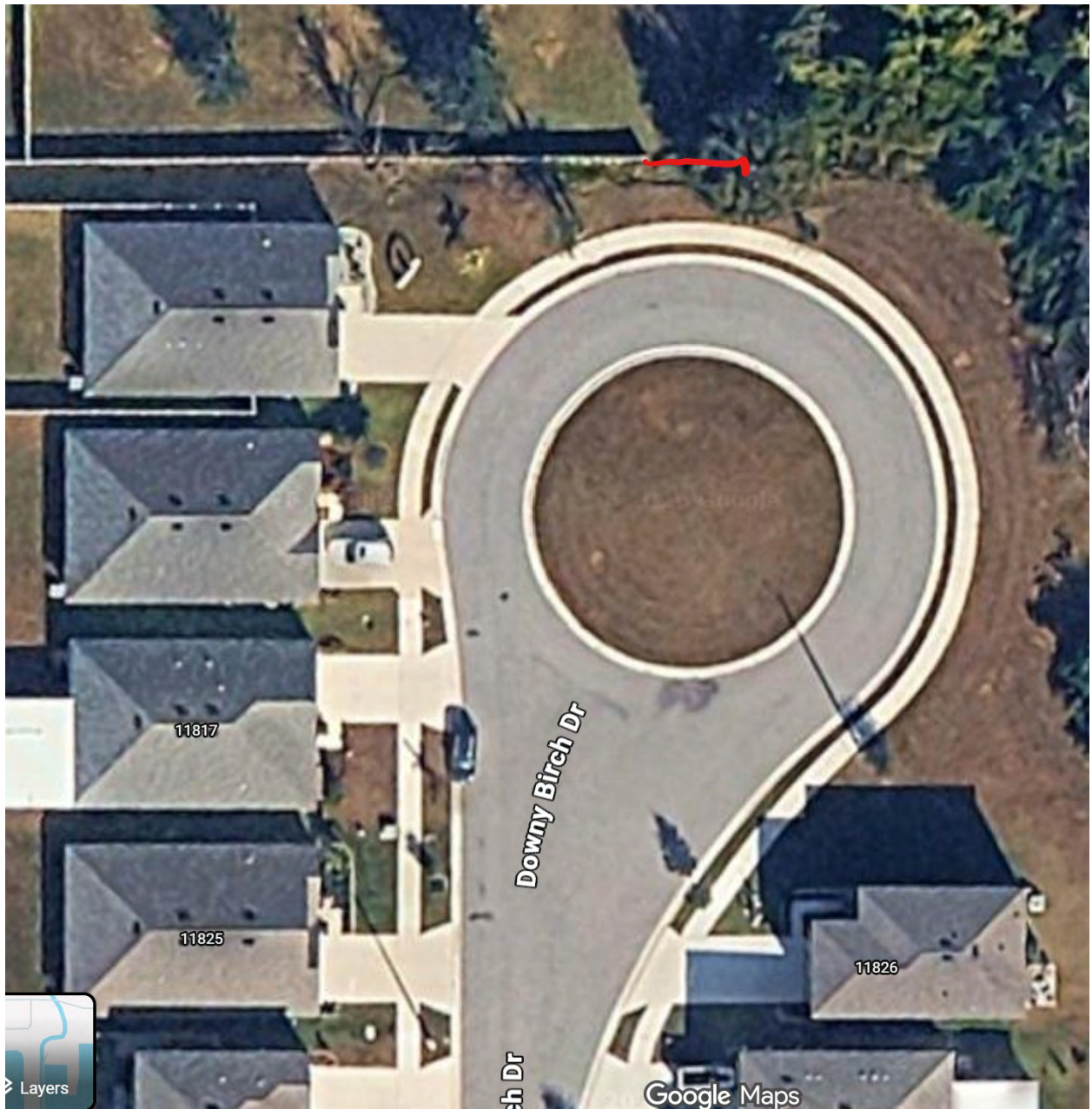


### Rhodine Road North CDD Field Management Action Items List

<i>Description</i>	<i>Vendor</i>	<i>Status</i>	<i>Proposal \$</i>	<i>Completion</i>	<i>Notes</i>
Amenity Shower Repair	GMS	Completed		Mar. 2026	Shower valve was replaced with all valves working.
Entrance Sign Maintenance	GMS	Completed		Mar. 2026	Loose Decorative stones were reinforced, some signs were pressured washed and (1) entrance monument (on Fishtail) had their lights replaced.
Pond Repairs	GMS	Completed		Mar. 2026	Wet pond behind Downy Birch Dr. had evidence of erosion on one of the MES. French drain was installed and MES restored.
Fence Repairs & Misc. Amenity Repairs	GMS	Completed		Mar. 2026	(2) sections of vinyl fence were repaired in Ridgewood - South. Amenity signs were reinforced.
Installation of (3) Boulders on Common Area Strip on Downy Birch Dr.	GMS	Discussion	Pending		Proposal to add (3) boulders on common area strip to deter unauthorize parking.
Installation of Additional Fencing on Perimeter Fence on Downy Birch Dr.	GMS	Discussion	\$ 1,288.88		Proposal to add additional vinyl fencing on existing perimeter fence on Downy Birch Dr. to deter trespassing from the neighboring community.
Entrance Plantings Replacement (Due to Cold Snap)	Cardinal Landscaping	Discussion	\$ 7,732.00		Proposal to replace all plantings affected by the recent cold snap at all (4) entrances.
