

*Randal Park Community
Development District*

Agenda

May 19, 2023

AGENDA

Randal Park

Community Development District

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

May 12, 2023

**Board of Supervisors
Randal Park Community
Development District**

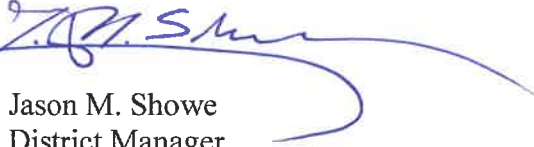
Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, May 19, 2023 at 9:30 AM at the Randal House Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Engineer's Report
4. Approval of Minutes of the April 21, 2023 Board of Supervisors Meeting
5. Consideration of Resolution 2023-03 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
6. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters - 1,506
 - iv. Presentation of Arbitrage Rebate Calculation Report for the Series 2015 Bonds
 - v. Field Manager's Report - Will be presented at the meeting
 - vi. Amenity Report
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date - June 16, 2023

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



Jason M. Showe
District Manager

CC: Jan Carpenter, District Counsel
James Hoffman, District Engineer
Marcia Calleja, Amenity Manager
Alexandra Penagos, Community Manager
Darrin Mossing, GMS

Enclosures

MINUTES

MINUTES OF MEETING
RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Randal Park Community Development District was held Friday, April 21, 2023 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Stephany Cornelius	Chairperson
Katie Steuck	Vice Chairperson
Matthew Phelps	Assistant Secretary
Sean Masherella	Assistant Secretary <i>by telephone</i>
Marcela Asquith	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
James Hoffman	District Engineer
Kenneth Ray	VHB
Logan Patrick	VHB
Jarett Wright	Field Operations
Marcia Calleja	CALM
Alexandra Panagos	CALM
Lathan Smith	Yellowstone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Engineer's Report

Mr. Hoffman stated we have Kenny and Logan here to discuss their observations on the boardwalk.

Mr. Ray stated generally the bridge is in good condition. We did topside and underside visual assessment, we didn't do a full element level inspection; it didn't seem to be needed. The

condition of some of the boards is where a lot of the concern was, it seems a little spongy, a lot of that is due to the connection details, recently not being installed properly so some of the recommendations are basically to have that same vendor come out, see if they can fix some of those issues. Some missing bolts, lag bolts underneath, a couple of straps underneath, some railing concerns and a few boards that need to be replaced, down the road maintenance type issues. Generally speaking, it is in pretty good condition, no real concerns on our end. Some tripping hazards might be present because of some of the boards. Get an annual inspection and let us come back and do that work or another vendor if you want a second opinion.

Mr. Phelps asked can you give an estimate of the life of this just based on your visual inspection?

Mr. Ray stated we didn't, that is doing a full element level inspection. I will say it is in generally good condition. Typically, the lifespan of these on the design side are 15-25 years. I didn't have the original plans, the original specifications so I can't tell you what the original engineer did, how they planned or designed it. It is not an immediate replacement concern. Keep up with the maintenance, have someone come out and look at it in a year.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 17, 2023 Board of Supervisors Meeting

On MOTION by Ms. Cornelius seconded by Mr. Phelps with all in favor the minutes of the March 17, 2023 meeting, were approved as presented.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Manager

i. Approval of Check Register

Mr. Showe presented the March 2023 check register in the amount of \$106,733.96.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the check register, was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Field Manager's Report

1. Proposal from GMS-CF for Structure Staining and Sealing

Mr. Wright reviewed the Field Manager's report and presented the proposal to stain the pergola, pavilion and cattle fence in the amount of \$6,807.50 and stated we pressure washed the bridge yesterday and I would like to stain that and another \$2,000 should suffice so it would be \$8,707.50.

On MOTION by Mr. Cornelius seconded by Ms. Steuck with all in favor the proposal from GMS-CF in the amount of \$8,807.50, was approved.

2. Pool Maintenance Proposals

Mr. Wright stated we did get two proposals from pool vendors. I think one is lightyears better than everybody else. The problem comes down to cost. Roberts hasn't raised their prices on their pool service in a while and their quality has gone down, communications have become bad. The fountain is still down and it has been over 2 weeks and it is time to move on and pay for the quality of service that we are looking for. These prices are in line with proposals we have in other communities. I recommend Five Star Pro Services, on every single visit they have an app they go through and they will give us the readings for everything and it lets us know when they were here. Their pricing for services three days a week for the pool, splash pad and fountain is \$2,400.

Mr. Showe stated there is enough in the budget for the remainder of this fiscal year and we will build it into the upcoming budget.

Ms. Trucco stated I will send a 30-day termination notice to Roberts and draft our form agreement with Five Star.

Ms. Steuck asked can you talk to them to see if we can get it closer to our budget?

Mr. Showe stated you can have a motion to approve their contract and have staff work that out.

On MOTION by Ms. Cornelius seconded by Mr. Phelps with all in favor staff was authorized to send a 30-day termination letter to Roberts and the proposal for the pool service from Five Star Pro Services, LLC in an amount not to exceed \$2,400 per month was approved in substantial form.

iv. Amenity Report

A copy of the amenity management report was included in the agenda package.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

Mr. Showe stated the next meeting is scheduled for May 19, 2023.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the meeting adjourned at 10:11 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Randal Park Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 18, 2023
HOUR: 9:30 a.m.
LOCATION: Randal House Clubhouse
8730 Randal Park Blvd.
Orlando, FL 32832

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County and City of Orlando at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

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

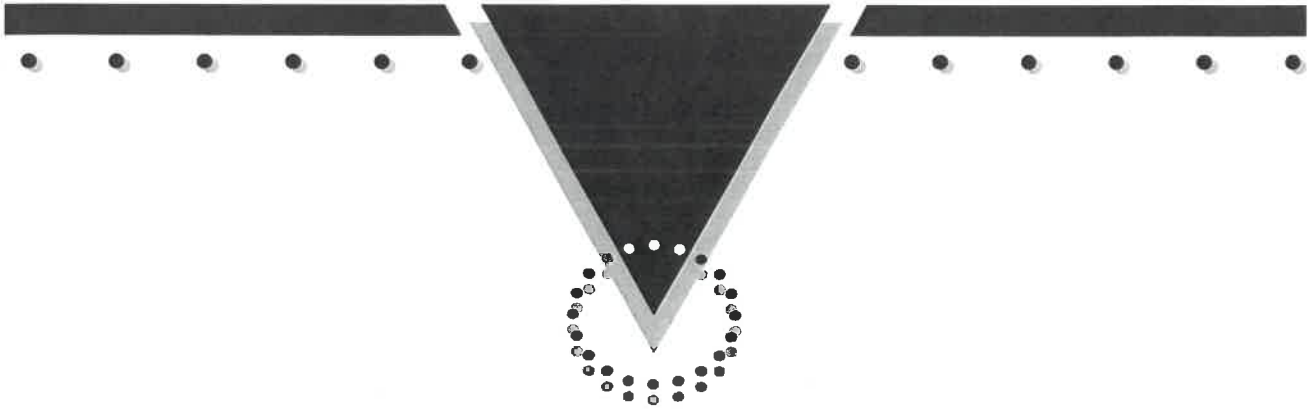
PASSED AND ADOPTED THIS 19th DAY OF MAY, 2023.

ATTEST:

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____



Randal Park
Community Development
District

Proposed Budget
FY 2024



Randal Park
Community Development District

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Randal Park
Community Development District
Proposed Budget
General Fund

Description	Adopted FY2023 Budget	Actual Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Revenues					
Special Assessments	\$ 963,338	\$ 944,994	\$ 18,344	\$ 963,338	\$ 1,137,755
Colonial Properties Contribution	\$ 47,088	\$ 29,060	\$ 20,750	\$ 49,810	\$ 52,768
Miscellaneous Revenue	\$ 1,000	\$ 505	\$ 375	\$ 880	\$ 1,000
Activities	\$ 7,000	\$ 2,043	\$ -	\$ 2,043	\$ 5,000
Rentals	\$ 7,000	\$ 11,400	\$ 2,500	\$ 13,900	\$ 9,000
Carry Forward Surplus	\$ 26,408	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,051,834	\$ 988,002	\$ 41,969	\$ 1,029,971	\$ 1,205,523
Expenditures					
Administrative					
Supervisor Fees	\$ 12,000	\$ 6,200	\$ 5,000	\$ 11,200	\$ 12,000
FICA Expense	\$ 900	\$ 474	\$ 383	\$ 857	\$ 918
Annual Audit	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ 4,600
Trustee Fees	\$ 12,500	\$ 8,500	\$ 3,500	\$ 12,000	\$ 12,500
Dissemination Agent	\$ 10,500	\$ 6,125	\$ 4,375	\$ 10,500	\$ 10,500
Arbitrage	\$ 1,800	\$ 600	\$ 600	\$ 1,200	\$ 1,800
Engineering	\$ 10,000	\$ 4,613	\$ 2,500	\$ 7,113	\$ 10,000
Attorney	\$ 20,000	\$ 6,681	\$ 7,500	\$ 14,181	\$ 20,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Management Fees	\$ 43,882	\$ 25,598	\$ 18,284	\$ 43,882	\$ 46,515
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,908
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,272
Telephone	\$ 100	\$ -	\$ -	\$ -	\$ 100
Postage	\$ 650	\$ 429	\$ 625	\$ 1,054	\$ 1,000
Insurance	\$ 7,440	\$ 7,109	\$ -	\$ 7,109	\$ 8,175
Printing & Binding	\$ 2,150	\$ 372	\$ 750	\$ 1,122	\$ 1,500
Legal Advertising	\$ 2,250	\$ -	\$ 2,250	\$ 2,250	\$ 2,250
Other Current Charges	\$ 1,700	\$ 402	\$ 375	\$ 777	\$ 1,500
Office Supplies	\$ 200	\$ 6	\$ 25	\$ 31	\$ 200
Property Appraiser	\$ 800	\$ -	\$ 800	\$ 800	\$ 800
Property Taxes	\$ 300	\$ 241	\$ -	\$ 241	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 139,847	\$ 78,775	\$ 48,217	\$ 126,992	\$ 143,313
Maintenance					
Contract Services:					
Field Management	\$ 18,808	\$ 10,971	\$ 7,837	\$ 18,808	\$ 19,936
Mitigation Monitoring	\$ 19,200	\$ 14,400	\$ 4,800	\$ 19,200	\$ 19,200
Landscape Maintenance	\$ 302,677	\$ 176,498	\$ 126,070	\$ 302,568	\$ 314,671
Lake Maintenance	\$ 10,700	\$ 6,230	\$ 4,450	\$ 10,680	\$ 11,640
Security Patrol	\$ 41,250	\$ 12,127	\$ 10,000	\$ 22,127	\$ 41,250
Repairs & Maintenance					
Facility Maintenance	\$ 30,576	\$ 17,836	\$ 12,740	\$ 30,576	\$ 32,411
Repairs & Maintenance	\$ 17,500	\$ 8,588	\$ 7,500	\$ 16,088	\$ 30,000
Operating Supplies	\$ 9,800	\$ 3,549	\$ 2,500	\$ 6,049	\$ 9,800
Landscape Replacement	\$ 15,000	\$ 12,467	\$ 3,000	\$ 15,467	\$ 15,000
Irrigation Repairs	\$ 10,000	\$ 12,071	\$ 3,000	\$ 15,071	\$ 10,000
Fountain Repairs	\$ 3,800	\$ 4,172	\$ 1,100	\$ 5,272	\$ 3,000
Pressure Washing	\$ 8,000	\$ 8,750	\$ -	\$ 8,750	\$ 9,000
Subtotal Maintenance	\$ 487,311	\$ 287,660	\$ 182,997	\$ 470,656	\$ 515,908

Randal Park
Community Development District
Proposed Budget
General Fund

Description	Adopted FY2023 Budget	Actual Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Utilities					
Utilities - Common Area	\$ 30,000	\$ 12,127	\$ 10,000	\$ 22,127	\$ 30,000
Streetlighting	\$ 110,000	\$ 59,694	\$ 43,000	\$ 102,694	\$ 110,000
Amenity Center					
Amenity Management	\$ 87,385	\$ 50,975	\$ 36,410	\$ 87,385	\$ 96,124
Pool Attendants	\$ 15,600	\$ 609	\$ 7,500	\$ 8,109	\$ 15,500
Pool Permit	\$ 550	\$ -	\$ 545	\$ 545	\$ 550
Cable TV/Internet/Telephone	\$ 4,415	\$ 1,915	\$ 1,944	\$ 3,859	\$ 4,415
Utilities - Amenity Center	\$ 21,000	\$ 13,044	\$ 9,250	\$ 22,294	\$ 23,310
Refuse Service	\$ 2,880	\$ 1,544	\$ 1,164	\$ 2,709	\$ 2,880
Amenity Center Access Cards	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
HVAC Maintenance	\$ 574	\$ 456	\$ -	\$ 456	\$ 574
Special Events	\$ 14,962	\$ 14,648	\$ 1,529	\$ 16,177	\$ 15,000
Holiday Decorations	\$ 8,500	\$ 9,099	\$ -	\$ 9,099	\$ 9,500
Security Monitoring	\$ 1,920	\$ 1,085	\$ 775	\$ 1,860	\$ 1,953
Janitorial Services	\$ 21,480	\$ 14,134	\$ 9,715	\$ 23,849	\$ 25,000
Pool Maintenance	\$ 20,000	\$ 18,017	\$ 9,750	\$ 27,767	\$ 28,800
Pool Chemicals & Repairs	\$ -	\$ -	\$ -	\$ -	\$ 19,450
Fitness Repairs & Maintenance	\$ 5,000	\$ 250	\$ 1,000	\$ 1,250	\$ 5,000
Amenity Repairs & Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Pest Control	\$ 1,218	\$ 3,754	\$ 850	\$ 4,604	\$ 11,500
Other					
Property Insurance	\$ 41,692	\$ 33,831	\$ -	\$ 33,831	\$ 50,747
Contingency	\$ 7,500	\$ 10,893	\$ -	\$ 10,893	\$ 10,000
Transfer Out - Capital Reserve	\$ 24,000	\$ 24,000	\$ -	\$ 24,000	\$ 80,000
Subtotal Maintenance	\$ 424,676	\$ 270,074	\$ 136,933	\$ 407,007	\$ 546,302
Total Expenditures	\$ 1,051,834	\$ 636,509	\$ 368,146	\$ 1,004,655	\$ 1,205,523
Excess Revenues/(Expenditures)	\$ -	\$ 351,493	\$ (326,177)	\$ 25,316	\$ -

