



Randal Park
Community Development
District

Adopted Budget
FY 2018



Randal Park

Community Development District

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Randal Park

Community Development District

Description	Adopted FY2017 Budget	Actual Thru 7/31/17	Projected Next 2 Months	Total as of 9/30/17	Adopted FY2018 Budget
Revenues					
Special Assessments	\$703,996	\$715,975	\$0	\$715,975	\$796,630
Colonial Properties Contribution	\$49,817	\$37,302	\$7,400	\$44,702	\$53,934
Miscellaneous Revenue	\$500	\$380	\$0	\$380	\$500
Activities	\$5,000	\$1,348	\$0	\$1,348	\$5,000
Clubhouse Rentals	\$3,000	\$9,900	\$0	\$9,900	\$7,000
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$60,540
Total Revenues	\$762,313	\$764,905	\$7,400	\$772,305	\$923,604
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$6,000	\$600	\$400	\$1,000	\$6,000
FICA Expense	\$459	\$46	\$31	\$77	\$459
Annual Audit	\$4,800	\$3,800	\$0	\$3,800	\$3,900
Trustee Fees	\$9,000	\$8,000	\$0	\$8,000	\$8,000
Dissemination Agent	\$7,000	\$5,833	\$1,167	\$7,000	\$7,000
Arbitrage	\$1,200	\$1,200	\$0	\$1,200	\$1,200
Engineering	\$10,000	\$3,190	\$2,000	\$5,190	\$10,000
Attorney	\$25,000	\$14,778	\$6,000	\$20,778	\$25,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$37,132	\$30,943	\$6,189	\$37,132	\$38,246
Information Technology	\$1,000	\$833	\$167	\$1,000	\$1,000
Telephone	\$100	\$0	\$20	\$20	\$100
Postage	\$1,500	\$666	\$200	\$866	\$1,500
Insurance	\$4,694	\$4,694	\$0	\$4,694	\$5,200
Printing & Binding	\$1,500	\$1,684	\$500	\$2,184	\$1,500
Legal Advertising	\$2,500	\$1,322	\$1,178	\$2,500	\$2,500
Other Current Charges	\$350	\$244	\$50	\$294	\$350
Office Supplies	\$200	\$11	\$10	\$21	\$200
Property Appraiser	\$610	\$591	\$0	\$591	\$610
Property Taxes	\$250	\$241	\$0	\$241	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$118,470	\$83,851	\$17,911	\$101,762	\$118,190
<i>Maintenance</i>					
Contract Services:					
Field Management	\$15,914	\$13,262	\$2,652	\$15,914	\$16,391
Amenity Management	\$63,654	\$53,045	\$10,609	\$63,654	\$90,000
Pool Attendants	\$10,300	\$5,384	\$4,000	\$9,384	\$10,300
Wetland Maintenance	\$9,600	\$0	\$1,600	\$1,600	\$9,600
Mitigation Monitoring	\$2,500	\$0	\$420	\$420	\$2,500
Landscape Maintenance	\$282,504	\$222,333	\$47,084	\$269,417	\$282,504
Janitorial Services	\$21,000	\$14,750	\$5,250	\$20,000	\$21,000
Pool Maintenance	\$15,330	\$12,000	\$2,400	\$14,400	\$15,330
Lake Maintenance	\$7,800	\$6,780	\$1,490	\$8,270	\$8,940
Pest Control	\$1,100	\$1,000	\$100	\$1,100	\$1,100
HVAC Maintenance	\$574	\$0	\$287	\$287	\$574
Security Patrol	\$0	\$16,000	\$5,000	\$21,000	\$30,000