Trimming Wax Myrtles Along Large Pond.	Cardinal Landscaping	On Hold	\$ 8,975.00		<b>Note:</b> Recommend this project for FY27's budget and scheduled during the dry season. Trimming back overgrown wax myrtles on resident side of the large pond on Stone Pine St.
Entrance Enhancements for Ridgewood - South	Cardinal Landscaping	On Hold	\$ 9,519.00		<b>Note:</b> Recommend holding on to this proposal until proposal to replace plants affected by the cold snap is received. Original recommendation, adding plantings to the Ridgewood - South entrance and brown mulch identical to Ridgewood - North enhancements that were completed. This would include common area in front of the model home.

# SECTION 1



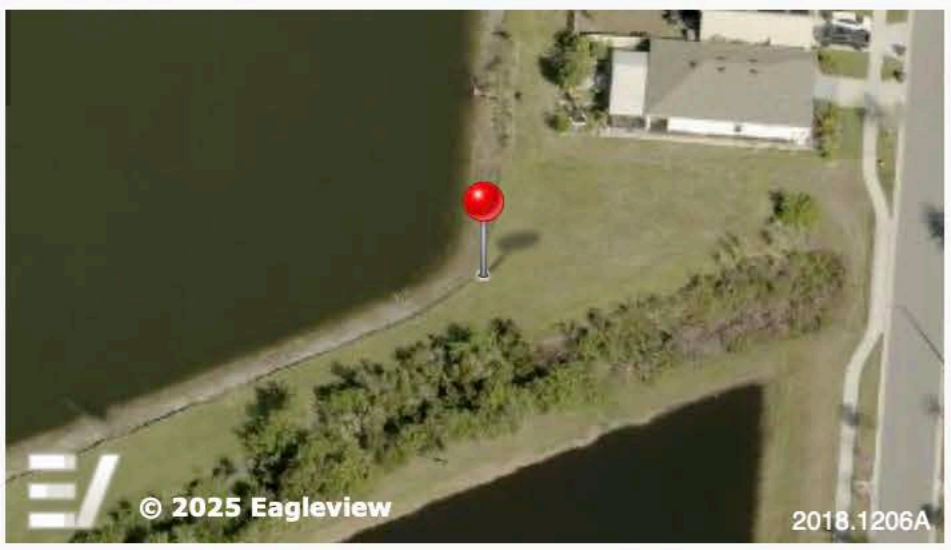


Location of the proposed fence extension.



Identify

Identify ON [Close]



NAVIGATE AERIAL IMAGERY

GOOGLE STREET VIEW

TRIM Property Record Card VAB PRC Tax Collector

Info Building Land Misc Sales

Parcel	<a href="#">U-33-30-20-C01-000000-A0000.0</a>
Folio	077345-9200
Market Value	451,318
Owner Name	RHODINE ROAD NORTH CDD;
Mailing Address	219 E LIVINGSTON ST ORLANDO, FL 32801-1508
Physical Address	12075 DOWNY BIRCH DR, RIVERVIEW
Property Type	MUNICIPAL
Homestead	NO
Tax District	U - UNINCORPORATED
GIS Acres	52.79 (2,299,532 sq ft)
Legal Desc.	RIDGEWOOD TRACTS C THRU H AND J AND K

