

*Rhodine Road North  
Community Development District*

*Meeting Agenda*

*July 9, 2026*

# AGENDA

# *Rhodine Road North*

## *Community Development District*

---

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

July 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, July 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 June 11, 2026 Board of Supervisors Meeting
4. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget
    - i. Consideration of Resolution 2026-08 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - i. Consideration of Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2026-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027
6. Consideration of Resolution 2026-11 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Thursday, November 12, 2026—Regular Meeting Date) (Seat #4)
7. Discussion Regarding Fence Installation in Drainage Easement
8. Ratification of Temporary Access Agreement for Resident Pool Construction
9. Ratification of License Agreement for HOA Sign Installation on CDD Property
10. Goals and Objectives
  - A. Adoption of Fiscal Year 2027 Goals & Objectives
  - B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form
11. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report

- i. Consideration of Proposal to Replace Pool Deck Pavers
    - ii. Consideration of Proposal for Holiday Lighting for 2026
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
- 12. Other Business
- 13. Supervisors Requests and Audience Comments
- 14. 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, June 11, 2026** at 1:33 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, KVV Law
Heather Wertz <i>by Zoom</i>	District Engineer, Absolute Engineering
Joel Blanco	Field Manager, GMS
Marshall Tindall	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 April 9, 2026  
Board of Supervisors Meeting**

Ms. Burns presented the minutes for the April 9, 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. Elliott, with all in favor, the Minutes of April 9, 2026 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Discussion Regarding Fence Installation in  
Drainage Easement**

Ms. Burns explained that a photo was received showing a fence installed in a drainage easement, and the fence appears to follow the swale instead of being raised, which could interfere with drainage. She checked with the HOA and found that the fence had been approved, but the approval did not mention the easement or require the fence to be lifted. She stated this may be a broader issue across the community, since other fences may have been approved the same way. Because many of these fences are in rear easement areas with no direct access, the District cannot easily inspect them.

Ms. Wertz explained that the fence is blocking a swale and drainage easement that are meant to carry stormwater and connect pond outflow, so the installation interferes with water flow and access to drainage infrastructure. She outlined two options: either reinstall the fence with a 6-inch gap across a 6-foot-wide section to allow water to pass or move/remove the fence so it sits outside the 20-foot drainage easement, though that would create a maintenance burden for the area behind it. She noted that while the plat does prohibit fences in the easement, the bigger concern is maintaining access for inspections and repairs, since the current fence layout prevents staff from reaching the stormwater system. She suggested that if the fence remains, the District may need protection such as a hold-harmless agreement.

The Board discussed fences installed within drainage easements and the resulting concerns regarding stormwater flow, maintenance access, and potential liability. It was noted that if fences are permitted to remain, residents may be required to execute access and maintenance agreements allowing the District to enter the property as needed and requiring removal if repairs become necessary. Concern was also raised that blocked drainage could create liability in the event of flooding.

The Board discussed whether the HOA documents contain provisions requiring removal or modification of noncompliant improvements. It was noted that review of the HOA covenants is necessary to determine whether responsibility may be placed on the HOA; however, because the current HOA is a successor entity, the District may ultimately retain responsibility for the drainage

easements. The Board recognized that the issue may be widespread and that addressing only one property could create fairness concerns. If the HOA documents do not provide a mechanism for enforcement, the matter may be returned to the Board with a recommendation to notify all affected residents that fences must be raised or removed, and that access and maintenance agreements may be required where fences remain.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Collins had nothing to report.

**B. Engineer**

Ms. Wertz had nothing to report.

**C. Field Manager's Report**

**i. Consideration of Proposal to Install Crepe Myrtles on Common Area Strip on Downy Birch Drive**

Mr. Blanco presented the first proposal to install four 30-gallon crape myrtles along the common area strip on Downey Birch Drive. He clarified that, although the vendor had previously said bubblers could not be installed, a follow-up site check confirmed that the irrigation zone is separate from the entrance and can support bubblers. The proposal therefore includes both bubblers and mulch around the tree rings, for a total cost of \$2,569. He noted that the area already has existing crape myrtles, so the new installation would be consistent with the current landscaping.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Proposal to Install Crepe Myrtles on Common Area Strip on Downy Birch Drive, was approved.
--

**ii. Consideration of Proposal for Installation of Agave Plantings at the Open Area by Downy Birch Cul-De-Sac**

Mr. Blanco presented a proposal to install 15-gallon agave plantings with cocoa brown mulch at the open area near the Downey Birch Drive cul-de-sac, at a total cost of \$2,772.50. Ms. Burns noted this was the area where the Board had previously considered installing a fence, but

because children from the adjacent neighborhood were likely to damage it, the direction was instead to find an alternative solution.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Proposal for Installation of Agave Plantings at the Open Area by Downy Birch Cul-De-Sac, was approved.

**iii. Consideration of Proposal for Pool Maintenance Services**

Mr. Blanco presented a proposal to replace the current pool maintenance vendor due to repeated service issues, including cloudy water, algae, and inconsistent performance. A new vendor was recommended at \$2,200 per month for the same four-day-per-week service, compared with the current \$1,800 per month contract. The Board discussed the budget impact and 30-day termination period, then approved terminating the existing agreement and moving forward with the new vendor.

Mr. Blanco reported that entrance plantings and mulch replacements were completed, dog waste stations were serviced, pond dye was requested for algae control, the new dog run was added to insurance, and fire extinguisher inspections were underway.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Terminating the Existing Pool Maintenance Provide and Approving the Proposal for Pool Maintenance Services, 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.

**iii. Presentation of Number of Registered Voters – 672**

Ms. Burns reported that the community currently has 672 registered voters, meaning it has already exceeded the threshold requiring transition of board seats to the general election process. As a result, two seats are up for election, the qualifying period is taking place that week, and those two seats will transition in November.

**iv. Reminder to Board Members to File Form 1’s by the July 1, 2026 Deadline**

Ms. Burns reminded the Board to File Form 1’s by the July 1, 2026 Deadline.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Ms. Wertz asked whether the review should cover both Rodine Road North and the referenced southern area for fence-related drainage easements and then noted there is also a final plat for Ridgewood South Phase 2 that has not yet been recorded but can be marked up and provided for the District’s files. Ms. Burns confirmed that the review should include everything within the District boundary to identify any drainage easements located on lots.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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

# SECTION A

# SECTION 1

## RESOLUTION 2026-08

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Rhodine Road North Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

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

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

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

#### **SECTION 1. BUDGET**

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rhodine Road North Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
DEBT SERVICE FUND – SERIES 2022	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

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

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

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

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

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

**PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF JULY, 2026.**

ATTEST:

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

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

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

***Approved Proposed Budget***  
***FY2027***



# Table of Contents

<b>1-2</b>	<b>General Fund</b>
<b>3-8</b>	<b>General Fund Narrative</b>
<b>9</b>	<b>Series 2019 Debt Service Fund</b>
<b>10-11</b>	<b>Series 2019 Amortization Schedule</b>
<b>12</b>	<b>Series 2022 Debt Service Fund</b>
<b>13-14</b>	<b>Series 2022 Amortization Schedule</b>
<b>15</b>	<b>Capital Reserve Fund</b>

**Rhodine Road North**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - Tax Roll	\$ 628,057	\$ 627,326	\$ 731	\$ 628,057	\$ 672,465
Assessments- Direct	9,403	7,052	2,351	9,403	-
Interest Income	5,000	8,408	6,726	15,134	5,000
Other Income	-	270	-	270	-
<b>Total Revenues</b>	<b>\$ 642,460</b>	<b>\$ 643,055</b>	<b>\$ 9,808</b>	<b>\$ 652,863</b>	<b>\$ 677,465</b>

**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
<b>Total Administrative</b>	<b>\$ 142,381</b>	<b>\$ 81,807</b>	<b>\$ 58,486</b>	<b>\$ 140,282</b>	<b>\$ 152,872</b>

*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
<b>Subtotal Field Expenditures</b>	<b>\$ 326,402</b>	<b>\$ 156,474</b>	<b>\$ 138,392</b>	<b>\$ 294,866</b>	<b>\$ 344,728</b>

**Rhodine Road North**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Amenity Expenditures</b>					
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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 154,909</b>	<b>\$ 57,287</b>	<b>\$ 40,853</b>	<b>\$ 98,140</b>	<b>\$ 165,981</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 481,311</b>	<b>\$ 213,761</b>	<b>\$ 179,245</b>	<b>\$ 393,006</b>	<b>\$ 510,709</b>
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ 18,767	\$ -	\$ 18,767	\$ 18,767	\$ 13,885
<b>Total Other Expenses</b>	<b>\$ 18,767</b>	<b>\$ -</b>	<b>\$ 18,767</b>	<b>\$ 18,767</b>	<b>\$ 13,885</b>
<b>Total Expenditures</b>	<b>\$ 642,460</b>	<b>\$ 295,568</b>	<b>\$ 256,498</b>	<b>\$ 552,055</b>	<b>\$ 677,465</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 347,487</b>	<b>\$ (246,690)</b>	<b>\$ 100,808</b>	<b>\$ 0</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.