Randal Park

Community Development District

Description	Adopted FY2017 Budget	Actual Thru 7/31/17	Projected Next 2 Months	Total as of 9/30/17	Adopted FY2018 Budget
Repairs & Maintenance					
Repairs & Maintenance	\$7,500	\$7,618	\$2,000	\$9,618	\$12,000
Operating Supplies	\$2,500	\$1,725	\$1,000	\$2,725	\$2,500
Landscape Replacement	\$4,000	\$4,245	\$2,000	\$6,245	\$8,000
Pool Repairs & Maintenance	\$2,500	\$4,411	\$3,000	\$7,411	\$3,000
Irrigation Repairs	\$5,000	\$2,702	\$1,000	\$3,702	\$5,000
Alley Maintenance	\$500	\$0	\$500	\$500	\$500
Fountain Maintenance	\$2,500	\$525	\$175	\$700	\$2,500
Fitness Repairs & Maintenance	\$0	\$175	\$500	\$675	\$700
Signs	\$500	\$701	\$200	\$901	\$500
Pressure Washing	\$12,000	\$4,160	\$5,000	\$9,160	\$12,000
Utilities					
Utilities - Common Area	\$17,500	\$17,340	\$5,000	\$22,340	\$25,000
Utilities - Amenity Center	\$22,000	\$14,282	\$4,000	\$18,282	\$22,000
Refuse Service	\$2,400	\$1,855	\$373	\$2,228	\$2,400
Streetlighting	\$78,283	\$30,758	\$7,000	\$37,758	\$98,769
Amenity Center					
Property Insurance	\$25,467	\$27,494	\$0	\$27,494	\$31,000
Pool Permit	\$550	\$505	\$0	\$505	\$550
Cable TV/Internet/Telephone	\$3,426	\$2,466	\$500	\$2,966	\$4,000
Amenity Center Access Cards	\$1,000	\$0	\$0	\$0	\$1,000
Special Events	\$8,000	\$9,311	\$1,000	\$10,311	\$12,000
Holiday Decorations	\$4,000	\$4,009	\$0	\$4,009	\$4,000
Newsletter	\$1,000	\$0	\$0	\$0	\$1,000
Security Monitoring	\$600	\$530	\$105	\$635	\$600
Contingency	\$4,000	\$6,051	\$2,000	\$8,051	\$10,000
Transfer Out - Capital Reserve	\$8,341	\$8,341	\$0	\$8,341	\$58,156
Total Maintenance	\$643,843	\$493,758	\$116,245	\$610,003	\$805,414
Total Expenditures	\$762,313	\$577,609	\$134,156	\$711,765	\$923,604
Excess Revenue/(Expenditures)	\$0	\$187,296	(\$126,756)	\$60,540	\$0

	Adopted Budget FY2015	Adopted Budget FY2016	Adopted Budget FY2017	Adopted Budget FY2018
Net Assessments	\$582,467	\$582,467	\$703,996	\$796,630
Add: Discounts & Collections 6%	37,179	37,179	44,936	50,849
Gross Assessments	\$619,646	\$619,646	\$748,931	\$847,479
Assessable Units	797.00	797.00	797.00	797.00
Per Unit Assessment	\$777.47	\$777.47	\$939.69	\$1,063.34

Notes:

(1 thru 6) is shared costs with Colonial Properties

	FY 2017 Budget	Total Prop FY 2018 Budget	Shared Costs	Colonial Properties Allocation
1 Facilities Management & Maintenance	\$15,914	\$16,391	\$7,957	\$3,979
2 Landscape Maintenance	\$282,504	\$282,504	\$74,400	\$37,200
3 Lake Maintenance	\$7,800	\$8,940	\$1,260	\$630
4 Irrigation Repairs	\$5,000	\$5,000	\$2,000	\$1,000
5 Utilities	\$17,500	\$25,000	\$16,000	\$8,000
6 Streetlighting	\$78,283	\$98,769	\$6,250	\$3,125
Totals:	\$107,867	\$53,934		

Randal Park
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Colonial Properties Contribution

Per the cost share arrangement, this amount reflects 50% of the estimated maintenance cost for Dowden Rd and the offsite portion of Randal Park Blvd.

Miscellaneous Revenue

Represents estimated income the District may receive that is not accounted for in other categories.

Activities

Represents fees collected by onsite management company related to various activities operated by the District.

Clubhouse Rentals

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc.

Carry Forward Surplus

The District will utilize excess funds collected in previous fiscal years.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid \$200 per meeting for the time devoted to District business and board meetings, not to exceed \$4,800 per year. The amount is based upon 5 Supervisors attending 6 monthly meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Randal Park
Community Development District
GENERAL FUND BUDGET

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records by an Independent Certified Public Accounting Firm. The District's auditing firm is Grau & Associates.

Trustee Fees

The District issued Series 2012 and Series 2015 Special Assessment Bonds that are deposited with a Trustee at Wells Fargo Bank.

