



Randal Park
Community Development
District

Adopted Budget
FY 2021



**Randal Park
Community Development District**

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Randal Park

Community Development District

General Fund

Description	Adopted FY2020 Budget	Actual Thru 7/31/20	Projected Next 2 Months	Total as of 9/30/20	Adopted FY2021 Budget
Revenues					
Special Assessments	\$963,338	\$977,414	\$0	\$977,414	\$963,338
Colonial Properties Contribution	\$46,221	\$39,119	\$7,102	\$46,221	\$46,221
Miscellaneous Revenue	\$1,000	\$855	\$171	\$1,026	\$1,000
Activities	\$7,000	\$2,762	\$552	\$3,315	\$7,000
Rentals	\$7,000	\$5,600	\$0	\$5,600	\$7,000
Total Revenues	\$1,024,559	\$1,025,750	\$7,825	\$1,033,575	\$1,024,559
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$3,400	\$2,000	\$5,400	\$12,000
FICA Expense	\$900	\$260	\$52	\$312	\$900
Annual Audit	\$4,500	\$4,200	\$0	\$4,200	\$4,600
Trustee Fees	\$12,500	\$12,000	\$0	\$12,000	\$12,500
Dissemination Agent	\$10,500	\$8,750	\$1,750	\$10,500	\$10,500
Arbitrage	\$1,800	\$1,200	\$240	\$1,440	\$1,800
Engineering	\$10,000	\$3,475	\$695	\$4,169	\$10,000
Attorney	\$20,000	\$5,615	\$1,123	\$6,738	\$20,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$40,575	\$33,813	\$6,763	\$40,575	\$40,575
Information Technology	\$2,200	\$833	\$167	\$1,000	\$2,200
Telephone	\$100	\$0	\$50	\$50	\$100
Postage	\$550	\$533	\$107	\$640	\$650
Insurance	\$5,500	\$5,699	\$0	\$5,699	\$5,556
Printing & Binding	\$0	\$1,242	\$332	\$1,575	\$2,150
Legal Advertising	\$2,250	\$1,271	\$927	\$2,198	\$2,250
Other Current Charges	\$350	\$50	\$10	\$60	\$350
Office Supplies	\$200	\$77	\$15	\$92	\$200
Property Appraiser	\$800	\$904	\$0	\$904	\$800
Property Taxes	\$250	\$439	\$0	\$439	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$130,150	\$88,937	\$14,230	\$103,167	\$132,556
<i>Maintenance</i>					
Contract Services:					
Field Management	\$17,390	\$14,492	\$2,898	\$17,390	\$17,390
Wetland Maintenance	\$9,600	\$0	\$4,800	\$4,800	\$9,600
Mitigation Monitoring	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Landscape Maintenance	\$288,264	\$237,775	\$47,555	\$285,329	\$288,264
Lake Maintenance	\$9,600	\$7,450	\$1,490	\$8,940	\$9,600
Security Patrol	\$30,000	\$21,892	\$4,378	\$26,271	\$35,184
Repairs & Maintenance					
Facility Maintenance	\$29,120	\$23,147	\$4,629	\$27,776	\$29,120
Repairs & Maintenance	\$10,000	\$9,039	\$1,808	\$10,847	\$11,000
Operating Supplies	\$5,000	\$9,102	\$690	\$9,792	\$9,800
Landscape Replacement	\$10,000	\$10,363	\$0	\$10,363	\$10,500
Irrigation Repairs	\$12,000	\$7,822	\$1,564	\$9,386	\$10,000
Alley Maintenance	\$1,500	\$0	\$500	\$500	\$1,500
Stormwater Repairs & Maintenance	\$1,500	\$0	\$500	\$500	\$1,500
Fountain Maintenance	\$3,500	\$2,444	\$489	\$2,933	\$3,500
Sign Maintenance	\$1,000	\$893	\$179	\$1,071	\$1,000
Pressure Washing	\$10,000	\$1,750	\$0	\$1,750	\$5,700

