

# Randal Park CDD Proposed Boundary Expansion

## Frequently Asked Question

**What property is proposed to be added to the CDD?** The property (expansion area) is comprised of 18.37 acres and lies on the east side of Randal Park BLVD, directly south of the elementary school.

**How many additional homes would be added?** There are 107 townhomes proposed to be constructed in the expansion area.

**Who is paying the cost of the proposed expansion?** There will be a funding agreement between the CDD and the landowner that obligates the landowner to pay all legal, engineering and other costs associated with the boundary expansion. The current residents of the CDD will not pay any of the expenses of the proposed boundary expansion.

**Will the residents in the expansion area be allowed to use the Randal House and its associated amenities?** No, they will not be allowed to use the Randal House and its associated amenities.

**Will the residents in the expansion area have their own clubhouse, pool and amenities?** Yes, it is proposed that the residents in the expansion area will have their own amenities, including a private pool and clubhouse, that will be owned and maintained by their homeowners association.

**Will the CDD take on additional expense associated with the roads in the expansion area?** No, the roads within the expansion area will be private and maintained by their homeowners association.

**Will the residents in the expansion area be allowed to use the passive parks, playgrounds and dog parks?** Yes, residents within the expansion area will be allowed to use the passive parks, playgrounds, pet parks, etc.

**Will the residents in the expansion area pay toward the CDD administrative costs and for the maintenance of the CDD common area and stormwater system?** Yes, they will pay operating and maintenance assessments to cover costs associated with the administration of the CDD and maintenance of the common area (exclusive of the Randal House) and stormwater system.

**How will the addition of the 107 townhomes to the CDD impact the O&M assessments?** There is no projected increase in CDD expenses as a result of the boundary expansion. However, there will be an increase in revenue. Therefore, the numerator (CDD costs) is staying constant and the denominator (number of units) is increasing. As a result, it is anticipated that the additional 107 units will have a beneficial impact on the per unit O&M assessment amounts.