

*Rhodine Road North  
Community Development District*

*Meeting Agenda*

*June 11, 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

June 4, 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, June 11, 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 April 9, 2026 Board of Supervisors Meeting
4. Discussion Regarding Fence Installation in Drainage Easement
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Pool Maintenance Services
    - ii. Consideration of Proposal to Install Crepe Myrtles on Common Area Strip on Downy Birch Drive
    - iii. Consideration of Proposal for Installation of Agave Plantings at the Open Area by Downy Birch Cul-de-sac
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—672
    - iv. Reminder to Board Members to File Form 1's by the July 1, 2026 Deadline
6. Other Business
7. Supervisors Requests and Audience Comments
8. 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, April 9, 2026** at 1:33 p.m. at the Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, Florida.

Present and constituting a quorum:

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
Matt Fisher	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 1:33 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 being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the March 12,  
2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes for the March 12, 2026, Board of Supervisors meeting and asked for any questions, comments, or corrections from the Board. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Minutes of March 12, 2026 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-06 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting a Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 9, 2026)**

Ms. Burns provided an overview of Resolution 2026-06, which approves the proposed Fiscal Year 2027 budget and sets a public hearing for its adoption and the levying of O&M assessments. She noted that an updated resolution is being considered and clarified that an assessment hearing will be held. There is no proposed assessment increase for existing platted lots, except for 42 lots affected by a prior boundary amendment, which will transition from an administrative-only rate to the full platted rate. This is the only proposed increase in the budget.

Ms. Burns noted that a preliminary budget must be approved by June 15<sup>th</sup>, with the budget then being sent to the county at least 60 days before the scheduled public hearing. The cap amount will be set, but line items can still be adjusted before the public hearing. Ms. Burns reviewed the budget, noting a few added line items and adjustments. The administrative portion remains largely unchanged, except for the inclusion of a reserve study to help plan for long-term reserves due to the near completion of Ridgewood South Phase 2 construction. Field expenses saw a minor increase of \$1,000 based on actuals, and some adjustments were made for maintenance in Ridgewood South Phase 2. The largest change is in the amenity portion, including a significant proposed increase in security services from \$15,000 to \$32,500, driven by resident complaints and the need for more seasonal coverage. Amenity electric costs were lowered, the special projects line item was retained, and reserve contributions were increased. The budget benefits from the 42 lots transitioning to platted status, which provided some additional capacity. Overall, there are no proposed increases to assessments except for the 42 newly platted lots, and changes can still be made before the final budget is adopted.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2026-06 Approving the Proposed Fiscal Year

2026/2027 Budget and Setting a Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget on July 9, 2026, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-07 General Election Resolution and Announcement of Qualifying Period**

Ms. Burns reviewed Resolution 2026-07 which pertains to the general election and the qualifying period. She explained that the District has now met the requirements, being established for over six years and having at least 250 registered voters so, at the next landowner election, two Board seats (currently held by Brent and Kareyann) will transition to the general election process for residents. The qualifying period for these seats is from noon on Monday, June 8<sup>th</sup> to noon on Friday, June 12<sup>th</sup>. Interested residents should contact the Hillsborough County Supervisor of Elections to get the necessary information to qualify.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2026-07 General Election Resolution and Announcement of Qualifying Period, was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Temporary Access, Operation, and Maintenance Easement for Ridgewood South Common Area**

Ms. Burns stated that the next item was the ratification of the temporary access operation and maintenance easement for Ridgewood South Phase 2 and its common areas. She noted that the agreement had already been executed and stated that a motion was needed to ratify it.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Temporary Access, Operation, and Maintenance Easement for Ridgewood South Common Area, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Collins had nothing to report.

**B. Engineer**

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

**C. Field Manager's Report****i. Consideration of Proposal to Extend Fence on Downy Birch Drive**

Mr. Blanco reviewed the field manager's report by referencing the action items list on page 48. Several maintenance tasks were completed since the last Board meeting, including work around the amenity area, entrance signs, car repairs, fence repairs, and miscellaneous amenity repairs. He presented a proposal to install three boulders on a common area strip along Downy Birch, which has been used for parking and has become worn down. Hard copies of the proposal for these boulders were provided. According to the property appraiser's image, the strip is noticeably degraded due to frequent parking. The total cost for installing the three boulders is \$1,950.

Ms. Burns noted they do not own the roadways there, so they don't have a street parking and towing policy in place for this community. She explained that residents have reported ongoing issues with cars parking in a certain area, which is part of the right-of-way roadway tract. She noted that, similar to a previous situation near the amenity area where trees were added to address parking concerns, a similar solution is being proposed for this area. Additionally, she mentioned that there are contingency funds available that could be used for this purpose.

A Board member asked about trees instead of boulders. Mr. Blanco stated that although there is irrigation in the area, the landscaping vendor warned that adding trees and new drip lines would negatively impact on the existing irrigation system's water pressure. As a result, the decision was made to use boulders instead of planting trees in that location. He explained that although they initially considered planting oak trees, which typically cost between \$500 and \$900 each, they decided against it due to concerns about the existing irrigation system's water pressure. The landscaping vendor warned that adding trees and new drip lines could negatively impact the system. He expressed a preference for consistency with oak trees, but ultimately chose to use boulders instead, citing the advantages of lower maintenance and avoiding complications with the irrigation. The goal was to have an effective, low-maintenance solution for the area where people do not typically park. A Board member stated their concern is people are still going to park in between the boulders. Mr. Blanco stated that the boulders are being placed within two feet of each other to prevent vehicles from being parked in the area. They noted that, except for possibly a

motorcycle, it would be very difficult for any vehicle to park between the boulders. He clarified that this arrangement was communicated when seeking the proposal for the project.

A Board member observed that the three circles currently present cover an area equivalent to one and a half to two lots. They estimated that each lot is at least 40 feet wide, so the total span covered by the circles is about 80 feet. He noted that he thinks three boulders are going to take up around six feet.

A Board member asked if they had tried to talk to the homeowner. Ms. Burns noted that they didn't know who the vehicles belonged to. Mr. Blanco mentioned that, although they could guess who might be parking in the area, no one is likely to admit it. Additionally, he suggested considering crape myrtles and expressed willingness to request them. A Board member mentioned there were crates with water bags at the bottom and suggested trying this approach to see if it would work. Ms. Burns noted that once they're established, they don't need irrigation. Mr. Blanco stated he could bring a proposal at the next meeting.

## **ii. Consideration of Proposal to Replace Entrance Plantings Affected by Cold Snap**

Mr. Blanco discussed a proposal to install additional fencing along Downy Bridge Drive, referencing specific supporting pages in the meeting documents. He explained that there is a gap at the roundabout between their community, a neighboring community, and a conservation area. This gap has led to complaints from residents about kids biking and walking into their District from the neighboring community. To address this, he measured the area and determined that two panels of fencing would be sufficient to close the gap, extending from the end of a post shown in the documents to the start of the conservation area. The estimated cost for this additional fencing is \$1,288, intended to help deter trespassing between the communities.