Dissemination Agent

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. The District has contracted with Governmental Management Services – Central Florida, LLC to provide this service.

Arbitrage

The District has contracted with Grau & Associates to calculate the District's annual Arbitrage Rebate Liability on the Series 2012 and Series 2015 Special Assessment Bonds.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District has contracted with Vanasse Hangen Brustlin, Inc.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc. The District has contracted with Latham, Shuker, Eden & Beaudine, LLP.

Assessment Administration

The District will contract to levy and administer the collection of a non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services – Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Randal Park
Community Development District
GENERAL FUND BUDGET

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of Board Meeting agenda packages, overnight deliveries, checks for vendors, and any other required correspondence.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Property Appraiser

Represents the fees to be paid to the Orange County Property Appraiser for annual assessment roll administration.

Randal Park
Community Development District
GENERAL FUND BUDGET

Property Taxes

Represents the non-ad valorem assessment from Orange County that will be charged to 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.

Maintenance:

Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

Amenity Management

The District has contracted with Governmental Management Services – Central Florida, LLC to staff the Amenity Center, oversee maintenance contracts related to the Amenity Center, conduct various special events throughout the year, administer rental program, respond to resident request, etc.

Pool Attendants

Represents the estimated cost to have pool attendants during certain times throughout the operating season for the pool.

Wetland Maintenance/Mitigation Monitoring

The District will be required to maintain and monitor the 298 acres of Jurisdictional Wetlands, Wetland Buffers, and Wetland Mitigation throughout the District. The amounts are based upon the estimated cost for the fiscal year.

Randal Park
Community Development District
 GENERAL FUND BUDGET

Landscape Maintenance

The District has contracted with Yellowstone Landscape – Southeast, LLC to maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, weeding, mulching, irrigation inspections and litter removal.

Description	Monthly	Annually
Landscape Maintenance		
Dowden Road/AC-1	\$6,200	\$74,400
Phase 1-3/Amenity Center	\$12,336	\$148,032
Phase 4	\$1,874	\$22,488
Phase 5	\$3,132	\$37,584
TOTAL		\$282,504

Janitorial Services

The District has contracted with Westwood Interior Cleaning, Inc. to provide janitorial services for the Amenity Center. The amount is based upon 5 days per week throughout the fiscal year.

Description	Monthly	Annually
Westwood Interior Cleaning, Inc.	\$1,700	\$20,400
Contingency		\$600
TOTAL		\$21,000

Pool Maintenance

The District will contract with respective companies to provide pool chemicals and pool maintenance services.

Description	Monthly	Annually
Pool Maintenance		
Spies Pools (provide monthly chemicals)	\$750	\$9,000
Roberts Pool Service		
September through May (3 x per week)	\$450	\$4,050
June through August (5 x per week)	\$760	\$2,280
TOTAL		\$15,330

Randal Park Community Development District

GENERAL FUND BUDGET

Lake Maintenance

The District will have stormwater management facilities designed to conform to the City of Orlando and South Florida Water Management District (SFWMD) criteria for pre-development versus post-development allowable discharge criteria and water quality treatment. The stormwater management facilities will be designed for regulatory-designed rainfall events and ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development. The District will maintain these facilities throughout the District and the amount is based upon estimated cost for the fiscal year. The District has contracted with Applied Aquatic Management Inc.

Description	Monthly	Annually
Lake Maintenance	\$745	\$8,940
TOTAL		\$8,940

Pest Control

The District has contracted with 4 All Seasons Pest Control for monthly treatment at the Amenity Center. Also included in the budget is an annual fee for termite bond provided by Turner Pest Control.

Description	Monthly	Annually
Pest Control	\$50	\$600
Termite Bond		\$500
TOTAL		\$1,100

HVAC Maintenance

The District will contract with Del-Air Condition Heating Refrigeration, Inc. to perform semi-annual preventative maintenance to the HVAC system.

Description	Semi-Annual	Annually
HVAC Maintenance	\$287	\$574
TOTAL		\$574

Security Patrol

The District has contracted with Community Watch Solutions, LLC to provide security services throughout the fiscal year.

Repairs & Maintenance

Represents estimated cost for repairs and maintenance of various facilities throughout the District.

**Randal Park
Community Development District**
GENERAL FUND BUDGET

Operating Supplies

Estimated cost of supplies purchased for operating and maintaining the clubhouse.