Identify

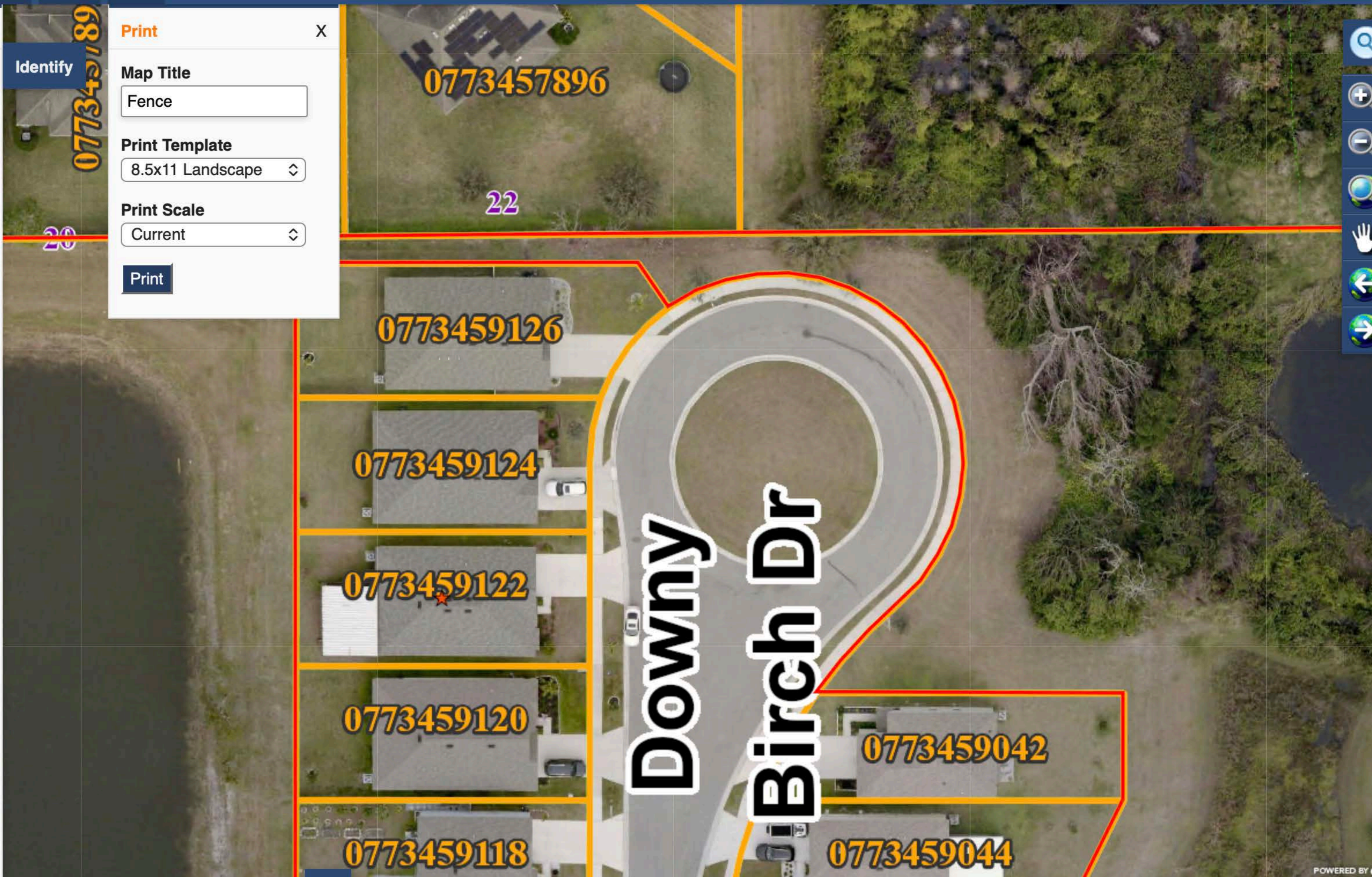
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Map Title  
Fence

Print Template  
8.5x11 Landscape

Print Scale  
Current

Print





# SECTION 2



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

817 E. Okaloosa Ave.  
Tampa, FL 33604  
+18139159696

**Estimate**

ADDRESS  
Mr. Joel Blanco  
Rhodine Road North CDD  
11650 Rhodine Road North  
Riverview, FL 33579