Ms. Burns clarified that the existing fence belongs to a resident from the neighboring community. She suggested that the new fencing panels should be installed along the lot line to extend the existing fence, addressing the gap and helping to deter trespassing.

There was a discussion among Board members about the cost and potential alternatives for fencing and landscaping to deter trespassing between communities. The Board proposed using plants such as Bougainvillea or agave as natural barriers instead of installing additional fencing, referencing past success with agave in similar situations. The Board considered delegating authority to the Chair to approve the cost of plants outside a formal meeting. Agave is noted as a

low-maintenance, drought-tolerant option that requires minimal irrigation, especially during the rainy season. Ms. Burns asked for a motion to approve a proposal to replace plantings affected by a cold snap, with a total estimated cost of \$7,732 for all locations, which is confirmed to be within the landscaping budget.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Proposal to Replace Entrance Plantings Affected by Cold Snap, was approved.

**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 Mr. Elliott, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

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

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Ms. Burns opened the audience comment period.

Resident (Keri Blocher) raised concerns to the Board about ongoing issues in her neighborhood, specifically mentioning that her home, along with others, is affected by children who trespass and litter in their yards. She questioned the effectiveness of proposed solutions, such as planting instead of extending a fence, arguing that the children are likely to destroy the plants based on their past behavior. She asked what the Board’s plan would be for addressing further damage and how quickly remediation would take place if the problem continued.

Ms. Burns noted they will take all the comments up front and then anything the Board wants to address after that will go through that.

Resident (Keri Blocher) raised several concerns to the Board. She noted ongoing issues with a specific home on Downy Birch, which continues to park in an affected area and ignores HOA communications. She also pointed out that the grass around the pond, mentioned in a previous report, is already dead and questioned whether it would be replaced. Additionally, they expressed frustration about the community pool, citing frequent disruptive outbursts and violence concerns. She mentioned that renters and their guests from outside the community are using the pool, which diminishes the value for paying homeowners. The issue of "drafting" at the pool was also highlighted. They recalled a week when a security guard was present, which resulted in no incidents, the only week in four years. She asked if it would be possible to provide daylight security coverage every weekend, regardless of season, since most problems occur during weekends and breaks.

Ms. Burns discussed the condition of the grass, specifying that it's unirrigated bahia, which often appears dead when first laid down. She explained that this is typical and, with consistent rainfall, the grass generally recovers and turns green. If the grass does not improve, they plan to address the issue with the vendor but will wait before making any decisions. She noted that this appearance is common for unirrigated bahia in that area and deferred any questions about plant failure to the Board.

A Board member explained that plans, such as planting thorny vegetation, may be more effective than installing a fence. They noted that fences in the small area in question are expensive and easily dismantled, making them a less viable option. Instead, he suggested using plants that would discourage tampering or vandalism by inflicting discomfort or pain, which might deter people from interfering with the area. He argued that traditional fences are not effective because they are easily dismantled and cause no harm or inconvenience to those removing them.

Ms. Burns discussed challenges with maintaining security around District fences, particularly noting that panels are frequently kicked down by kids, especially in areas near schools. Shortcuts often become persistent trouble spots, requiring ongoing attention. Regarding pool security, she mentioned that the budget for the current year did not include extensive security due to resident opposition, but limited security measures were implemented and met with some resistance. The Board anticipated issues due to the reduced security, and currently, \$15,000 is

allocated for a scope that covers supervision during the warmer months when kids are out of school. For more comprehensive daily coverage during summer, the cost would be about \$25,000. She suggested considering reallocation within the budget if additional coverage is desired. She noted it's basically an 8-hour shift, so someone would be there daily but not during all the open pool hours. She explained that the cost for the proposed scope with the current vendor is \$24,318. She noted that the current budget includes \$13,000 to \$15,000, with about \$1,200 allocated for overnight monitoring, leaving approximately \$13,000 for staffing. Therefore, if the switch is made now, an additional \$10,000 to \$11,000 would likely be needed to cover the difference. A Board member noted if it was all year round, it would double that.

Ms. Burns discussed the financial impact of providing weekend coverage throughout the year. They noted that weekend coverage costs \$463 per weekend, and if this coverage were extended all year round, the cost would double to \$24,000. Ultimately, she calculated that to fully fund this coverage, the budget would need to be increased to \$50,000.

A Board member asked whether it was possible to add a contingency to the budget and inquired if making such a change would require formal notice to others.

Ms. Burns explained that there is already \$45,000 allocated for special projects, and if needed, some of those funds or reserve funds could be reallocated to increase the budget for coverage to \$50,000. She described a popular option for seasonal coverage, focusing on the week of spring break, the weekends between spring break and Memorial Day, and daily coverage from Memorial Day to Labor Day. This approach would ensure coverage for all days when children are off school from roughly March through Labor Day. She estimated the cost for this seasonal coverage to be about \$35,000, which is less than providing coverage every weekend throughout the year. She expressed that the coverage plan being discussed aligns with their original intention, referencing similar arrangements implemented at previous crossings. She mentioned budgeting considerations, such as the possibility of allocating additional funds if needed, and noted that they have received multiple emails from residents, which influenced the inclusion of coverage in the budget. They also explained that if extra funding, around \$13,000, is required this year, it could potentially be found and used for expanded coverage.

A Board member emphasized the importance of gathering resident feedback before making decisions about coverage. At present, only one resident has raised concerns, but he acknowledged

the broader input being received and supported the idea that residents' opinions should guide the final decision on coverage plans.

The Board discusses recent and upcoming improvements and budget allocations for community amenities. Mr. Blanco clarified that the shade structure was installed last year, and this year irrigation will be added to one entrance, with plans for another entrance to receive irrigation the following year. Pricing details for the irrigation are still being obtained. Ms. Burns noted there is a capital reserve transfer of \$18,000, suggesting that funds could be reduced or shifted for the front entrance. The Board identified the location of the irrigation along the fence on the north side. They reviewed available reserve funds and discussed the possibility of using them for these projects.

The conversation transitioned to budget priorities and concerns about using reserves and debating whether protecting amenities (such as the pool) is more important than other improvements like the sprinkler system. A Board member stated they were concerned about potential damage to amenities and the importance of maintaining residents' peace of mind. The Board agreed that addressing issues caused by disruptive behavior at the pool is essential for protecting both property and the well-being of residents.