Randal Park

Community Development District

General Fund

Description	Adopted FY2020 Budget	Actual Thru 7/31/20	Projected Next 2 Months	Total as of 9/30/20	Adopted FY2021 Budget
Utilities					
Utilities - Common Area	\$30,000	\$20,876	\$4,175	\$25,051	\$30,000
Streetlighting	\$110,000	\$84,035	\$16,807	\$100,842	\$110,000
Amenity Center					
Amenity Management	\$74,881	\$62,401	\$12,480	\$74,881	\$77,127
Pool Attendants	\$18,000	\$8,438	\$7,000	\$15,438	\$15,600
Pool Permit	\$550	\$505	\$0	\$505	\$550
Cable TV/Internet/Telephone	\$4,000	\$2,738	\$548	\$3,285	\$4,000
Utilities - Amenity Center	\$22,000	\$15,647	\$3,129	\$18,777	\$21,000
Refuse Service	\$2,400	\$1,866	\$373	\$2,239	\$2,400
Amenity Center Access Cards	\$1,000	\$1,205	\$0	\$1,205	\$1,000
HVAC Maintenance	\$574	\$0	\$574	\$574	\$574
Special Events	\$15,000	\$10,033	\$2,007	\$12,039	\$13,962
Holiday Decorations	\$4,000	\$4,410	\$0	\$4,410	\$4,410
Security Monitoring	\$600	\$315	\$105	\$420	\$600
Janitorial Services	\$21,000	\$13,126	\$2,625	\$15,751	\$16,000
Pool Maintenance	\$15,330	\$12,780	\$2,556	\$15,336	\$15,330
Pool Repairs & Maintenance	\$5,000	\$3,472	\$694	\$4,166	\$3,200
Fitness Repairs & Maintenance	\$2,000	\$4,335	\$175	\$4,510	\$5,000
Amenity Repairs & Maintenance	\$5,000	\$0	\$1,000	\$1,000	\$1,480
Pest Control	\$1,100	\$500	\$100	\$600	\$650
Other					
Property Insurance	\$31,000	\$29,599	\$0	\$29,599	\$33,570
Contingency	\$10,000	\$1,673	\$335	\$2,007	\$9,392
Transfer Out - Capital Reserve	\$80,000	\$0	\$80,000	\$80,000	\$80,000
Total Maintenance	\$894,409	\$624,118	\$207,414	\$831,532	\$892,003
Total Expenditures	\$1,024,559	\$713,055	\$221,644	\$934,699	\$1,024,559
Excess Revenue/(Expenditures)	(\$0)	\$312,695	(\$213,819)	\$98,876	\$0

*Reflects carry forward surplus less first quarter operating reserves of \$235,000.

	Adopted Budget FY2018	Adopted Budget FY2019	Adopted Budget FY2020	Adopted Budget FY2021
Net Assessments	\$796,630	\$796,630	\$963,338	\$963,338
Add: Discounts & Collections 6%	50,849	50,849	61,490	61,490
Gross Assessments	<u>\$847,479</u>	<u>\$847,479</u>	<u>\$1,024,828</u>	<u>\$1,024,828</u>
Assessable Units	797	797	904	904
Per Unit Assessment - Phases 1 - 5	\$1,063.34	\$1,063.34	\$1,191.80	\$1,191.80
Per Unit Assessment - Randal Walk	\$0.00	\$0.00	\$700.60	\$700.60

Notes:

(1 thru 6) is shared costs with Colonial Properties

	Total Adopted FY 2020 Budget	Shared Costs	Colonial Properties Allocation
1 Facilities Management & Maintenance	\$16,883	\$17,390	\$8,695
2 Landscape Maintenance	\$282,504	\$288,264	\$74,400
3 Lake Maintenance	\$8,940	\$9,600	\$1,260
4 Irrigation Repairs	\$8,000	\$10,000	\$2,000
5 Utilities	\$30,000	\$30,000	\$16,000
6 Streetlighting	\$98,769	\$110,000	\$6,400
Totals:		\$108,755	\$46,221

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.

Rentals

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

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 five supervisors attending 12 monthly meetings.

FICA Expense

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

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.

Randal Park
Community Development District
GENERAL FUND BUDGET

Trustee Fees

The District issued Series 2012, Series 2015 and Series 2018 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, Series 2015 and Series 2018 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.

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.

Randal Park
Community Development District
GENERAL FUND BUDGET

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.

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.

Randal Park Community Development District

GENERAL FUND BUDGET

Maintenance:

Contract Services:

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.

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.

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
Randal Walk	\$480	\$5,760
TOTAL		\$288,264

Lake Maintenance

The District has 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 District has contracted with Applied Aquatic Management Inc. to maintain the lakes throughout the community that provide stormwater management.

Description	Monthly	Annually
Lake Maintenance	\$800	\$9,600
TOTAL		\$9,600

Randal Park
Community Development District
GENERAL FUND BUDGET

Security Patrol

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

Repairs & Maintenance:

Facility Maintenance

The District has contracted with Governmental Management Services – Central Florida, LLC to provide routine repairs and maintenance on the District's common areas and amenities.

Repairs & Maintenance

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

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.

Irrigation Repairs

To record expenses for repairs to the irrigation system.

Alley Maintenance

To record expenses for repairs and maintenance to the alley.