ESTIMATE 14700  
DATE 03/16/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Entrances on Rhodine Plant Enhancement - Freeze Damage			
Copper Leaf	3g. Installed	52	32.00	1,664.00
Flax Lilly	1g. Installed	72	16.50	1,188.00
Croton	Cork Screw Croton 3g. Installed	4	32.00	128.00
Silver Buttonwood	3g. Installed	24	32.00	768.00
Coco Mulch	Coco (Brown) Mulch Installed	20	70.00	1,400.00
Site prep-work	Site Prep Work - Includes Irrigation Adjustments	1	750.00	750.00
	Amenity Center			
Arbicola	3g. Installed	8	32.00	256.00
Loropetalum	3g. Installed	32	32.00	1,024.00
Copper Leaf	3g. Installed	2	32.00	64.00
Coco Mulch	Coco (Brown) Mulch Installed	7	70.00	490.00
TOTAL				<b>\$7,732.00</b>

Accepted By

Accepted Date

# SECTION D

# SECTION 1

# Rhodine Road North Community Development District

**Summary of Check Register**

February 1, 2026 to February 28, 2026

Fund	Date	Check No.'s	Amount
General Fund	2/10/26	884-885	\$ 1,559.52
	2/24/26	886-892	\$ 23,143.42
		Subtotal	\$ 24,702.94
<b>Total Amount</b>			<b>\$ 24,702.94</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/10/26	00054	2/01/26 4990	202602 330-57200-49100		PET WASTE STATIONS	*	355.00	
					RAINMAKER PRESSURE CLEANING, LLC			355.00 000884
2/10/26	00027	2/10/26 FEBLEASE	202602 300-15500-10000		FEB LEASE	*	1,204.52	
					WHFS, LLC			1,204.52 000885
2/24/26	00024	2/13/26 6169-02-	202602 310-51300-31200		SERIES 2019 ARBITRAGE	*	450.00	
					AMTEC			450.00 000886
2/24/26	00017	2/18/26 28477	202602 320-53800-46200		FEB LANDSCAPE MAINT	*	10,470.13	
					CARDINAL LANDSCAPING SVCS OF TAMPA			10,470.13 000887
2/24/26	00043	6/20/25 111887	202506 330-57200-34500		VIDEO ALARM	*	120.00	
		7/20/25 112569	202507 330-57200-34500		VIDEO ALARM	*	120.00	
		7/22/25 24271	202507 330-57200-48000		SRVC CALL	*	225.00	
		12/12/25 113206	202512 330-57200-34500		VIDEO ALARM	*	120.00	
					CURRENT DEMANDS ELECTRICAL &			585.00 000888
2/24/26	00063	2/20/26 INV0066	202602 330-57200-48200		AMENITY CLEANING	*	520.00	
					ELI PREMIER SERVICES LLC			520.00 000889
2/24/26	00056	10/31/25 44	202510 330-57200-48000		PLAYGROUND GATE MAINT	*	219.37	
		10/31/25 45	202510 330-57200-48000		SWING SET ADJUSTMENT	*	165.00	
		10/31/25 46	202510 330-57200-48000		PRESSURE WASHING	*	1,134.00	
		10/31/25 47	202510 330-57200-48000		OUTLET TESTING	*	220.00	
		10/31/25 54	202510 330-57200-48000		PLAYGROUND MAINT	*	220.00	
		1/30/26 53	202601 330-57200-48000		PRESSURE WASHING	*	1,570.00	
					GOVERNMENTAL MANAGEMENT SERVICES			3,528.37 000890
2/24/26	00010	2/01/26 216	202602 320-53800-12000		FIELD MGMT	*	1,504.67	

RRNC RHODINE ROAD N LPOPELKA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
2/01/26	217	202602	310-51300-34000	MGMT FEES	*	3,862.50		
2/01/26	217	202602	310-51300-35200	WEBSITE ADMIN	*	116.83		
2/01/26	217	202602	310-51300-35100	INFORMATION TECH	*	172.00		
2/01/26	217	202602	310-51300-31300	DISS AGENT	*	556.50		
2/01/26	217	202602	330-57200-12000	AMENITY ACCESS	*	1,072.92		
GOVERNMENTAL MANAGEMENT SERVICES							7,285.42	000891
2/24/26	00033	2/19/26 14249	202601 310-51300-31500	ATTORNEY FEES	*	304.50		
KILINSKI VAN WYK, PLLC							304.50	000892
TOTAL FOR BANK A						24,702.94		
TOTAL FOR REGISTER						24,702.94		