Ms. Burns proposed a motion to authorize the Chair to collaborate with staff in amending the current security contract to extend security hours.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Authorizing the Chair to Collaborate with staff in Amending the current Security Contract to extend security hours, was approved.
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The Board had a discussion on preliminary approval for next year's budget, including adjustments to certain line items. They considered increasing the budget figure to around \$50,000, possibly relating to spring break weekend daily expenses. There is consensus that, if necessary, some numbers may be moved, such as shifting funds between reserves. The flexibility to change reserve allocations was discussed, with no additional notification required for such changes. The Board expressed concern about not getting stuck mid-year with inflexible finances, and noted that the District's reserve funds are less critical because the District does not own the roadway, so the

main focus is on stormwater and amenities. Overall, there is agreement that pulling from reserves, if needed, would not be as significant an issue as it might be elsewhere.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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

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

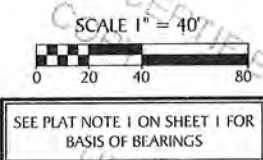
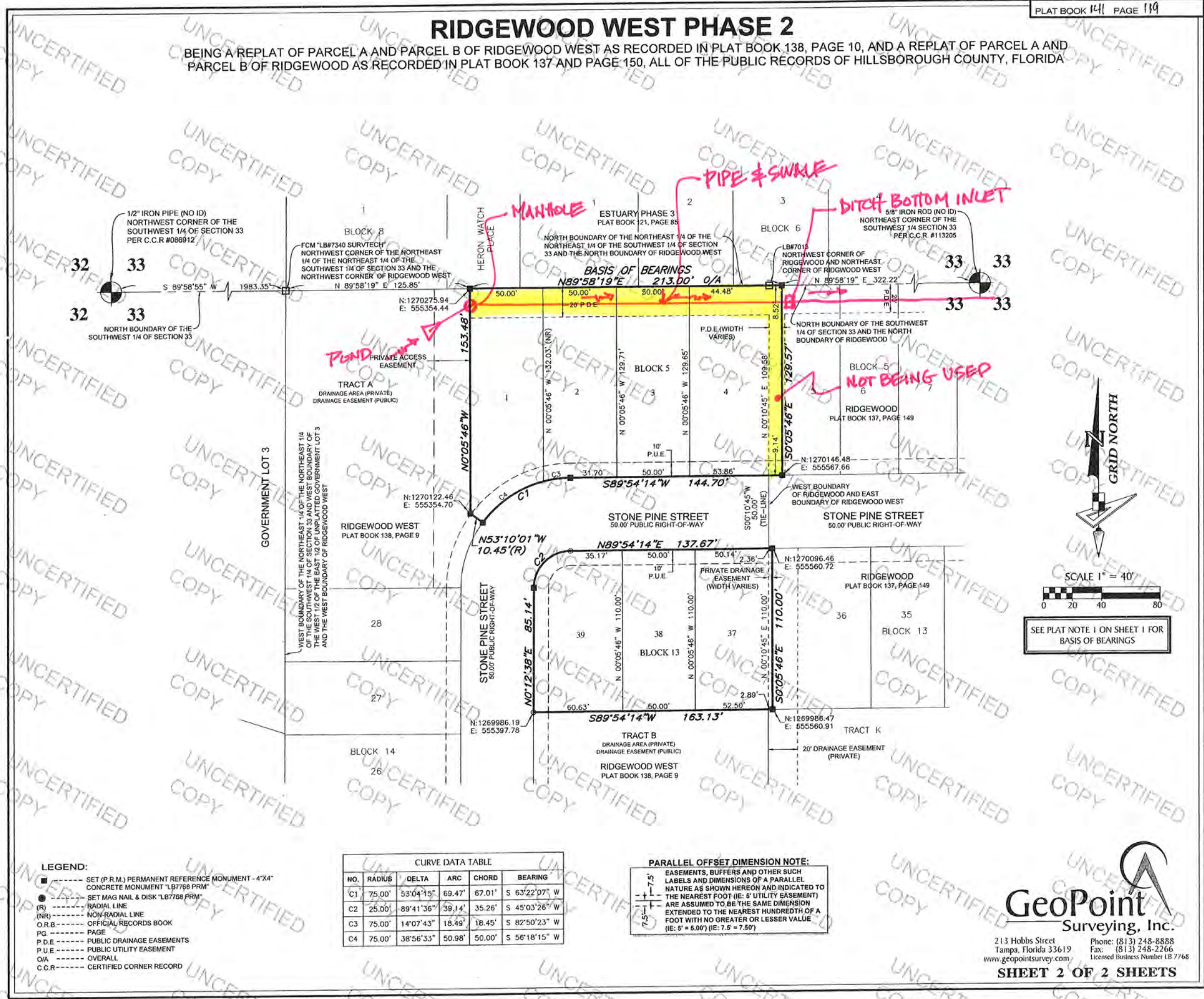
# SECTION IV





# RIDGEWOOD WEST PHASE 2

BEING A REPLAT OF PARCEL A AND PARCEL B OF RIDGEWOOD WEST AS RECORDED IN PLAT BOOK 138, PAGE 10, AND A REPLAT OF PARCEL A AND PARCEL B OF RIDGEWOOD AS RECORDED IN PLAT BOOK 137 AND PAGE 150, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA



- LEGEND:**
- SET (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT "LB7768 PRM"
  - SET MAG NAIL & DISK "LB7768 PRM"
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - P.D.E. PUBLIC DRAINAGE EASEMENTS
  - P.U.E. PUBLIC UTILITY EASEMENT
  - O/A. OVERALL
  - C.C.R. CERTIFIED CORNER RECORD

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	75.00'	53°04'15"	69.47'	67.01'	S 63°22'07" W
C2	25.00'	89°41'36"	39.14'	35.26'	S 45°03'26" W
C3	75.00'	14°07'43"	18.49'	18.45'	S 82°50'23" W
C4	75.00'	38°56'33"	50.98'	50.00'	S 56°18'15" W

**PARALLEL OFFSET DIMENSION NOTE:**  
 EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

**GeoPoint**  
 Surveying, Inc.

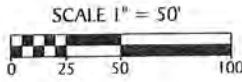
213 Hobbs Street  
 Tampa, Florida 33619  
 www.geopointsurvey.com

Phone: (813) 248-8888  
 Fax: (813) 248-2266  
 Licensed Business Number LB 7768

**SHEET 2 OF 2 SHEETS**

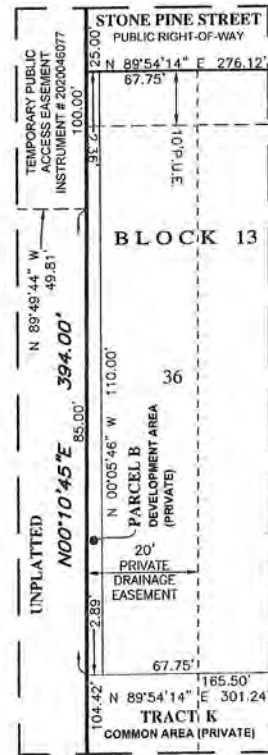
# RIDGEWOOD

A SUBDIVISION LYING WITHIN SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY FLORIDA