---

#### **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 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
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
<b>Total Revenues</b>	<b>\$ 834,663</b>	<b>\$ 835,835</b>	<b>\$ 23,109</b>	<b>\$ 858,944</b>	<b>\$ 536,824</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	330,000	175,000
Interest Expense - 5/1	170,619	170,619	170,619	341,238	167,319
<b>Total Expenditures</b>	<b>\$ 506,238</b>	<b>\$ 506,238</b>	<b>\$ 335,619</b>	<b>\$ 841,857</b>	<b>\$ 509,638</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 328,425</b>	<b>\$ 329,597</b>	<b>\$ (312,510)</b>	<b>\$ 17,087</b>	<b>\$ 27,187</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**  
**Proposed Budget**  
**Series 2022 Debt Service Fund**

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
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)
<b>Total Revenues</b>	<b>\$ 386,844</b>	<b>\$ 387,878</b>	<b>\$ 15,466</b>	<b>\$ 403,344</b>	<b>\$ 223,686</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	210,000	105,000
Interest Expense - 5/1	78,293	78,293	78,293	156,586	76,928
<b>Total Expenditures</b>	<b>\$ 261,585</b>	<b>\$ 261,586</b>	<b>\$ 183,293</b>	<b>\$ 444,878</b>	<b>\$ 258,855</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 125,259</b>	<b>\$ 126,293</b>	<b>\$ (167,827)</b>	<b>\$ (41,534)</b>	<b>\$ (35,169)</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**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 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	\$ 13,885
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 18,767</b>	<b>\$ 18,767</b>	<b>\$ -</b>	<b>\$ 18,767</b>	<b>\$ 13,885</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 41,276</b>	<b>\$ 87,128</b>	<b>\$ -</b>	<b>\$ 87,128</b>	<b>\$ 101,013</b>

# SECTION B

# SECTION 1

## RESOLUTION 2026-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A**; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

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

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

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

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

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

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in

full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

**PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF JULY, 2026.**

ATTEST:

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

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

**Exhibit B:** Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

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

***Approved Proposed Budget***  
***FY2027***



# Table of Contents

<b>1-2</b>	<b>General Fund</b>
<b>3-8</b>	<b>General Fund Narrative</b>
<b>9</b>	<b>Series 2019 Debt Service Fund</b>
<b>10-11</b>	<b>Series 2019 Amortization Schedule</b>
<b>12</b>	<b>Series 2022 Debt Service Fund</b>
<b>13-14</b>	<b>Series 2022 Amortization Schedule</b>
<b>15</b>	<b>Capital Reserve Fund</b>

**Rhodine Road North**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - Tax Roll	\$ 628,057	\$ 627,326	\$ 731	\$ 628,057	\$ 672,465
Assessments- Direct	9,403	7,052	2,351	9,403	-
Interest Income	5,000	8,408	6,726	15,134	5,000
Other Income	-	270	-	270	-
<b>Total Revenues</b>	<b>\$ 642,460</b>	<b>\$ 643,055</b>	<b>\$ 9,808</b>	<b>\$ 652,863</b>	<b>\$ 677,465</b>

**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
<b>Total Administrative</b>	<b>\$ 142,381</b>	<b>\$ 81,807</b>	<b>\$ 58,486</b>	<b>\$ 140,282</b>	<b>\$ 152,872</b>

*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
<b>Subtotal Field Expenditures</b>	<b>\$ 326,402</b>	<b>\$ 156,474</b>	<b>\$ 138,392</b>	<b>\$ 294,866</b>	<b>\$ 344,728</b>

**Rhodine Road North**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Amenity Expenditures</b>					
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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 154,909</b>	<b>\$ 57,287</b>	<b>\$ 40,853</b>	<b>\$ 98,140</b>	<b>\$ 165,981</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 481,311</b>	<b>\$ 213,761</b>	<b>\$ 179,245</b>	<b>\$ 393,006</b>	<b>\$ 510,709</b>
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ 18,767	\$ -	\$ 18,767	\$ 18,767	\$ 13,885
<b>Total Other Expenses</b>	<b>\$ 18,767</b>	<b>\$ -</b>	<b>\$ 18,767</b>	<b>\$ 18,767</b>	<b>\$ 13,885</b>
<b>Total Expenditures</b>	<b>\$ 642,460</b>	<b>\$ 295,568</b>	<b>\$ 256,498</b>	<b>\$ 552,055</b>	<b>\$ 677,465</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 347,487</b>	<b>\$ (246,690)</b>	<b>\$ 100,808</b>	<b>\$ 0</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.

---

#### **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 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
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
<b>Total Revenues</b>	<b>\$ 834,663</b>	<b>\$ 835,835</b>	<b>\$ 23,109</b>	<b>\$ 858,944</b>	<b>\$ 536,824</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	330,000	175,000
Interest Expense - 5/1	170,619	170,619	170,619	341,238	167,319
<b>Total Expenditures</b>	<b>\$ 506,238</b>	<b>\$ 506,238</b>	<b>\$ 335,619</b>	<b>\$ 841,857</b>	<b>\$ 509,638</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 328,425</b>	<b>\$ 329,597</b>	<b>\$ (312,510)</b>	<b>\$ 17,087</b>	<b>\$ 27,187</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**  
**Proposed Budget**  
**Series 2022 Debt Service Fund**

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
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)
<b>Total Revenues</b>	<b>\$ 386,844</b>	<b>\$ 387,878</b>	<b>\$ 15,466</b>	<b>\$ 403,344</b>	<b>\$ 223,686</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	210,000	105,000
Interest Expense - 5/1	78,293	78,293	78,293	156,586	76,928
<b>Total Expenditures</b>	<b>\$ 261,585</b>	<b>\$ 261,586</b>	<b>\$ 183,293</b>	<b>\$ 444,878</b>	<b>\$ 258,855</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 125,259</b>	<b>\$ 126,293</b>	<b>\$ (167,827)</b>	<b>\$ (41,534)</b>	<b>\$ (35,169)</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**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 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	\$ 13,885
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 18,767</b>	<b>\$ 18,767</b>	<b>\$ -</b>	<b>\$ 18,767</b>	<b>\$ 13,885</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 41,276</b>	<b>\$ 87,128</b>	<b>\$ -</b>	<b>\$ 87,128</b>	<b>\$ 101,013</b>

<b>Rhodine Road North CDD</b> <b>FY 27 Assessment Roll</b>
---

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









Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773459136	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459138	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459140	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459142	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459144	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459146	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459148	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459150	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459152	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459154	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459156	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459158	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459160	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459162	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459164	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459166	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459168	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459170	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459172	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459174	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459176	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459178	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459180	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459182	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459184	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459186	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459188	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459190	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459192	1	\$1,124.82	\$1,251.06		\$2,375.88
0773459194	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459196	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459198	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459200	0	\$0.00	\$0.00		\$0.00
0773459202	0	\$0.00	\$0.00		\$0.00
0773459212	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459214	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459216	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459218	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459220	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459222	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459224	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459226	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459228	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459230	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459232	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459234	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459236	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459238	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459240	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459242	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459244	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459246	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459248	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459250	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459252	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459254	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459256	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459258	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459260	1	\$1,124.82	\$1,563.83		\$2,688.65

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0773459262	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459264	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459266	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459268	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459270	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459272	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459274	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459276	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459278	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459280	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459282	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459284	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459286	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459288	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459290	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459292	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459294	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459296	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459298	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459300	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459302	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459304	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459306	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459308	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459310	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459312	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459314	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459316	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459318	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459320	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459322	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459324	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459326	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459328	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459330	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459332	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459334	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459336	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459338	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459340	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459342	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459344	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459346	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459348	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459350	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459354	0	\$0.00	\$0.00		\$0.00
0773459356	0	\$0.00	\$0.00		\$0.00
0773459392	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459394	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459396	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459398	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459400	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459402	1	\$1,124.82	\$1,563.83		\$2,688.65
0773459404	1	\$1,124.82	\$1,563.83		\$2,688.65
0774340000	0	\$0.00	\$0.00		\$0.00
0774363472	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363474	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363476	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363478	1	\$1,124.82		\$1,594.64	\$2,719.46

Folio	Units	O&M	2019 Debt	2022 Debt	Total
0774363480	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363482	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363484	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363486	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363488	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363490	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363492	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363494	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363496	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363498	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363500	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363502	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363504	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363506	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363508	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363510	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363512	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363514	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363516	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363518	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363520	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363522	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363524	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363526	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363528	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363530	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363532	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363534	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363536	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363538	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363540	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363542	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363544	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363546	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363548	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363550	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363552	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363554	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363556	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363558	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363560	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363562	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363564	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363566	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363568	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363570	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363572	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363574	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363576	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363578	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363580	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363582	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363584	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363586	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363588	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363590	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363592	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363594	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363596	1	\$1,124.82		\$1,594.64	\$2,719.46