RRNC RHODINE ROAD N LPOPELKA

# SECTION 2

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

***Unaudited Financial Reporting***  
***February 28, 2026***



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5	<u>Debt Service Fund Series 2022</u>
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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>

**Rhodine Road North**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2026**

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Funds</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 147,560	\$ -	\$ -	\$ 147,560
Capital Projects Account	-	-	24,938	24,938
<b>Investments:</b>				
Money Market Account	-	-	43,361	43,361
State Board of Administration	819,825	-	-	819,825
<b>Series 2019</b>				
Reserve	-	253,713	-	253,713
Revenue	-	644,129	-	644,129
Prepayment	-	762	-	762
<b>Series 2022</b>				
Reserve	-	130,110	-	130,110
Revenue	-	309,339	-	309,339
Construction	-	-	18	18
Custody Account	-	-	11,273	11,273
Due from Developer	-	-	-	-
Due from General Fund	-	2,336	-	2,336
Due from Capital Projects	-	-	25,000	25,000
Due from Debt Service	-	-	-	-
Prepaid Expenses	1,205	-	-	1,205
<b>Total Assets</b>	<b>\$ 968,589</b>	<b>\$ 1,340,390</b>	<b>\$ 104,589</b>	<b>\$ 2,413,569</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 11,587	\$ -	\$ -	\$ 11,587
Accrued Expenses	1,800	-	-	1,800
Due to Debt Service	2,336	-	-	2,336
Due to Capital Reserve	-	-	25,000	25,000
<b>Total Liabilities</b>	<b>\$ 15,723</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 40,723</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 1,205	\$ -	\$ -	\$ 1,205
Restricted for:				
Debt Service - Series 2019	-	906,761	-	906,761
Debt Service - Series 2022	-	433,629	-	433,629
Capital Projects - Series 2019	-	-	(62)	(62)
Capital Projects - Series 2022	-	-	11,290	11,290
Assigned for:				
Capital Reserves	-	-	68,361	68,361
Unassigned	951,662	-	-	951,662
<b>Total Fund Balances</b>	<b>\$ 952,867</b>	<b>\$ 1,340,390</b>	<b>\$ 79,589</b>	<b>\$ 2,372,846</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 968,589</b>	<b>\$ 1,340,390</b>	<b>\$ 104,589</b>	<b>\$ 2,413,569</b>

**Rhodine Road North**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 628,057	\$ 621,109	\$ 621,109	\$ -
Assessments - Direct Bill	9,403	-	-	-
Interest Income	5,000	2,083	8,408	6,324
Other Income	-	-	210	210
<b>Total Revenues</b>	<b>\$ 642,460</b>	<b>\$ 623,192</b>	<b>\$629,726</b>	<b>\$ 6,534</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,800	\$ 3,200
FICA Expense	918	383	138	245
Engineering	12,500	5,208	-	5,208
Attorney	20,000	8,333	16,510	(8,176)
Annual Audit	4,900	2,042	-	2,042
Assessment Administration	5,732	5,732	5,732	-
Arbitrage	900	375	450	(75)
Dissemination	7,678	3,199	2,783	417
Trustee Fees	11,012	4,135	4,135	-
Management Fees	46,350	19,313	19,313	-
Information Technology	2,064	860	860	0
Website Maintenance	1,402	584	584	0
Postage & Delivery	500	208	174	34
Insurance	7,750	7,750	7,029	721
Copies	500	208	-	208
Legal Advertising	5,000	2,083	3,236	(1,153)
Other Current Charges	2,500	1,042	341	700
Boundary Amendment Expenses	-	-	-	-
Office Supplies	500	208	5	203
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 142,381</b>	<b>\$ 66,839</b>	<b>\$ 63,264</b>	<b>\$ 3,575</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 13,200	\$ 13,200	\$ 7,925	\$ 5,275
Field Management	18,056	7,523	7,523	(0)
Landscape Maintenance	130,676	54,448	52,351	2,098
Landscape Replacement	20,000	8,333	200	8,133
Lake Maintenance	17,820	7,425	5,825	1,600
Streetlights	80,000	33,333	26,564	6,769
Electric	1,650	688	488	200
Water & Sewer	20,000	8,333	936	7,397
Irrigation Repairs	7,500	3,125	-	3,125
General Repairs & Maintenance	15,000	6,250	3,884	2,366
Contingency	2,500	1,042	50	992
<b>Subtotal Field Expenditures</b>	<b>\$ 326,402</b>	<b>\$ 143,701</b>	<b>\$ 105,746</b>	<b>\$ 37,954</b>