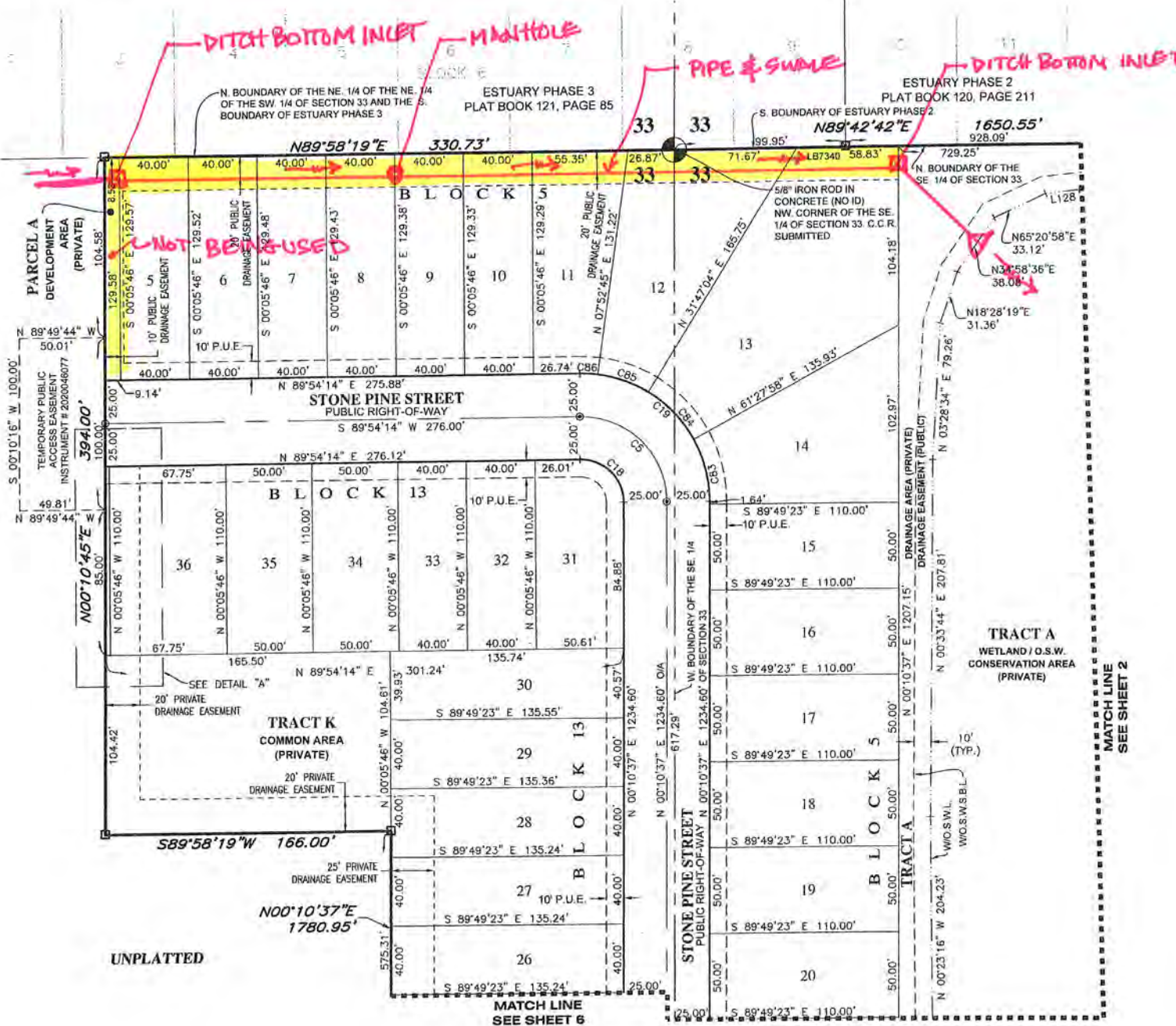


SEE PLAT NOTE 1 ON SHEET 1 FOR BASIS OF BEARINGS

NOTE: SEE PLAT NOTE 7 ON SHEET 1 CONCERNING WETLAND/O.S.W. CONSERVATION AREA.



DETAIL "A"  
NOT TO SCALE



- LEGEND:**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK LB7768.
  - INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
  - INDICATES FOUND 4"x4" CONCRETE MONUMENT LB7013, UNLESS OTHERWISE NOTED
  - PG. ----- PAGE
  - NR. ----- NON-RADIAL LINE
  - O.R.B. ----- OFFICIAL RECORDS BOOK
  - P.D.E. ----- PUBLIC DRAINAGE EASEMENTS
  - P.U.E. ----- PUBLIC UTILITY EASEMENT
  - O/A ----- OVERALL
  - O.S.W. ----- OTHER SURFACE WATER
  - W.O.S.W.L. ----- WETLAND/OTHER SURFACE WATER LINE
  - W.O.S.W.S.B.L. ----- WETLAND/OTHER SURFACE WATER SETBACK LINE
  - C.C.R. ----- CERTIFIED CORNER RECORD

**PARALLEL OFFSET NOTE:** EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

**LINE DATA TABLE**

NO.	BEARING	LENGTH
L128	N 83°45'17" E	19.71'

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C5	50.00'	90°16'23"	78.78'	70.88'	N 44°57'34" W
C18	25.00'	90°16'23"	39.39'	35.44'	N 44°57'34" W
C19	75.00'	90°16'23"	118.17'	106.32'	N 44°57'34" W
C83	75.00'	28°42'39"	37.58'	37.19'	N 14°10'42" W
C84	75.00'	29°40'54"	38.85'	38.42'	N 43°22'29" W
C85	75.00'	23°54'19"	31.29'	31.07'	N 70°10'05" W
C86	75.00'	7°58'31"	10.44'	10.43'	N 86°06'30" W

**GeoPoint**  
Surveying, Inc.

213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com

Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7768

**SHEET 7 OF 16 SHEETS**

# SECTION V

# SECTION C

### 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>
Installation of Crepe Myrtles on Common Area Strip on Downy Birch Dr.	Cardinal Landscaping	Discussion	Pending		common area strip to deter unauthorize parking.
Installation of Agave Plantings at the Open Area by Downy Birch Cul-de-sac	Cardinal Landscaping	Discussion	Pending		Proposal to add agave plantings next to the existing perimeter fence on Downy Birch Dr. to deter trespassing from the neighboring community.
Proposal for New Pool Maintenance Vendor	Bandu	Discussion	\$ 2,200.00		Current vendor's performance has been inconsistent (pool cloudy and small traces of algae periodically.) Proposal is for pool service for 4 times a week.
Dog Station Maintenance	GMS	Completed		May 2026	Painted (3) dog waste stations throughout the district.
Entrance Plantings Replacement (Due to Cold Snap)	Cardinal Landscaping	Completed	\$ 7,732.00	June 2026	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.

# Rhodine Road North CDD

## Field Management Report

### Completed Items

- Entrance plant replacement and mulch in both Ridgewood North & South have been completed.
- Painted all (3) dog waste stations in Ridgewood North.
- Aquatics vendor applied pond dye in pond behind resident homes on Downy Birch Dr.



### Contracted Services

- GMS staff performed thorough reviews of contracted services. Current pool vendor has been consistently underperforming with a proposal for new pool vendor obtained for board consideration.
- Overall, the district is receiving satisfactory performance from contracted vendors.