Landscape Replacement

Estimated cost related to the replacement of turf, trees, shrubs, etc.

Pool Repairs & Maintenance

Estimated miscellaneous pool maintenance cost not included under the agreements with Spies Pools and Roberts Pool Service.

Irrigation Repairs

To record expenses for repairs to the irrigation system.

Alley Maintenance

To record expenses for repairs and maintenance to the alley.

Fountain Maintenance

To record expenses for repairs and maintenance to the floating fountain at the Randal Park Clubhouse.

Description	Amount	Annually
Fountain Maintenance		
Clubhouse: Fountain Design Group, Inc. (Quarterly)	\$175	\$700
Phase II Park: Roberts Pool Service (Monthly)	\$100	\$1,200
Contingency		\$600
TOTAL		\$2,500

Fitness Repairs & Maintenance

Represents costs related to maintaining the fitness equipment owned by the District. The amount is estimated at \$25 quarterly for 7 fitness machines.

Signs

To record expenses to replace miscellaneous signs throughout the fiscal year.

Pressure Washing

To record expenses related to the pressure washing of various areas of the District including the clubhouse, pool deck, curbs and sidewalks.

**Randal Park
Community Development District
GENERAL FUND BUDGET**

Utilities – Common Area

This represents the estimated cost for electric and reclaimed water utilities of the common areas within the District. The Orlando Utilities Commission provides these services.

Utilities – Amenity Center

This represents the estimated cost for electric and reclaimed water utilities of the Amenity Center. The Orlando Utilities Commission provides these services.

Refuse Service

Estimated cost for trash removal service located at the Amenity Center. The Orlando Utilities Commission provides this service.

Description	Monthly	Annually
Refuse Services	\$200	\$2,400
TOTAL		\$2,400

Streetlighting

The District will have the following accounts in the upcoming fiscal year with Orlando Utilities Commission for the streetlights within the community.

Description	Monthly	Annually
Randal Park Boulevard I (11 Poles)	\$521	\$6,250
Randal Park Boulevard II (12 Poles)	\$544	\$6,523
Randal Park Residential Phase I (51 Poles)	\$1,532	\$18,387
Randal Park Residential Phase I and Bridge (10 Poles)	\$186	\$2,233
Randal Park Residential Phase II (52 Poles)	\$929	\$11,148
Randal Park Residential Phase III (16 Poles)	\$311	\$3,734
Randal Park Residential Phase IB/3A (46 Poles)	\$1,142	\$13,707
Randal Park Residential Phase IV (68 Poles)	\$1,233	\$14,797
Randal Park Residential Phase V (87 Poles)	\$1,833	\$21,991
TOTAL		\$98,769

Property Insurance

Represents the estimated cost for property insurance of the Amenity Center to be conveyed to the District. Property Insurance is provided by Florida Insurance Alliance.

Pool Permit

Estimated cost for required pool permit.

Randal Park
Community Development District
 GENERAL FUND BUDGET

Cable TV/Internet/Telephone

The District will obtain cable television, cable and internet service at the Amenity Center.

Description	Monthly	Annually
Cable TV/Internet/Telephone		
Brighthouse Networks	\$250	\$3,000
Emergency Phone Lines (est.)	\$55	\$660
Contingency		\$340
TOTAL		\$4,000

Amenity Center Access Cards

Represents the estimated cost for providing and maintaining access card system.

Special Events

The Leisure Activities Coordinator will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Holiday Decorations

The District will incur costs to related to the decoration of common areas during the Holidays.

Newsletter

The District incurs charges for preparing and printing a community newsletter.

Security Monitoring

The District incurs charges for the monitoring of the Amenity Center security system.

Description	Monthly	Annually
Security Monitoring	\$35	\$420
Contingency		\$180
TOTAL		\$600

Contingency

Represents unforeseen cost not budgeted in other line items.

Transfer Out - Capital Reserve

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding levels are sufficient.