	Adopted Budget FY2021	Adopted Budget FY2022	Adopted Budget FY2023	Proposed Budget FY2024	Proposed FY24 Increase/ (Decrease)
Net Assessments	\$ 963,338	\$ 963,338	\$ 963,338	\$ 1,137,755	\$ 174,417
Add: Discounts & Collections 6%	\$ 61,490	\$ 61,490	\$ 61,490	\$ 72,623	\$ 11,133
Gross Assessments	\$ 1,024,828	\$ 1,024,828	\$ 1,024,828	\$ 1,210,378	\$ 185,550
Assessable Units	904	904	904	904	
Per Unit Assessment - Phases 1 - 5	\$ 1,191.80	\$ 1,191.80	\$ 1,191.80	\$ 1,413.87	\$ 222.07
Per Unit Assessment - Randal Walk	\$ 700.60	\$ 700.60	\$ 700.60	\$ 780.56	\$ 79.96

Notes:
(1 thru 6) is shared costs with Colonial Properties

	Total Proposed FY2024 Budget	Shared Costs	Colonial Properties Allocation
1 Field Management & Maintenance	\$ 19,936	\$ 9,968	\$ 4,984
2 Landscape Maintenance	\$ 314,671	\$ 82,870	\$ 41,435
3 Lake Maintenance	\$ 11,640	\$ 1,399	\$ 699
4 Irrigation Repairs	\$ 10,000	\$ 2,000	\$ 1,000
5 Utilities	\$ 30,000	\$ 2,880	\$ 1,440
6 Streetlighting	\$ 110,000	\$ 6,420	\$ 3,210
Totals:	\$ 105,536	\$ 52,768	

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.

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.

Randal Park
Community Development District
GENERAL FUND BUDGET

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 provides 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 provides 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 has contracted with Governmental Management Services-Central Florida, LLC, 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

Represents various cost of information technology with Governmental Management Services – Central Florida, LLC 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.

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. The District is contracted with Governmental Management Services – Central Florida LLC.

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.

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.

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

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 quarterly services.

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	\$26,223	\$314,671
TOTAL		\$314,671

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	\$970	\$11,640
Total		\$11,640

Security Patrol

The District has contracted with the Orlando Police Department 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.

Randal Park
Community Development District
 GENERAL FUND BUDGET

Irrigation Repairs

To record expenses for repairs to the irrigation system.

Fountain Repairs

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

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.

Pool Permit

Estimated cost for required pool permit.

Cable TV/Internet/Telephone

The District has cable television, cable, internet service, and music services at the Amenity Center.

Description	Monthly	Annually
Cable TV/Internet/Telephone		
Spectrum	\$291	\$3,492
Music Services		\$375
Contingency		\$548
TOTAL		\$4,415

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

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	\$240	\$2,880
TOTAL		\$2,880

Amenity Center Access Cards

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

HVAC Maintenance

The District will have preventative maintenance performed on the HVAC 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.

Security Monitoring

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

Description	Monthly	Annually
Synergy	\$37	\$441
Wi-Pak	\$126	\$1,512
TOTAL		\$1,953

Randal Park
Community Development District
 GENERAL FUND BUDGET

Janitorial Services

The District has contracted with Rugby Commercial Cleaning, Inc. to provide janitorial services and supplies for the Amenity Center. The amount is based upon 5 days per week throughout the fiscal year. Cintas also provides cleaning services for the District's amenity bathroom mats.

Description	Monthly	Annually
Rugby Commercial Cleaning, Inc.	\$1,365	\$16,380
Cintas - Mat Cleanings		\$2,737
Janitorial Supplies/Materials		\$5,883
TOTAL		\$25,000

Pool Maintenance

The District will contract with respective companies for pool maintenance services.

Description	Monthly	Annually
Pool Maintenance		
3x a Week Cleaning (Oct-May , Sep)	\$2,250	\$20,250
5x a Week Cleaning (Jun - Aug)	\$2,850	\$8,550
TOTAL		\$28,800

Pool Chemicals & Repairs

Estimated miscellaneous pool maintenance and chemical costs not included under the agreements with Spies Pools.

Fitness Repairs & Maintenance

Represents costs related to repairing and maintaining the fitness equipment owned by the District.

Amenity Repairs & Maintenance

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

Pest Control

The District has contracted with Arrow Environmental for monthly treatment at the Amenity Center. This also includes costs relating to termite control and animal trapping.

Description	Annually
Pest Control	\$912
Termite Bond	\$588
Animal Trapping/Vulture Taking	\$10,000
TOTAL	\$11,500

Randal Park
Community Development District
GENERAL FUND BUDGET

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
Proposed Budget
Capital Reserve Fund

Description	Adopted FY2023 Budget	Actual Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Revenues					
Transfer In	\$ 24,000	\$ 24,000	\$ -	\$ 24,000	\$ 80,000
Interest	\$ 500	\$ 7,938	\$ 4,484	\$ 12,422	\$ 500
Carry Forward Surplus	\$ 206,295	\$ 308,456	\$ -	\$ 308,456	\$ 223,193
Total Revenues	\$ 230,795	\$ 340,394	\$ 4,484	\$ 344,878	\$ 303,693
Expenditures					
Capital Outlay	\$ 25,000	\$ 8,131	\$ 16,869	\$ 25,000	\$ 25,000
Shade Structures	\$ 115,000	\$ 15,685	\$ 75,000	\$ 90,685	\$ -
Soccer Field Turf Replacement	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ -
Total Expenditures	\$ 146,000	\$ 23,816	\$ 97,869	\$ 121,685	\$ 25,000
Excess Revenue/(Expenditures)	\$ 84,795	\$ 316,578	\$ (93,385)	\$ 223,193	\$ 278,693

Randal Park
Community Development District
Proposed Budget
Debt Service - Series 2012

Description	Adopted FY2023 Budget	Actual Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Revenues					
Assessments	\$ 397,350	\$ 388,858	\$ 7,549	\$ 396,407	\$ 396,407
Interest	\$ 100	\$ 15,590	\$ 7,648	\$ 23,238	\$ 100
Carry Forward Surplus	\$ 391,325	\$ 391,323	\$ -	\$ 391,323	\$ 435,305
Total Revenues	\$ 788,775	\$ 795,771	\$ 15,196	\$ 810,968	\$ 831,813
Expenditures					
Interest Payment - 11/01	\$ 144,269	\$ 144,125	\$ -	\$ 144,125	\$ 141,538
Principal Payment - 11/01	\$ 95,000	\$ 90,000	\$ -	\$ 90,000	\$ 115,000
Interest Payment - 05/01	\$ 141,538	\$ -	\$ 141,538	\$ 141,538	\$ 138,016
Total Expenditures	\$ 380,806	\$ 234,125	\$ 141,538	\$ 375,663	\$ 394,553
Excess Revenue/(Expenditures)	\$ 407,969	\$ 561,646	\$ (126,341)	\$ 435,305	\$ 437,260

Interest Payment 11/1/24	\$ 125,000
Principal Payment 11/1/24	\$ 138,016
	<u>\$ 263,016</u>

	Proposed Budget FY2024
Net Assessments	<u>\$ 396,407</u>
Add: Discounts & Collections 6%	<u>\$ 25,303</u>
Gross Assessments	<u>\$ 421,710</u>

Randal Park
Community Development District
Series 2012 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 4,280,000.00	\$ 115,000.00	\$ 141,537.50	\$ 256,537.50
05/01/24	\$ 4,165,000.00	\$ -	\$ 138,015.63	\$ -
11/01/24	\$ 4,165,000.00	\$ 125,000.00	\$ 138,015.63	\$ 401,031.25
05/01/25	\$ 4,040,000.00	\$ -	\$ 134,187.50	\$ -
11/01/25	\$ 4,040,000.00	\$ 125,000.00	\$ 134,187.50	\$ 393,375.00
05/01/26	\$ 3,915,000.00	\$ -	\$ 130,359.38	\$ -
11/01/26	\$ 3,915,000.00	\$ 135,000.00	\$ 130,359.38	\$ 395,718.75
05/01/27	\$ 3,780,000.00	\$ -	\$ 126,225.00	\$ -
11/01/27	\$ 3,780,000.00	\$ 140,000.00	\$ 126,225.00	\$ 392,450.00
05/01/28	\$ 3,640,000.00	\$ -	\$ 121,937.50	\$ -
11/01/28	\$ 3,640,000.00	\$ 150,000.00	\$ 121,937.50	\$ 393,875.00
05/01/29	\$ 3,490,000.00	\$ -	\$ 117,343.75	\$ -
11/01/29	\$ 3,490,000.00	\$ 160,000.00	\$ 117,343.75	\$ 394,687.50
05/01/30	\$ 3,330,000.00	\$ -	\$ 112,443.75	\$ -
11/01/30	\$ 3,330,000.00	\$ 170,000.00	\$ 112,443.75	\$ 394,887.50
05/01/31	\$ 3,160,000.00	\$ -	\$ 107,237.50	\$ -
11/01/31	\$ 3,160,000.00	\$ 180,000.00	\$ 107,237.50	\$ 394,475.00
05/01/32	\$ 2,980,000.00	\$ -	\$ 101,725.00	\$ -
11/01/32	\$ 2,980,000.00	\$ 190,000.00	\$ 101,725.00	\$ 393,450.00
05/01/33	\$ 2,790,000.00	\$ -	\$ 95,906.25	\$ -
11/01/33	\$ 2,790,000.00	\$ 205,000.00	\$ 95,906.25	\$ 396,812.50
05/01/34	\$ 2,585,000.00	\$ -	\$ 88,859.38	\$ -
11/01/34	\$ 2,585,000.00	\$ 215,000.00	\$ 88,859.38	\$ 392,718.75
05/01/35	\$ 2,370,000.00	\$ -	\$ 81,468.75	\$ -
11/01/35	\$ 2,370,000.00	\$ 230,000.00	\$ 81,468.75	\$ 392,937.50
05/01/36	\$ 2,140,000.00	\$ -	\$ 73,562.50	\$ -
11/01/36	\$ 2,140,000.00	\$ 250,000.00	\$ 73,562.50	\$ 397,125.00
05/01/37	\$ 1,890,000.00	\$ -	\$ 64,968.75	\$ -
11/01/37	\$ 1,890,000.00	\$ 265,000.00	\$ 64,968.75	\$ 394,937.50
05/01/38	\$ 1,625,000.00	\$ -	\$ 55,859.38	\$ -
11/01/38	\$ 1,625,000.00	\$ 285,000.00	\$ 55,859.38	\$ 396,718.75
05/01/39	\$ 1,340,000.00	\$ -	\$ 46,062.50	\$ -
11/01/39	\$ 1,340,000.00	\$ 300,000.00	\$ 46,062.50	\$ 392,125.00
05/01/40	\$ 1,040,000.00	\$ -	\$ 35,750.00	\$ -
11/01/40	\$ 1,040,000.00	\$ 325,000.00	\$ 35,750.00	\$ 396,500.00
05/01/41	\$ 715,000.00	\$ -	\$ 24,578.13	\$ -
11/01/41	\$ 715,000.00	\$ 345,000.00	\$ 24,578.13	\$ 394,156.25
05/01/42	\$ 370,000.00	\$ -	\$ 12,718.75	\$ -
11/01/42	\$ 370,000.00	\$ 370,000.00	\$ 12,718.75	\$ 395,437.50
		\$ 4,280,000.00	\$ 3,479,956.25	\$ 7,759,956.25

Randal Park
Community Development District
Proposed Budget
Debt Service - Series 2015

Description	Adopted FY2023 Budget	Actual Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Revenues					
Assessments	\$ 590,148	\$ 578,915	\$ 11,233	\$ 590,148	\$ 589,600
Interest	\$ 125	\$ 21,139	\$ 9,035	\$ 30,173	\$ 125
Carry Forward Surplus	\$ 513,092	\$ 515,302	\$ -	\$ 515,302	\$ 553,753
Total Revenues	\$ 1,103,364	\$ 1,115,355	\$ 20,268	\$ 1,135,623	\$ 1,143,478
Expenditures					
Interest Payment - 11/01	\$ 203,190	\$ 202,871	\$ -	\$ 202,871	\$ 198,999
Principal Payment - 11/01	\$ 180,000	\$ 180,000	\$ -	\$ 180,000	\$ 185,000
Interest Payment - 05/01	\$ 199,365	\$ -	\$ 198,999	\$ 198,999	\$ 195,068
Total Expenditures	\$ 582,555	\$ 382,871	\$ 198,999	\$ 581,870	\$ 579,066
Excess Revenue/(Expenditures)	\$ 520,809	\$ 732,484	\$ (178,731)	\$ 553,753	\$ 564,412

Interest Payment 11/1/24	\$ 190,000
Principal Payment 11/1/24	\$ 195,068
	<u>\$ 385,068</u>

	Proposed Budget FY2024
Net Assessments	\$ 589,600
Add: Discounts & Collections 6%	\$ 37,634
Gross Assessments	<u>\$ 627,234</u>