Stormwater Repairs & Maintenance

Represents estimated costs that the District will incur for repairs and maintenance on the stormwater management facilities, including: outfall structures, pipes and other miscellaneous facilities.

Randal Park
Community Development District
 GENERAL FUND BUDGET

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		\$1,600
TOTAL		\$3,500

Sign Maintenance

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.

Utilities:

Utilities – Common Area

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

Streetlighting

Orlando Utilities Commission provides for the streetlights within the community.

Amenity Center:

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.

Randal Park
Community Development District
 GENERAL FUND BUDGET

Pool Permit

Estimated cost for required pool permit.

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

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

Amenity Center Access Cards

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

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

Randal Park
Community Development District
 GENERAL FUND BUDGET

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.

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

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 (Chemicals)	\$750	\$9,000
Roberts Pool Service	\$528	\$6,330
TOTAL		\$15,330

Pool Repairs & Maintenance

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

Randal Park
Community Development District
 GENERAL FUND BUDGET

Fitness Repairs & Maintenance

Represents costs related to repairing and maintaining the fitness equipment owned by the District. The amount includes preventative maintenance provided at \$25 bi monthly for 7 fitness machines.

Amenity Repairs & Maintenance

Represents estimated cost for repairs and maintenance of the amenity center.

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
Contingency		\$50
TOTAL		\$650

Other:

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.

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

Randal Park

Community Development District

Capital Reserve Fund

Description	Adopted FY2020 Budget	Actual Thru 7/31/20	Projected Next 2 Months	Total as of 9/30/20	Adopted FY2021 Budget
Revenues					
Transfer In	\$80,000	\$0	\$80,000	\$80,000	\$80,000
Interest	\$2,000	\$3,204	\$641	\$3,845	\$2,000
Carry Forward Surplus	\$191,766	\$284,728	\$0	\$284,728	\$322,042
Total Revenues	\$273,766	\$287,932	\$80,641	\$368,573	\$404,042
Expenditures					
Capital Outlay	\$25,000	\$46,531	\$0	\$46,531	\$25,000
Total Expenditures	\$25,000	\$46,531	\$0	\$46,531	\$25,000
Excess Revenue/(Expenditures)	\$248,766	\$241,401	\$80,641	\$322,042	\$379,042

Randal Park

Community Development District

Debt Service - Series 2012

Description	Adopted FY2020 Budget	Actual Thru 7/31/20	Projected Next 2 Months	Total as of 9/30/20	Adopted FY2021 Budget
Revenues					
Assessments	\$397,350	\$406,036	(\$8,686)	\$397,350	\$397,350
Interest	\$5,000	\$5,644	\$5,644	\$11,288	\$5,000
Prepayment	\$0	\$18,726	\$0	\$18,726	\$0
Carry Forward Surplus	\$305,617	\$327,432	\$0	\$327,432	\$361,882
Total Revenues	\$707,967	\$757,837	(\$3,042)	\$754,795	\$764,232
Expenditures					
Principal Payment - 11/01	\$90,000	\$90,000	\$0	\$90,000	\$95,000
Interest Payment - 11/01	\$152,750	\$152,750	\$0	\$152,750	\$150,163
Interest Payment - 05/01	\$150,163	\$150,163	\$0	\$150,163	\$147,431
Total Expenditures	\$392,913	\$392,913	\$0	\$392,913	\$392,594
Excess Revenue/(Expenditures)	\$315,054	\$364,924	(\$3,042)	\$361,882	\$371,639

11/1/21	Interest Payment	\$147,431
	Principal Payment	\$100,000
		<u>\$247,431</u>

	Adopted Budget FY2021
Net Assessments	\$397,350
Add: Discounts & Collections 6%	<u>\$25,363</u>
Gross Assessment:	<u>\$422,713</u>