Randal Park

Community Development District

Capital Reserve Fund

Description	Adopted FY2017 Budget	Actual Thru 7/31/17	Projected Next 2 Months	Total as of 9/30/17	Adopted FY2018 Budget
Revenues					
Transfer In	\$8,341	\$8,341	\$0	\$8,341	\$58,156
Interest	\$0	\$1,999	\$0	\$1,999	\$0
Carry Forward Surplus	\$230,350	\$230,379	\$0	\$230,379	\$223,040
Total Revenues	\$238,691	\$240,719	\$0	\$240,719	\$281,196
Expenditures					
Capital Outlay	\$0	\$8,679	\$5,500	\$14,179	\$0
Reserve Study	\$3,500	\$0	\$3,500	\$3,500	\$0
Total Expenditures	\$3,500	\$8,679	\$9,000	\$17,679	\$0
Excess Revenue/(Expenditures)	\$235,191	\$232,040	(\$9,000)	\$223,040	\$281,196

Randal Park

Community Development District

Debt Service - Series 2012

Description	Adopted FY2017 Budget	Actual Thru 7/31/17	Projected Next 2 Months	Total as of 9/30/17	Adopted FY2018 Budget
Revenues					
Assessments	\$397,350	\$405,503	\$0	\$405,503	\$397,350
Interest	\$0	\$2,533	\$0	\$2,533	\$0
Carry Forward Surplus	\$262,552	\$262,074	\$0	\$262,074	\$277,966
Total Revenues	\$659,902	\$670,110	\$0	\$670,110	\$675,316
Expenditures					
Principal Payment 11/01	\$75,000	\$75,000	\$0	\$75,000	\$80,000
Interest Payment 11/01	\$159,650	\$159,650	\$0	\$159,650	\$157,494
Interest Payment 05/01	\$157,494	\$157,494	\$0	\$157,494	\$155,194
Total Expenditures	\$392,144	\$392,144	\$0	\$392,144	\$392,688
Excess Revenue/(Expenditures)	\$267,758	\$277,966	\$0	\$277,966	\$282,629

11/1/18	Interest Payment	\$155,194
	Principal Payment	\$85,000
		<u>\$240,194</u>

	Adopted Budget FY2018
Net Assessments	\$397,350
Add: Discounts & Collections 6%	25,363
Gross Assessments	<u>\$422,713</u>