Randal Park
Community Development District
Series 2015 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 7,865,000.00	\$ 185,000.00	\$ 198,998.75	\$ 383,998.75
05/01/24	\$ 7,680,000.00	\$ -	\$ 195,067.50	\$ -
11/01/24	\$ 7,680,000.00	\$ 190,000.00	\$ 195,067.50	\$ 580,135.00
05/01/25	\$ 7,490,000.00	\$ -	\$ 191,030.00	\$ -
11/01/25	\$ 7,490,000.00	\$ 200,000.00	\$ 191,030.00	\$ 582,060.00
05/01/26	\$ 7,290,000.00	\$ -	\$ 186,780.00	\$ -
11/01/26	\$ 7,290,000.00	\$ 220,000.00	\$ 186,780.00	\$ 593,560.00
05/01/27	\$ 7,070,000.00	\$ -	\$ 181,280.00	\$ -
11/01/27	\$ 7,070,000.00	\$ 230,000.00	\$ 181,280.00	\$ 592,560.00
05/01/28	\$ 6,840,000.00	\$ -	\$ 175,530.00	\$ -
11/01/28	\$ 6,840,000.00	\$ 240,000.00	\$ 175,530.00	\$ 591,060.00
05/01/29	\$ 6,600,000.00	\$ -	\$ 169,530.00	\$ -
11/01/29	\$ 6,600,000.00	\$ 255,000.00	\$ 169,530.00	\$ 594,060.00
05/01/30	\$ 6,345,000.00	\$ -	\$ 163,155.00	\$ -
11/01/30	\$ 6,345,000.00	\$ 265,000.00	\$ 163,155.00	\$ 591,310.00
05/01/31	\$ 6,080,000.00	\$ -	\$ 156,530.00	\$ -
11/01/31	\$ 6,080,000.00	\$ 280,000.00	\$ 156,530.00	\$ 593,060.00
05/01/32	\$ 5,800,000.00	\$ -	\$ 149,530.00	\$ -
11/01/32	\$ 5,800,000.00	\$ 295,000.00	\$ 149,530.00	\$ 594,060.00
05/01/33	\$ 5,505,000.00	\$ -	\$ 142,155.00	\$ -
11/01/33	\$ 5,505,000.00	\$ 310,000.00	\$ 142,155.00	\$ 594,310.00
05/01/34	\$ 5,195,000.00	\$ -	\$ 134,405.00	\$ -
11/01/34	\$ 5,195,000.00	\$ 325,000.00	\$ 134,405.00	\$ 593,810.00
05/01/35	\$ 4,870,000.00	\$ -	\$ 126,280.00	\$ -
11/01/35	\$ 4,870,000.00	\$ 340,000.00	\$ 126,280.00	\$ 592,560.00
05/01/36	\$ 4,530,000.00	\$ -	\$ 117,780.00	\$ -
11/01/36	\$ 4,530,000.00	\$ 355,000.00	\$ 117,780.00	\$ 590,560.00
05/01/37	\$ 4,175,000.00	\$ -	\$ 108,550.00	\$ -
11/01/37	\$ 4,175,000.00	\$ 375,000.00	\$ 108,550.00	\$ 592,100.00
05/01/38	\$ 3,800,000.00	\$ -	\$ 98,800.00	\$ -
11/01/38	\$ 3,800,000.00	\$ 395,000.00	\$ 98,800.00	\$ 592,600.00
05/01/39	\$ 3,405,000.00	\$ -	\$ 88,530.00	\$ -
11/01/39	\$ 3,405,000.00	\$ 415,000.00	\$ 88,530.00	\$ 592,060.00
05/01/40	\$ 2,990,000.00	\$ -	\$ 77,740.00	\$ -
11/01/40	\$ 2,990,000.00	\$ 435,000.00	\$ 77,740.00	\$ 590,480.00
05/01/41	\$ 2,555,000.00	\$ -	\$ 66,430.00	\$ -
11/01/41	\$ 2,555,000.00	\$ 460,000.00	\$ 66,430.00	\$ 592,860.00
05/01/42	\$ 2,095,000.00	\$ -	\$ 54,470.00	\$ -
11/01/42	\$ 2,095,000.00	\$ 485,000.00	\$ 54,470.00	\$ 593,940.00
05/01/43	\$ 1,610,000.00	\$ -	\$ 41,860.00	\$ -
11/01/43	\$ 1,610,000.00	\$ 510,000.00	\$ 41,860.00	\$ 593,720.00
05/01/44	\$ 1,100,000.00	\$ -	\$ 28,600.00	\$ -
11/01/44	\$ 1,100,000.00	\$ 535,000.00	\$ 28,600.00	\$ 592,200.00
05/01/45	\$ 565,000.00	\$ -	\$ 14,690.00	\$ -
11/01/45	\$ 565,000.00	\$ 565,000.00	\$ 14,690.00	\$ 594,380.00
		\$ 7,865,000.00	\$ 5,536,443.75	\$ 13,401,443.75

Randal Park
Community Development District
Proposed Budget
Debt Service - Series 2018

Description	Adopted FY2023 Budget	Actual Thru 4/30/23	Projected Next 5 Months	Total as of 9/30/23	Proposed FY2024 Budget
Revenues					
Assessments	\$ 117,674	\$ 115,438	\$ 2,236	\$ 117,674	\$ 117,674
Interest	\$ 50	\$ 2,572	\$ 1,143	\$ 3,714	\$ 50
Carry Forward Surplus	\$ 56,003	\$ 57,380	\$ -	\$ 57,380	\$ 64,173
Total Revenues	\$ 173,727	\$ 175,389	\$ 3,379	\$ 178,768	\$ 181,897
Expenditures					
Interest Payment - 11/01	\$ 42,298	\$ 42,298	\$ -	\$ 42,298	\$ 41,683
Principal Payment - 05/01	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ 30,000
Interest Payment - 05/01	\$ 42,298	\$ -	\$ 42,298	\$ 42,298	\$ 41,683
Total Expenditures	\$ 114,595	\$ 42,298	\$ 72,298	\$ 114,595	\$ 113,365
Excess Revenue/(Expenditures)	\$ 59,132	\$ 133,092	\$ (68,918)	\$ 64,173	\$ 68,532

Interest Payment 11/1/24	\$ 41,068
	<u>\$ 41,068</u>

	Proposed Budget FY2024
Net Assessments	\$ 117,674
Add: Discounts & Collections 6%	\$ 7,511
Gross Assessments	<u>\$ 125,185</u>

Randal Park
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 1,650,000.00	\$ -	\$ 41,682.50	\$ 41,682.50
05/01/24	\$ 1,650,000.00	\$ 30,000.00	\$ 41,682.50	\$ -
11/01/24	\$ 1,620,000.00	\$ -	\$ 41,067.50	\$ 112,750.00
05/01/25	\$ 1,620,000.00	\$ 35,000.00	\$ 41,067.50	\$ -
11/01/25	\$ 1,585,000.00	\$ -	\$ 40,280.00	\$ 116,347.50
05/01/26	\$ 1,585,000.00	\$ 35,000.00	\$ 40,280.00	\$ -
11/01/26	\$ 1,550,000.00	\$ -	\$ 39,492.50	\$ 114,772.50
05/01/27	\$ 1,550,000.00	\$ 35,000.00	\$ 39,492.50	\$ -
11/01/27	\$ 1,515,000.00	\$ -	\$ 38,705.00	\$ 113,197.50
05/01/28	\$ 1,515,000.00	\$ 40,000.00	\$ 38,705.00	\$ -
11/01/28	\$ 1,475,000.00	\$ -	\$ 37,805.00	\$ 116,510.00
05/01/29	\$ 1,475,000.00	\$ 40,000.00	\$ 37,805.00	\$ -
11/01/29	\$ 1,435,000.00	\$ -	\$ 36,905.00	\$ 114,710.00
05/01/30	\$ 1,435,000.00	\$ 45,000.00	\$ 36,905.00	\$ -
11/01/30	\$ 1,390,000.00	\$ -	\$ 35,768.75	\$ 117,673.75
05/01/31	\$ 1,390,000.00	\$ 45,000.00	\$ 35,768.75	\$ -
11/01/31	\$ 1,345,000.00	\$ -	\$ 34,632.50	\$ 115,401.25
05/01/32	\$ 1,345,000.00	\$ 45,000.00	\$ 34,632.50	\$ -
11/01/32	\$ 1,300,000.00	\$ -	\$ 33,496.25	\$ 113,128.75
05/01/33	\$ 1,300,000.00	\$ 50,000.00	\$ 33,496.25	\$ -
11/01/33	\$ 1,250,000.00	\$ -	\$ 32,233.75	\$ 115,730.00
05/01/34	\$ 1,250,000.00	\$ 50,000.00	\$ 32,233.75	\$ -
11/01/34	\$ 1,200,000.00	\$ -	\$ 30,971.25	\$ 113,205.00
05/01/35	\$ 1,200,000.00	\$ 55,000.00	\$ 30,971.25	\$ -
11/01/35	\$ 1,145,000.00	\$ -	\$ 29,582.50	\$ 115,553.75
05/01/36	\$ 1,145,000.00	\$ 60,000.00	\$ 29,582.50	\$ -
11/01/36	\$ 1,085,000.00	\$ -	\$ 28,067.50	\$ 117,650.00
05/01/37	\$ 1,085,000.00	\$ 60,000.00	\$ 28,067.50	\$ -
11/01/37	\$ 1,025,000.00	\$ -	\$ 26,552.50	\$ 114,620.00
05/01/38	\$ 1,025,000.00	\$ 65,000.00	\$ 26,552.50	\$ -
11/01/38	\$ 960,000.00	\$ -	\$ 24,911.25	\$ 116,463.75
05/01/39	\$ 960,000.00	\$ 65,000.00	\$ 24,911.25	\$ -
11/01/39	\$ 895,000.00	\$ -	\$ 23,270.00	\$ 113,181.25
05/01/40	\$ 895,000.00	\$ 70,000.00	\$ 23,270.00	\$ -
11/01/40	\$ 825,000.00	\$ -	\$ 21,450.00	\$ 114,720.00
05/01/41	\$ 825,000.00	\$ 75,000.00	\$ 21,450.00	\$ -
11/01/41	\$ 750,000.00	\$ -	\$ 19,500.00	\$ 115,950.00
05/01/42	\$ 750,000.00	\$ 80,000.00	\$ 19,500.00	\$ -
11/01/42	\$ 670,000.00	\$ -	\$ 17,420.00	\$ 116,920.00
05/01/43	\$ 670,000.00	\$ 85,000.00	\$ 17,420.00	\$ -
11/01/43	\$ 585,000.00	\$ -	\$ 15,210.00	\$ 117,630.00
05/01/44	\$ 585,000.00	\$ 85,000.00	\$ 15,210.00	\$ -
11/01/44	\$ 500,000.00	\$ -	\$ 13,000.00	\$ 113,210.00
05/01/45	\$ 500,000.00	\$ 90,000.00	\$ 13,000.00	\$ -
11/01/45	\$ 410,000.00	\$ -	\$ 10,660.00	\$ 113,660.00
05/01/46	\$ 410,000.00	\$ 95,000.00	\$ 10,660.00	\$ -
11/01/46	\$ 315,000.00	\$ -	\$ 8,190.00	\$ 113,850.00
05/01/47	\$ 315,000.00	\$ 100,000.00	\$ 8,190.00	\$ -
11/01/47	\$ 215,000.00	\$ -	\$ 5,590.00	\$ 113,780.00
05/01/48	\$ 215,000.00	\$ 105,000.00	\$ 5,590.00	\$ -
11/01/48	\$ 110,000.00	\$ -	\$ 2,860.00	\$ 113,450.00
05/01/49	\$ 110,000.00	\$ 110,000.00	\$ 2,860.00	\$ 112,860.00
		\$ 1,650,000.00	\$ 1,378,607.50	\$ 3,028,607.50

Randal Park
Community Development District
General Fund Assessment Calculation

Description	Proposed FY2024 Budget	Randal Park	Randal Walk	Combined	Proposed FY2024 Total
Revenues					
Special Assessments	\$ 1,137,755	\$ 538,528	\$ 8,600	\$ 590,627	\$ 1,137,755
Colonial Properties Contribution	\$ 52,768	\$ -	\$ -	\$ 52,768	\$ 52,768
Miscellaneous Revenue	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000
Activities	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Rentals	\$ 9,000	\$ 9,000	\$ -	\$ -	\$ 9,000
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,205,523	\$ 552,528	\$ 8,600	\$ 644,395	\$ 1,205,523
Expenditures					
Administrative					
Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ -	\$ 918	\$ 918
Annual Audit	\$ 4,600	\$ -	\$ -	\$ 4,600	\$ 4,600
Trustee Fees	\$ 12,500	\$ 8,000	\$ 4,500	\$ -	\$ 12,500
Dissemination Agent	\$ 10,500	\$ 7,000	\$ 3,500	\$ -	\$ 10,500
Arbitrage	\$ 1,800	\$ 1,200	\$ 600	\$ -	\$ 1,800
Engineering	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000
Attorney	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ 5,300	\$ 5,300
Management Fees	\$ 46,515	\$ -	\$ -	\$ 46,515	\$ 46,515
Information Technology	\$ 1,908	\$ -	\$ -	\$ 1,908	\$ 1,908
Website Maintance	\$ 1,272	\$ -	\$ -	\$ 1,272	\$ 1,272
Telephone	\$ 100	\$ -	\$ -	\$ 100	\$ 100
Postage	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000
Insurance	\$ 8,175	\$ -	\$ -	\$ 8,175	\$ 8,175
Printing & Binding	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ 1,500
Legal Advertising	\$ 2,250	\$ -	\$ -	\$ 2,250	\$ 2,250
Other Current Charges	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ 1,500
Office Supplies	\$ 200	\$ -	\$ -	\$ 200	\$ 200
Property Appraiser	\$ 800	\$ -	\$ -	\$ 800	\$ 800
Property Taxes	\$ 300	\$ -	\$ -	\$ 300	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ 175	\$ 175
Total Administrative	\$ 143,313	\$ 16,200	\$ 8,600	\$ 118,513	\$ 143,313
Maintenance					
Contract Services:					
Field Management	\$ 19,936	\$ -	\$ -	\$ 19,936	\$ 19,936
Mitigation Monitoring	\$ 19,200	\$ -	\$ -	\$ 19,200	\$ 19,200
Landscape Maintenance (75%/25%)	\$ 314,671	\$ 81,104	\$ -	\$ 233,566	\$ 314,671
Lake Maintenance	\$ 11,640	\$ -	\$ -	\$ 11,640	\$ 11,640
Security Patrol (75%/25%)	\$ 41,250	\$ 30,938	\$ -	\$ 10,313	\$ 41,250
Repairs & Maintenance					
Facility Maintenance (75%/25%)	\$ 32,411	\$ 24,308	\$ -	\$ 8,103	\$ 32,411
Repairs & Maintenance (75%/25%)	\$ 30,000	\$ 22,500	\$ -	\$ 7,500	\$ 30,000
Operating Supplies (75%/25%)	\$ 9,800	\$ 7,350	\$ -	\$ 2,450	\$ 9,800
Landscape Replacement (75%/25%)	\$ 15,000	\$ 11,250	\$ -	\$ 3,750	\$ 15,000
Irrigation Repairs	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000
Fountain Maintenance	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ 3,000
Pressure Washing (20%/80%)	\$ 9,000	\$ 1,800	\$ -	\$ 7,200	\$ 9,000
Subtotal Maintenance	\$ 515,908	\$ 179,250	\$ -	\$ 336,658	\$ 515,908