Randal Park Community Development District

DEBT SERVICE SCHEDULE - SERIES 2012

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$4,580,000.00			
05/01/21	\$4,485,000.00	\$95,000.00	\$150,162.50	\$395,325.00
11/01/21	\$4,485,000.00		\$147,431.25	
05/01/22	\$4,385,000.00	\$100,000.00	\$144,556.25	\$394,862.50
11/01/22	\$4,280,000.00		\$144,556.25	
05/01/23	\$4,280,000.00	\$105,000.00	\$141,537.50	\$394,112.50
11/01/23	\$4,165,000.00		\$141,537.50	
05/01/24	\$4,165,000.00	\$115,000.00	\$138,015.63	\$398,075.00
11/01/24	\$4,040,000.00		\$138,015.63	
05/01/25	\$4,040,000.00	\$125,000.00	\$134,187.50	\$401,031.26
11/01/25	\$3,915,000.00		\$134,187.50	
05/01/26	\$3,915,000.00	\$125,000.00	\$130,359.38	\$393,375.00
11/01/26	\$3,780,000.00		\$130,359.38	
05/01/27	\$3,780,000.00	\$135,000.00	\$126,225.00	\$395,718.76
11/01/27	\$3,640,000.00		\$126,225.00	
05/01/28	\$3,640,000.00	\$140,000.00	\$121,937.50	\$392,450.00
11/01/28	\$3,490,000.00		\$121,937.50	
05/01/29	\$3,490,000.00	\$150,000.00	\$117,343.75	\$393,875.00
11/01/29	\$3,330,000.00		\$117,343.75	
05/01/30	\$3,330,000.00	\$160,000.00	\$112,443.75	\$394,687.50
11/01/30	\$3,160,000.00		\$112,443.75	
05/01/31	\$3,160,000.00	\$170,000.00	\$107,237.50	\$394,887.50
11/01/31	\$2,980,000.00		\$107,237.50	
05/01/32	\$2,980,000.00	\$180,000.00	\$101,725.00	\$394,475.00
11/01/32	\$2,790,000.00		\$101,725.00	
05/01/33	\$2,790,000.00	\$190,000.00	\$95,906.25	\$393,450.00
11/01/33	\$2,585,000.00		\$95,906.25	
05/01/34	\$2,585,000.00	\$205,000.00	\$88,859.38	\$396,812.50
11/01/34	\$2,370,000.00		\$88,859.38	
05/01/35	\$2,370,000.00	\$215,000.00	\$81,468.75	\$392,718.75
11/01/35	\$2,140,000.00		\$81,468.75	
05/01/36	\$2,140,000.00	\$230,000.00	\$73,562.50	\$392,937.50
11/01/36	\$1,890,000.00		\$73,562.50	
05/01/37	\$1,890,000.00	\$250,000.00	\$64,968.75	\$397,125.00
11/01/37	\$1,625,000.00		\$64,968.75	
05/01/38	\$1,625,000.00	\$265,000.00	\$55,859.38	\$394,937.50
11/01/38	\$1,340,000.00		\$55,859.38	
05/01/39	\$1,340,000.00	\$285,000.00	\$46,062.50	\$396,718.75
11/01/39	\$1,040,000.00		\$46,062.50	
05/01/40	\$1,040,000.00	\$300,000.00	\$35,750.00	\$392,125.00
11/01/40	\$715,000.00		\$35,750.00	
05/01/41	\$715,000.00	\$325,000.00	\$24,578.13	\$396,500.00
11/01/41	\$370,000.00		\$24,578.13	
05/01/42	\$370,000.00	\$345,000.00	\$12,718.75	\$394,156.25
11/01/42	\$370,000.00	\$370,000.00	\$12,718.75	\$395,437.50
		\$4,670,000.00	\$4,658,543.77	\$9,481,293.77

Randal Park

Community Development District

Debt Service - Series 2015

Description	Adopted FY2020 Budget	Actual Thru 7/31/20	Projected Next 2 Months	Total as of 9/30/20	Adopted FY2021 Budget
Revenues					
Assessments	\$596,080	\$578,403	\$17,677	\$596,080	\$596,080
Interest	\$7,000	\$7,956	\$7,956	\$15,912	\$7,000
Carry Forward Surplus	\$439,435	\$444,969	\$0	\$444,969	\$478,263
Total Revenues	\$1,042,515	\$1,031,329	\$25,633	\$1,056,961	\$1,081,343
Expenditures					
Principal Payment - 11/01	\$155,000	\$155,000	\$0	\$155,000	\$165,000
Interest Payment - 11/01	\$213,306	\$213,496	\$0	\$213,496	\$210,309
Interest Payment - 05/01	\$210,309	\$210,203	\$0	\$210,203	\$206,803
Total Expenditures	\$578,615	\$578,699	\$0	\$578,699	\$582,111
Excess Revenue/(Expenditure	\$463,900	\$452,630	\$25,633	\$478,263	\$499,231

11/1/21	Interest Payment	\$206,803
	Principal Payment	\$170,000
		<u>\$376,803</u>

	Adopted Budget FY2021
Net Assessments	\$596,080
Add: Discounts & Collections 6%	\$38,048
Gross Assessment:	<u>\$634,128</u>