Randal Park Community Development District

DEBT SERVICE SCHEDULE - SERIES 2012

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/17	\$ 4,835,000.00	5.750%	\$ 80,000.00	\$ 157,493.75	\$ 394,987.50
05/01/18	\$ 4,755,000.00	5.750%		\$ 155,193.75	
11/01/18	\$ 4,755,000.00	5.750%	\$ 85,000.00	\$ 155,193.75	\$ 395,387.50
05/01/19	\$ 4,670,000.00	5.750%		\$ 152,750.00	
11/01/19	\$ 4,670,000.00	5.750%	\$ 90,000.00	\$ 152,750.00	\$ 395,500.00
05/01/20	\$ 4,580,000.00	5.750%		\$ 150,162.50	
11/01/20	\$ 4,580,000.00	5.750%	\$ 95,000.00	\$ 150,162.50	\$ 395,325.00
05/01/21	\$ 4,485,000.00	5.750%		\$ 147,431.25	
11/01/21	\$ 4,485,000.00	5.750%	\$ 100,000.00	\$ 147,431.25	\$ 394,862.50
05/01/22	\$ 4,385,000.00	5.750%		\$ 144,556.25	
11/01/22	\$ 4,385,000.00	5.750%	\$ 105,000.00	\$ 144,556.25	\$ 394,112.50
05/01/23	\$ 4,280,000.00	6.125%		\$ 139,776.57	
11/01/23	\$ 4,280,000.00	6.125%	\$ 115,000.00	\$ 139,776.57	\$ 394,553.13
05/01/24	\$ 4,165,000.00	6.125%		\$ 136,101.57	
11/01/24	\$ 4,165,000.00	6.125%	\$ 125,000.00	\$ 136,101.57	\$ 397,203.13
05/01/25	\$ 4,040,000.00	6.125%		\$ 134,187.50	
11/01/25	\$ 4,040,000.00	6.125%	\$ 125,000.00	\$ 134,187.50	\$ 393,375.00
05/01/26	\$ 3,915,000.00	6.125%		\$ 130,359.38	
11/01/26	\$ 3,915,000.00	6.125%	\$ 135,000.00	\$ 130,359.38	\$ 395,718.76
05/01/27	\$ 3,780,000.00	6.125%		\$ 126,225.00	
11/01/27	\$ 3,780,000.00	6.125%	\$ 140,000.00	\$ 126,225.00	\$ 392,450.00
05/01/28	\$ 3,640,000.00	6.125%		\$ 121,937.50	
11/01/28	\$ 3,640,000.00	6.125%	\$ 150,000.00	\$ 121,937.50	\$ 393,875.00
05/01/29	\$ 3,490,000.00	6.125%		\$ 117,343.75	
11/01/29	\$ 3,490,000.00	6.125%	\$ 160,000.00	\$ 117,343.75	\$ 394,687.50
05/01/30	\$ 3,330,000.00	6.125%		\$ 112,443.75	
11/01/30	\$ 3,330,000.00	6.125%	\$ 170,000.00	\$ 112,443.75	\$ 394,887.50
05/01/31	\$ 3,160,000.00	6.125%		\$ 107,237.50	
11/01/31	\$ 3,160,000.00	6.125%	\$ 180,000.00	\$ 107,237.50	\$ 394,475.00
05/01/32	\$ 2,980,000.00	6.125%		\$ 101,725.00	
11/01/32	\$ 2,980,000.00	6.125%	\$ 190,000.00	\$ 101,725.00	\$ 393,450.00
05/01/33	\$ 2,790,000.00	6.875%		\$ 95,906.25	
11/01/33	\$ 2,790,000.00	6.875%	\$ 205,000.00	\$ 95,906.25	\$ 396,812.50
05/01/34	\$ 2,585,000.00	6.875%		\$ 88,859.38	
11/01/34	\$ 2,585,000.00	6.875%	\$ 215,000.00	\$ 88,859.38	\$ 392,718.75
05/01/35	\$ 2,370,000.00	6.875%		\$ 81,468.75	
11/01/35	\$ 2,370,000.00	6.875%	\$ 230,000.00	\$ 81,468.75	\$ 392,937.50
05/01/36	\$ 2,140,000.00	6.875%		\$ 73,562.50	
11/01/36	\$ 2,140,000.00	6.875%	\$ 250,000.00	\$ 73,562.50	\$ 397,125.00
05/01/37	\$ 1,890,000.00	6.875%		\$ 64,968.75	
11/01/37	\$ 1,890,000.00	6.875%	\$ 265,000.00	\$ 64,968.75	\$ 394,937.50
05/01/38	\$ 1,625,000.00	6.875%		\$ 55,859.38	
11/01/38	\$ 1,625,000.00	6.875%	\$ 285,000.00	\$ 55,859.38	\$ 396,718.75
05/01/39	\$ 1,340,000.00	6.875%		\$ 46,062.50	
11/01/39	\$ 1,340,000.00	6.875%	\$ 300,000.00	\$ 46,062.50	\$ 392,125.00
05/01/40	\$ 1,040,000.00	6.875%		\$ 35,750.00	
11/01/40	\$ 1,040,000.00	6.875%	\$ 325,000.00	\$ 35,750.00	\$ 396,500.00
05/01/41	\$ 715,000.00	6.875%		\$ 24,578.13	
11/01/41	\$ 715,000.00	6.875%	\$ 345,000.00	\$ 24,578.13	\$ 394,156.25
05/01/42	\$ 370,000.00	6.875%		\$ 12,718.75	
11/01/42	\$ 370,000.00	6.875%	\$ 370,000.00	\$ 12,718.75	\$ 395,437.50
			\$ 4,835,000.00	\$ 5,271,825.02	\$ 10,264,318.77

Randal Park

Community Development District

Debt Service - Series 2015

Description	Adopted FY2017 Budget	Actual Thru 7/31/17	Projected Next 2 Months	Total as of 9/30/17	Adopted FY2018 Budget
Revenues					
Assessments	\$596,080	\$601,542	\$0	\$601,542	\$596,080
Interest	\$0	\$3,477	\$0	\$3,477	\$0
Carry Forward Surplus	\$373,979	\$374,005	\$0	\$374,005	\$388,427
Total Revenues	\$970,059	\$979,023	\$0	\$979,023	\$984,507
Expenditures					
Principal Payment 11/01	\$145,000	\$145,000	\$0	\$145,000	\$150,000
Interest Payment 11/01	\$224,334	\$224,334	\$0	\$224,334	\$221,253
Interest Payment 05/01	\$221,253	\$221,253	\$0	\$221,253	\$218,065
Transfer Out	\$0	\$10	\$0	\$10	\$0
Total Expenditures	\$590,586	\$590,597	\$0	\$590,597	\$589,318
Excess Revenue/(Expendit	\$379,473	\$388,427	\$0	\$388,427	\$395,189