# Rhodine Road North

## Community Development District

### General Fund

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

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 13,068	\$ 5,445	\$ 1,266	\$ 4,179
Amenity - Water	2,178	908	1,666	(759)
Internet	924	385	372	13
Playground/Furniture Lease	14,454	6,023	6,023	(0)
Pest Control	1,680	700	720	(20)
Janitorial Services	13,130	5,471	3,900	1,571
Security Services	15,000	6,250	2,099	4,151
Pool Maintenance	21,600	9,000	9,000	-
Amenity Access Management	12,875	5,365	5,365	(0)
Amenity Repairs & Maintenance	10,000	4,167	3,528	638
Contingency	5,000	2,083	5,373	(3,290)
Shade Structure	45,000	18,750	-	18,750
<b>Subtotal Amenity Expenditures</b>	<b>\$ 154,909</b>	<b>\$ 64,545</b>	<b>\$ 39,312</b>	<b>\$ 25,233</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 481,311</b>	<b>\$ 208,246</b>	<b>\$ 145,059</b>	<b>\$ 63,188</b>
<b>Total Expenditures</b>	<b>\$ 623,692</b>	<b>\$ 275,085</b>	<b>\$ 208,323</b>	<b>\$ 66,762</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 18,767</b>		<b>\$ 421,403</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (18,767)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (18,767)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 421,403</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 531,463</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 952,867</b>	

# Rhodine Road North

## Community Development District

### Debt Service Fund Series 2019

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

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 507,737	\$ 502,122	\$ 502,122	\$ -
Interest	12,000	5,000	8,815	3,815
<b>Total Revenues</b>	<b>\$ 519,737</b>	<b>\$ 507,122</b>	<b>\$ 510,937</b>	<b>\$ 3,815</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 170,619	\$ 170,619	\$ 170,619	\$ -
Principal - 5/1	165,000	-	-	-
Interest - 5/1	170,619	-	-	-
<b>Total Expenditures</b>	<b>\$ 506,239</b>	<b>\$ 170,619</b>	<b>\$ 170,619</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 13,499</b>		<b>\$ 340,318</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 314,926</b>		<b>\$ 566,443</b>	
<b>Fund Balance - Ending</b>	<b>\$ 328,424</b>		<b>\$ 906,761</b>	

# Rhodine Road North

## Community Development District

### Debt Service Fund Series 2022

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

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 260,220	\$ 257,343	\$ 257,343	\$ -
Interest	5,000	2,083	4,034	1,951
<b>Total Revenues</b>	<b>\$ 265,220</b>	<b>\$ 259,426</b>	<b>\$ 261,376</b>	<b>\$ 1,951</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 78,293	\$ 78,293	\$ 78,293	\$ -
Principal - 5/1	105,000	-	-	-
Interest - 5/1	78,293	-	-	-
<b>Total Expenditures</b>	<b>\$ 261,584</b>	<b>\$ 78,293</b>	<b>\$ 78,293</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,636</b>		<b>\$ 183,084</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 121,624</b>		<b>\$ 250,545</b>	
<b>Fund Balance - Ending</b>	<b>\$ 125,260</b>		<b>\$ 433,629</b>	

# Rhodine Road North

## Community Development District

### Capital Projects Fund Series 2019

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

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	-	-	-	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Other Current Charges	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (62)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (62)</b>	

# Rhodine Road North

## Community Development District

### Capital Projects Fund Series 2022

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

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues</b>				
Developer Advances	\$ -	\$ -	228,381	\$ 228,381
Interest	-	-	0.20	0.20
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 228,382</b>	<b>\$ 228,382</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	217,109	\$ (217,109)
Capital Outlay - Cost of Issuance	-	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 217,109</b>	<b>\$ (217,109)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 11,273</b>	<b>\$ 11,273</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 17</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 11,290</b>	