Randal Park

Community Development District

DEBT SERVICE SCHEDULE - SERIES 2015

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/20	\$8,395,000.00	\$165,000.00	\$210,308.75	\$585,617.50
5/1/21	\$8,230,000.00		\$206,802.50	
11/1/21	\$8,230,000.00	\$170,000.00	\$206,802.50	\$583,605.00
5/1/22	\$8,060,000.00		\$203,190.00	
11/1/22	\$8,060,000.00	\$180,000.00	\$203,190.00	\$586,380.00
5/1/23	\$7,880,000.00		\$199,365.00	
11/1/23	\$7,880,000.00	\$185,000.00	\$199,365.00	\$583,730.00
5/1/24	\$7,695,000.00		\$195,433.75	
11/1/24	\$7,695,000.00	\$195,000.00	\$195,433.75	\$585,867.50
5/1/25	\$7,500,000.00		\$191,290.00	
11/1/25	\$7,500,000.00	\$200,000.00	\$191,290.00	\$582,580.00
5/1/26	\$7,300,000.00		\$187,040.00	
11/1/26	\$7,300,000.00	\$220,000.00	\$187,040.00	\$594,080.00
5/1/27	\$7,080,000.00		\$181,540.00	
11/1/27	\$7,080,000.00	\$230,000.00	\$181,540.00	\$593,080.00
5/1/28	\$6,850,000.00		\$175,790.00	
11/1/28	\$6,850,000.00	\$240,000.00	\$175,790.00	\$591,580.00
5/1/29	\$6,610,000.00		\$169,790.00	
11/1/29	\$6,610,000.00	\$255,000.00	\$169,790.00	\$594,580.00
5/1/30	\$6,355,000.00		\$163,415.00	
11/1/30	\$6,355,000.00	\$265,000.00	\$163,415.00	\$591,830.00
5/1/31	\$6,090,000.00		\$156,790.00	
11/1/31	\$6,090,000.00	\$280,000.00	\$156,790.00	\$593,580.00
5/1/32	\$5,810,000.00		\$149,790.00	
11/1/32	\$5,810,000.00	\$295,000.00	\$149,790.00	\$594,580.00
5/1/33	\$5,515,000.00		\$142,415.00	
11/1/33	\$5,515,000.00	\$310,000.00	\$142,415.00	\$594,830.00
5/1/34	\$5,205,000.00		\$134,665.00	
11/1/34	\$5,205,000.00	\$325,000.00	\$134,665.00	\$594,330.00
5/1/35	\$4,880,000.00		\$126,540.00	
11/1/35	\$4,880,000.00	\$340,000.00	\$126,540.00	\$593,080.00
5/1/36	\$4,540,000.00		\$118,040.00	
11/1/36	\$4,540,000.00	\$360,000.00	\$118,040.00	\$596,080.00
5/1/37	\$4,180,000.00		\$108,680.00	
11/1/37	\$4,180,000.00	\$375,000.00	\$108,680.00	\$592,360.00
5/1/38	\$3,805,000.00		\$98,930.00	
11/1/38	\$3,805,000.00	\$395,000.00	\$98,930.00	\$592,860.00
5/1/39	\$3,410,000.00		\$88,660.00	
11/1/39	\$3,410,000.00	\$415,000.00	\$88,660.00	\$592,320.00
5/1/40	\$2,995,000.00		\$77,870.00	
11/1/40	\$2,995,000.00	\$440,000.00	\$77,870.00	\$595,740.00
5/1/41	\$2,555,000.00		\$66,430.00	
11/1/41	\$2,555,000.00	\$460,000.00	\$66,430.00	\$592,860.00
5/1/42	\$2,095,000.00		\$54,470.00	
11/1/42	\$2,095,000.00	\$485,000.00	\$54,470.00	\$593,940.00
5/1/43	\$1,610,000.00		\$41,860.00	
11/1/43	\$1,610,000.00	\$510,000.00	\$41,860.00	\$593,720.00
5/1/44	\$1,100,000.00		\$28,600.00	
11/1/44	\$1,100,000.00	\$535,000.00	\$28,600.00	\$592,200.00
5/1/45	\$565,000.00		\$14,690.00	
11/1/45	\$565,000.00	\$565,000.00	\$14,690.00	\$594,380.00
		\$8,550,000.00	\$7,411,995.00	\$15,961,995.00

Randal Park

Community Development District

Debt Service - Series 2018

Description	Adopted FY2020 Budget	Actual Thru 7/31/20	Projected Next 2 Months	Total as of 9/30/20	Adopted FY2021 Budget
Revenues					
Assessments	\$117,674	\$119,398	\$0	\$119,398	\$117,674
Interest	\$500	\$835	\$278	\$1,113	\$500
Carry Forward Surplus	\$77,778	\$46,056	\$0	\$46,056	\$77,778
Total Revenues	\$195,952	\$166,289	\$278	\$166,568	\$195,952
Expenditures					
Interest Payment - 11/01	\$44,143	\$44,143	\$0	\$44,143	\$43,528
Principal Payment - 05/01	\$30,000	\$30,000	\$0	\$30,000	\$30,000
Interest Payment - 05/01	\$44,143	\$44,143	\$0	\$44,143	\$43,528
Total Expenditures	\$118,287	\$118,285	\$0	\$118,285	\$117,055
Excess Revenue/(Expenditure	\$77,666	\$48,004	\$278	\$48,283	\$78,897