11/1/18	Interest Payment	\$218,065
	Principal Payment	\$155,000
		<u>\$373,065</u>

	Adopted Budget FY2018
Net Assessments	\$596,080
Add: Discounts & Collections 6%	38,048
Gross Assessments	<u>\$634,128</u>

Randal Park Community Development District

DEBT SERVICE SCHEDULE - SERIES 2015

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/17	\$ 8,910,000.00	7.25%	\$ 150,000.00	\$ 221,252.50	\$ 592,505.00
05/01/18	\$ 8,760,000.00	7.25%		\$ 218,065.00	
11/01/18	\$ 8,760,000.00	7.25%	\$ 155,000.00	\$ 218,065.00	\$ 591,130.00
05/01/19	\$ 8,605,000.00	7.25%		\$ 214,771.25	
11/01/19	\$ 8,605,000.00	7.38%	\$ 165,000.00	\$ 214,771.25	\$ 594,542.50
05/01/20	\$ 8,440,000.00	7.38%		\$ 211,265.00	
11/01/20	\$ 8,440,000.00	7.38%	\$ 170,000.00	\$ 211,265.00	\$ 592,530.00
05/01/21	\$ 8,270,000.00	7.38%		\$ 207,652.50	
11/01/21	\$ 8,270,000.00	7.38%	\$ 180,000.00	\$ 207,652.50	\$ 595,305.00
05/01/22	\$ 8,090,000.00	7.38%		\$ 203,827.50	
11/01/22	\$ 8,090,000.00	7.38%	\$ 185,000.00	\$ 203,827.50	\$ 592,655.00
05/01/23	\$ 7,905,000.00	7.38%		\$ 199,896.25	
11/01/23	\$ 7,905,000.00	7.38%	\$ 195,000.00	\$ 199,896.25	\$ 594,792.50
05/01/24	\$ 7,710,000.00	7.38%		\$ 195,752.50	
11/01/24	\$ 7,710,000.00	7.38%	\$ 200,000.00	\$ 195,752.50	\$ 591,505.00
05/01/25	\$ 7,510,000.00	7.38%		\$ 191,502.50	
11/01/25	\$ 7,510,000.00	7.38%	\$ 210,000.00	\$ 191,502.50	\$ 593,005.00
05/01/26	\$ 7,300,000.00	7.38%		\$ 187,040.00	
11/01/26	\$ 7,300,000.00	7.38%	\$ 220,000.00	\$ 187,040.00	\$ 594,080.00
05/01/27	\$ 7,080,000.00	7.38%		\$ 181,540.00	
11/01/27	\$ 7,080,000.00	7.38%	\$ 230,000.00	\$ 181,540.00	\$ 593,080.00
05/01/28	\$ 6,850,000.00	7.38%		\$ 175,790.00	
11/01/28	\$ 6,850,000.00	7.38%	\$ 240,000.00	\$ 175,790.00	\$ 591,580.00
05/01/29	\$ 6,610,000.00	7.38%		\$ 169,790.00	
11/01/29	\$ 6,610,000.00	7.38%	\$ 255,000.00	\$ 169,790.00	\$ 594,580.00
05/01/30	\$ 6,355,000.00	7.38%		\$ 163,415.00	
11/01/30	\$ 6,355,000.00	7.38%	\$ 265,000.00	\$ 163,415.00	\$ 591,830.00
05/01/31	\$ 6,090,000.00	7.38%		\$ 156,790.00	
11/01/31	\$ 6,090,000.00	7.38%	\$ 280,000.00	\$ 156,790.00	\$ 593,580.00
05/01/32	\$ 5,810,000.00	7.38%		\$ 149,790.00	
11/01/32	\$ 5,810,000.00	7.38%	\$ 295,000.00	\$ 149,790.00	\$ 594,580.00
05/01/33	\$ 5,515,000.00	7.38%		\$ 142,415.00	
11/01/33	\$ 5,515,000.00	7.38%	\$ 310,000.00	\$ 142,415.00	\$ 594,830.00
05/01/34	\$ 5,205,000.00	7.38%		\$ 134,665.00	
11/01/34	\$ 5,205,000.00	7.38%	\$ 325,000.00	\$ 134,665.00	\$ 594,330.00
05/01/35	\$ 4,880,000.00	7.38%		\$ 126,540.00	
11/01/35	\$ 4,880,000.00	7.38%	\$ 340,000.00	\$ 126,540.00	\$ 593,080.00
05/01/36	\$ 4,540,000.00	7.38%		\$ 118,040.00	
11/01/36	\$ 4,540,000.00	7.38%	\$ 360,000.00	\$ 118,040.00	\$ 596,080.00
05/01/37	\$ 4,180,000.00	7.38%		\$ 108,680.00	
11/01/37	\$ 4,180,000.00	7.38%	\$ 375,000.00	\$ 108,680.00	\$ 592,360.00
05/01/38	\$ 3,805,000.00	7.38%		\$ 98,930.00	
11/01/38	\$ 3,805,000.00	7.38%	\$ 395,000.00	\$ 98,930.00	\$ 592,860.00
05/01/39	\$ 3,410,000.00	7.38%		\$ 88,660.00	
11/01/39	\$ 3,410,000.00	7.38%	\$ 415,000.00	\$ 88,660.00	\$ 592,320.00
05/01/40	\$ 2,995,000.00	7.38%		\$ 77,870.00	
11/01/40	\$ 2,995,000.00	7.38%	\$ 440,000.00	\$ 77,870.00	\$ 595,740.00
05/01/41	\$ 2,555,000.00	7.38%		\$ 66,430.00	
11/01/41	\$ 2,555,000.00	7.38%	\$ 460,000.00	\$ 66,430.00	\$ 592,860.00
05/01/42	\$ 2,095,000.00	7.38%		\$ 54,470.00	
11/01/42	\$ 2,095,000.00	7.38%	\$ 485,000.00	\$ 54,470.00	\$ 593,940.00
05/01/43	\$ 1,610,000.00	7.38%		\$ 41,860.00	
11/01/43	\$ 1,610,000.00	7.38%	\$ 510,000.00	\$ 41,860.00	\$ 593,720.00
05/01/44	\$ 1,100,000.00	7.38%		\$ 28,600.00	
11/01/44	\$ 1,100,000.00	7.38%	\$ 535,000.00	\$ 28,600.00	\$ 592,200.00
05/01/45	\$ 565,000.00	7.38%		\$ 14,690.00	
11/01/45	\$ 565,000.00	7.38%	\$ 565,000.00	\$ 14,690.00	\$ 594,380.00
			\$ 8,910,000.00	\$ 8,078,727.50	\$ 17,209,980.00

