

What is a Community Development District (CDD)?

A CDD is a special purpose form of local government created to serve the long-term specific needs of its community. Created pursuant to Chapter 190 of the Florida Statutes, a CDD's main powers are to plan, finance, acquire, construct, operate and maintain community-wide public infrastructure and services specifically for the benefit of its residents.

What does the Randal Park CDD Do?

The Randal Park CDD offers its residents a broad range of community-related services and infrastructure to help ensure a high quality of life. The CDD's responsibilities include landscape and common area maintenance, maintenance of the stormwater system and operation and maintenance of the recreation facilities including the Randal House. You can find a detailed list within the budget. The most up to date CDD budget can be found at randalparkcdd.com.

How do CDDs Operate?

The CDD is governed by a five-member Board of Supervisors who are initially elected by the landowners within the District. Chapter 190, Florida Statutes, provides for an orderly transition of the election process from landowner election to general election. When Board seats transition to the general election process, like all municipal, county, state, and national elections, the Orange County Supervisor of Elections oversees the election. Board members are public officials, and as such, are subject to the sunshine laws, public records laws, and state ethics and financial disclosure laws.

The CDD's business is conducted in the "Sunshine," which means all meetings and records are open to the public. Public hearings are held to adopt the

annual budget and the CDD is required to have an annual independent audit.

CDD's Benefits to Residents

Residents within a community with a CDD may expect to receive three major classes of benefits. First, the CDD provides landowners with consistently high levels of public facilities and services managed and financed through self-imposed assessments. Second, the CDD ensures that these community development facilities and services will be completed concurrently with other parts of the development. Third, CDD landowners and electors choose the Board of Supervisors, which is able to determine the type, quality and expense of CDD services.

Other savings are realized because a CDD is subject to the same laws and regulations that apply to other government entities. The CDD is able to borrow money to finance its facilities at lower, tax-exempt, interest rates, the same as cities and counties. Many contracts for goods and services, such as annually negotiated maintenance contracts, are subject to publicly advertised competitive bidding.

Residents and property owners in a CDD set the standards of quality, which are then managed by the CDD. The CDD provides perpetual maintenance of the environmental conservation areas. This consistent and quality-controlled method of management helps protect the long term property values in a community.

The Cost of a CDD

The cost to operate a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector and may consist of two parts—an annual assessment for operations and maintenance, which can fluctuate up and down from

year to year based on the budget adopted for that fiscal year—and an annual capital assessment to repay bonds sold by the CDD to finance public community infrastructure and facilities. These capital assessments are generally fixed for the term of the bonds.

What is the CDD's relationship with the Residential Property Owners' Association (RPOA)?

The CDD complements the responsibilities of RPOA. Many of the maintenance functions handled by these associations in other communities are handled by the CDD in Randal Park. However, the RPOA has other responsibilities such as ensuring that deed restrictions and other quality standards are enforced.

The Randal Park community has an RPOA. The RPOA creates documents called covenants, conditions & restrictions ("CC&Rs"). The CC&Rs state the homeowners' responsibility as part of the Randal Park community.

The RPOA is responsible for enforcing the CC&Rs. The goal of the RPOA is to maintain a picturesque community by maintaining a consistent pattern of aesthetic appeal. In order to accomplish this task, the RPOA field manager will administer weekly inspections of the community to address any inconsistencies.

When a homeowner is not in compliance with the CC&Rs, the RPOA will follow procedures that are in place to identify the issue and assist the homeowner with a resolution. It is important that you review your CC&Rs including the community's design guidelines before making any modifications to your home.

Lasting Value

The CDD makes it possible for our community to offer the most desirable elements of a master-planned community. Residents enjoy high quality infrastructure facilities and services with the comfort and assurance of knowing that the standards of the community will be maintained long after the developer is gone. With a CDD in place, residents are assured of the ability to control quality and value for years to come.

How Do I Find Out More Information?

If you have any questions, feel free to contact the CDD Onsite Office at:

**(407) 841-5524 Ext.108 or email
mcallega@gmscfl.com**

Randal Park CDD FY 2016 Annual Assessments

	O & M Assessment, Per Unit	Debt Service Assessment, Per Unit
Townhome	\$777.47	\$804.54 - \$1,164.64
Single Family - 40'	\$777.47	\$1,072.15 - \$1,555.10
Single Family - 50'	\$777.47	\$1,125.75 - \$1,630.50
Single Family - 60'	\$777.47	\$1,179.35 - \$1,704.62

Important Information and Numbers

Randal Park CDD
www.randalparkcdd.com
(407) 841-5524 Ext. 108
mcallega@gmscfl.com

Randal Park RPOA/THOA
www.randalparkcommunity.com
(407) 841-5524 Ext. 108

Garbage Pick up: Monday and Thursday

Recycling: Every other Wednesday

City of Orlando Solid Waste Management
(407) 246-2314

U.S. Post Office (Ventura Branch)
(407) 277-3501

OUC Water
<http://www.ouc.com/>
(407) 423-9018

OUC Water - Watering Restrictions
<http://www.ouc.com/environment-community/water-ouc/watering-restrictions>

Orange County Tax Collector
<http://www.octaxcol.com/>
(407) 836-2700

Orange County Property Appraiser
<http://www.ocpafl.org/>
(407) 836-5044

City of Orlando
<http://www.cityoforlando.net/>
(407) 246-2121



**Community
Development District**

*What You Should
Know About
Randal Park and
CDDs*