

Rhodine Road North
Community Development District

Adopted Budget
FY2027



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Rhodine Road North
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 628,057	\$ 627,326	\$ 731	\$ 628,057	\$ 628,057
Assessments- Direct	9,403	7,052	2,351	9,403	44,408
Interest Income	5,000	8,408	6,726	15,134	5,000
Other Income	-	270	-	270	-
Total Revenues	\$ 642,460	\$ 643,055	\$ 9,808	\$ 652,863	\$ 677,465

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 3,600	\$ 3,200	\$ 6,800	\$ 12,000
FICA Expense	918	275	220	496	918
Engineering	12,500	-	5,000	5,000	12,500
Attorney	20,000	12,960	10,368	23,328	25,000
Annual Audit	4,900	4,900	4,900	9,800	4,900
Assessment Administration	5,732	5,732	4,586	10,318	5,732
Arbitrage	900	450	450	900	900
Dissemination	7,678	4,452	3,226	7,678	7,678
Trustee Fees	11,012	4,135	6,877	11,012	11,012
Management Fees	46,350	30,900	15,450	46,350	48,668
Information Technology	2,064	1,376	688	2,064	2,167
Website Maintenance	1,402	935	468	1,402	1,472
Postage & Delivery	500	179	143	323	500
Insurance	7,750	7,029	-	7,029	7,750
Copies	500	8	250	258	500
Legal Advertising	5,000	3,553	1,500	5,053	2,500
Other Current Charges	2,500	1,137	910	2,047	1,500
Office Supplies	500	-	250	250	500
Reserve Study	-	10	-	-	6,500
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative	\$ 142,381	\$ 81,807	\$ 58,486	\$ 140,282	\$ 152,872

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 13,200	\$ 7,925	\$ -	\$ 7,925	\$ 15,261
Field Management	18,056	12,038	9,630	21,668	22,751
Landscape Maintenance	130,676	73,291	57,385	130,676	144,596
Landscape Replacement	20,000	200	15,000	15,200	25,000
Lake Maintenance	17,820	10,910	8,728	19,638	17,820
Streetlights	80,000	42,508	34,006	76,514	80,000
Electric	1,650	760	608	1,369	1,300
Water & Sewer	20,000	1,362	1,090	2,452	3,000
Irrigation Repairs	7,500	-	4,500	4,500	5,000
General Repairs & Maintenance	15,000	7,430	5,944	13,375	20,000
Holiday Lights	-	-	-	-	7,500
Contingency	2,500	50	1,500	1,550	2,500
Subtotal Field Expenditures	\$ 326,402	\$ 156,474	\$ 138,392	\$ 294,866	\$ 344,728

Rhodine Road North
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Adopted Budget FY2027
Amenity Expenditures					
Amenity - Electric	\$ 13,068	\$ 1,780	\$ 2,860	\$ 4,640	\$ 7,500
Amenity - Water	2,178	2,648	2,119	4,767	5,000
Internet	924	566	453	1,019	900
Playground/Furniture Lease	14,454	6,023	1,205	7,227	-
Pest Control	1,680	960	768	1,728	1,728
Janitorial Services	13,130	6,525	5,220	11,745	13,130
Security Services	15,000	6,500	5,200	11,700	35,000
Pool Maintenance	21,600	14,800	11,840	26,640	26,500
Amenity Management	12,875	8,583	6,867	15,450	16,223
Amenity Repairs & Maintenance	10,000	3,528	2,823	6,351	10,000
Contingency	5,000	5,373	1,500	6,873	5,000
Special Projects	45,000	-	-	-	45,000
Subtotal Amenity Expenditures	\$ 154,909	\$ 57,287	\$ 40,853	\$ 98,140	\$ 165,981
Total Operations & Maintenance	\$ 481,311	\$ 213,761	\$ 179,245	\$ 393,006	\$ 510,709
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ 18,767	\$ -	\$ 18,767	\$ 18,767	\$ 13,885
Total Other Expenses	\$ 18,767	\$ -	\$ 18,767	\$ 18,767	\$ 13,885
Total Expenditures	\$ 642,460	\$ 295,568	\$ 256,498	\$ 552,055	\$ 677,465
Excess Revenues/(Expenditures)	\$ (0)	\$ 347,487	\$ (246,690)	\$ 100,808	\$ 0

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

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

Rhodine Road North
Community Development District
Adopted Budget
Series 2019 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 507,737	\$ 507,073	\$ 664	\$ 507,737	\$ 507,737
Interest	12,000	16,032	22,445	38,477	12,000
Carry Forward Surplus	314,926	312,730	-	312,730	17,087
Total Revenues	\$ 834,663	\$ 835,835	\$ 23,109	\$ 858,944	\$ 536,824
Expenditures					
Interest Expense - 11/1	\$ 170,619	\$ 170,619	\$ -	\$ 170,619	\$ 167,319
Principal Expense - 5/1	165,000	165,000	165,000	330,000	175,000
Interest Expense - 5/1	170,619	170,619	170,619	341,238	167,319
Total Expenditures	\$ 506,238	\$ 506,238	\$ 335,619	\$ 841,857	\$ 509,638
Excess Revenues/(Expenditures)	\$ 328,425	\$ 329,597	\$ (312,510)	\$ 17,087	\$ 27,187

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

Product	Assessable Units	Total Net Assessments	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	278	\$ 326,927	\$1,176	\$1,251
Single Family - 50'	123	\$ 180,810	\$1,470	\$1,564
	401	\$ 507,737		

Rhodine Road North
Community Development District
Adopted Budget
Series 2022 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 260,220	\$ 259,880	\$ 340	\$ 260,220	\$ 260,220
Interest	5,000	7,563	15,126	22,689	5,000
Carry Forward Surplus	121,624	120,435	-	120,435	(41,534)
Total Revenues	\$ 386,844	\$ 387,878	\$ 15,466	\$ 403,344	\$ 223,686
Expenditures					
Interest Expense - 11/1	\$ 78,293	\$ 78,293	\$ -	\$ 78,293	\$ 76,928
Principal Expense - 5/1	105,000	105,000	105,000	210,000	105,000
Interest Expense - 5/1	78,293	78,293	78,293	156,586	76,928
Total Expenditures	\$ 261,585	\$ 261,586	\$ 183,293	\$ 444,878	\$ 258,855
Excess Revenues/(Expenditures)	\$ 125,259	\$ 126,293	\$ (167,827)	\$ (41,534)	\$ (35,169)

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

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family 40	97	\$ 116,320	\$1,199	\$1,276
Single Family 50	96	\$ 143,900	\$1,499	\$1,595
	193	\$ 260,220		

Rhodine Road North
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Adopted Budget FY2027
Revenues					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ 22,509	\$ 68,361	\$ -	\$ 68,361	\$ 87,128
Total Revenues	\$ 22,509	\$ 68,361	\$ -	\$ 68,361	\$ 87,128
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 18,767	\$ 18,767	\$ -	\$ 18,767	\$ 13,885
Total Other Financing Sources/(Uses)	\$ 18,767	\$ 18,767	\$ -	\$ 18,767	\$ 13,885
Excess Revenues/(Expenditures)	\$ 41,276	\$ 87,128	\$ -	\$ 87,128	\$ 101,013