<b>Folio</b>	<b>Units</b>	<b>O&amp;M</b>	<b>2019 Debt</b>	<b>2022 Debt</b>	<b>Total</b>
0774363834	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363836	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363838	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363840	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363842	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363844	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363846	1	\$1,124.82		\$1,275.72	\$2,400.54
0774363848	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363850	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363852	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363854	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363856	1	\$1,124.82		\$1,594.64	\$2,719.46
0774363858					\$0.00
0774363859					\$0.00
0774363860					\$0.00
<b>Total Gross Onroll</b>	<b>594</b>	<b>\$668,143.08</b>	<b>\$540,145.77</b>	<b>\$276,830.28</b>	<b>\$1,485,119.13</b>
<b>Total Net Onroll</b>		<b>\$628,054.50</b>	<b>\$507,737.02</b>	<b>\$260,220.46</b>	<b>\$1,396,011.98</b>
<b>Direct Billing</b>	<b>Acres</b>				
0774340000	10.59	\$47,242.44	\$0.00	\$0.00	\$0.00
<b>Total Gross Direct</b>		<b>\$47,242.44</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Net Direct</b>		<b>\$44,407.89</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Gross Assessments</b>		<b>\$715,385.52</b>	<b>\$540,145.77</b>	<b>\$276,830.28</b>	<b>\$1,485,119.13</b>
<b>Total Net Assessments</b>		<b>\$672,462.39</b>	<b>\$507,737.02</b>	<b>\$260,220.46</b>	<b>\$1,396,011.98</b>

# SECTION V

**RESOLUTION 2026-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

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

**ATTEST:**

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2027 Annual Meeting Schedule

**EXHIBIT A:**

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MEETINGS FOR FISCAL YEAR 2027**

The Board of Supervisors (“**Board**”) of the Rhodine Road North Community Development District (“**District**”) will hold their regular meetings for Fiscal Year 2027 at the Hampton Inn – Plant City, 2702 Thonotosassa Road, Plant City, Florida 33563, on the 2<sup>nd</sup> Thursday of the month, at 1:00 p.m. on the following dates, unless otherwise indicated as follows:

**October 8, 2026**  
**November 12, 2026**  
**December 10, 2026**  
**January 14, 2027**  
**February 11, 2027**  
**March 11, 2027**  
**April 8, 2027**  
**May 13, 2027**  
**June 10, 2027**  
**July 8, 2027**  
**August 12, 2027**  
**September 9, 2027**

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 (“**District Manager’s Office**”).

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

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

District Manager

# SECTION VI

**RESOLUTION 2026-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR LANDOWNER ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to Chapter 190, Florida Statutes,” and the Board shall consist of five (5) members; and

**WHEREAS**, the District is statutorily required to hold its meeting of the landowners of the District for the purpose of electing Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

**1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.**

The Board is currently made up of the following individuals:

<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

This year, Seat 4 is subject to election by landowners in November 2026. The candidate receiving the highest number of votes shall be elected for terms of four (4) years. The term of office for the successful candidate shall commence upon election.

**2. LANDOWNERS’ ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the following date, time and location:

DATE: Thursday, November 12, 2026  
TIME: 1:00 PM  
LOCATION: Hampton Inn – Plant City

2702 Thonotosassa Road  
Plant City, Florida 33563

**3. PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

**4. FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its July 9, 2026, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Composite Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

**5. 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.

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

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

ATTEST:

**RHODINE ROAD NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Composite Exhibit A:** Sample Notice of Landowners' Meeting and Election, Instructions, Proxy, and Ballot Form

**NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE  
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Rhodine Road North Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 119.37 acres, generally located in the area north of Rhodine Road and southwest of Balm-Riverview Road within Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District’s Board of Supervisors (“**Board**”, and each member individually, “**Supervisor**”). Immediately following the landowners’ meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least three (3) business days before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE  
RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please that a particular parcel of real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected to a term of four (4) years. The terms of office for the successful candidates shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at \_\_\_\_\_, **on November \_\_\_\_, 2026, at \_\_\_\_\_ a/p.m.**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**  
**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**LANDOWNERS' MEETING – NOVEMBER \_\_\_\_, 2026**

**For Election (3 Supervisors):** The candidate receiving the highest number of votes will serve a four (4) year term. All terms of office commence upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

Description	Acreage
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_  
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
4		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

# SECTION VIII

**TEMPORARY ACCESS AGREEMENT**

**THIS TEMPORARY ACCESS AGREEMENT** (“Agreement”) is made and entered into this 18th day of May 2026, by and between:

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida, with a mailing address of c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”); and

**FRANKLIN M. HOPKINS AND LUCIA MARTINO**, whose address is 11970 Downy Birch Drive, Riverview, Florida 33569 (together, the “Homeowner”); and

**PATIO POOLS, INC.**, a Florida corporation, with a principal address of 4118 Gunn Highway, Tampa, Florida 33618 (the “Pool Contractor”).

**WITNESSETH**

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, the District is the owner of certain lands in the City of Brooksville, Hillsborough County, Florida, including Tract A as identified on that certain plat known as *Ridgewood*, recorded in Plat Book 137, Page 149 *et seq.* in the Official Records of Hillsborough County, Florida (“Property”); and

**WHEREAS**, Homeowner owns a parcel of land located at 11970 Downy Birch Drive, Riverview, Florida 33569, and located within the boundaries of the District, which is also identifiable as Block 11, Lot 21 on the plat known as *Ridgewood*, recorded in Plat Book 137, Page 149 *et seq.* in the Official Records of Hillsborough County, Florida; and

**WHEREAS**, Homeowner has requested the District’s permission to use a portion of the Property identified in **Exhibit A** attached hereto and incorporated herein by reference (“Access Route”) for the limited purpose of gaining access to Homeowner’s lot for the construction of a pool, and the District is agreeable to granting such temporary access on the terms and conditions set forth herein.

**NOW, THEREFORE**, in consideration of good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

**1. RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

**2. GRANT OF ACCESS.** The District hereby grants to Homeowner and Pool Contractor temporary, non-exclusive access over and across the Access Route, for the limited purpose of Homeowner and Pool Contractor accessing Homeowner's lot to construct a pool, and subject to the terms and conditions herein:

- a. Homeowner and Pool Contractor agree and acknowledge that the District makes no representations or warranties that the Access Route is sufficiently wide or suitable for Homeowner and Pool Contractor's needs. Regardless, Homeowner and Pool Contractor, jointly and severally, assume any and all risk and liability associated with any and all use, whether authorized or unauthorized of the Access Route, the Property or other lands not encompassed within the scope of this Agreement.
- b. Homeowner and Pool Contractor acknowledge that drainage improvements and other improvements may be located on the Access Route or on nearby property, and that Homeowner and Pool Contractor shall be jointly and severally responsible for any damages caused to any and all improvements and property as provided in Section 5 herein. Said improvements may include, but are not limited to, landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, drainage facilities and other structures.
- c. Homeowner and Pool Contractor acknowledge that the District's stormwater management system, which may be located on or adjacent to the Access Route, are subject to permitting restrictions by the Southwest Florida Water Management District ("SWFWMD") and shall refrain from any actions or activities that may violate applicable SWFWMD permits. Pool Contractor must obtain, at its sole cost and expense, any and all permits, authorizations, or modifications required by SWFWMD or any other regulatory agency for the proposed access and work, including without limitation any Environmental Resource Permit (ERP) coverage required for activities in, on, or adjacent to surface waters, and must deliver copies of all such permits and authorizations to the District prior to the Commencement Date.
- d. Homeowner and Pool Contractor acknowledge and agree that erosion controls must be installed along the Access Route prior to the Commencement Date and continuously maintained throughout the term of this Agreement. Homeowner and Pool Contractor must promptly install any additional or replacement erosion control measures required by the District in response to site conditions or weather events.
- e. Upon completion of pool construction, Homeowner and Pool Contractor acknowledge any rutting, soil disturbance, or other impacts to the pond slope along the Access Route must be stabilized with sod and any rutting or grading impacts along the Access Route must be filled and re-graded to existing contours and elevations, as determined by District. Homeowner and Pool Contractor agree to complete such repairs within a reasonable time following completion of pool construction, not to exceed thirty (30) calendar days, as agreed upon by the District.

- f. The grant of authority herein is limited to the Access Route and no other and is limited to the Property owned by the District. Nothing herein shall be construed as granting any right or authority to use or access any property owned by any third party and if access to any property not owned by the District is required, it is the sole responsibility of Homeowner and Pool Contractor to obtain any necessary permissions from the respective property owner(s).
- g. Homeowner and Pool Contractor acknowledge and agree that no part of the Property or Access Route may be used to stockpile materials or equipment associated with construction of the pool.
- h. Homeowner shall ensure no lien attaches to the Property, any improvements located on said Property, or the District's other property arising out of work performed by, for, or on behalf of Homeowner and Pool Contractor.