### Site Items

- New playground in Ridgewood South has been added to the insurance.
- Amenity fire extinguisher inspection has been scheduled for June.
- Continual monitoring of the wet and dry ponds throughout the district during the early summer drought.
- Developing follow-up conveyance report for site items resolutions.



# SECTION 1

# Bandu LLC.

Robert Baldwin

Business Number 727 809 1010

3137 Diana drive

Zephyrhills, FL.

33541

7278091010

Bandullc@yahoo.com

SWIMMING POOL MAINTENANCE  
AND CLEANING QUOTE.

EST0198

DATE

Jun 2, 2026

TOTAL

USD \$2,200.00

TO

## Rhodine Road North CDD

12042 Downy Birch Dr, Riverview FL 84357.

jblanco@gmscfl.com

DESCRIPTION	RATE	QTY	AMOUNT
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This is a pool service proposal for your main pool. It will be four times per week and one of the days will be Saturday or Sunday. Service includes chemicals and controller/chemical pumps. All repairs will only be done with management approval. All repairs will be \$145/ hour plus parts. Any questions please call me at 727 809 1010.	\$2,200.00	1	\$2,200.00
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Thank you

Robert Baldwin

SUBTOTAL	\$2,200.00
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TAX (7%)	\$0.00
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TOTAL	USD \$2,200.00
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# SECTION 2



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

817 E. Okaloosa Ave.

Tampa, FL 33604

+18139159696

**Estimate**

ADDRESS  
Joel Blanco  
Rhodine Road North CDD  
11650 Rhodine Road North  
Riverview  
FL  
33579

ESTIMATE 14738  
DATE 04/17/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Crape Myrtle	30 Gallon installed	4	475.00	1,900.00
Bubblers	Bubblers- Add a bubbler to each tree	4	150.00	600.00
Coco Mulch	Coco (Brown) Mulch Installed	1	69.00	69.00
TOTAL				<b>\$2,569.00</b>

Accepted By

Accepted Date

# SECTION 3



**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 14773  
DATE 06/08/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Agave	15 gal. Installed - There is not irrigation in this area therefore we can not warranty the Agave.	7	280.00	1,960.00
Coco Mulch	Coco (Brown) Mulch Installed	1.50	75.00	112.50
TOTAL				<b>\$2,072.50</b>

Accepted By

Accepted Date

# SECTION D

# SECTION 1

# Rhodine Road North Community Development District

## Summary of Check Register

March 1, 2026 to May 31, 2026

Fund	Date	Check No.'s	Amount
General Fund	3/10/26	893-894	\$ 3,215.00
	3/18/26	895-897	\$ 9,205.42
	3/31/26	898-902	\$ 1,367.20
	4/15/26	903-909	\$ 17,397.83
	4/29/26	910-916	\$ 21,886.11
	5/13/26	917-923	\$ 12,502.39
	5/27/26	924-930	\$ 12,705.61
		Subtotal	\$ 78,279.56
General Fund - Auto Pay (March - May 2026)		Frontier	\$ 193.47
		Water Service	\$ 1,407.81
		TECO	\$ 16,730.19
		Subtotal	\$ 18,331.47
<b>Total Amount</b>			<b>\$ 96,611.03</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00054	3/03/26	5038	202603	330	57200	48200		DOG WASTE STATIONS	*	355.00		
									RAINMAKER PRESSURE CLEANING, LLC			355.00	000893
3/10/26	00022	1/31/26	119004	202602	320	53800	47300		FEB LAKE MAINT	*	1,165.00		
		2/27/26	119082	202603	320	53800	47300		MARCH LAKE MAINT	*	1,695.00		
									REMSON AQUATICS LLC			2,860.00	000894
3/18/26	00043	1/15/26	114827	202601	330	57200	34500		VIDEO VERIFICATION	*	120.00		
									CURRENT DEMANDS ELECTRICAL &			120.00	000895
3/18/26	00010	3/01/26	218	202603	320	53800	12000		FIELD MGMT	*	1,504.67		
		3/01/26	219	202603	310	51300	34000		MGMT FEES	*	3,862.50		
		3/01/26	219	202603	310	51300	35200		WEBSITE ADMIN	*	116.83		
		3/01/26	219	202603	310	51300	35100		INFORMATION TECH	*	172.00		
		3/01/26	219	202603	310	51300	31300		DISS AGENT	*	556.50		
		3/01/26	219	202603	330	57200	12000		AMENITY ACCESS	*	1,072.92		
									GOVERNMENTAL MANAGEMENT SERVICES			7,285.42	000896
3/18/26	00062	2/23/26	10025	202603	330	53800	51000		MARCH POOL SRVC	*	1,800.00		
									WEST COAST AQUATICS			1,800.00	000897
3/31/26	00041	3/13/26	23882	202603	320	53800	48000		BACKFLOW TEST	*	50.00		
		3/13/26	23883	202603	320	53800	48000		BACKFLOW TEST	*	50.00		
									AFFORDABLE BACKFLOW TESTING			100.00	000898
3/31/26	00045	2/19/26	48486	202602	330	57200	48100		FEB26 PEST CONTROL	*	180.00		
		3/20/26	49080	202603	330	57200	48100		PEST CONTROL	*	120.00		
									ALL AMERICAN LAWN AND TREE SPECIAL			300.00	000899
3/31/26	00063	3/21/26	INV0074	202603	330	57200	48200		AMENITY CLEANING	*	520.00		
									ELI PREMIER SERVICES LLC			520.00	000900

RRNC RHODINE ROAD N LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/31/26	00033	3/18/26	14567	202601	310-51300	31500	ATTORNEY FEES	*	6,700.25		
		3/18/26	14568	202602	310-51300	31500	ATTORNEY FEES	*	3,421.30		
		3/18/26	14567	202602	310-51300	31500	ATTORNEY FEES	V	6,700.25-		
		3/18/26	14568	202602	310-51300	31500	ATTORNEY FEES	V	3,421.30-		
KILINSKI VAN WYK, PLLC										.00	000901
3/31/26	00060	3/16/26	101257	202603	330-57200	34500	SECURITY	*	447.20		
NATION SECURITY SERVICES										447.20	000902
4/15/26	00017	3/19/26	28532	202603	320-53800	46200	MARCH LANDSCAPE MAINT	*	10,470.13		
CARDINAL LANDSCAPING SVCS OF TAMPA										10,470.13	000903
4/15/26	00056	2/28/26	55	202602	320-53800	48000	BATHROOM MAINT	*	227.00		
		2/28/26	56	202602	320-53800	48000	FENCE RPRS	*	110.00		
		2/28/26	57	202602	320-53800	48000	FENCE RPRS	*	550.00		
GOVERNMENTAL MANAGEMENT SERVICES										887.00	000904
4/15/26	00033	3/18/26	14460	202602	310-51300	31500	ATTORNEY FEES	*	569.50		
KILINSKI VAN WYK, PLLC										569.50	000905
4/15/26	00060	3/23/26	101434	202603	330-57200	34500	SECURITY OFFICER	*	1,621.20		
NATION SECURITY SERVICES										1,621.20	000906
4/15/26	00054	4/02/26	5078	202604	330-57200	48200	PET STATION MAINT	*	355.00		
RAINMAKER PRESSURE CLEANING, LLC										355.00	000907
4/15/26	00022	4/05/26	119174	202604	320-53800	47300	APRIL LAKE MAINT	*	1,695.00		
REMSON AQUATICS LLC										1,695.00	000908
4/15/26	00062	3/24/26	10051	202604	330-53800	51000	APRIL POOL MAINT	*	1,800.00		
WEST COAST AQUATICS										1,800.00	000909