11/1/21 Interest Payment \$42,913
\$42,913

	Adopted Budget FY2021
Net Assessments	\$117,674
Add: Discounts & Collections 6%	7,511
Gross Assessment:	<u>\$125,185</u>

Randal Park Community Development District

DEBT SERVICE SCHEDULE - SERIES 2018

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Annual
11/1/20	\$1,740,000.00		\$43,527.50	\$117,670.00
5/1/21	\$1,740,000.00	\$30,000.00	\$43,527.50	
11/1/21	\$1,710,000.00		\$42,912.50	\$116,440.00
5/1/22	\$1,710,000.00	\$30,000.00	\$42,912.50	
11/1/22	\$1,680,000.00		\$42,297.50	\$115,210.00
5/1/23	\$1,680,000.00	\$30,000.00	\$42,297.50	
11/1/23	\$1,650,000.00		\$41,682.50	\$113,980.00
5/1/24	\$1,650,000.00	\$30,000.00	\$41,682.50	
11/1/24	\$1,620,000.00		\$41,067.50	\$112,750.00
5/1/25	\$1,620,000.00	\$35,000.00	\$41,067.50	
11/1/25	\$1,585,000.00		\$40,280.00	\$116,347.50
5/1/26	\$1,585,000.00	\$35,000.00	\$40,280.00	
11/1/26	\$1,550,000.00		\$39,492.50	\$114,772.50
5/1/27	\$1,550,000.00	\$35,000.00	\$39,492.50	
11/1/27	\$1,515,000.00		\$38,705.00	\$113,197.50
5/1/28	\$1,515,000.00	\$40,000.00	\$38,705.00	
11/1/28	\$1,475,000.00		\$37,805.00	\$116,510.00
5/1/29	\$1,475,000.00	\$40,000.00	\$37,805.00	
11/1/29	\$1,435,000.00		\$36,905.00	\$114,710.00
5/1/30	\$1,435,000.00	\$45,000.00	\$36,905.00	
11/1/30	\$1,390,000.00		\$35,768.75	\$117,673.75
5/1/31	\$1,390,000.00	\$45,000.00	\$35,768.75	
11/1/31	\$1,345,000.00		\$34,632.50	\$115,401.25
5/1/32	\$1,345,000.00	\$45,000.00	\$34,632.50	
11/1/32	\$1,300,000.00		\$33,496.25	\$113,128.75
5/1/33	\$1,300,000.00	\$50,000.00	\$33,496.25	
11/1/33	\$1,250,000.00		\$32,233.75	\$115,730.00
5/1/34	\$1,250,000.00	\$50,000.00	\$32,233.75	
11/1/34	\$1,200,000.00		\$30,971.25	\$113,205.00
5/1/35	\$1,200,000.00	\$55,000.00	\$30,971.25	
11/1/35	\$1,145,000.00		\$29,582.50	\$115,553.75
5/1/36	\$1,145,000.00	\$60,000.00	\$29,582.50	
11/1/36	\$1,085,000.00		\$28,067.50	\$117,650.00
5/1/37	\$1,085,000.00	\$60,000.00	\$28,067.50	
11/1/37	\$1,025,000.00		\$26,552.50	\$114,620.00
5/1/38	\$1,025,000.00	\$65,000.00	\$26,552.50	
11/1/38	\$960,000.00		\$24,911.25	\$116,463.75
5/1/39	\$960,000.00	\$65,000.00	\$24,911.25	
11/1/39	\$895,000.00		\$23,270.00	\$113,181.25
5/1/40	\$895,000.00	\$70,000.00	\$23,270.00	
11/1/40	\$825,000.00		\$21,450.00	\$114,720.00
5/1/41	\$825,000.00	\$75,000.00	\$21,450.00	
11/1/41	\$750,000.00		\$19,500.00	\$115,950.00
5/1/42	\$750,000.00	\$80,000.00	\$19,500.00	
11/1/42	\$670,000.00		\$17,420.00	\$116,920.00
5/1/43	\$670,000.00	\$85,000.00	\$17,420.00	
11/1/43	\$585,000.00		\$15,210.00	\$117,630.00
5/1/44	\$585,000.00	\$85,000.00	\$15,210.00	
11/1/44	\$500,000.00		\$13,000.00	\$113,210.00
5/1/45	\$500,000.00	\$90,000.00	\$13,000.00	
11/1/45	\$410,000.00		\$10,660.00	\$113,660.00
5/1/46	\$410,000.00	\$95,000.00	\$10,660.00	
11/1/46	\$315,000.00		\$8,190.00	\$113,850.00
5/1/47	\$315,000.00	\$100,000.00	\$8,190.00	
11/1/47	\$215,000.00		\$5,590.00	\$113,780.00
5/1/48	\$215,000.00	\$105,000.00	\$5,590.00	
11/1/48	\$110,000.00		\$2,860.00	\$113,450.00
5/1/49	\$110,000.00	\$110,000.00	\$2,860.00	\$112,860.00
Totals		\$1,770,000.00	\$1,757,229.14	\$3,527,229.14