Randal Park
Community Development District
General Fund Assessment Calculation

Description	Proposed FY2024 Budget	Randal Park	Randal Walk	Combined	Proposed FY2024 Total
Utilities					
Utilities - Common Area	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ 30,000
Streetlighting	\$ 110,000	\$ -	\$ -	\$ 110,000	\$ 110,000
Amenity Center					
Amenity Management	\$ 96,124	\$ 96,124	\$ -	\$ -	\$ 96,124
Pool Attendants	\$ 15,500	\$ 15,500	\$ -	\$ -	\$ 15,500
Pool Permit	\$ 550	\$ 550	\$ -	\$ -	\$ 550
Cable TV/Internet/Telephone	\$ 4,415	\$ 4,415	\$ -	\$ -	\$ 4,415
Utilities - Amenity Center	\$ 23,310	\$ 23,310	\$ -	\$ -	\$ 23,310
Refuse Service	\$ 2,880	\$ 2,880	\$ -	\$ -	\$ 2,880
Amenity Center Access Cards	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000
HVAC Maintenance	\$ 574	\$ 574	\$ -	\$ -	\$ 574
Special Events	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000
Holiday Decorations	\$ 9,500	\$ 9,500	\$ -	\$ -	\$ 9,500
Security Monitoring	\$ 1,953	\$ 1,953	\$ -	\$ -	\$ 1,953
Janitorial Services	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 25,000
Pool Maintenance	\$ 28,800	\$ 28,800	\$ -	\$ -	\$ 28,800
Pool Chemicals & Repairs	\$ 19,450	\$ 19,450	\$ -	\$ -	\$ 19,450
Fitness Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Pest Control	\$ 11,500	\$ 11,500	\$ -	\$ -	\$ 11,500
Other					
Property Insurance (70%/30%)	\$ 50,747	\$ 35,523	\$ -	\$ 15,224	\$ 50,747
Contingency	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000
Transfer Out - Capital Reserve (70%/30%)	\$ 80,000	\$ 56,000	\$ -	\$ 24,000	\$ 80,000
Subtotal Maintenance	\$ 546,302	\$ 357,078	\$ -	\$ 189,224	\$ 546,302
Total Expenditures	\$ 1,205,523	\$ 552,528	\$ 8,600	\$ 644,395	\$ 1,205,523
Excess Revenue / (Expenditures)	\$ -	\$ -	\$ -	\$ 0	\$ -
Net Assessments		\$ 538,528	\$ 8,600	\$ 590,627	\$ 1,137,755
Add: Discounts and Collections (6%)		\$ 34,374	\$ 549	\$ 37,700	\$ 72,623
Gross Assessment		\$ 572,903	\$ 9,149	\$ 628,326	\$ 1,210,378
Assessable Units		797	107	904	Total
Per Unit Assessments - Phases 1 - 5		\$ 718.82	\$ -	\$ 695.05	\$ 1,413.87
Per Unit Assessments - Randal Walk		\$ -	\$ 85.50	\$ 695.05	\$ 780.56

Randal Park

Community Development District Assessments Schedule - FY2024

Phase 1A and 1B	No. Of Units	Per Unit. O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	83	\$ 1,414	\$ 1,072	\$ -	\$ -	\$ 2,486
Single Family 50'	106	\$ 1,414	\$ 1,126	\$ -	\$ -	\$ 2,540
Single Family 60'	50	\$ 1,414	\$ 1,179	\$ -	\$ -	\$ 2,593
Townhome	0	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 2 & 3						
Single Family 40'	27	\$ 1,414	\$ 1,072	\$ 301	\$ -	\$ 2,787
Single Family 50'	27	\$ 1,414	\$ 1,126	\$ 251	\$ -	\$ 2,791
Single Family 60'	24	\$ 1,414	\$ 1,179	\$ 202	\$ -	\$ 2,795
Townhome	83	\$ 1,414	\$ 805	\$ 314	\$ -	\$ 2,532
Townhome	5	\$ 1,414	\$ -	\$ 1,117	\$ -	\$ 2,531
Phase 4 & 5						
Single Family 40'	33	\$ 1,414	\$ -	\$ 1,551	\$ -	\$ 2,965
Single Family 50'	119	\$ 1,414	\$ -	\$ 1,631	\$ -	\$ 3,044
Single Family 60'	105	\$ 1,414	\$ -	\$ 1,705	\$ -	\$ 3,118
Townhome	135	\$ 1,414	\$ -	\$ 1,165	\$ -	\$ 2,579
RandalWalk						
Single Family 40'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 50'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 60'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome	107	\$ 781	\$ -	\$ -	\$ 1,170	\$ 1,951

Total Units 904

SECTION VI

SECTION B

SECTION 1

Randal Park
Community Development District

Summary of Check Register

April 1, 2023 to April 30, 2023

Bank	Date	Check No.'s	Amount
General Fund	4/4/23	2783 - 2787	\$ 7,262.96
	4/5/23	2788	\$ 3,460.00
	4/11/23	2789 - 2795	\$ 12,984.33
	4/14/23	2796 - 2801	\$ 30,640.17
	4/19/23	2802 - 2804	\$ 130,121.73
	4/28/23	2805 - 2816	\$ 22,241.93
			\$206,711.12
Total Amount			\$206,711.12

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK....#
4/04/23	00060	3/24/23	89700	202302	320-53800-46000	POOL GATE MAGNET/READER	BANK A RANDAL PARK CDD	*	900.03	900.03 002783
4/04/23	00165	3/06/23	2194287	202303	310-51300-32300	TRUSTEE FEE - SERIES 2015	ACCESS CONTROL SYSTEMS LLC	*	4,500.00	4,500.00 002784
4/04/23	00129	3/23/23	41502449	202303	320-53800-46700	BATHROOM MATS CLEANING	COMPUTERSHARE TRUST COMPANY N.A.	*	322.13	322.13 002785
4/04/23	00128	3/20/23	I-032023	202303	320-53800-47600	SECURITY SVCS 03/12-03/17	CINTAS	*	343.50	343.50 002786
3/28/23	I-032823	202303	320-53800-47600	SECURITY SVCS 03/19-03/24	ORLANDO POLICE DEPT.			*	585.50	585.50 002787
4/04/23	00061	3/27/23	141901	202303	320-53800-51000	LITTER BAGS/TRASH LINERS	ORLANDO POLICE DEPT.	*	611.80	611.80 002788
4/05/23	00026	3/31/23	0404164	202303	310-51300-31100	CDD MEETINGS MAR23	PROPET DISTRIBUTORS, INC.	*	220.00	220.00 002789
3/31/23	0404165	202303	310-51300-31100	CDD ASSISTANCE MAR23	VANASSE HANGEN BRUSTLIN, INC			*	3,240.00	3,240.00 002790
4/11/23	00001	4/01/23	746	202304	310-51300-34000	MANAGEMENT FEES - APR 23		*	3,656.83	3,656.83 002791
4/01/23	746	202304	310-51300-35200	WEBSITE ADMIN - APR 23				*	100.00	100.00 002792
4/01/23	746	202304	310-51300-35100	INFORMATION TECH - APR 23				*	150.00	150.00 002793
4/01/23	746	202304	310-51300-31300	DISSEMINATION - APR 23				*	875.00	875.00 002794
4/01/23	746	202304	310-51300-51000	OFFICE SUPPLIES				*	.75	.75 002795
4/01/23	746	202304	310-51300-42000	POSTAGE				*	69.87	69.87 002796
4/01/23	746	202304	310-51300-42500	COPIES				*	81.45	81.45 002797
4/01/23	748	202304	320-53800-12300	FACILITY MANAGEMENT-APR23				*	2,548.00	2,548.00 002798
GOVERNMENTAL MANAGEMENT SERVICES										
RAND RANDAL PARK MBYINGTON										
									7,481.90	002789

RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	****CHECK**** AMOUNT #
4/11/23	00128	4/03/23	I-040323	202303	320-53800-47600	SECURITY SVCS 3/26-3/31	ORLANDO POLICE DEPT.	*	343.50	343.50 002790
4/11/23	00039	4/01/23	8714	202304	320-53800-46400	POOL MAINTENANCE - APR23		*	600.00	
4/01/23	8715	4/01/23	8715	202304	320-53800-46900	FOUNTAIN MAINT APR23		*	150.00	
4/11/23	00108	4/01/23	42653	202304	320-53800-46700	JANITORIAL SVCS - APR 23	ROBERTS POOL SERVICE AND REPAIR INC	*	1,365.00	750.00 002791
4/01/23	42653	4/01/23	42653	202304	320-53800-46700	SPECIAL REQUEST CLEANING		*	90.00	
4/11/23	00049	4/01/23	261316	202304	320-53800-34500	SECURITY MONITORING APR23	RUGBY COMMERCIAL CLEANING, LLC	*	34.95	1,455.00 002792
4/11/23	00038	3/27/23	398543	202303	320-53800-46300	REPLACE VAC PUMP CLAMP	SYNERGY FL	*	425.00	34.95 002793
4/11/23	00066	4/03/23	ON 50880	202303	320-53800-46500	REPAIRS CLOCK 4 AND 5	SPIES POOL, LLC	*	140.19	425.00 002794
4/03/23	ON 50880	4/03/23	ON 50880	202303	320-53800-46500	REPAIRS CLOCK 7		*	428.36	
4/03/23	ON 50880	4/03/23	ON 50880	202303	320-53800-46500	REPAIRS CLOCK 9		*	186.86	
4/03/23	ON 50880	4/03/23	ON 50880	202303	320-53800-46500	REPAIRS CLOCK 12		*	260.88	
4/03/23	ON 50880	4/03/23	ON 50880	202303	320-53800-46500	REPAIRS CLOCK 14		*	559.82	
4/03/23	ON 50880	4/03/23	ON 50880	202303	320-53800-46500	REPAIRS CLOCK 15		*	369.51	
4/03/23	ON 50880	4/03/23	ON 50880	202303	320-53800-46500	REPAIRS CLOCK 2		*	548.36	
4/14/23	00043	4/04/23	18021133	202304	320-53800-46800	PEST CONTROL - APR 23	YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	50.00	2,493.98 002795
4/14/23	00060	4/07/23	11800	202304	320-53800-34500	SECURITY MONITORING APR23	ARROW ENVIRONMENTAL SERVICES	*	120.00	50.00 002796
							ACCESS CONTROL SYSTEMS LLC			120.00 002797

RANDAL PARK MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
4/14/23	00129	4/06/23	41516595	202304	320-53800-46700	BATHROOM MATS CLEANING	CINTAS		*	217.21	217.21 002798
4/14/23	00001	4/01/23	747	202304	320-53800-12000	FIELD MANAGEMENT - APR 23			*	1,567.33	
4/01/23	747	202304	320-53800-51000	HOMEDPOT/LOWES/ACE				*		111.61	
4/01/23	747	202304	320-53800-46000	BESTBUY - TABLET FOR AMEN				*		210.14	
4/01/23	747	202304	320-53800-46000	HOMEDPOT-PLYGRND SWINGS				*		205.19	
4/01/23	747	202304	320-53800-46000	BOLTS FOR BRIDGE				*		148.26	
GOVERNMENTAL MANAGEMENT SERVICES											
4/14/23	00128	4/10/23	I-041023	202304	320-53800-47600	SECURITY SVCS 4/2 - 4/8			*	549.50	2,242.53 002799
ORLANDO POLICE DEPT.											
4/14/23	00066	4/10/23	ON 51436	202304	320-53800-46500	CLOCK 11 REPAIRS			*	1,676.92	549.50 002800
4/13/23	ON 51512	202304	320-53800-46500	CLOCK 13 REPAIRS				*		141.65	
4/13/23	ON 51512	202304	320-53800-46500	CLOCK 1 REPAIRS				*		428.36	
4/15/23	ON 51512	202304	320-53800-46200	LANDSCAPE MAINT - APR 23				*		25,214.00	
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC											
4/19/23	00033	4/19/23	04192023	202304	300-20700-10300	ASSESSMENT TXFER - S2012			*	46,711.99	27,460.93 002801
RANDAL PARK CDD C/O WELLS FARGO											
4/19/23	00110	4/19/23	04192023	202304	300-20700-10300	ASSESSMENT TXFER - S2015			*	69,542.69	46,711.99 002802
RANDAL PARK CDD C/O WELLS FARGO											
4/19/23	00111	4/19/23	04192023	202304	300-20700-10300	ASSESSMENT TXFER - S2018			*	13,867.05	69,542.69 002803
RANDAL PARK CDD C/O WELLS FARGO											
4/28/23	00031	4/15/23	210786	202304	320-53800-47000	LAKE MAINT PDS APR 23			*	302.00	13,867.05 002804
4/15/23	210786	202304	320-53800-47000	LAKE MAINT DOWN APR 23				*		58.00	