RRNC RHODINE ROAD N LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/29/26	00045	4/22/26	49678	202604	330	57200	48100		PEST CONTROL	*	120.00		
ALL AMERICAN LAWN AND TREE SPECIAL												120.00	000910
4/29/26	00017	4/15/26	28581	202604	320	53800	46200		APRIL LANDSCAPE MAINT	*	10,470.13		
CARDINAL LANDSCAPING SVCS OF TAMPA												10,470.13	000911
4/29/26	00043	2/15/26	S016362	202602	330	57200	34500		SECURITY CAMERAS	*	120.00		
		3/15/26	115963	202603	330	57200	34500		SECURITY CAMERAS	*	120.00		
CURRENT DEMANDS ELECTRICAL &												240.00	000912
4/29/26	00063	4/20/26	0083	202604	330	57200	48200		JANITORIAL CLEANING	*	520.00		
ELI PREMIER SERVICES LLC												520.00	000913
4/29/26	00056	2/28/26	55	202602	320	53800	48000		BATHROOM MAINT BALANCE	*	50.00		
GOVERNMENTAL MANAGEMENT SERVICES												50.00	000914
4/29/26	00010	4/01/26	220	202604	320	53800	12000		FIELD MGMT	*	1,504.97		
		4/01/26	221	202604	310	51300	34000		MGMT FEES	*	3,862.50		
		4/01/26	221	202604	310	51300	35200		WEBSITE ADMIN	*	116.83		
		4/01/26	221	202604	310	51300	35100		INFORMATION TECH	*	172.00		
		4/01/26	221	202604	310	51300	31300		DISS AGENT	*	556.50		
		4/01/26	221	202604	330	57200	12000		AMENITY ACCESS	*	1,072.92		
		4/01/26	221	202604	310	51300	51000		OFFICE SUPPLIES	*	2.50		
		4/01/26	221	202604	310	51300	42500		COPIES	*	8.40		
		4/01/26	221	202604	310	51300	49000		MEETING ROOM	*	151.25		
GOVERNMENTAL MANAGEMENT SERVICES												7,447.87	000915
4/29/26	00033	4/20/26	14700	202603	310	51300	31500		ATTORNEY FEES	*	3,038.11		
KILINSKI VAN WYK, PLLC												3,038.11	000916

RRNC RHODINE ROAD N LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/13/26	00056	3/31/26	58	202603	320	53800	48000		FENCE RPR/ AMENITY MAINT	*	192.50		
		3/31/26	59	202603	320	53800	48000		PLAYGROUND MAINT	*	654.12		
		3/31/26	60	202603	320	53800	48000		POND RPR	*	1,662.87		
GOVERNMENTAL MANAGEMENT SERVICES												2,509.49	000917
5/13/26	00016	5/04/26	29404	202605	310	51300	32200		AUDIT FYE 9/30/25	*	4,900.00		
GRAU AND ASSOCIATES												4,900.00	000918
5/13/26	00060	4/27/26	101932	202604	330	57200	34500		SECURITY OFFICER	*	463.20		
		5/04/26	101933	202605	330	57200	34500		SECURITY OFFICER	*	463.20		
NATION SECURITY SERVICES												926.40	000919
5/13/26	00054	5/05/26	5120	202605	330	57200	48200		PET WASTE STATIONS	*	355.00		
RAINMAKER PRESSURE CLEANING, LLC												355.00	000920
5/13/26	00022	5/02/26	119256	202605	320	53800	47300		MAY LAKE MAINT	*	1,695.00		
REMSON AQUATICS LLC												1,695.00	000921
5/13/26	00008	5/13/26	88607-05	202605	310	51300	48000		LEGAL ADVERTISING	*	316.50		
TIMES PUBLISHING COMPANY												316.50	000922
5/13/26	00062	4/27/26	10076	202605	330	53800	51000		MAY POOL SRVC	*	1,800.00		
WEST COAST AQUATICS												1,800.00	000923
5/27/26	00043	4/15/26	115747-G	202604	330	57200	34500		SECURITY CAMERAS	*	120.00		
		5/18/26	1154	202605	330	57200	34500		SECURITY CAMERAS	*	120.00		
CURRENT DEMANDS ELECTRICAL &												240.00	000924
5/27/26	00063	5/19/26	0091	202605	330	57200	48200		AMENITY CLEANING	*	520.00		
ELI PREMIER SERVICES LLC												520.00	000925
5/27/26	00036	5/27/26	29-60-20	202605	330	53800	51000		POOL PERMIT 2026	*	400.00		
FLORIDA DEPARTMENT OF HEALTH												400.00	000926
RRNC RHODINE ROAD N LPOPELKA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/27/26	00010	5/01/26	222	202605 320-53800-12000		*	1,504.67		
			FIELD MGMT						
5/01/26		223	202605 310-51300-34000			*	3,862.50		
			MGMT FEES						
5/01/26		223	202605 310-51300-35200			*	116.83		
			WEBSITE ADMIN						
5/01/26		223	202605 310-51300-35100			*	172.00		
			INFORMATION TECH						
5/01/26		223	202605 310-51300-31300			*	556.50		
			DISS AGENT						
5/01/26		223	202605 330-57200-12000			*	1,072.92		
			AMENITY ACCESS						
5/01/26		223	202605 310-51300-51000			*	2.71		
			OFFICE SUPPLIES						
5/01/26		223	202605 310-51300-42000			*	5.12		
			POSTAGE						
5/01/26		223	202605 310-51300-49000			*	151.25		
			MEETING ROOM						
GOVERNMENTAL MANAGEMENT SERVICES								7,444.50	000927
5/27/26	00068	5/25/26	CP504B	202605 310-51300-49000		*	210.23		
			FEDERAL TAX						
INTERNAL REVENUE SERVICE								210.23	000928
5/27/26	00033	12/16/25	13775R	202511 310-51300-31500		*	472.50		
			PAYMENT CORRECTION						
		5/15/26	14969	202604 310-51300-31500		*	2,491.98		
			ATTORNEY FEES						
KILINSKI VAN WYK, PLLC								2,964.48	000929
5/27/26	00060	5/11/26	102050	202605 330-57200-34500		*	463.20		
			SECURITY						
		5/18/26	102145	202605 330-57200-34500		*	463.20		
			SECURITY						
NATION SECURITY SERVICES								926.40	000930
TOTAL FOR BANK A							78,279.56		
TOTAL FOR REGISTER							78,279.56		