**3. TERM.** Unless extended as hereinafter provided, this Agreement will terminate upon the earlier of (i) sixty (60) days from the Commencement Date (as defined herein); (ii) such time as construction of the pool is complete, or (iii) notice of termination from the District to Homeowner and/or Pool Contractor. As a condition precedent to the Commencement Date, Homeowner and Pool Contractor must deliver to the District copies of (a) all building, construction, and any other permits required by Hillsborough County or any other governmental authority for the construction of the pool and use of the Access Route, and (b) any SWFWMD/ERP authorizations required for work in, on, or adjacent to the District's stormwater management facilities. Homeowner and Pool Contractor may use the Access Route until the termination of this Agreement. Homeowner and Pool Contractor acknowledge that the permission granted herein is given as an accommodation and is revocable and terminable at any time, with or without cause, upon written notice to Homeowner and/or Pool Contractor.

**4. INDEMNIFICATION.**

- a. Homeowner and Pool Contractor, jointly and severally, agree to indemnify, defend and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions, or negligence in the use of the Property by Homeowner, Pool Contractor or their agents, employees or independent contractors.
- b. Homeowner and Pool Contractor agree that nothing contained in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

**5. REPAIR OF DAMAGE.** In the event that Homeowner, Pool Contractor, or their respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) cause damage to the Property or any of the improvements located thereon or cause damage to the District's other property or any improvements located thereon, or damage to any other person's property or improvements located thereon (together, the "Damage"), Homeowner and Pool Contractor, at Homeowner and Pool Contractor's cost and expense, jointly and severally,

agree to bear financial responsibility for the cost of repairing said Damage to the District's satisfaction and returning the impacted property and/or improvements to their original or better condition. Within ten (10) days of the District's receipt of written notice from Homeowner that the pool construction is complete, the District, through its designated representatives, shall inspect the Property for any Damage. Should such Damage occur at any point during the term of this Agreement, or be discovered at any time after the termination of this Agreement, Homeowner and Pool Contractor may elect one of two options:

- a. Repair of Damage. Homeowner and Pool Contractor may elect to directly engage maintenance professionals to repair the Damage, at their own cost and expense, jointly and severally. If this option is selected, the District shall have the right to inspect the repairs to ensure that the property and/or improvements have been restored to their original condition and that the repairs are otherwise satisfactory in the District's reasonable discretion. Said repairs must be completed within fifteen (15) days after receiving written notice of the occurrence of any such Damage. Any maintenance professional engaged to perform work on the District's property must satisfy the insurance requirements and agree to the indemnification provisions stated herein.
- b. Payment of Costs for Repair. Alternatively, Homeowner and Pool Contractor may elect to pay the District the costs and expenses necessary to repair the Damage. If this option is selected, payment shall be due within fifteen (15) days of an invoice from the District for the cost and expenses associated with the work. If no response is received to a written notification of Damage or if Damage has not been repaired to the District's reasonable satisfaction within fifteen (15) days after receiving written notice of the occurrence of any such Damage, unless such time is reduced or extended by the District, Homeowner and Pool Contractor shall be deemed to have consented to the District's repair of said Damage and the District shall proceed with the necessary repairs and invoice the Homeowner and Pool Contractor, jointly and severally, for the costs and expenses associated with the same.

**6. DEPOSIT AND PAYMENT FOR DAMAGE.** Prior to Homeowner or Pool Contractor exercising their rights under this Agreement, Homeowner shall pay a deposit of **Five Hundred Dollars (\$500.00)** ("Deposit") via check payable the District, c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. Should any damage to the Property be discovered during the District's inspection, the District shall have the right to use the Deposit for the purpose of repairing any damage caused by the pool construction. If the cost to repair any damage shall exceed the Deposit amount, Homeowner shall remain liable for any additional amounts that may be necessary to repair any damage, or for repair of the Damage as described in Section 5 above. If the Property is free of damage, the District shall return the Deposit in full.

**7. SCHEDULE.** Homeowner and Pool Contractor agree that commencement of use of the Access Route shall be coordinated with the District's representative, Jill Burns, or her designee in writing via e-mail at [jburns@gmscfl.com](mailto:jburns@gmscfl.com) prior to such initial use ("Commencement

Date”). Following the Commencement Date, Homeowner and Pool Contractor shall notify the District at least forty-eight (48) hours in advance of each use of the Access Route. Any use for which the District was not notified at least forty-eight (48) hours in advance shall be deemed trespassing, and the appropriate authorities shall be notified in the District’s sole discretion.

**8. INSURANCE.** Pool Contractor and any other contractor engaged to perform any work, including repair of any Damage, on the Property shall, at its own expense, maintain insurance throughout the term of this Agreement and for a period of not less than three (3) years following completion of pool construction and all restoration work, with limits of liability not less than the following:

Workers’ Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	\$1,000,000
Property Damage (including contractual)	\$1,000,000
General Aggregate	\$2,000,000
Automobile Liability	\$1,000,000
Combined single limit, Bodily injury and property damage (covering owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed)	

The District and its staff, consultants and supervisors shall be named as additional insured on the General Liability and Automobile Liability policies. Pool Contractor shall furnish to the District a Certificate of Insurance evidencing compliance with this requirement prior to the Commencement Date. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best’s Insurance Reports rating of at least A-VII.

**9. DEFAULT.** A default by any party under this Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

**10. ENFORCEMENT OF AGREEMENT.** In the event that the District, Pool Contractor or Homeowner seeks to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney’s fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**11. NOTICES.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving

notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To the District:	Rhodine Road North CDD c/o Governmental Management Services - Central Florida, LLC 219 E. Livingston Street Orlando, Florida 32801 Attn: District Manager
With a copy to:	Kilinski   Van Wyk PLLC 517 East College Avenue Tallahassee, Florida 32301 Attn: District Counsel
To Homeowner:	Franklin M. Hopkins and Lucia Martino 11970 Downy Birch Drive Riverview, Florida 33569
To Pool Contractor:	Patio Pool, Inc. 4118 Gunn Highway Tampa, Florida 33618 Attn: <u>Thomas Travis</u>

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District may deliver Notice on behalf of the District.

**12. THIRD PARTIES.** This Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

**13. ASSIGNMENT.** No party may assign, transfer or license all or any portion of its rights under this Agreement without the prior written consent of the other parties.

**14. CONTROLLING LAW; VENUE.** This Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree and consent to venue in Hillsborough County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Agreement.

**15. PUBLIC RECORDS.** Homeowner and Pool Contractor understand and agree that all documents of any kind provided to the District or to District staff in connection with this Agreement are public records and are to be treated as such in accordance with Florida law.

**16. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**17. BINDING EFFECT.** This Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

**18. AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

**19. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all parties hereto.

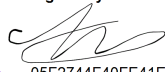
**20. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**21. JOINT AND SEVERAL LIABILITY.** Homeowner and Pool Contractor hereby agree that in any and all instances where either party may be found liable for damages or obligations under this Agreement, Homeowner and Pool Contractor shall, to the fullest extent permitted by law, be jointly and severally liable and obligated.

*[Signatures on following page]*

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

Signed by:  
  
05F2744F40FE41E...  
\_\_\_\_\_  
Chair / Vice Chair, Board of Supervisors

**FRANKLIN M. HOPKINS, HOMEOWNER**

HOPKINS.FRANKLIN.M  
ATTHEW.1148926138  
Digitally signed by  
HOPKINS.FRANKLIN.MATTHEW.11489  
26138  
Date: 2026.05.18 06:47:45 -04'00'  
\_\_\_\_\_  
Franklin M. Hopkins

**LUCIA MARTINO, HOMEOWNER**

*Lucia Martino*  
\_\_\_\_\_  
Lucia Martino

**PATIO POOLS, INC., a Florida corporation**

*Thomas Travis*  
By: Thomas Travis  
Its: \_\_\_\_\_

**Exhibit A:** Access Route

**Exhibit A:**  
Access Route



# SECTION IX

## LICENSE AGREEMENT FOR INSTALLATION OF SIGNS ON DISTRICT PROPERTY

**THIS LICENSE AGREEMENT** (the “**Agreement**”) is made and entered into this 27th day of April 2026, by and between:

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida, and with a mailing address c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”); and

**RIDGEWOOD HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, with a mailing address of 7004 U.S. 301 N., Ellenton, Florida 34222 (the “**Licensee**”).

### RECITALS

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the Licensee has asked the District for a license to install and maintain “No Soliciting” signs on District property; and

**WHEREAS**, the District agrees to grant the Licensee a non-exclusive license for access and use of certain property within the District for the purpose of installing and maintaining the signs installed on certain District property at the locations set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the “**Property**”); and

**WHEREAS**, the District and the Licensee desire to set forth the terms of their mutual agreement regarding access and use of the Property.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

**2. GRANT OF LICENSE.** The District hereby grants to the Licensee a non-exclusive license to install, operate and maintain the signs identified in **Exhibit B** (“**Signs**”) and Licensee may only install the Signs at the locations in **Exhibit A** and no other. The Sign installation must be consistent with this Agreement and applicable laws, regulations and codes of, including, but not limited to, Hillsborough County and FDOT line of site requirements and advertising requirements. The content and form of the Signs shall be substantially as depicted in **Exhibit B**.