Randal Park

Community Development District

General Fund Assessment Calculation

Description	Adopted FY2021 Budget	Randal Park	Randal Walk	Combined	Adopted FY2021 Total
Revenues					
Special Assessments	\$963,338	\$432,051	\$8,600	\$522,687	\$963,338
Colonial Properties Contribution	\$46,221	\$0	\$0	\$46,221	\$46,221
Miscellaneous Revenue	\$1,000	\$0	\$0	\$1,000	\$1,000
Activities	\$7,000	\$7,000	\$0	\$0	\$7,000
Rentals	\$7,000	\$7,000	\$0	\$0	\$7,000
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$1,024,559	\$446,051	\$8,600	\$569,908	\$1,024,559
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$0	\$0	\$12,000	\$12,000
FICA Expense	\$900	\$0	\$0	\$900	\$900
Annual Audit	\$4,600	\$0	\$0	\$4,600	\$4,600
Trustee Fees	\$12,500	\$8,000	\$4,500	\$0	\$12,500
Dissemination Agent	\$10,500	\$7,000	\$3,500	\$0	\$10,500
Arbitrage	\$1,800	\$1,200	\$600	\$0	\$1,800
Engineering	\$10,000	\$0	\$0	\$10,000	\$10,000
Attorney	\$20,000	\$0	\$0	\$20,000	\$20,000
Assessment Administration	\$5,000	\$0	\$0	\$5,000	\$5,000
Management Fees	\$40,575	\$0	\$0	\$40,575	\$40,575
Information Technology	\$2,200	\$0	\$0	\$2,200	\$2,200
Telephone	\$100	\$0	\$0	\$100	\$100
Postage	\$650	\$0	\$0	\$650	\$650
Insurance	\$5,556	\$0	\$0	\$5,556	\$5,556
Printing & Binding	\$2,150	\$0	\$0	\$2,150	\$2,150
Legal Advertising	\$2,250	\$0	\$0	\$2,250	\$2,250
Other Current Charges	\$350	\$0	\$0	\$350	\$350
Office Supplies	\$200	\$0	\$0	\$200	\$200
Property Appraiser	\$800	\$0	\$0	\$800	\$800
Property Taxes	\$250	\$0	\$0	\$250	\$250
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$175	\$175
Total Administrative	\$132,556	\$16,200	\$8,600	\$107,756	\$132,556
<i>Maintenance</i>					
Contract Services:					
Field Management	\$17,390	\$0	\$0	\$17,390	\$17,390
Wetland Maintenance	\$9,600	\$0	\$0	\$9,600	\$9,600
Mitigation Monitoring	\$2,500	\$0	\$0	\$2,500	\$2,500
Landscape Maintenance (75%/25%)	\$288,264	\$70,626	\$0	\$217,638	\$288,264
Lake Maintenance	\$9,600	\$0	\$0	\$9,600	\$9,600
Security Patrol (75%/25%)	\$35,184	\$26,388	\$0	\$8,796	\$35,184
Repairs & Maintenance					
Facility Maintenance (75%/25%)	\$29,120	\$21,840	\$0	\$7,280	\$29,120
Repairs & Maintenance (75%/25%)	\$11,000	\$8,250	\$0	\$2,750	\$11,000
Operating Supplies (75%/25%)	\$9,800	\$7,350	\$0	\$2,450	\$9,800
Landscape Replacement (75%/25%)	\$10,500	\$7,875	\$0	\$2,625	\$10,500
Irrigation Repairs	\$10,000	\$0	\$0	\$10,000	\$10,000
Alley Maintenance	\$1,500	\$0	\$0	\$1,500	\$1,500
Stormwater Repairs & Maintenance	\$1,500	\$0	\$0	\$1,500	\$1,500
Fountain Maintenance	\$3,500	\$0	\$0	\$3,500	\$3,500
Sign Maintenance	\$1,000	\$0	\$0	\$1,000	\$1,000
Pressure Washing (20%/80%)	\$5,700	\$1,140	\$0	\$4,560	\$5,700