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... #
4/15/23	210786	202304	320	53800	47000			*	53.00	
		MAINT AC1	RETENT	APR	23					
4/15/23	210786	202304	320	53800	47000			*	101.00	
		MAINT AC2	RETENT	APR	23					
4/15/23	210786	202304	320	53800	47000			*	376.00	
		MAINT 4	RET	PONDS	APR 23		APPLIED AQUATIC MANAGEMENT, INC.		890.00	002805
4/28/23	00133	4/16/23	17265	202304	320	53800-53000		*	4,800.00	
		QTRLY	MAINT	MITIGATION			BIO-TECH CONSULTING INC.		4,800.00	002806
4/28/23	00051	3/07/23	I107401	202303	320	53800-12400		*	2,875.00	
		UNCLOG	SANITARY	SEWER			BROWNIES SEPTIC & PLUMBING		2,875.00	002807
4/28/23	00169	4/10/23	4	202304	320	53800-12100		*	7,282.08	
		AMENITY	MANAGEMENT-APR	23			COMMUNITY ASSOCIATION AND LIFESTYLE		7,282.08	002808
4/28/23	00002	4/11/23	8-096-54	202303	310	51300-42000		*	35.73	
		DELIVERY	- 03/31/23				FEDEX		35.73	002809
4/28/23	00015	4/26/23	23989	202304	310	51300-31200		*	600.00	
		ARBITRAGE	SERIES 2015				GRAU & ASSOCIATES		600.00	002810
4/28/23	00025	4/05/23	111316	202303	310	51300-31500		*	768.31	
		RVW	CORRESP/AGENDA/MEET				LATHAM, LUNA, EDEN & BEAUDINE LLP		768.31	002811
4/28/23	00097	4/04/23	04042023	202304	320	53800-46800		*	2,200.00	
		VULTURE	EFFIGY X2				MASTER TAXIDERMY STUDIO		2,200.00	002812
4/28/23	00108	4/21/23	42693	202304	320	53800-46700		*	115.80	
		CLEANING	SUPPLIES				RUGBY COMMERCIAL CLEANING, LLC		115.80	002813
4/28/23	00038	4/03/23	399135	202304	320	53800-46300		*	434.95	
		REPLACE	POOL, PUMP	LID					434.95	
4/05/23	399398	202304	320	53800	46300			*	218.95	
		REPLACE	FOUNT	FLOAT	BALL				218.95	
4/18/23	399237	202304	300	15500	10000			*	750.00	
		CHEMICAL/CONTROLLER	MAY23				SPIES POOL, LLC		750.00	
									1,403.90	002814

RAND RANDAL PARK MBYINGTON

RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK....#
4/28/23	00026	0406312	202304	310	51300	31100		VANASSE HANGEN BRUSTLIN, INC	*	842.75	842.75 002815
		CDD ASSISTANCE APR 23								428.36	
4/28/23	00066	0417/23	ON	51594	202304	320	53800	YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*		428.36 002816
		CLOCK 3 REPAIR			46500						

TOTAL FOR BANK A 206,711.12

TOTAL FOR REGISTER 206,711.12

RAND RANDAL PARK MBYINGTON

SECTION 2

Randal Park

Community Development District

Unaudited Financial Reporting

April 30, 2023



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Randal Park
Community Development District
Combined Balance Sheet
April 30, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 856,616	\$ -	\$ -	\$ -	\$ 856,616
Investments:					
State Board Administration	\$ -	\$ 316,578	\$ -	\$ -	\$ 316,578
Series 2012					
Reserve	\$ -	\$ -	\$ 402,563	\$ -	\$ 402,563
Revenue	\$ -	\$ -	\$ 420,060	\$ -	\$ 420,060
Interest	\$ -	\$ -	\$ 141,538	\$ -	\$ 141,538
Prepayment	\$ -	\$ -	\$ 20	\$ -	\$ 20
Sinking Fund	\$ -	\$ -	\$ 29	\$ -	\$ 29
Series 2015					
Reserve	\$ -	\$ -	\$ 598,346	\$ -	\$ 598,346
Revenue	\$ -	\$ -	\$ 533,379	\$ -	\$ 533,379
Interest	\$ -	\$ -	\$ 199,105	\$ -	\$ 199,105
Construction	\$ -	\$ -	\$ -	\$ 448	\$ 448
Series 2018					
Reserve	\$ -	\$ -	\$ 59,062	\$ -	\$ 59,062
Revenue	\$ -	\$ -	\$ 58,190	\$ -	\$ 58,190
Interest	\$ -	\$ -	\$ 42,298	\$ -	\$ 42,298
Principal	\$ -	\$ -	\$ 30,000	\$ -	\$ 30,000
Capital Interest	\$ -	\$ -	\$ 2,604	\$ -	\$ 2,604
Construction	\$ -	\$ -	\$ -	\$ 49	\$ 49
Cost of Issuance	\$ -	\$ -	\$ -	\$ 7	\$ 7
Due from Colonial Properties	\$ 8,301	\$ -	\$ -	\$ -	\$ 8,301
Prepaid Expenses	\$ 750	\$ -	\$ -	\$ -	\$ 750
Total Assets	\$ 865,667	\$ 316,578	\$ 2,487,193	\$ 504	\$ 3,669,942
Liabilities:					
Accounts Payable	\$ 1,110	\$ -	\$ -	\$ -	\$ 1,110
Total Liabilities	\$ 1,110	\$ -	\$ -	\$ -	\$ 1,110
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 316,578	\$ -	\$ -	\$ 316,578
Nonspendable:					
Deposits and Prepaid Items	\$ 750	\$ -	\$ -	\$ -	\$ 750
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 964,210	\$ -	\$ 964,210
Debt Service 2015	\$ -	\$ -	\$ 1,330,830	\$ -	\$ 1,330,830
Debt Service 2018	\$ -	\$ -	\$ 192,153	\$ -	\$ 192,153
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 448	\$ 448
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 56	\$ 56
Unassigned	\$ 863,807	\$ -	\$ -	\$ -	\$ 863,807
Total Fund Balances	\$ 864,557	\$ 316,578	\$ 2,487,193	\$ 504	\$ 3,668,832
Total Liabilities & Fund Balance	\$ 865,667	\$ 316,578	\$ 2,487,193	\$ 504	\$ 3,669,942

Randal Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues:				
Special Assessments	\$ 963,338	\$ 944,994	\$ 944,994	\$ -
Colonial Properties Contribution	\$ 47,088	\$ 27,468	\$ 29,060	\$ 1,592
Miscellaneous Revenue	\$ 1,000	\$ 583	\$ 505	\$ (78)
Activities	\$ 7,000	\$ 4,083	\$ 2,043	\$ (2,040)
Rentals	\$ 7,000	\$ 4,084	\$ 11,400	\$ 7,316
Total Revenues	\$ 1,025,427	\$ 981,212	\$ 988,002	\$ 6,790
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 6,200	\$ 800
FICA Expense	\$ 900	\$ 525	\$ 474	\$ 51
Annual Audit	\$ 4,500	\$ 4,500	\$ 4,500	\$ -
Trustee Fees	\$ 12,500	\$ 8,500	\$ 8,500	\$ -
Dissemination Agent	\$ 10,500	\$ 6,125	\$ 6,125	\$ -
Arbitrage	\$ 1,800	\$ 600	\$ 600	\$ -
Engineering	\$ 10,000	\$ 5,833	\$ 4,613	\$ 1,221
Attorney	\$ 20,000	\$ 11,667	\$ 6,681	\$ 4,985
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 43,882	\$ 25,598	\$ 25,598	\$ (0)
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Telephone	\$ 100	\$ 58	\$ -	\$ 58
Postage	\$ 650	\$ 379	\$ 429	\$ (49)
Insurance	\$ 7,440	\$ 7,440	\$ 7,109	\$ 331
Printing & Binding	\$ 2,150	\$ 1,254	\$ 372	\$ 882
Legal Advertising	\$ 2,250	\$ 1,313	\$ -	\$ 1,313
Other Current Charges	\$ 1,700	\$ 992	\$ 402	\$ 589
Office Supplies	\$ 200	\$ 117	\$ 6	\$ 110
Property Appraiser	\$ 800	\$ -	\$ -	\$ -
Property Taxes	\$ 300	\$ 300	\$ 241	\$ 59
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 139,847	\$ 89,125	\$ 78,775	\$ 10,350
Operations & Maintenance				
Contract Services:				
Field Management	\$ 18,808	\$ 10,971	\$ 10,971	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 14,400	\$ 14,400	\$ -
Landscape Maintenance	\$ 302,677	\$ 176,562	\$ 176,498	\$ 64
Lake Maintenance	\$ 10,700	\$ 6,242	\$ 6,230	\$ 12
Security Patrol	\$ 41,250	\$ 24,063	\$ 12,127	\$ 11,936
Repairs & Maintenance				
Facility Maintenance	\$ 30,576	\$ 17,836	\$ 17,836	\$ -
Repairs & Maintenance	\$ 17,500	\$ 10,208	\$ 8,588	\$ 1,620
Operating Supplies	\$ 9,800	\$ 5,717	\$ 3,549	\$ 2,167
Landscape Replacement	\$ 15,000	\$ 8,750	\$ 12,467	\$ (3,717)
Irrigation Repairs	\$ 10,000	\$ 5,833	\$ 12,071	\$ (6,237)
Fountain Maintenance	\$ 3,800	\$ 2,217	\$ 4,172	\$ (1,955)
Pressure Washing	\$ 8,000	\$ 8,000	\$ 8,750	\$ (750)
Subtotal Operations & Maintenance	\$ 487,311	\$ 290,798	\$ 287,660	\$ 3,139

Randal Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 17,500	\$ 12,127	\$ 5,373
Streetlighting	\$ 110,000	\$ 64,167	\$ 59,694	\$ 4,473
Amenity Center				
Amenity Management	\$ 87,385	\$ 50,975	\$ 50,975	\$ 0
Pool Attendants	\$ 15,600	\$ 9,100	\$ 609	\$ 8,491
Pool Permit	\$ 550	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,415	\$ 2,576	\$ 1,915	\$ 660
Utilities - Amenity Center	\$ 21,000	\$ 12,250	\$ 13,044	\$ (794)
Refuse Service	\$ 2,880	\$ 1,680	\$ 1,544	\$ 136
Amenity Center Access Cards	\$ 1,000	\$ 583	\$ -	\$ 583
HVAC Maintenance	\$ 574	\$ 574	\$ 456	\$ 118
Special Events	\$ 14,962	\$ 14,962	\$ 14,648	\$ 314
Holiday Decorations	\$ 8,500	\$ 8,500	\$ 9,099	\$ (599)
Security Monitoring	\$ 1,920	\$ 1,120	\$ 1,085	\$ 35
Janitorial Services	\$ 21,480	\$ 12,530	\$ 14,134	\$ (1,604)
Pool Maintenance	\$ 20,000	\$ 11,667	\$ 18,017	\$ (6,350)
Fitness Repairs & Maintenance	\$ 5,000	\$ 2,917	\$ 250	\$ 2,667
Amenity Repairs & Maintenance	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Pest Control	\$ 1,218	\$ 711	\$ 3,754	\$ (3,043)
Other				
Property Insurance	\$ 41,692	\$ 41,692	\$ 33,831	\$ 7,861
Contingency	\$ 7,500	\$ 7,500	\$ 10,893	\$ (3,393)
Subtotal Operations & Maintenance	\$ 400,676	\$ 263,919	\$ 246,074	\$ 17,845
Total Expenditures	\$ 1,027,834	\$ 643,842	\$ 612,509	\$ 31,333
Excess (Deficiency) of Revenues over Expenditures	\$ (2,408)		\$ 375,493	
<u>Other Financing Uses:</u>				
Transfer Out - Capital Reserve	\$ 24,000	\$ 24,000	\$ 24,000	\$ (0)
Total Other Financing Uses	\$ 24,000	\$ 24,000	\$ 24,000	\$ (0)
Net Change in Fund Balance	\$ (26,408)		\$ 351,493	
Fund Balance - Beginning	\$ 26,408		\$ 513,064	
Fund Balance - Ending	\$ -		\$ 864,557	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues				
Interest	\$ 500	\$ 500	\$ 7,938	\$ 7,438
Total Revenues	\$ 500	\$ 500	\$ 7,938	\$ 7,438
Expenditures:				
Capital Outlay	\$ 25,000	\$ 8,131	\$ 8,131	-
Shade Structures	\$ 115,000	\$ 15,685	\$ 15,685	-
Soccer Field Turf	\$ 6,000	-	-	-
Total Expenditures	\$ 146,000	\$ 23,816	\$ 23,816	-
Excess (Deficiency) of Revenues over Expenditures	\$ (145,500)		\$ (15,879)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 24,000	\$ 24,000	\$ 24,000	(0)
Total Other Financing Sources (Uses)	\$ 24,000	\$ 24,000	\$ 24,000	(0)
Net Change in Fund Balance	\$ (121,500)		\$ 8,121	
Fund Balance - Beginning	\$ 206,295		\$ 308,456	
Fund Balance - Ending	\$ 84,795		\$ 316,578	