**3. CONDITIONS ON THE LICENSE.** The License granted in Paragraph 2, above, is subject to the following terms and conditions:

- A. The Licensee's access to and use of the Property for the purposes contemplated by this Agreement is limited to the scope of the License granted herein and solely on the Property set forth herein. The District is not granting access to any other Property.
- B. The Licensee shall be fully responsible for the Sign installation and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the Signs. Licensee shall be responsible for repairing any damage to the Property caused by the exercise of rights granted under this Agreement and the Property must be restored to the same or better position than prior to installation.
- C. The District may terminate this License at any time, in its absolute and sole discretion and the Licensee shall be entitled to no remuneration. Licensee must remove the Signs within five (5) days of notice of termination.

**4. ACCESS.** The District hereby grants the Licensee and its contractors the limited right to access the Property for the purposes described in this Agreement. The Licensee shall use all due care to accomplish the installation, maintenance, and removal of the Signs without damage to the property of the District, including the Property, and its residents and landowners, or any District improvements. The Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's use of the Property under this Agreement, including any damage caused by the installation, maintenance, or removal of the Signs. Any property or improvement repairs shall be at the Licensee's sole expense. The provisions of this Paragraph 4 shall survive termination of this Agreement.

**5. EFFECTIVE DATE; TERM.** This Agreement shall become effective on the date first written above and shall continue in full force and effect until revoked or terminated in accordance with Paragraph 6 below.

**6. REVOCATION, SUSPENSION AND TERMINATION.** The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide written notice to the Licensee of the suspension or revocation. The Licensee shall remove the Signs, at its sole cost, within five (5) days of the effective date of the suspension or revocation, and restore the District property to its pre-Sign condition, unless otherwise agreed to in writing by the District. The Licensee may terminate this Agreement upon written notice to the District. The Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement whatsoever. The provisions of Paragraphs 3 and 9 shall survive any revocation, suspension or termination of this Agreement.

7. **INSURANCE.** The Licensee shall, at its own expense, maintain insurance during the term of this Agreement, with limits of liability not less than the following General Liability Bodily Injury (including contractual) \$1,000,000/\$2,000,000 and General Liability Property Damage (including contractual) \$1,000,000/\$2,000,000. The District and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. The Licensee shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement at the time of execution of this Agreement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

8. **COMPLIANCE WITH LAWS, RULES AND POLICIES.** The Licensee shall comply at all times with relevant statutes, ordinances, codes, and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance.

9. **INDEMNIFICATION.**

- A. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. The Licensee will defend, indemnify, save and hold the District and its supervisors, officers, staff, employees, representatives, and agents ("**District Indemnitees**") harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee, its members, managers, agents, subcontractors or assigns in connection with the purposes of this Agreement.
- C. For purposes of this section, "acts or omissions" on the part of the Licensee and its members, managers, agents, assigns or subcontractors, includes, but is not limited to:
  - i. Installation of the Signs in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency having jurisdiction, unless such permit, license, certification, consent, or other approval is first obtained;
  - ii. Any claims of false advertisement, copyright infringement, trademark, or patent violations; and
  - iii. Any claims resulting from personal injury and property damage.

**D.** The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity.

**10. SOVEREIGN IMMUNITY.** Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**11. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

**12. DEFAULT.** In the event the Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and Licensee shall remove any Signs from District Property and repair the District Property to the same or better condition.

**13. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**14. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**15. ASSIGNMENT.** Neither the District nor the Licensee may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**16. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Licensee shall act as an independent contractor. Neither the Licensee nor any individual employed by the Licensee in connection with the use of the Property are employees of the District under the meaning or application of any federal or state laws. The Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the Property. The Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and the Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

**17. NOTICES.** All notices, requests, consents, and other communications hereunder (each, a "Notice" and collectively, "Notices") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

**A. If to the District:** Rhodine Road North CDD  
c/o Government Management Services –  
Central Florida, LLC  
219 E. Livingston Street  
Orlando, Florida 32801  
Attn: District Manager

**With a copy to:** Kilinski | Van Wyk PLLC  
517 East College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to the Licensee:** Ridgewood Homeowners Association, Inc.  
7004 U.S. 301 N.  
Ellenton, Florida 34222  
Attn: Radley Travez, LCAM

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

**18. INTERFERENCE BY THIRD PARTIES.** The District shall be solely responsible for enforcing its rights under this Agreement against any interfering party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**19. PUBLIC RECORDS.** The Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Licensee acknowledges that the designated public records custodian for the District is **Jillian Burns** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Licensee does not transfer the records to the Public Records Custodian of

the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Licensee, the Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE LICENSEE'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](mailto:JBURNS@GMSCFL.COM), OR BY REGULAR MAIL AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

**20. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

**21. ARM'S LENGTH NEGOTIATION.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

**22. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

**23. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this Agreement.

**24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions

of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**25. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**26. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

**IN WITNESS WHEREOF,** the parties hereto have signed this Agreement to be effective on the day and year first written above.

**RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT**

Signed by:

*Milton Andrade*

05F2744E40FE41E

Chairperson/Vice Chairperson, Board of Supervisors

**RIDGEWOOD HOMEOWNERS ASSOCIATION, INC.**



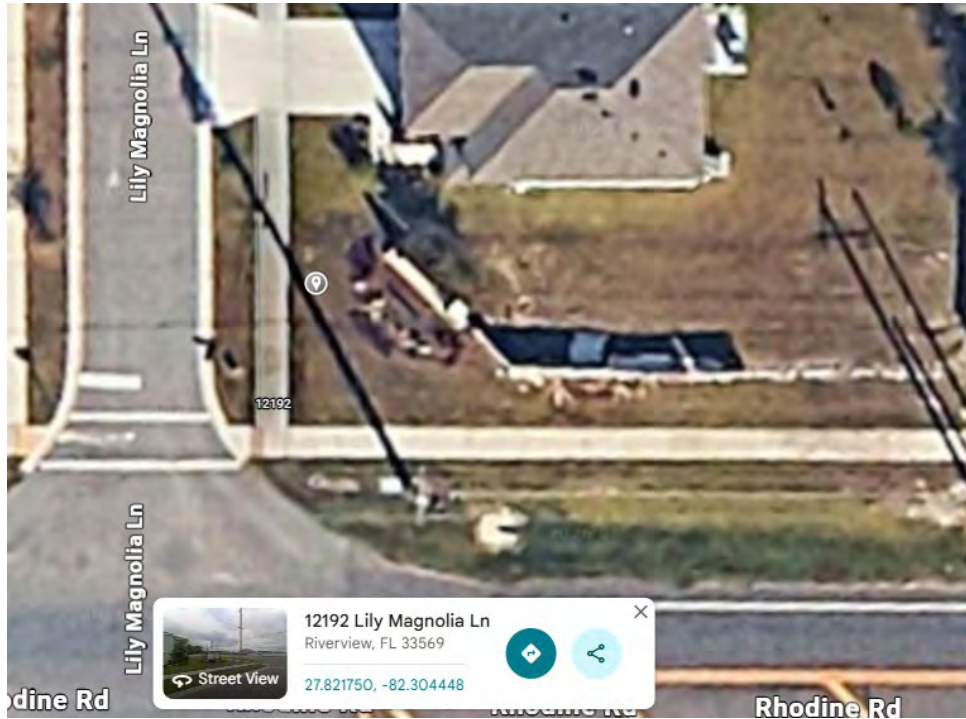
By: *Radley Travez*

Its: *LCAM*

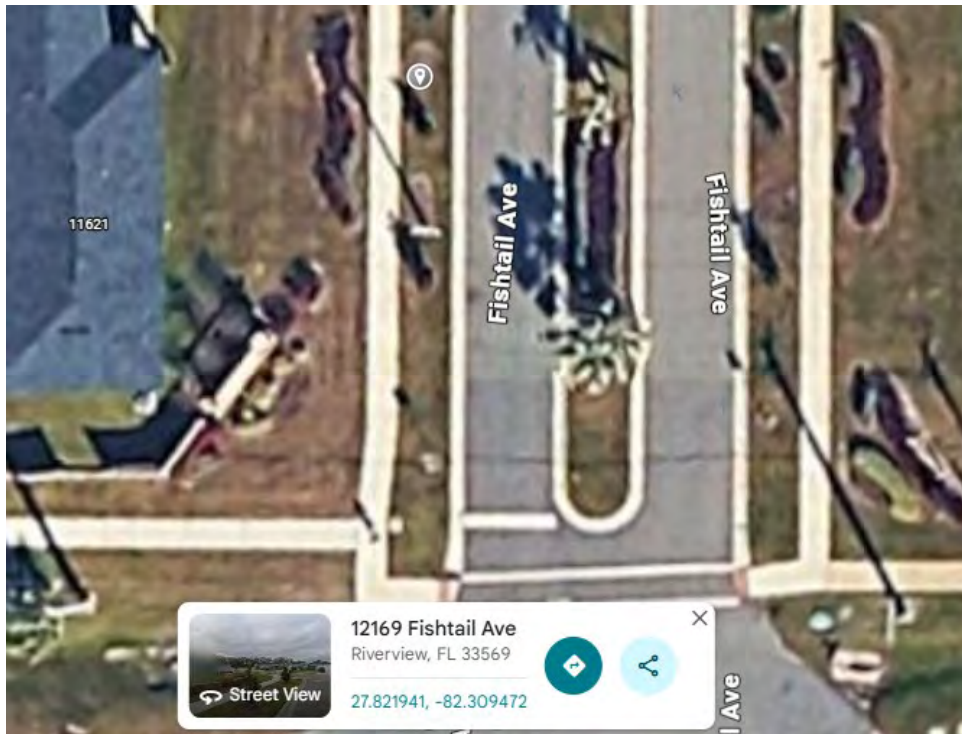
- EXHIBIT A:** License Property
- EXHIBIT B:** Content of the Signs