RRNC RHODINE ROAD N LPOPELKA

# SECTION 2

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

***Unaudited Financial Reporting***  
***May 31, 2026***



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**Rhodine Road North**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 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	\$ 69,718	\$ -	\$ -	\$ 69,718
Capital Projects Account	-	-	36,211	36,211
<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	-	315,721	-	315,721
Prepayment	-	769	-	769
<b>Series 2022</b>				
Reserve	-	130,110	-	130,110
Revenue	-	129,576	-	129,576
Construction	-	-	18	18
Due from Developer	-	-	1,364,363	1,364,363
Due from General Fund	-	9,824	-	9,824
Due from Capital Projects	-	-	25,000	25,000
Due from Debt Service	-	-	-	-
Prepaid Expenses	1,205	-	-	1,205
<b>Total Assets</b>	<b>\$ 890,748</b>	<b>\$ 839,713</b>	<b>\$ 1,468,953</b>	<b>\$ 3,199,413</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 172	\$ -	\$ -	\$ 172
Accrued Expenses	1,800	-	-	1,800
Due to Debt Service	9,824	-	-	9,824
Due to Capital Reserve	-	-	25,000	25,000
<b>Total Liabilities</b>	<b>\$ 11,797</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 36,797</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 1,205	\$ -	\$ -	\$ 1,205
Restricted for:				
Debt Service - Series 2019	-	583,309	-	583,309
Debt Service - Series 2022	-	256,404	-	256,404
Capital Projects - Series 2019	-	-	(62)	(62)
Capital Projects - Series 2022	-	-	1,375,654	1,375,654
Assigned for:				
Capital Reserves	-	-	68,361	68,361
Unassigned	877,746	-	-	877,746
<b>Total Fund Balances</b>	<b>\$ 878,951</b>	<b>\$ 839,713</b>	<b>\$ 1,443,953</b>	<b>\$ 3,162,617</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 890,748</b>	<b>\$ 839,713</b>	<b>\$ 1,468,953</b>	<b>\$ 3,199,413</b>

**Rhodine Road North**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2026**

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 628,057	\$ 628,057	\$ 627,326	\$ (731)
Assessments - Direct Bill	9,403	7,052	7,052	-
Interest Income	5,000	3,333	8,408	5,074
Other Income	-	-	270	270
<b>Total Revenues</b>	<b>\$ 642,460</b>	<b>\$ 638,442</b>	<b>\$643,055</b>	<b>\$ 4,613</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 3,600	\$ 4,400
FICA Expense	918	612	275	337
Engineering	12,500	8,333	-	8,333
Attorney	20,000	13,333	12,960	373
Annual Audit	4,900	4,900	4,900	-
Assessment Administration	5,732	5,732	5,732	-
Arbitrage	900	600	450	150
Dissemination	7,678	5,119	4,452	667
Trustee Fees	11,012	4,135	4,135	-
Management Fees	46,350	30,900	30,900	-
Information Technology	2,064	1,376	1,376	0
Website Maintenance	1,402	935	935	0
Postage & Delivery	500	333	179	154
Insurance	7,750	7,750	7,029	721
Copies	500	333	8	325
Legal Advertising	5,000	5,000	3,553	1,448
Other Current Charges	2,500	1,667	1,137	530
Boundary Amendment Expenses	-	-	-	-
Office Supplies	500	333	10	323
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 142,381</b>	<b>\$ 99,567</b>	<b>\$ 81,807</b>	<b>\$ 17,760</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	12,037	12,038	(0)
Landscape Maintenance	130,676	87,117	73,291	13,826
Landscape Replacement	20,000	13,333	200	13,133
Lake Maintenance	17,820	11,880	10,910	970
Streetlights	80,000	53,333	42,508	10,826
Electric	1,650	1,100	760	340
Water & Sewer	20,000	13,333	1,362	11,971
Irrigation Repairs	7,500	5,000	-	5,000
General Repairs & Maintenance	15,000	10,000	7,430	2,570
Contingency	2,500	1,667	50	1,617
<b>Subtotal Field Expenditures</b>	<b>\$ 326,402</b>	<b>\$ 222,001</b>	<b>\$ 156,474</b>	<b>\$ 65,527</b>

# Rhodine Road North

## Community Development District

### General Fund

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

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 13,068	\$ 8,712	\$ 1,780	\$ 6,932
Amenity - Water	2,178	1,452	2,648	(1,196)
Internet	924	616	566	50
Playground/Furniture Lease	14,454	9,636	6,023	3,613
Pest Control	1,680	1,120	960	160
Janitorial Services	13,130	8,753	6,525	2,228
Security Services	15,000	10,000	6,500	3,500
Pool Maintenance	21,600	14,400	14,800	(400)
Amenity Access Management	12,875	8,583	8,583	(0)
Amenity Repairs & Maintenance	10,000	6,667	3,528	3,138
Contingency	5,000	5,000	5,373	(373)
Shade Structure	45,000	30,000	-	30,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 154,909</b>	<b>\$ 104,939</b>	<b>\$ 57,287</b>	<b>\$ 47,652</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 481,311</b>	<b>\$ 326,941</b>	<b>\$ 213,761</b>	<b>\$ 113,180</b>
<b>Total Expenditures</b>	<b>\$ 623,692</b>	<b>\$ 426,508</b>	<b>\$ 295,568</b>	<b>\$ 130,940</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 18,767</b>		<b>\$ 347,487</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>\$ 347,487</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 531,463</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 878,951</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 May 31, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 05/31/26	Thru 05/31/26	
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 507,737	\$ 507,073	\$ 507,073	\$ -
Interest	12,000	8,000	16,032	8,032
<b>Total Revenues</b>	<b>\$ 519,737</b>	<b>\$ 515,073</b>	<b>\$ 523,104</b>	<b>\$ 8,032</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 170,619	\$ 170,619	\$ 170,619	\$ -
Principal - 5/1	165,000	165,000	165,000	-
Interest - 5/1	170,619	170,619	170,619	-
<b>Total Expenditures</b>	<b>\$ 506,239</b>	<b>\$ 506,238</b>	<b>\$ 506,238</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 13,499</b>		<b>\$ 16,867</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 314,926</b>		<b>\$ 566,443</b>	
<b>Fund Balance - Ending</b>	<b>\$ 328,424</b>		<b>\$ 583,309</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 May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 260,220	\$ 260,220	\$ 259,880	\$ (340)
Interest	5,000	3,333	7,563	4,230
<b>Total Revenues</b>	<b>\$ 265,220</b>	<b>\$ 263,553</b>	<b>\$ 267,443</b>	<b>\$ 3,890</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 78,293	\$ 78,293	\$ 78,293	\$ -
Principal - 5/1	105,000	105,000	105,000	-
Interest - 5/1	78,293	78,293	78,293	-
<b>Total Expenditures</b>	<b>\$ 261,584</b>	<b>\$ 261,585</b>	<b>\$ 261,585</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,636</b>		<b>\$ 5,858</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 121,624</b>		<b>\$ 250,545</b>	
<b>Fund Balance - Ending</b>	<b>\$ 125,260</b>		<b>\$ 256,404</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 May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	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 May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Revenues</b>				
Developer Advances	\$ -	\$ -	\$ -	\$ -
Developer Contributions	-	-	1,592,744	1,592,744
Interest	-	-	0.30	0.30
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,592,745</b>	<b>\$ 1,592,745</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>\$ 1,375,636</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 17</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,375,654</b>	