Randal Park
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues:				
Assessments	\$ 397,350	\$ 388,858	\$ 388,858	\$ -
Interest	\$ 100	\$ 100	\$ 15,590	\$ 15,490
Total Revenues	\$ 397,450	\$ 388,958	\$ 404,449	\$ 15,490
Expenditures:				
Interest Payment - 11/01	\$ 144,269	\$ 144,269	\$ 144,125	\$ 144
Principal Payment - 11/01	\$ 95,000	\$ 95,000	\$ 90,000	\$ 5,000
Interest Payment - 05/01	\$ 141,538	\$ -	\$ -	\$ -
Total Expenditures	\$ 380,806	\$ 239,269	\$ 234,125	\$ 5,144
Excess (Deficiency) of Revenues over Expenditures	\$ 16,644		\$ 170,324	
Fund Balance - Beginning	\$ 391,325		\$ 793,886	
Fund Balance - Ending	\$ 407,969		\$ 964,210	

Randal Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues:				
Assessments	\$ 590,148	\$ 578,915	\$ 578,915	\$ -
Interest	\$ 125	\$ 125	\$ 21,139	\$ 21,014
Total Revenues	\$ 590,273	\$ 579,040	\$ 600,053	\$ 21,014
Expenditures:				
Interest Payment - 11/01	\$ 203,190	\$ 203,190	\$ 202,871	\$ 319
Principal Payment - 11/01	\$ 180,000	\$ 180,000	\$ 180,000	\$ -
Interest Payment - 05/01	\$ 199,365	\$ -	\$ -	\$ -
Total Expenditures	\$ 582,555	\$ 383,190	\$ 382,871	\$ 319
Excess (Deficiency) of Revenues over Expenditures	\$ 7,718		\$ 217,182	
Fund Balance - Beginning	\$ 513,092		\$ 1,113,648	
Fund Balance - Ending	\$ 520,809		\$ 1,330,830	

Randal Park
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues:				
Assessments	\$ 117,674	\$ 115,438	\$ 115,438	\$ -
Interest	\$ 50	\$ 50	\$ 2,572	\$ 2,522
Total Revenues	\$ 117,724	\$ 115,488	\$ 118,009	\$ 2,522
Expenditures:				
Interest Payment - 11/01	\$ 42,298	\$ 42,298	\$ 42,298	\$ -
Principal Payment - 05/01	\$ 30,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 42,298	\$ -	\$ -	\$ -
Total Expenditures	\$ 114,595	\$ 42,298	\$ 42,298	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,129		\$ 75,712	
Fund Balance - Beginning	\$ 56,003		\$ 116,442	
Fund Balance - Ending	\$ 59,132		\$ 192,153	

Randal Park
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Series 2015	Series 2018	Total
Revenues			
Interest	\$ 9	\$ 1	\$ 10
Total Revenues	\$ 9	\$ 1	\$ 10
Expenditures:			
Capital Outlay	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ 9	\$ 1	\$ 10
Fund Balance - Beginning	\$ 439	\$ 55	\$ 494
Fund Balance - Ending	\$ 448	\$ 56	\$ 504

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 65,299	\$ 152,124	\$ 614,053	\$ 73,497	\$ 26,138	\$ 13,884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 944,994
Colonial Properties Contribution	\$ 4,155	\$ 4,157	\$ 4,123	\$ 4,158	\$ 4,166	\$ 4,155	\$ 4,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,060
Miscellaneous Revenue	\$ 95	\$ -	\$ 10	\$ -	\$ 75	\$ 225	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505
Activities	\$ -	\$ -	\$ -	\$ 1,444	\$ -	\$ 280	\$ 319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,043
Rentals	\$ 2,750	\$ -	\$ 3,300	\$ 2,600	\$ 1,250	\$ 1,000	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,400
Total Revenues	\$ 7,000	\$ 69,456	\$ 159,556	\$ 622,254	\$ 78,988	\$ 31,798	\$ 18,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 988,002
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 600	\$ 600	\$ 1,200	\$ 1,200	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,200
FICA Expense	\$ 61	\$ 61	\$ 46	\$ 46	\$ 92	\$ 92	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 474
Annual Audit	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Tuition Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,125
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 310	\$ 3,460	\$ 843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,613
Attorney	\$ 1,681	\$ 567	\$ 1,067	\$ 1,000	\$ 1,598	\$ 768	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,681
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,598
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 76	\$ 17	\$ 14	\$ 18	\$ 64	\$ 170	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 429
Insurance	\$ 7,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,109
Printing & Binding	\$ 30	\$ 74	\$ 7	\$ 14	\$ 26	\$ 139	\$ 81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 372
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 110	\$ 41	\$ 56	\$ 40	\$ 75	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 19,755	\$ 6,652	\$ 10,556	\$ 11,017	\$ 11,115	\$ 15,187	\$ 7,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,775
Operations & Maintenance:													
Contract Services:													
Field Management	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,971
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,400
Landscape Maintenance	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176,498
Lake Maintenance	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,230
Security Patrol	\$ 1,443	\$ 1,237	\$ 1,788	\$ 2,542	\$ 2,061	\$ 1,616	\$ 1,443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,127
Repairs & Maintenance	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,836
Facility Maintenance	\$ 81	\$ 3,740	\$ -	\$ -	\$ 1,109	\$ 3,094	\$ 564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,588
Repairs & Maintenance	\$ 590	\$ 179	\$ 745	\$ 590	\$ 612	\$ 723	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,549
Operating Supplies	\$ 5,528	\$ -	\$ -	\$ -	\$ 3,685	\$ 3,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,467
Landscape Replacement	\$ 990	\$ 2,499	\$ -	\$ 812	\$ 2,600	\$ 2,494	\$ 2,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,071
Irrigation Repairs	\$ 150	\$ 1,967	\$ 325	\$ 355	\$ 900	\$ 750	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,172
Fountain Maintenance	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,750
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Operations & Maintenance	\$ 43,801	\$ 47,841	\$ 33,076	\$ 39,518	\$ 41,185	\$ 47,476	\$ 39,962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287,688

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Utilities													
Utilities - Common Area	\$ 1,923	\$ 1,398	\$ 1,697	\$ 1,681	\$ 1,525	\$ 1,575	\$ 2,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,127
Streetslighting	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,548	\$ 8,558	\$ 8,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,694
Amenity Center													
Amenity Management	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,975
Pool Attendants	\$ 455	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 609
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 291	\$ -	\$ 447	\$ 291	\$ 291	\$ 595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,915
Utilities - Amenity Center	\$ 1,947	\$ 2,089	\$ 1,869	\$ 1,582	\$ 1,994	\$ 1,844	\$ 1,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,044
Refuse Service	\$ 214	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,544
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456
Special Events	\$ 837	\$ 687	\$ 9,387	\$ -	\$ 234	\$ 1,328	\$ 2,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,648
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,099
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,085
Janitorial Services	\$ 1,886	\$ 2,049	\$ 2,049	\$ 1,852	\$ 2,417	\$ 1,777	\$ 2,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,134
Pool Maintenance	\$ 5,063	\$ 2,022	\$ 2,004	\$ 2,645	\$ 2,122	\$ 2,157	\$ 2,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,017
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 1,254	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,754
Other													
Property Insurance	\$ 33,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,831
Contingency	\$ 1,093	\$ 2,000	\$ 6,692	\$ 413	\$ 696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,893
Subtotal Operations & Maintenance	\$ 63,635	\$ 63,635	\$ 40,613	\$ 24,612	\$ 25,236	\$ 26,746	\$ 28,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246,074
Total Expenditures	\$ 127,190	\$ 118,128	\$ 84,245	\$ 75,017	\$ 74,936	\$ 84,409	\$ 76,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 612,509
Excess Revenues (Expenditures)	\$ (120,190)	\$ (48,671)	\$ 75,311	\$ 547,238	\$ 4,152	\$ (52,611)	\$ (57,198)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,493
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ (24,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (24,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (24,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (24,000)
Net Change In Fund Balance	\$ (120,190)	\$ (48,671)	\$ 75,311	\$ 547,238	\$ (19,848)	\$ (52,611)	\$ (57,198)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 351,493

Randal Park
Community Development District
Long Term Debt Report

Series 2012 Special Assessment Bonds	
Interest Rate :	Various (5.75% , 6.125% , 6.875%)
Maturity Date :	11/1/2042
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$402,563
Bonds Outstanding - 05/17/2012	\$5,115,000
Less : November 1, 2013 (Mandatory)	(\$65,000)
Less : November 1, 2014 (Mandatory)	(\$70,000)
Less : November 1, 2015 (Mandatory)	(\$70,000)
Less : November 1, 2016 (Mandatory)	(\$75,000)
Less : November 1, 2017 (Mandatory)	(\$80,000)
Less : November 1, 2018 (Mandatory)	(\$85,000)
Less : November 1, 2019 (Mandatory)	(\$90,000)
Less : November 1, 2020 (Mandatory)	(\$95,000)
Less : November 1, 2020 (Special Call)	(\$15,000)
Less : August 1, 2021 (Special Call)	(\$5,000)
Less : November 1, 2021 (Mandatory)	(\$90,000)
Less : August 1, 2022 (Special Call)	(\$5,000)
Less : November 1, 2022 (Mandatory)	(\$90,000)
Current Bonds Outstanding	<u>\$4,280,000</u>

Series 2015 Special Assessment Bonds	
Interest Rate :	Various (4.25% , 5% , 5.2%)
Maturity Date :	11/1/2045
Reserve Fund Requirement :	\$596,080
Reserve Fund Balance :	\$598,346
Bonds Outstanding - 03/18/2015	\$9,055,000
Less : November 1, 2016 (Mandatory)	(\$145,000)
Less : November 1, 2017 (Mandatory)	(\$150,000)
Less : February 1, 2018 (Special Call)	(\$15,000)
Less : November 1, 2018 (Mandatory)	(\$155,000)
Less : November 1, 2018 (Special Call)	(\$20,000)
Less : February 1, 2019 (Special Call)	(\$20,000)
Less : August 1, 2019 (Special Call)	(\$5,000)
Less : November 1, 2019 (Mandatory)	(\$155,000)
Less : November 1, 2020 (Mandatory)	(\$165,000)
Less : November 1, 2021 (Mandatory)	(\$170,000)
Less : February 1, 2022 (Special Call)	(\$5,000)
Less : August 1, 2022 (Special Call)	(\$5,000)
Less : November 1, 2022 (Mandatory)	(\$180,000)
Current Bonds Outstanding	<u>\$7,865,000</u>

Series 2018 Special Assessment Bonds	
Interest Rate :	Various (4.100% , 4.500% , 5.050% , 5.200%)
Maturity Date :	5/1/49
Reserve Fund Requirement :	\$58,837
Reserve Fund Balance :	\$59,062
Bonds Outstanding - 11/30/2018	\$1,770,000
Less : May 1, 2020 (Mandatory)	(\$30,000)
Less : May 1, 2021 (Mandatory)	(\$30,000)
Less : May 1, 2022 (Mandatory)	(\$30,000)
Current Bonds Outstanding	<u>\$1,680,000</u>

Randal Park
COMMUNITY DEVELOPMENT DISTRICT
Assessment Receipt Schedule
Fiscal Year 2023

Gross Assessments \$ 1,024,828.80 \$ 421,709.97 \$ 627,822.63 \$ 125,190.00 \$ 2,199,551.40
 Net Assessments \$ 963,339.07 \$ 396,407.37 \$ 590,153.27 \$ 117,678.60 \$ 2,067,578.32

ON ROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	Series 2012 Debt				Series 2013 Debt				Series 2018 Debt				Total	
								O&M Portion	Service	Debt	Total	Service	Debt	Total	Service	Debt	Total				
								46.59%	19.17%	28.54%	5.69%									100.00%	
11/1/22	1	05/21/22 - 10/22/22	\$6,997.19	\$0.00	(\$367.35)	\$0.00	\$6,629.84	\$3,089.02	\$1,271.11	\$1,892.37	\$377.34	\$6,629.84									
11/16/22	2	10/22/22 - 11/01/22	\$38,758.11	\$0.00	(\$1,550.35)	\$0.00	\$37,207.76	\$17,336.07	\$7,133.68	\$10,620.29	\$2,117.72	\$37,207.76									
11/23/22	3	11/02/22 - 11/08/22	\$100,324.46	\$0.00	(\$4,012.98)	\$0.00	\$96,311.48	\$44,874.05	\$18,465.36	\$27,490.39	\$5,481.68	\$96,311.48									
12/07/22	4	11/09/22 - 11/17/22	\$73,592.33	\$0.00	(\$2,943.69)	\$0.00	\$70,648.64	\$32,917.06	\$13,545.14	\$20,165.39	\$4,021.05	\$70,648.64									
12/14/22	5	11/18/22 - 11/21/22	\$194,106.96	\$0.00	(\$7,764.33)	\$880.87	\$187,223.50	\$87,232.35	\$35,895.51	\$53,439.60	\$10,656.04	\$187,223.50									
12/21/22	6	11/22/22 - 11/26/22	\$71,484.32	\$0.00	(\$2,859.42)	\$0.00	\$68,624.90	\$31,874.14	\$13,157.14	\$19,587.75	\$3,905.87	\$68,624.90									
01/13/23	7	11/27/22	\$1,372,832.17	\$0.00	(\$54,913.60)	\$0.00	\$1,317,918.57	\$614,052.90	\$252,678.52	\$376,176.30	\$75,010.85	\$1,317,918.57									
02/03/23	8	11/28/22 - 12/02/22	\$158,337.01	\$0.00	(\$6,307.88)	\$0.00	\$152,029.13	\$70,834.37	\$29,147.85	\$43,394.00	\$8,652.91	\$152,029.13									
02/16/23	9	12/03/22 - 12/06/22	\$6,583.07	(\$633.61)	(\$235.10)	\$0.00	\$5,714.36	\$2,662.47	\$1,095.59	\$1,631.06	\$325.24	\$5,714.36									
03/16/23	10	12/07/22 - 12/15/22	\$49,254.61	\$0.00	(\$1,965.38)	\$8,809.64	\$56,098.87	\$26,137.94	\$10,755.58	\$16,012.42	\$3,192.93	\$56,098.87									
04/14/23	11	12/16/22 - 12/31/22	\$30,719.25	\$0.00	(\$921.60)	\$0.00	\$29,797.65	\$13,883.50	\$5,712.97	\$8,505.21	\$1,695.97	\$29,797.65									
TOTAL			\$ 2,102,989.48	\$ (633.61)	(\$83,841.68)	\$ 9,690.51	\$ 2,028,204.70	\$ 944,993.87	\$ 388,858.45	\$ 578,914.78	\$ 115,437.60	\$ 2,028,204.70									

98% Net Percent Collected
 \$39,373.62 Balance Remaining to Collect

SECTION 3

BILL COWLES
Supervisor of Elections
Orange County, Florida



OUR MISSION IS TO:
Ensure the integrity of the electoral process.
Enhance public confidence.
Encourage citizen participation.