**EXHIBIT A:**  
License Property

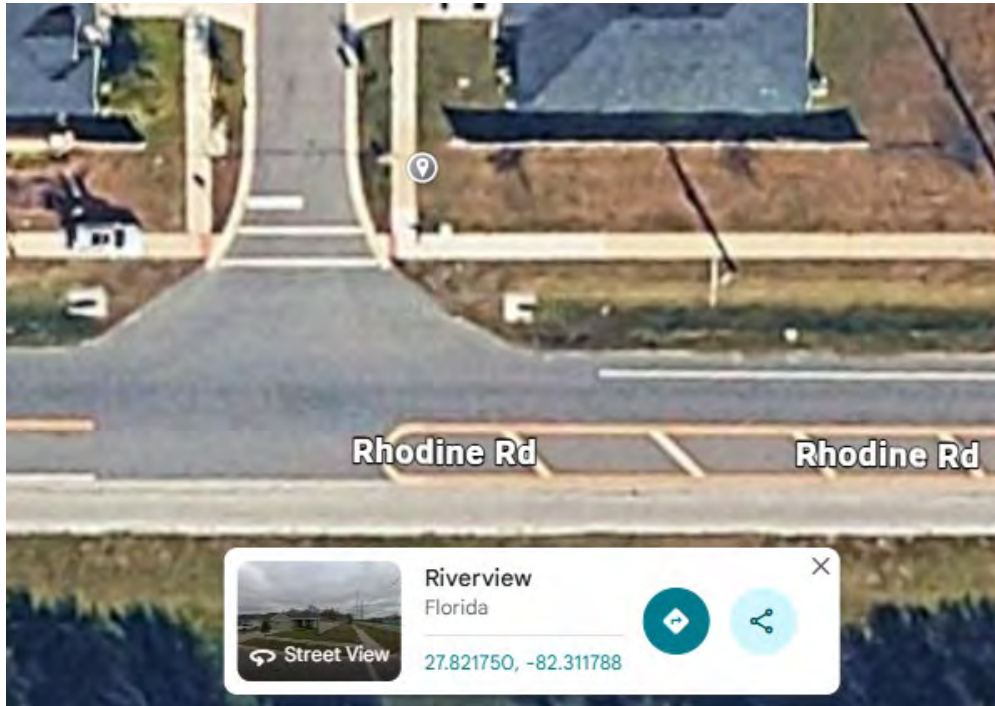
**12192 Lily Magnolia Lane, Riverview, Florida 33569:**



**12169 Fishtail Avenue, Riverview, Florida 33569:**



**12182 Stone Pine Street, Riverview, Florida 33569:**



**EXHIBIT B:**  
Content of the Signs



# SECTION X

# SECTION A

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

October 1, 2026 – September 30, 2027

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

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

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

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

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

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

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

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

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

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

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

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

**Achieved:** Yes  No

## **2. Infrastructure and Facilities Maintenance**

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

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

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

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

**Achieved:** Yes  No

### **Goal 2.2: District Infrastructure and Facilities Inspections**

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

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

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

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

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

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

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

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

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

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

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

**Achieved:** Yes  No

### **Goal 3.3: Annual Financial Audit**

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

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

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

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Rhodine Road North Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Rhodine Road North Community Development District

# SECTION B

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

October 1, 2025 – September 30, 2026

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

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

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

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

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

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

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

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

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

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

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

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

**Achieved:** Yes  No

## **2. Infrastructure and Facilities Maintenance**

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

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

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

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

**Achieved:** Yes  No

### **Goal 2.2: District Infrastructure and Facilities Inspections**

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

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

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

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

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

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

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

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

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

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

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

**Achieved:** Yes  No

### **Goal 3.3: Annual Financial Audit**

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

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

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

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Rhodine Road North Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Rhodine Road North Community Development District

# SECTION XI

# SECTION C

# Rhodine Road North CDD

## Field Management Report

### Contracted Services

- New pool vendor took over maintenance of the facilities ahead of the holiday weekend.
- The pool was closed briefly to allow them to properly onboard the facility – This included a full systems check, deep cleaning, and any minor modifications they needed to make.
- Mowing and detailing are being executed in accordance with the contracted scope of services. The site remains neat, and all landscaping beds have been properly detailed.
- Assessing holiday lighting for winter. Vendor is



### Site items

- During field inspections, two of the card readers at the amenity center were found to be going bad. Security systems vendor confirmed and replaced them promptly.



### In Progress

- Approved Agave and Crepe Myrtle installations are being coordinated by the landscaper.
- Assessing fences in drainage areas around Stone Pine St.
- Work tickets opened for other minor maintenance items at amenity center including a corner gap in the restroom ceiling and some sidewalk cleaning.
- Reviewing paver deck for maintenance with pool and other vendors.



# 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.

EST0205

DATE

Jul 3, 2026

TOTAL

USD \$4,800.00

TO

## Rhodine Road North CDD

12042 Downy Birch Dr, Riverview FL 84357.

jblanco@gmscfl.com

DESCRIPTION

RATE

QTY

AMOUNT

This is a proposal to repair several of the pool deck pavers. There are areas that needs more pavers and the previous company just spread them to cover the area. They need to squeeze the pavers and install new ones. Labor and materials are included in the quote.

\$4,800.00

1

\$4,800.00

SUBTOTAL

\$4,800.00

TAX (7%)

\$0.00

TOTAL

USD \$4,800.00

# SECTION 2

Checks payable to: Festive Glow  
 6333 SW 46th Drive Gainesville, FL. 32608  
 P: (561) 329-3356  
 FestiveGlowLighting.com



Residential • Commercial • Community  
 Supplies • Installation • Removal  
 FestiveGlow@outlook.com

Customer: Rhodine Road North CDD – Attn: Marshall Tindall Date: 07 / 03 / 2026  
 Address: 219 E Livingston Street City: Orlando Zip: 32801  
 Phone W: (407) 841-5524 C: (407) 346-2453 E-mail: Mtindall@gmscfl.com

## Ridgewood Holiday Lighting – 2026/2027 Holiday Lighting Proposal

### Entrance monument x 4:

- Stone Pine Street & Rhodine Road
- Fish Tail Avenue & Rhodine Road
- Lily Magnolia Lane & Rhodine Road
- Cypress Branch Street & Rhodine Road

Option A (performed last year): Commercial grade battery operated garland lit with warm white LED mini lights will be installed on the wooden beam across the top of each entry sign. Red/Gold UV-protected Canvas bows will be hung on the garland. One commercial grade battery operated teardrop spray lit with warm white LED mini lights will be centered and hung on the stone pillar on the right side of the sign. Battery operated commercial grade materials utilize a 6-hour nightly timer. Timer will be set from 6 pm – midnight unless otherwise specified by client.

**OR**

Option B: Commercial grade unlit garland will be installed on the wooden beam across the top of each entry sign. The garland will be decorated with red, green, and gold ornaments. Red/Gold UV-protected Canvas bows will be hung on the garland. One commercial grade unlit teardrop spray decorated with red, green, and gold ornaments will be hung on the stone pillar to the right of the sign. Unlit, decorated greenery will prevent any interference with existing solar powered uplighting present on the sign.

➔ **Cost - \$1,200.00 per sign (x 4 signs) = \$4,800.00**

Option A

Option B



Amenity Center: Three sides of the roofline profile of the amenity center will be wrapped with warm white LED C9 bulbs. The 4 palm trees in front of the amenity center will be wrapped to the boot with twinkling warm white LED mini lights. Two Red/Gold UV-protected Canvas bows will be hung on the lights on either side of the entry into the amenity center.