# Rhodine Road North

## Community Development District

### Capital Reserve Fund

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

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	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	\$ 3,122	\$ 3,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 627,326
Assessments - Direct Bill	-	-	-	-	-	7,052	-	-	-	-	-	-	7,051.91
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>\$ 10,174</b>	<b>\$ 3,126</b>	<b>\$ 30</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 643,055</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	3,600
FICA Expense	77	-	61	-	-	-	138	-	-	-	-	-	275
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	5,142	1,414	7,005	(6,131)	3,038	2,492	-	-	-	-	-	12,960
Annual Audit	-	-	-	-	-	-	-	4,900	-	-	-	-	4,900
Assessment Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Arbitrage	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination	557	557	557	557	557	557	557	557	-	-	-	-	4,452
Trustee Fees	4,135	-	-	-	-	-	-	-	-	-	-	-	4,135
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	-	-	-	-	30,900
Information Technology	172	172	172	172	172	172	172	172	-	-	-	-	1,376
Website Maintenance	117	117	117	117	117	117	117	117	-	-	-	-	935
Postage & Delivery	55	47	72	-	-	-	-	5	-	-	-	-	179
Insurance	7,029	-	-	-	-	-	-	-	-	-	-	-	7,029
Copies	-	-	-	-	-	-	8	-	-	-	-	-	8
Legal Advertising	-	3,236	-	-	-	-	-	317	-	-	-	-	3,553
Other Current Charges	-	168	-	151	22	95	308	393	-	-	-	-	1,137
Boundary Amendment Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	3	-	3	-	-	3	3	-	-	-	-	10
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 22,910</b>	<b>\$ 13,303</b>	<b>\$ 7,056</b>	<b>\$ 11,866</b>	<b>\$ (951)</b>	<b>\$ 7,841</b>	<b>\$ 9,456</b>	<b>\$ 10,325</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,807</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	1,505	1,505	1,505	-	-	-	-	12,038
Landscape Maintenance	10,470	10,470	10,470	10,470	10,470	10,470	10,470	-	-	-	-	-	73,291
Landscape Replacement	-	200	-	-	-	-	-	-	-	-	-	-	200
Lake Maintenance	1,165	1,165	1,165	1,165	1,165	1,695	1,695	1,695	-	-	-	-	10,910
Streetlights	5,312	5,312	5,312	5,312	5,314	5,314	5,314	5,314	-	-	-	-	42,508
Electric	101	101	96	86	104	90	93	89	-	-	-	-	760
Water & Sewer	119	262	203	166	186	117	118	192	-	-	-	-	1,362
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
General Repairs & Maintenance	-	-	3,884	-	937	2,609	-	-	-	-	-	-	7,430
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>\$ 19,682</b>	<b>\$ 21,800</b>	<b>\$ 19,196</b>	<b>\$ 8,795</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 156,474</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 244	\$ 317	\$ 284	\$ 165	\$ 257	\$ 212	\$ 155	\$ 147	\$ -	\$ -	\$ -	\$ -	\$ 1,780
Amenity - Water	334	311	316	341	365	320	329	333	-	-	-	-	2,648
Internet	74	74	74	74	74	64	64	64	-	-	-	-	566
Playground/Furniture Lease	1,205	1,205	1,205	1,205	1,205	-	-	-	-	-	-	-	6,023
Pest Control	120	180	120	120	180	120	120	-	-	-	-	-	960
Janitorial Services	520	835	835	835	875	875	875	875	-	-	-	-	6,525
Security Services	-	449	240	1,410	120	2,188	583	1,510	-	-	-	-	6,500
Pool Maintenance	1,800	1,800	1,800	1,800	1,800	1,800	1,800	2,200	-	-	-	-	14,800
Amenity Access Management	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	-	-	-	-	8,583
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>\$ 5,948</b>	<b>\$ 6,654</b>	<b>\$ 4,999</b>	<b>\$ 6,202</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 57,287</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 34,240</b>	<b>\$ 25,258</b>	<b>\$ 28,632</b>	<b>\$ 32,356</b>	<b>\$ 25,630</b>	<b>\$ 28,454</b>	<b>\$ 24,195</b>	<b>\$ 14,997</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 213,761</b>
<b>Total Expenditures</b>	<b>\$ 57,150</b>	<b>\$ 38,561</b>	<b>\$ 35,688</b>	<b>\$ 44,222</b>	<b>\$ 24,679</b>	<b>\$ 36,295</b>	<b>\$ 33,651</b>	<b>\$ 25,322</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 295,568</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (56,016)</b>	<b>\$ (14,992)</b>	<b>\$ 553,945</b>	<b>\$ (37,771)</b>	<b>\$ (15,740)</b>	<b>\$ (26,121)</b>	<b>\$ (30,525)</b>	<b>\$ (25,292)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 347,487</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>\$ (14,992)</b>	<b>\$ 553,945</b>	<b>\$ (37,771)</b>	<b>\$ (15,740)</b>	<b>\$ (26,121)</b>	<b>\$ (30,525)</b>	<b>\$ (25,292)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 347,487</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	%				Total
							45%	36%	19%	100%	
							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	
03/05/26	02/01/2026-02/28/2026	\$ 6,939.17	\$ -	\$ -	\$ -	\$ 6,939.17	\$ 3,121.88	\$ 2,523.81	\$ 1,293.48	\$ 6,939.17	
04/07/26	03/01/2026-03/31/2026	\$ 6,673.06	\$ -	\$ -	\$ -	\$ 6,673.06	\$ 3,002.16	\$ 2,427.03	\$ 1,243.88	\$ 6,673.06	
04/23/26	Interest	\$ 93.51	\$ -	\$ -	\$ -	\$ 93.51	\$ 93.51	\$ -	\$ -	\$ 93.51	
<b>Total</b>		<b>\$ 1,480,711.56</b>	<b>\$ (58,283.62)</b>	<b>\$ (28,149.32)</b>	<b>\$ -</b>	<b>\$ 1,394,278.62</b>	<b>\$ 627,326.12</b>	<b>\$ 507,072.57</b>	<b>\$ 259,879.94</b>	<b>\$ 1,394,278.63</b>	

<b>99.88%</b>	<b>Net Percent Collected</b>
<b>Balance Remaining to Collect</b>	

# SECTION 3



*Craig Latimer*  
**Supervisor of Elections**

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

GOVERNOR'S STERLING  
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Rhodine Road North CDD	672

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or [pthomas@votehillsborough.gov](mailto:pthomas@votehillsborough.gov).

Respectfully,

Patricia "Patti" Thomas  
Administrative Assistant/Candidate Services