# Rhodine Road North

## Community Development District

### Capital Reserve Fund

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

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 18,767	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 18,767</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 18,767</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 22,509</b>		<b>\$ 68,361</b>	
<b>Fund Balance - Ending</b>	<b>\$ 41,276</b>		<b>\$ 68,361</b>	

**Rhodine Road North**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 22,504	\$ 588,516	\$ 3,764	\$ 6,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 621,109
Assessments - Direct Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Boundary Amendment Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	1,134	1,065	1,116	2,687	2,405	-	-	-	-	-	-	-	8,408
<b>Total Revenues</b>	<b>\$ 1,134</b>	<b>\$ 23,569</b>	<b>\$ 589,632</b>	<b>\$ 6,451</b>	<b>\$ 8,940</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 629,726</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
FICA Expense	77	-	61	-	-	-	-	-	-	-	-	-	138
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	4,669	1,414	7,005	3,421	-	-	-	-	-	-	-	16,510
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Arbitrage	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination	557	557	557	557	557	-	-	-	-	-	-	-	2,783
Trustee Fees	4,135	-	-	-	-	-	-	-	-	-	-	-	4,135
Management Fees	3,863	3,863	3,863	3,863	3,863	-	-	-	-	-	-	-	19,313
Information Technology	172	172	172	172	172	-	-	-	-	-	-	-	860
Website Maintenance	117	117	117	117	117	-	-	-	-	-	-	-	584
Postage & Delivery	55	47	72	-	-	-	-	-	-	-	-	-	174
Insurance	7,029	-	-	-	-	-	-	-	-	-	-	-	7,029
Copies	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	3,236	-	-	-	-	-	-	-	-	-	-	3,236
Other Current Charges	-	168	-	151	22	-	-	-	-	-	-	-	341
Boundary Amendment Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	3	-	3	-	-	-	-	-	-	-	-	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 22,910</b>	<b>\$ 12,830</b>	<b>\$ 7,056</b>	<b>\$ 11,866</b>	<b>\$ 8,602</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 63,264</b>

**Rhodine Road North**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 7,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,925
Field Management	1,505	1,505	1,505	1,505	1,505	-	-	-	-	-	-	-	7,523
Landscape Maintenance	10,470	10,470	10,470	10,470	10,470	-	-	-	-	-	-	-	52,351
Landscape Replacement	-	200	-	-	-	-	-	-	-	-	-	-	200
Lake Maintenance	1,165	1,165	1,165	1,165	1,165	-	-	-	-	-	-	-	5,825
Streetlights	5,312	5,312	5,312	5,312	5,314	-	-	-	-	-	-	-	26,564
Electric	101	101	96	86	104	-	-	-	-	-	-	-	488
Water & Sewer	119	262	203	166	186	-	-	-	-	-	-	-	936
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
General Repairs & Maintenance	-	-	3,884	-	-	-	-	-	-	-	-	-	3,884
Contingency	-	-	50	-	-	-	-	-	-	-	-	-	50
<b>Subtotal Field Expenditures</b>	<b>\$ 26,597</b>	<b>\$ 19,015</b>	<b>\$ 22,686</b>	<b>\$ 18,704</b>	<b>\$ 18,745</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 105,746</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 244	\$ 317	\$ 284	\$ 165	\$ 257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,266
Amenity - Water	334	311	316	341	365	-	-	-	-	-	-	-	1,666
Internet	74	74	74	74	74	-	-	-	-	-	-	-	372
Playground/Furniture Lease	1,205	1,205	1,205	1,205	1,205	-	-	-	-	-	-	-	6,023
Pest Control	120	180	120	120	180	-	-	-	-	-	-	-	720
Janitorial Services	520	835	835	835	875	-	-	-	-	-	-	-	3,900
Security Services	-	449	240	1,410	-	-	-	-	-	-	-	-	2,099
Pool Maintenance	1,800	1,800	1,800	1,800	1,800	-	-	-	-	-	-	-	9,000
Amenity Access Management	1,073	1,073	1,073	1,073	1,073	-	-	-	-	-	-	-	5,365
Amenity Repairs & Maintenance	1,958	-	-	1,570	-	-	-	-	-	-	-	-	3,528
Contingency	315	-	-	5,058	-	-	-	-	-	-	-	-	5,373
Shade Structure	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 7,643</b>	<b>\$ 6,244</b>	<b>\$ 5,946</b>	<b>\$ 13,651</b>	<b>\$ 5,828</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,312</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 34,240</b>	<b>\$ 25,258</b>	<b>\$ 28,632</b>	<b>\$ 32,356</b>	<b>\$ 24,573</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 145,059</b>
<b>Total Expenditures</b>	<b>\$ 57,150</b>	<b>\$ 38,089</b>	<b>\$ 35,688</b>	<b>\$ 44,222</b>	<b>\$ 33,174</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 208,323</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (56,016)</b>	<b>\$ (14,520)</b>	<b>\$ 553,945</b>	<b>\$ (37,771)</b>	<b>\$ (24,235)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 421,403</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (56,016)</b>	<b>\$ (14,520)</b>	<b>\$ 553,945</b>	<b>\$ (37,771)</b>	<b>\$ (24,235)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 421,403</b>