**Cost ➔ \$2,400.00**



**Holiday Lighting Proposal Total**  
**➔ \$7,200.00**

# SECTION D

# SECTION 1

# Rhodine Road North Community Development District

## Summary of Check Register

June 1, 2026 to June 30, 2026

Fund	Date	Check No.'s	Amount
General Fund	3/10/26	931-937	\$ 12,198.54
	3/18/26	938-947	\$ 248,171.11
		Subtotal	\$ 260,369.65
General Fund - Auto Pay (June 2026)		Frontier	\$ 64.49
		Water Service	\$ 536.64
		TECO	\$ 5,590.98
		Subtotal	\$ 6,192.11
<b>Total Amount</b>			<b>\$ 266,561.76</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/11/26	00045	5/26/26	50399	202605	330	57200	48100		PEST CONTROL	*	180.00		
									ALL AMERICAN LAWN AND TREE SPECIAL			180.00	000931
6/11/26	00009	6/05/26	32531	202606	310	51300	45000		GENERAL LIABILITY	*	284.00		
									EGIS INSURANCE ADVISORS, LLC			284.00	000932
6/11/26	00060	5/25/26	102337	202605	330	57200	34500		SECURITY	*	463.20		
		6/01/26	102338	202606	330	57200	34500		SECURITY	*	1,736.96		
									NATION SECURITY SERVICES			2,200.16	000933
6/11/26	00054	6/02/26	5168	202606	320	53800	49000		PET STATIONS	*	355.00		
									RAINMAKER PRESSURE CLEANING, LLC			355.00	000934
6/11/26	00022	6/05/26	119338	202606	320	53800	47300		JUNE LAKE MAINT	*	1,695.00		
									REMSON AQUATICS LLC			1,695.00	000935
6/11/26	00023	1/27/26	8056679	202601	310	51300	32300		TRUSTEE FEES	*	1,250.00		
		2/25/26	8090533	202602	310	51300	32300		TRUSTEE FEES	*	4,434.38		
									U.S. BANK			5,684.38	000936
6/11/26	00062	5/28/26	10103	202606	330	53800	51000		POOL MAINT	*	1,800.00		
									WEST COAST AQUATICS			1,800.00	000937
6/24/26	00045	6/18/26	50988	202606	330	57200	48100		PEST CONTROL	*	126.00		
									ALL AMERICAN LAWN AND TREE SPECIAL			126.00	000938
6/24/26	00014	5/31/26	022750	202605	310	51300	31100		ENGINEERING SRVCS	*	1,147.72		
									ABSOLUTE ENGINEERING, INC.			1,147.72	000939
6/24/26	00017	5/21/26	28641	202605	320	53800	46200		LANDSCAPE MAINT MAY	*	10,470.13		
		6/03/26	28663	202606	320	53800	46300		PLANT ENHANCEMENT	*	7,732.00		
		6/23/26	28697	202606	320	53800	46200		LANDSCAPE MAINT JUNE	*	10,470.13		
									CARDINAL LANDSCAPING SVCS OF TAMPA			28,672.26	000940

RRNC RHODINE ROAD N LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
6/24/26	00043	6/15/26	1170 202606 330-57200-34500	VIDEO VERIFICATION	*	120.00	
							120.00 000941
CURRENT DEMANDS ELECTRICAL &							
6/24/26	00063	6/19/26	0100 202606 330-57200-48200	AMENITY CLEANING SRVC	*	520.00	
							520.00 000942
ELI PREMIER SERVICES LLC							
6/24/26	00056	4/30/26	61 202604 320-53800-48000	ENTRANCE SIGN MAINT	*	802.66	
		5/31/26	62 202605 320-53800-48000	FENCE RPR	*	137.50	
		5/31/26	63 202605 320-53800-48000	MISC MAINT	*	935.00	
							1,875.16 000943
GOVERNMENTAL MANAGEMENT SERVICES							
6/24/26	00010	6/01/26	224 202606 320-53800-12000	FIELD MGMT	*	1,504.67	
		6/01/26	225 202606 310-51300-34000	MGMT FEES	*	3,862.50	
		6/01/26	225 202606 310-51300-35200	WEBSITE ADMIN	*	116.83	
		6/01/26	225 202606 310-51300-35100	INFORMATION TECH	*	172.00	
		6/01/26	225 202606 310-51300-31300	DISS AGENT	*	556.50	
		6/01/26	225 202606 330-57200-12000	AMENITY ACCESS	*	1,072.92	
		6/01/26	225 202606 310-51300-42000	POSTAGE	*	115.64	
							7,401.06 000944
GOVERNMENTAL MANAGEMENT SERVICES							
6/24/26	00033	6/17/26	15214 202605 310-51300-31500	ATTORNEY FEES	*	888.00	
							888.00 000945
KILINSKI VAN WYK, PLLC							
6/24/26	00060	6/08/26	102473 202606 330-57200-34500	SECURITY	*	1,621.20	
		6/15/26	102642 202606 330-57200-34500	SECURITY	*	1,621.20	
		6/22/26	102643 202606 330-57200-34500	SECURITY	*	463.20	
							3,705.60 000946
NATION SECURITY SERVICES							
6/24/26	00069	6/24/26	06242026 202606 300-20700-10000	CONSTRUCTION	*	203,715.31	
							203,715.31 000947
RHODINE ROAD NORTH CDD							
TOTAL FOR BANK A						260,369.65	

RRNC RHODINE ROAD N LPOPELKA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						260,369.65	

RRNC RHODINE ROAD N LPOPELKA

# SECTION 2

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

***Unaudited Financial Reporting***  
***June 30, 2026***



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2019</u>
5	<u>Debt Service Fund Series 2022</u>
6	<u>Capital Projects Fund Series 2019</u>
7	<u>Capital Projects Fund Series 2022</u>
8	<u>Capital Reserve Fund</u>
9-10	<u>Month to Month</u>
11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>

**Rhodine Road North**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 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	\$ 25,421	\$ -	\$ -	\$ 25,421
Capital Projects Account	-	-	239,926	239,926
<b>Investments:</b>				
Money Market Account	-	-	43,361	43,361
State Board of Administration	830,359	-	-	830,359
<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	-	-	1,382,328	1,382,328
Due from General Fund	-	12,827	-	12,827
Due from Capital Projects	-	-	25,000	25,000
Due from Debt Service	-	-	-	-
Prepaid Expenses	1,205	-	-	1,205
<b>Total Assets</b>	<b>\$ 856,984</b>	<b>\$ 842,716</b>	<b>\$ 1,690,633</b>	<b>\$ 3,390,334</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 375	\$ -	\$ -	\$ 375
Accrued Expenses	1,800	-	-	1,800
Due to Capital Projects	14,004	-	-	14,004
Due to Debt Service	12,827	-	-	12,827
Due to Capital Reserve	-	-	25,000	25,000
<b>Total Liabilities</b>	<b>\$ 29,007</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 54,007</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 1,205	\$ -	\$ -	\$ 1,205
Restricted for:				
Debt Service - Series 2019	-	585,295	-	585,295
Debt Service - Series 2022	-	257,421	-	257,421
Capital Projects - Series 2019	-	-	(62)	(62)
Capital Projects - Series 2022	-	-	1,597,334	1,597,334
Assigned for:				
Capital Reserves	-	-	68,361	68,361
Unassigned	826,773	-	-	826,773
<b>Total Fund Balances</b>	<b>\$ 827,978</b>	<b>\$ 842,716</b>	<b>\$ 1,665,633</b>	<b>\$ 3,336,327</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 856,984</b>	<b>\$ 842,716</b>	<b>\$ 1,690,633</b>	<b>\$ 3,390,334</b>

**Rhodine Road North**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2026**

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 628,057	\$ 628,057	\$ 629,782	\$ 1,725
Assessments - Direct Bill	9,403	7,052	7,052	-
Interest Income	5,000	3,750	18,942	15,192
Other Income	-	-	270	270
<b>Total Revenues</b>	<b>\$ 642,460</b>	<b>\$ 638,859</b>	<b>\$656,045</b>	<b>\$ 17,186</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 4,600	\$ 4,400
FICA Expense	918	689	352	337
Engineering	12,500	9,375	1,148	8,227
Attorney	20,000	15,000	13,848	1,152
Annual Audit	4,900	4,900	4,900	-
Assessment Administration	5,732	5,732	5,732	-
Arbitrage	900	675	450	225
Dissemination	7,678	5,759	5,009	750
Trustee Fees	11,012	9,819	9,819	-
Management Fees	46,350	34,763	34,763	-
Information Technology	2,064	1,548	1,548	0
Website Maintenance	1,402	1,052	1,051	0
Postage & Delivery	500	375	295	80
Insurance	7,750	7,750	7,313	437
Copies	500	375	8	367
Legal Advertising	5,000	5,000	3,553	1,448
Other Current Charges	2,500	1,875	1,177	698
Boundary Amendment Expenses	-	-	-	-
Office Supplies	500	375	10	365
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 142,381</b>	<b>\$ 114,236</b>	<b>\$ 95,751</b>	<b>\$ 18,485</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	13,542	13,542	(0)
Landscape Maintenance	130,676	98,007	94,231	3,776
Landscape Replacement	20,000	15,000	7,932	7,068
Lake Maintenance	17,820	13,365	12,605	760
Streetlights	80,000	60,000	47,822	12,178
Electric	1,650	1,238	847	390
Water & Sewer	20,000	15,000	1,554	13,446
Irrigation Repairs	7,500	5,625	-	5,625
General Repairs & Maintenance	15,000	11,250	9,306	1,944
Contingency	2,500	1,875	405	1,470
<b>Subtotal Field Expenditures</b>	<b>\$ 326,402</b>	<b>\$ 248,101</b>	<b>\$ 196,169</b>	<b>\$ 51,933</b>