Randal Park

Community Development District

General Fund Assessment Calculation

Description	Adopted FY2020 Budget	Randal Park	Randal Walk	Combined	Adopted FY2020 Total
Utilities					
Utilities - Common Area	\$30,000	\$0	\$0	\$30,000	\$30,000
Streetlighting	\$110,000	\$0	\$0	\$110,000	\$110,000
Amenity Center					
Amenity Management	\$77,127	\$77,127	\$0	\$0	\$77,127
Pool Attendants	\$15,600	\$15,600	\$0	\$0	\$15,600
Pool Permit	\$550	\$550	\$0	\$0	\$550
Cable TV/Internet/Telephone	\$4,000	\$4,000	\$0	\$0	\$4,000
Utilities - Amenity Center	\$21,000	\$21,000	\$0	\$0	\$21,000
Refuse Service	\$2,400	\$2,400	\$0	\$0	\$2,400
Amenity Center Access Cards	\$1,000	\$1,000	\$0	\$0	\$1,000
HVAC Maintenance	\$574	\$574	\$0	\$0	\$574
Special Events	\$13,962	\$13,962	\$0	\$0	\$13,962
Holiday Decorations	\$4,410	\$4,410	\$0	\$0	\$4,410
Security Monitoring	\$600	\$600	\$0	\$0	\$600
Janitorial Services	\$16,000	\$16,000	\$0	\$0	\$16,000
Pool Maintenance	\$15,330	\$15,330	\$0	\$0	\$15,330
Pool Repairs & Maintenance	\$3,200	\$3,200	\$0	\$0	\$3,200
Fitness Repairs & Maintenance	\$5,000	\$5,000	\$0	\$0	\$5,000
Amenity Repairs & Maintenance	\$1,480	\$1,480	\$0	\$0	\$1,480
Pest Control	\$650	\$650	\$0	\$0	\$650
Other					
Property Insurance (70%/30%)	\$33,570	\$23,499	\$0	\$10,071	\$33,570
Contingency	\$9,392	\$0	\$0	\$9,392	\$9,392
Transfer Out - Capital Reserve	\$80,000	\$80,000	\$0	\$0	\$80,000
Total Maintenance	\$892,003	\$429,851	\$0	\$462,152	\$892,003
Total Expenditures	\$1,024,559	\$446,051	\$8,600	\$569,908	\$1,024,559
Excess Revenue/(Expenditures)	\$0	\$0	\$0	\$0	\$0
Net Assessments		\$432,051	\$8,600	\$522,687	\$963,338
Add: Discounts and Collections (6%)		\$27,578	\$549	\$33,363	\$61,490
Gross Assessment		\$459,629	\$9,149	\$556,050	\$1,024,828
Assessable Units		797	107	904	Total
Per Unit Assessments - Phases 1 - 5		\$576.70	\$0.00	\$615.10	\$1,191.80
Per Unit Assessments - Randal Walk		\$0.00	\$85.50	\$615.10	\$700.60

Randal Park

Community Development District Assessments Schedule - FY2021

Phase 1A and 1B	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	83	\$1,192	\$1,072	\$0	\$0	\$2,264
Single Family 50'	106	\$1,192	\$1,126	\$0	\$0	\$2,318
Single Family 60'	50	\$1,192	\$1,179	\$0	\$0	\$2,371
Townhome	0	\$0	\$0	\$0	\$0	\$0

Phase 2 & 3	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	27	\$1,192	\$1,072	\$301	\$0	\$2,565
Single Family 50'	27	\$1,192	\$1,126	\$251	\$0	\$2,569
Single Family 60'	24	\$1,192	\$1,179	\$202	\$0	\$2,573
Townhome	83	\$1,192	\$805	\$314	\$0	\$2,310
Townhome	5	\$1,192	\$0	\$1,117		\$2,309

Phase 4 & 5	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	33	\$1,192	\$0	\$1,551	\$0	\$2,743
Single Family 50'	119	\$1,192	\$0	\$1,631	\$0	\$2,822
Single Family 60'	105	\$1,192	\$0	\$1,705	\$0	\$2,896
Townhome	135	\$1,192	\$0	\$1,165	\$0	\$2,356

Randal Walk	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	0	\$0	\$0	\$0	\$0	\$0
Single Family 50'	0	\$0	\$0	\$0	\$0	\$0
Single Family 60'	0	\$0	\$0	\$0	\$0	\$0
Townhome	107	\$701	\$0	\$0	\$1,170	\$1,871

Total Units 904