**Rhodine Road North**  
**Community Development District**  
**Long Term Debt Report**

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

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

**Rhodine Road North**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

ON ROLL ASSESSMENTS

Gross Assessments \$ 668,143.08 \$ 540,145.77 \$ 276,830.28 \$ 1,485,119.13  
 Net Assessments \$ 628,054.50 \$ 507,737.02 \$ 260,220.46 \$ 1,396,011.98

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	45%			36%			19%			100%		
							General Fund	2019 Debt Service	2022 Debt Service	General Fund	2019 Debt Service	2022 Debt Service	General Fund	2019 Debt Service	2022 Debt Service	General Fund	2019 Debt Service	2022 Debt Service
11/6/25	10/01/2025-10/31/2025	\$ 5,718.81	\$ (275.41)	\$ (108.87)	\$ -	\$ 5,334.53	\$ 2,399.96	\$ 1,940.20	\$ 994.37	\$ 5,334.53								
11/13/25	11/01/2025-11/09/2025	\$ 29,553.66	\$ (1,182.12)	\$ (567.43)	\$ -	\$ 27,804.11	\$ 12,508.85	\$ 10,112.50	\$ 5,182.76	\$ 27,804.11								
11/20/25	11/10/2025-11/16/2025	\$ 17,943.86	\$ (717.76)	\$ (344.52)	\$ -	\$ 16,881.58	\$ 7,594.89	\$ 6,139.92	\$ 3,146.77	\$ 16,881.58								
12/03/25	11/17/2025-11/25/2025	\$ 60,333.74	\$ (2,413.36)	\$ (1,158.41)	\$ -	\$ 56,761.97	\$ 25,536.75	\$ 20,644.63	\$ 10,580.59	\$ 56,761.97								
12/04/25	11/26/2025-11/30/2025	\$ 1,265,330.42	\$ (50,613.27)	\$ (24,294.34)	\$ -	\$ 1,190,422.81	\$ 535,561.59	\$ 432,963.14	\$ 221,898.08	\$ 1,190,422.81								
12/19/25	12/01/2025-12/14/2025	\$ 64,743.84	\$ (2,557.20)	\$ (1,243.73)	\$ -	\$ 60,942.91	\$ 27,417.72	\$ 22,165.26	\$ 11,359.93	\$ 60,942.91								
01/09/26	12/15/2025-12/31/2025	\$ 7,458.45	\$ (204.28)	\$ (145.09)	\$ -	\$ 7,109.08	\$ 3,198.32	\$ 2,585.61	\$ 1,325.15	\$ 7,109.08								
01/16/26	Interest	\$ 1,256.35	\$ -	\$ -	\$ -	\$ 1,256.35	\$ 565.22	\$ 456.94	\$ 234.19	\$ 1,256.35								
02/04/26	01/01/2026-01/31/2026	\$ 14,666.69	\$ (320.22)	\$ (286.93)	\$ -	\$ 14,059.54	\$ 6,325.27	\$ 5,113.53	\$ 2,620.74	\$ 14,059.54								
<b>Total</b>		<b>\$ 1,467,005.82</b>	<b>\$ (58,283.62)</b>	<b>\$ (28,149.32)</b>	<b>\$ -</b>	<b>\$ 1,380,572.88</b>	<b>\$ 621,108.57</b>	<b>\$ 502,121.73</b>	<b>\$ 257,342.58</b>	<b>\$ 1,380,572.88</b>								

<b>98.89%</b>	<b>Net Percent Collected</b>
<b>Balance Remaining to Collect</b>	