**Rhodine Road North**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2026**

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 13,068	\$ 9,801	\$ 1,970	\$ 7,831
Amenity - Water	2,178	1,634	2,993	(1,360)
Internet	924	693	630	63
Playground/Furniture Lease	14,454	10,841	6,023	4,818
Pest Control	1,680	1,260	1,266	(6)
Janitorial Services	13,130	9,848	7,045	2,803
Security Services	15,000	11,250	12,526	(1,276)
Pool Maintenance	21,600	16,200	16,600	(400)
Amenity Access Management	12,875	9,656	9,656	(0)
Amenity Repairs & Maintenance	10,000	7,500	3,528	3,972
Contingency	5,000	5,000	5,373	(373)
Shade Structure	45,000	33,750	-	33,750
<b>Subtotal Amenity Expenditures</b>	<b>\$ 154,909</b>	<b>\$ 117,432</b>	<b>\$ 67,611</b>	<b>\$ 49,821</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 481,311</b>	<b>\$ 365,533</b>	<b>\$ 263,780</b>	<b>\$ 101,753</b>
<b>Total Expenditures</b>	<b>\$ 623,692</b>	<b>\$ 479,769</b>	<b>\$ 359,531</b>	<b>\$ 120,238</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 18,767</b>		<b>\$ 296,515</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>\$ 296,515</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 531,463</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 827,978</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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 507,737	\$ 509,058	\$ 509,058	\$ -
Interest	12,000	9,000	16,032	7,032
<b>Total Revenues</b>	<b>\$ 519,737</b>	<b>\$ 518,058</b>	<b>\$ 525,090</b>	<b>\$ 7,032</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>\$ 18,852</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 314,926</b>		<b>\$ 566,443</b>	
<b>Fund Balance - Ending</b>	<b>\$ 328,424</b>		<b>\$ 585,295</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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 260,220	\$ 260,220	\$ 260,897	\$ 677
Interest	5,000	3,750	7,563	3,813
<b>Total Revenues</b>	<b>\$ 265,220</b>	<b>\$ 263,970</b>	<b>\$ 268,461</b>	<b>\$ 4,491</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>\$ 6,876</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 121,624</b>		<b>\$ 250,545</b>	
<b>Fund Balance - Ending</b>	<b>\$ 125,260</b>		<b>\$ 257,421</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 June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	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 June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<b>Revenues</b>				
Developer Advances	\$ -	\$ -	\$ -	\$ -
Developer Contributions	-	-	1,814,425	1,814,425
Interest	-	-	0.30	0.30
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,814,425</b>	<b>\$ 1,814,425</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>\$ 1,597,317</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 17</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,597,334</b>	

# Rhodine Road North

## Community Development District

### Capital Reserve Fund

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

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	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	\$ -	\$ 2,456	\$ -	\$ -	\$ -	\$ 629,782
Assessments - Direct Bill	-	-	-	-	-	7,052	-	-	-	-	-	-	7,051.91
Boundary Amendment Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	1,134	1,065	1,116	2,687	2,405	2,664	2,595	2,670	2,606	-	-	-	18,942
<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>\$ 12,837</b>	<b>\$ 5,720</b>	<b>\$ 2,700</b>	<b>\$ 5,062</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 656,045</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	4,600
FICA Expense	77	-	61	-	-	-	214	-	-	-	-	-	352
Engineering	-	-	-	-	-	-	-	1,148	-	-	-	-	1,148
Attorney	-	5,142	1,414	874	-	3,038	2,492	888	-	-	-	-	13,848
Annual Audit	-	-	-	-	-	-	-	4,900	-	-	-	-	4,900
Assessment Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Arbitrage	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination	557	557	557	557	557	557	557	557	557	-	-	-	5,009
Trustee Fees	4,135	-	-	1,250	4,434	-	-	-	-	-	-	-	9,819
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	-	-	-	34,763
Information Technology	172	172	172	172	172	172	172	172	172	-	-	-	1,548
Website Maintenance	117	117	117	117	117	117	117	117	117	-	-	-	1,051
Postage & Delivery	55	47	72	-	-	-	-	5	116	-	-	-	295
Insurance	7,029	-	-	-	-	-	-	-	284	-	-	-	7,313
Copies	-	-	-	-	-	-	8	-	-	-	-	-	8
Legal Advertising	-	3,236	-	-	-	-	-	317	-	-	-	-	3,553
Other Current Charges	-	168	-	151	22	95	308	393	40	-	-	-	1,177
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>\$ 6,986</b>	<b>\$ 9,615</b>	<b>\$ 7,841</b>	<b>\$ 10,533</b>	<b>\$ 12,361</b>	<b>\$ 5,147</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 95,751</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	1,505	-	-	-	13,542
Landscape Maintenance	10,470	10,470	10,470	10,470	10,470	10,470	10,470	10,470	10,470	-	-	-	94,231
Landscape Replacement	-	200	-	-	-	-	-	-	7,732	-	-	-	7,932
Lake Maintenance	1,165	1,165	1,165	1,165	1,165	1,695	1,695	1,695	1,695	-	-	-	12,605
Streetlights	5,312	5,312	5,312	5,312	5,314	5,314	5,314	5,314	5,314	-	-	-	47,822
Electric	101	101	96	86	104	90	93	89	87	-	-	-	847
Water & Sewer	119	262	203	166	186	117	118	192	192	-	-	-	1,554
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
General Repairs & Maintenance	-	-	3,884	-	937	2,609	803	1,073	-	-	-	-	9,306
Contingency	-	-	50	-	-	-	-	-	355	-	-	-	405
<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>\$ 19,998</b>	<b>\$ 20,338</b>	<b>\$ 27,349</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 196,169</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 244	\$ 317	\$ 284	\$ 165	\$ 257	\$ 212	\$ 155	\$ 147	\$ 190	\$ -	\$ -	\$ -	\$ 1,970
Amenity - Water	334	311	316	341	365	320	329	333	345	-	-	-	2,993
Internet	74	74	74	74	74	64	64	64	64	-	-	-	630
Playground/Furniture Lease	1,205	1,205	1,205	1,205	1,205	-	-	-	-	-	-	-	6,023
Pest Control	120	180	120	120	180	120	120	180	126	-	-	-	1,266
Janitorial Services	520	835	835	835	875	875	875	875	520	-	-	-	7,045
Security Services	-	449	240	1,410	120	2,188	583	1,973	5,563	-	-	-	12,526
Pool Maintenance	1,800	1,800	1,800	1,800	1,800	1,800	1,800	2,200	1,800	-	-	-	16,600
Amenity Access Management	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	-	-	-	9,656
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>\$ 6,845</b>	<b>\$ 9,681</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,611</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>\$ 24,998</b>	<b>\$ 27,183</b>	<b>\$ 37,030</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 263,780</b>
<b>Total Expenditures</b>	<b>\$ 57,150</b>	<b>\$ 38,561</b>	<b>\$ 35,688</b>	<b>\$ 39,341</b>	<b>\$ 35,245</b>	<b>\$ 36,295</b>	<b>\$ 35,530</b>	<b>\$ 39,543</b>	<b>\$ 42,178</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 359,531</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (56,016)</b>	<b>\$ (14,992)</b>	<b>\$ 553,945</b>	<b>\$ (32,890)</b>	<b>\$ (26,305)</b>	<b>\$ (23,457)</b>	<b>\$ (29,810)</b>	<b>\$ (36,843)</b>	<b>\$ (37,116)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 296,515</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>\$ (32,890)</b>	<b>\$ (26,305)</b>	<b>\$ (23,457)</b>	<b>\$ (29,810)</b>	<b>\$ (36,843)</b>	<b>\$ (37,116)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 296,515</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)
Less: Principal Payment - 5/1/26		(\$165,000)
<b>Current Bonds Outstanding</b>		<b>\$7,530,000</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)
Less: Principal Payment - 5/1/26		(\$105,000)
<b>Current Bonds Outstanding</b>		<b>\$4,285,000</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	
06/17/26		\$ 5,458.95	\$ -	\$ -	\$ -	\$ 5,458.95	\$ 2,455.94	\$ 1,985.45	\$ 1,017.56	\$ 5,458.95	
<b>Total</b>		<b>\$ 1,486,170.51</b>	<b>\$ (58,283.62)</b>	<b>\$ (28,149.32)</b>	<b>\$ -</b>	<b>\$ 1,399,737.57</b>	<b>\$ 629,782.06</b>	<b>\$ 509,058.02</b>	<b>\$ 260,897.50</b>	<b>\$ 1,399,737.58</b>	

<b>100.27%</b>	<b>Net Percent Collected</b>
	<b>Balance Remaining to Collect</b>