**Randal Park CDD
Assessments FY 2018**

Phase 1A and 1B	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Total
Single Family 40'	83	\$1,063.34	\$1,072.15	\$0.00	\$2,135.49
Single Family 50'	106	\$1,063.34	\$1,125.75	\$0.00	\$2,189.09
Single Family 60'	50	\$1,063.34	\$1,179.35	\$0.00	\$2,242.69
Townhome	0	\$1,063.34	\$804.54	\$0.00	\$1,867.88
Phase 2 & 3					
	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Total
Single Family 40'	27	\$1,063.34	\$1,072.15	\$300.59	\$2,436.08
Single Family 50'	27	\$1,063.34	\$1,125.75	\$251.42	\$2,440.51
Single Family 60'	24	\$1,063.34	\$1,179.35	\$202.25	\$2,444.93
Townhome	83	\$1,063.34	\$804.54	\$313.83	\$2,181.71
Townhome	5	\$1,063.34	\$0.00	\$1,117.01	\$2,180.34
Phase 4 & 5					
	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Total
Single Family 40'	33	\$1,063.34	\$0.00	\$1,551.10	\$2,614.43
Single Family 50'	119	\$1,063.34	\$0.00	\$1,630.50	\$2,693.84
Single Family 60'	105	\$1,063.34	\$0.00	\$1,704.62	\$2,767.95
Townhome	135	\$1,063.34	\$0.00	\$1,164.64	\$2,227.98
Total Units	797				