April 15, 2023

Jason Showe, District Manager
Randal Park Community Development District
Governmental Management Services
219 E. Livingston Street
Orlando 32801

Dear Mr. Showe:

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the Development District as of **April 15, 2023**. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2023**, there are **1,506 registered voters** in the Randal Park Community Development District.

A map and list of addresses can be provided upon request. If you have any questions or corrections, please contact the Mapping Department at 407-254-6554.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley St
Orlando, FL 32806
soemapping@ocfelections.gov

RECEIVED

APR 28 2023

GMS-CF, LLC

SECTION 4

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
\$9,055,000
SPECIAL ASSESSMENT REVENUE BONDS
SERIES 2015
ARBITRAGE REBATE REQUIREMENT
FEBRUARY 28, 2023**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

March 28, 2023

Randal Park Community Development District
City of Orlando, Florida

Re: \$9,055,000 Randal Park Community Development District (City of Orlando, Florida),
Special Assessment Revenue Bonds, Series 2015 (the "Bonds")

Randal Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2023 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$673,153) for February 28, 2023. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2023).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Randal Park CDD
Special Assessment Revenue Bonds, Series 2015
Summary of Rebate Calculations
\$ 9,055,000.00

Dated: 03/30/2015
Delivered: 03/30/2015

<i>Anniversary Date</i>	11/01/2015
<i>Future-Value Date</i>	02/28/2023
<i>Arbitrage Yield Limit</i>	5.1385190
<i>Total of Purpose Expenditures</i>	\$8,418,624.00
<i>Internal Rate of Return</i>	0.4502005
<i>90% of rebate liability</i>	-\$605,838.02
<i>Full rebate liability</i>	-\$673,153.36

Randal Park CDD
Special Assessment Revenue Bonds, Series 2015
Purpose Expenditures Future Value Report
\$ 9,055,000.00

Dated: 03/30/2015
Delivered: 03/30/2015
Future Valued To: 02/28/2023

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
3/30/2015	-1	COI	Beg. Arbitrage Gross Proceeds	15.8222222	-8,970,478.05	100.0000000	1.4938841	-13,400,854.56
3/30/2015	2016		Underwriter's discount	15.8222222	181,100.00	100.0000000	1.4938841	270,542.41
4/7/2015	2016		COI	15.7833333	150,000.00	100.0000000	1.4924111	223,861.66
4/8/2015	2016		COI	15.7777778	8,500.00	100.0000000	1.4922007	12,683.71
4/13/2015	2016		COI	15.7500000	1,450.00	100.0000000	1.4911496	2,162.17
5/29/2015	2016		Construction	15.4944444	5,010,837.00	100.0000000	1.4815138	7,423,624.25
9/25/2015	2016		Construction	14.8500000	7,972.00	100.0000000	1.4574905	11,619.11
10/28/2015	2016		Cap int	14.6666667	262,969.00	100.0000000	1.4507277	381,496.41
1/6/2016	2016		Reserve	14.2888889	29.00	100.0000000	1.4368910	41.67
1/19/2016	2016		Construction	14.2166667	1,014.00	100.0000000	1.4342609	1,454.34
3/16/2016	2017		Reserve	13.9000000	154.00	100.0000000	1.4227853	219.11
9/22/2016	2017		Reserve	12.8666667	616.00	100.0000000	1.3859734	853.76
11/4/2016	2017		Construction	12.6333333	1,599,702.00	100.0000000	1.377938	2,204,059.44
1/6/2017	2017		Reserve	12.2888889	392.00	100.0000000	1.3658072	535.40
3/16/2017	2018		Reserve	11.9000000	549.00	100.0000000	1.3523992	742.47
5/22/2017	2018		Construction	11.5333333	1,154,697.00	100.0000000	1.3398781	1,547,153.17
5/25/2017	2018		Construction	11.5166667	3,500.00	100.0000000	1.3393117	4,687.59
6/26/2017	2018		Reserve	11.3444444	868.00	100.0000000	1.3334730	1,157.45
9/14/2017	2018		Reserve	10.9111111	1,208.00	100.0000000	1.3188947	1,593.22
3/15/2018	2019		Reserve	9.9055556	2,994.00	100.0000000	1.2856764	3,849.32
10/1/2018	2019		Reserve	8.8166667	-4,873.00	100.0000000	1.2506482	-6,094.41
12/21/2018	2019		Reserve	8.3722222	12,714.00	100.0000000	1.2366267	15,722.47
3/21/2019	2020		Reserve	7.8722222	3,304.00	100.0000000	1.2210403	4,034.32
7/1/2019	2020		Reserve	7.3166667	3,434.00	100.0000000	1.2039524	4,134.37
9/27/2019	2020		Reserve	6.8388889	3,248.00	100.0000000	1.1894482	3,863.33
12/20/2019	2020		Reserve	6.3777778	2,596.00	100.0000000	1.1756157	3,051.90
10/5/2020	2021		Construction	4.7944444	2,765.00	100.0000000	1.1293315	3,122.60
1/7/2021	2021		Construction	4.2833333	15.00	100.0000000	1.1147832	16.72
4/1/2021	2022		Reserve	3.8166667	17.00	100.0000000	1.1016637	18.73
7/21/2021	2022		Reserve	3.2055556	15.00	100.0000000	1.0847167	16.27
10/1/2021	2022		Reserve	2.8166667	15.00	100.0000000	1.0740681	16.11
12/23/2021	2022		Reserve	2.3611111	15.00	100.0000000	1.0617270	15.93
4/4/2022	2023		Reserve	1.8000000	17.00	100.0000000	1.0467211	17.79
7/8/2022	2023		Reserve	1.2777778	388.00	100.0000000	1.0329459	400.78
10/12/2022	2023		Reserve	0.7555556	1,260.00	100.0000000	1.0193519	1,284.38
12/19/2022	2023		Reserve	0.3833333	5,143.00	100.0000000	1.0097719	5,193.26
2/28/2023	-1		Unspent Proceeds as of 02/28/2023	0.0000000	600,550.00	100.0000000	1.0000000	600,550.00

48,695.95 **-673,153.36**

<i>Arbitrage Yield Limit (AYL)</i>	5.1385190
<i>Internal Rate of Return (IRR)</i>	0.4502005
<i>Future Valued To</i>	2/28/2023

Randal Park CDD
Special Assessment Revenue Bonds, Series 2015
A.Y.L. Verification Report
9,055,000.00

Dated: 03/30/2015
Delivered: 03/30/2015
FMSbonds, Inc
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enb./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
2	11/01/2015			262,969.01	-	262,969.01	0.9707008	255,264.22
3	05/01/2016			224,333.75	-	224,333.75	0.9463857	212,306.24
4	11/01/2016	145,000.00	4.250	224,333.75	-	369,333.75	0.9226796	340,776.73
5	05/01/2017			221,252.50	-	221,252.50	0.8995674	199,031.54
6	11/01/2017	150,000.00	4.250	221,252.50	-	371,252.50	0.8770341	325,601.11
7	05/01/2018			218,065.00	-	218,065.00	0.8550653	186,459.81
8	11/01/2018	155,000.00	4.250	218,065.00	-	373,065.00	0.8336467	311,004.42
9	05/01/2019			214,771.25	-	214,771.25	0.8127647	174,558.49
10	11/01/2019	165,000.00	4.250	214,771.25	-	379,771.25	0.7924057	300,932.92
11	05/01/2020			211,265.00	-	211,265.00	0.7725567	163,214.20
12	11/01/2020	170,000.00	4.250	211,265.00	-	381,265.00	0.7532050	287,170.69
13	05/01/2021			207,652.50	-	207,652.50	0.7343379	152,487.10
14	11/01/2021	180,000.00	4.250	207,652.50	-	387,652.50	0.7159435	277,537.27
15	05/01/2022			203,827.50	-	203,827.50	0.6980098	142,273.59
16	11/01/2022	185,000.00	4.250	203,827.50	-	388,827.50	0.6805253	264,606.96
17	05/01/2023			199,896.25	-	199,896.25	0.6634788	132,626.93
18	11/01/2023	195,000.00	4.250	199,896.25	-	394,896.25	0.6468593	255,442.32
19	05/01/2024			195,752.50	-	195,752.50	0.6306561	123,452.52
20	11/01/2024	200,000.00	4.250	195,752.50	-	395,752.50	0.6148588	243,331.91
21	05/01/2025			191,502.50	-	191,502.50	0.5994572	114,797.55
22	11/01/2025	210,000.00	4.250	191,502.50	-	401,502.50	0.5844414	234,654.68
23	05/01/2026			187,040.00	-	187,040.00	0.5698017	106,575.71
24	11/01/2026	220,000.00	5.000	187,040.00	-	407,040.00	0.5555287	226,122.42
25	05/01/2027			181,540.00	-	181,540.00	0.5416133	98,324.48
26	11/01/2027	230,000.00	5.000	181,540.00	-	411,540.00	0.5280464	217,312.22
27	05/01/2028			175,790.00	-	175,790.00	0.5148194	90,500.09
28	11/01/2028	240,000.00	5.000	175,790.00	-	415,790.00	0.5019236	208,694.83
29	05/01/2029			169,790.00	-	169,790.00	0.4893509	83,086.90
30	11/01/2029	255,000.00	5.000	169,790.00	-	424,790.00	0.4770932	202,664.41
31	05/01/2030			163,415.00	-	163,415.00	0.4651425	76,011.25
32	11/01/2030	265,000.00	5.000	163,415.00	-	428,415.00	0.4534911	194,282.39
33	05/01/2031			156,790.00	-	156,790.00	0.4421316	69,321.81
34	11/01/2031	280,000.00	5.000	156,790.00	-	436,790.00	0.4310566	188,281.22
35	05/01/2032			149,790.00	-	149,790.00	0.4202591	62,950.61
36	11/01/2032	295,000.00	5.000	149,790.00	-	444,790.00	0.4097320	182,244.70
37	05/01/2033			142,415.00	-	142,415.00	0.3994686	56,890.32
38	11/01/2033	310,000.00	5.000	142,415.00	-	452,415.00	0.3894623	176,198.59
39	05/01/2034			134,665.00	-	134,665.00	0.3797067	51,133.20
40	11/01/2034	325,000.00	5.000	134,665.00	-	459,665.00	0.3701954	170,165.86
41	05/01/2035			126,540.00	-	126,540.00	0.3609224	45,671.11
42	11/01/2035	340,000.00	5.000	126,540.00	-	466,540.00	0.3518816	164,166.84

Randal Park CDD
Special Assessment Revenue Bonds, Series 2015
A.Y.L. Verification Report
9,055,000.00

Dated: 03/30/2015
Delivered: 03/30/2015
FMSbonds, Inc
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enb./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
43	05/01/2036			118,040.00	-	118,040.00	0.3430673	40,495.67
44	11/01/2036	360,000.00	5.200	118,040.00	-	478,040.00	0.3344738	159,891.86
45	05/01/2037			108,680.00	-	108,680.00	0.3260956	35,440.07
46	11/01/2037	375,000.00	5.200	108,680.00	-	483,680.00	0.3179272	153,775.03
47	05/01/2038			98,930.00	-	98,930.00	0.3099634	30,664.68
48	11/01/2038	395,000.00	5.200	98,930.00	-	493,930.00	0.3021992	149,265.23
49	05/01/2039			88,660.00	-	88,660.00	0.2946294	26,121.84
50	11/01/2039	415,000.00	5.200	88,660.00	-	503,660.00	0.2872492	144,675.92
51	05/01/2040			77,870.00	-	77,870.00	0.2800539	21,807.79
52	11/01/2040	440,000.00	5.200	77,870.00	-	517,870.00	0.2730388	141,398.60
53	05/01/2041			66,430.00	-	66,430.00	0.2661994	17,683.63
54	11/01/2041	460,000.00	5.200	66,430.00	-	526,430.00	0.2595314	136,625.12
55	05/01/2042			54,470.00	-	54,470.00	0.2530304	13,782.57
56	11/01/2042	485,000.00	5.200	54,470.00	-	539,470.00	0.2466922	133,083.06
57	05/01/2043			41,860.00	-	41,860.00	0.2405128	10,067.87
58	11/01/2043	510,000.00	5.200	41,860.00	-	551,860.00	0.2344882	129,404.67
59	05/01/2044			28,600.00	-	28,600.00	0.2286145	6,538.38
60	11/01/2044	535,000.00	5.200	28,600.00	-	563,600.00	0.2228880	125,619.65
61	05/01/2045			14,690.00	-	14,690.00	0.2173048	3,192.21
62	11/01/2045	565,000.00	5.200	14,690.00	-	579,690.00	0.2118616	122,814.03
		9,055,000.00		9,011,616.51	0.00	18,066,616.51		8,970,478.01

<i>True Interest Cost (TIC)</i>	5.3148123
<i>Net Interest Cost (NIC)</i>	5.2380562
<i>Arbitrage Yield Limit (AYL)</i>	5.1385190
<i>Arbitrage Net Interest Cost (ANIC)</i>	5.1823687

<i>Face value of bond Issue</i>	\$9,055,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	(\$84,521.95)
<i>Bond surety fee (-)</i>	\$0.00
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other AYL costs (-)</i>	
= AYL Target	\$8,970,478.05

Randal Park CDD
Special Assessment Revenue Bonds, Series 2015
T.I.C. Verification Report (Regular)

1
MSRB 30/360 SEMI 4/3
FMSbonds, Inc
Dated: 3/30/2015
Delivered: 3/30/2015

9,055,000.00

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
2	11/1/2015			262,969.01	-	262,969.01	0.9697238	255,007.31
3	5/1/2016			224,333.75	-	224,333.75	0.9446214	211,910.45
4	11/1/2016	145,000.00	4.250	224,333.75	-	369,333.75	0.9201687	339,849.37
5	5/1/2017			221,252.50	-	221,252.50	0.8963491	198,319.48
6	11/1/2017	150,000.00	4.250	221,252.50	-	371,252.50	0.8731461	324,157.66
7	5/1/2018			218,065.00	-	218,065.00	0.8505437	185,473.81
8	11/1/2018	155,000.00	4.250	218,065.00	-	373,065.00	0.8285264	309,094.19
9	5/1/2019			214,771.25	-	214,771.25	0.8070790	173,337.37
10	11/1/2019	165,000.00	4.250	214,771.25	-	379,771.25	0.7861868	298,571.15
11	5/1/2020			211,265.00	-	211,265.00	0.7658355	161,794.23
12	11/1/2020	170,000.00	4.250	211,265.00	-	381,265.00	0.7460109	284,427.85
13	5/1/2021			207,652.50	-	207,652.50	0.7266996	150,900.98
14	11/1/2021	180,000.00	4.250	207,652.50	-	387,652.50	0.7078881	274,414.59
15	5/1/2022			203,827.50	-	203,827.50	0.6895636	140,552.02
16	11/1/2022	185,000.00	4.250	203,827.50	-	388,827.50	0.6717134	261,180.66
17	5/1/2023			199,896.25	-	199,896.25	0.6543254	130,797.19
18	11/1/2023	195,000.00	4.250	199,896.25	-	394,896.25	0.6373874	251,701.89
19	5/1/2024			195,752.50	-	195,752.50	0.6208879	121,540.35
20	11/1/2024	200,000.00	4.250	195,752.50	-	395,752.50	0.6048155	239,357.24
21	5/1/2025			191,502.50	-	191,502.50	0.5891591	112,825.44
22	11/1/2025	210,000.00	4.250	191,502.50	-	401,502.50	0.5739081	230,425.52
23	5/1/2026			187,040.00	-	187,040.00	0.5590518	104,565.04
24	11/1/2026	220,000.00	5.000	187,040.00	-	407,040.00	0.5445801	221,665.87
25	5/1/2027			181,540.00	-	181,540.00	0.5304830	96,303.88
26	11/1/2027	230,000.00	5.000	181,540.00	-	411,540.00	0.5167508	212,663.63
27	5/1/2028			175,790.00	-	175,790.00	0.5033741	88,488.14
28	11/1/2028	240,000.00	5.000	175,790.00	-	415,790.00	0.4903437	203,880.01
29	5/1/2029			169,790.00	-	169,790.00	0.4776506	81,100.29
30	11/1/2029	255,000.00	5.000	169,790.00	-	424,790.00	0.4652860	197,648.86
31	5/1/2030			163,415.00	-	163,415.00	0.4532416	74,066.47
32	11/1/2030	265,000.00	5.000	163,415.00	-	428,415.00	0.4415089	189,149.03
33	5/1/2031			156,790.00	-	156,790.00	0.4300799	67,432.23
34	11/1/2031	280,000.00	5.000	156,790.00	-	436,790.00	0.4189468	182,991.77
35	5/1/2032			149,790.00	-	149,790.00	0.4081019	61,129.58
36	11/1/2032	295,000.00	5.000	149,790.00	-	444,790.00	0.3975377	176,820.79
37	5/1/2033			142,415.00	-	142,415.00	0.3872470	55,149.78
38	11/1/2033	310,000.00	5.000	142,415.00	-	452,415.00	0.3772226	170,661.17
39	5/1/2034			134,665.00	-	134,665.00	0.3674578	49,483.70
40	11/1/2034	325,000.00	5.000	134,665.00	-	459,665.00	0.3579457	164,535.11
41	5/1/2035			126,540.00	-	126,540.00	0.3486799	44,121.95
42	11/1/2035	340,000.00	5.000	126,540.00	-	466,540.00	0.3396539	158,462.12

RANDALPARK-2015-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 03/24/2023 | 12:43 | Rpt01a

Randal Park CDD
Special Assessment Revenue Bonds, Series 2015
T.I.C. Verification Report (Regular)

9,055,000.00

2
MSRB 30/360 SEMI 4/3
FMSbonds, Inc
Dated: 3/30/2015
Delivered: 3/30/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
43	5/1/2036			118,040.00	-	118,040.00	0.3308615	39,054.90
44	11/1/2036	360,000.00	5.200	118,040.00	-	478,040.00	0.3222968	154,070.77
45	5/1/2037			108,680.00	-	108,680.00	0.3139538	34,120.50
46	11/1/2037	375,000.00	5.200	108,680.00	-	483,680.00	0.3058267	147,922.27
47	5/1/2038			98,930.00	-	98,930.00	0.2979100	29,472.24
48	11/1/2038	395,000.00	5.200	98,930.00	-	493,930.00	0.2901983	143,337.65
49	5/1/2039			88,660.00	-	88,660.00	0.2826862	25,062.96
50	11/1/2039	415,000.00	5.200	88,660.00	-	503,660.00	0.2753685	138,692.11
51	5/1/2040			77,870.00	-	77,870.00	0.2682403	20,887.87
52	11/1/2040	440,000.00	5.200	77,870.00	-	517,870.00	0.2612966	135,317.66
53	5/1/2041			66,430.00	-	66,430.00	0.2545326	16,908.60
54	11/1/2041	460,000.00	5.200	66,430.00	-	526,430.00	0.2479437	130,525.02
55	5/1/2042			54,470.00	-	54,470.00	0.2415254	13,155.89
56	11/1/2042	485,000.00	5.200	54,470.00	-	539,470.00	0.2352733	126,922.87
57	5/1/2043			41,860.00	-	41,860.00	0.2291829	9,593.60
58	11/1/2043	510,000.00	5.200	41,860.00	-	551,860.00	0.2232503	123,202.90
59	5/1/2044			28,600.00	-	28,600.00	0.2174712	6,219.68
60	11/1/2044	535,000.00	5.200	28,600.00	-	563,600.00	0.2118417	119,393.97
61	5/1/2045			14,690.00	-	14,690.00	0.2063579	3,031.40
62	11/1/2045	565,000.00	5.200	14,690.00	-	579,690.00	0.2010161	116,527.03
		9,055,000.00		9,011,616.51	0.00	18,066,616.51		8,789,378.06

True Interest Cost (TIC)	5.3148123
Net Interest Cost (NIC)	5.2380562
Arbitrage Yield Limit (AYL)	5.1385190
Arbitrage Net Interest Cost (ANIC)	5.1823687

Face value of bond Issue	\$9,055,000.00
Accrued interest (+)	
Original issue premium/discount (+)	(\$84,521.95)
Underwriter discount (+)	(\$181,100.00)
Lump-sum credit enhancements (-)	\$0.00
Other TIC costs (-)	
Bond surety fee (-)	N/A
= TIC Target	\$8,789,378.05

Randal Park CDD
Special Assessment Revenue Bonds, Series 2015
Unspent Proceeds Report
\$ 9,055,000.00

Dated: 03/30/2015
Delivered: 03/30/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
03/30/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			8,970,478.05
03/30/2015	2016	Y		Underwriter's discount	181,100.00	100.0000000		181,100.00	8,789,378.05
04/07/2015	2016	Y	COI		150,000.00	100.0000000		150,000.00	8,639,378.05
04/08/2015	2016	Y	COI		8,500.00	100.0000000		8,500.00	8,630,878.05
04/13/2015	2016	Y	COI		1,450.00	100.0000000		1,450.00	8,629,428.05
05/29/2015	2016	Y	Construction		5,010,837.00	100.0000000		5,010,837.00	3,618,591.05
09/25/2015	2016	Y	Construction		7,972.00	100.0000000		7,972.00	3,610,619.05
10/28/2015	2016	Y	Cap int		262,969.00	100.0000000		262,969.00	3,347,650.05
01/06/2016	2016	Y	Reserve		29.00	100.0000000		29.00	3,347,621.05
01/19/2016	2016	Y	Construction		1,014.00	100.0000000		1,014.00	3,346,607.05
03/16/2016	2017	Y	Reserve		154.00	100.0000000		154.00	3,346,453.05
09/22/2016	2017	Y	Reserve		616.00	100.0000000		616.00	3,345,837.05
11/04/2016	2017	Y	Construction		1,599,702.00	100.0000000		1,599,702.00	1,746,135.05
01/06/2017	2017	Y	Reserve		392.00	100.0000000		392.00	1,745,743.05
03/16/2017	2018	Y	Reserve		549.00	100.0000000		549.00	1,745,194.05
05/22/2017	2018	Y	Construction		1,154,697.00	100.0000000		1,154,697.00	590,497.05
05/25/2017	2018	Y	Construction		3,500.00	100.0000000		3,500.00	586,997.05
06/26/2017	2018	Y	Reserve		868.00	100.0000000		868.00	586,129.05
09/14/2017	2018	Y	Reserve		1,208.00	100.0000000		1,208.00	584,921.05
03/15/2018	2019	Y	Reserve		2,994.00	100.0000000		2,994.00	581,927.05
10/01/2018	2019	Y	Reserve		-4,873.00	100.0000000		-4,873.00	586,800.05
12/21/2018	2019	Y	Reserve		12,714.00	100.0000000		12,714.00	574,086.05
03/21/2019	2020	Y	Reserve		3,304.00	100.0000000		3,304.00	570,782.05
07/01/2019	2020	Y	Reserve		3,434.00	100.0000000		3,434.00	567,348.05
09/27/2019	2020	Y	Reserve		3,248.00	100.0000000		3,248.00	564,100.05

Randal Park CDD
Special Assessment Revenue Bonds, Series 2015
I.R.R. Report Via Purpose Expenditures
\$ 9,055,000.00

Dated: 03/30/2015
Delivered: 03/30/2015

<i>Grp ID</i>	<i>Trans Date</i>	<i>Fund ID</i>	<i>Description</i>	<i>Day Count Factor</i>	<i>Calculation Amt (Interest Earnings)</i>	<i>Pool Pctg</i>	<i>** Internal Rate of Return ** PV Factor</i>	<i>PV Amt</i>
-1	03/30/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(8,970,478.05)	100.000	1.0000000	(8,970,478.05)
2016	03/30/2015		Underwriter's discount	0.0000000	181,100.00	100.000	1.0000000	181,100.00
	04/07/2015		COI	0.0388889	150,000.00	100.000	0.9999126	149,986.88
	04/08/2015		COI	0.0444444	8,500.00	100.000	0.9999001	8,499.15
	04/13/2015		COI	0.0722222	1,450.00	100.000	0.9998376	1,449.76
	05/29/2015		Construction	0.3277778	5,010,837.00	100.000	0.9992633	5,007,145.38
	09/25/2015		Construction	0.9722222	7,972.00	100.000	0.9978164	7,954.59
	10/28/2015		Cap int	1.1555556	262,969.00	100.000	0.9974051	262,286.63
	01/06/2016		Reserve	1.5333333	29.00	100.000	0.9965583	28.90
	01/19/2016		Construction	1.6055556	1,014.00	100.000	0.9963965	1,010.35
2017	03/16/2016		Reserve	1.9222222	154.00	100.000	0.9956873	153.34
	09/22/2016		Reserve	2.9555556	616.00	100.000	0.9933765	611.92
	11/04/2016		Construction	3.1888889	1,599,702.00	100.000	0.9928555	1,588,272.95
	01/06/2017		Reserve	3.5333333	392.00	100.000	0.9920869	388.90
2018	03/16/2017		Reserve	3.9222222	549.00	100.000	0.9912198	544.18
	05/22/2017		Construction	4.2888889	1,154,697.00	100.000	0.9904029	1,143,615.26
	05/25/2017		Construction	4.3055556	3,500.00	100.000	0.9903658	3,466.28
	06/26/2017		Reserve	4.4777778	868.00	100.000	0.9899824	859.30
	09/14/2017		Reserve	4.9111111	1,208.00	100.000	0.9890182	1,194.73
2019	03/15/2018		Reserve	5.9166667	2,994.00	100.000	0.9867846	2,954.43
	10/01/2018		Reserve	7.0055556	(4,873.00)	100.000	0.9843716	(4,796.84)
	12/21/2018		Reserve	7.4500000	12,714.00	100.000	0.9833884	12,502.80
2020	03/21/2019		Reserve	7.9500000	3,304.00	100.000	0.9822835	3,245.46
	07/01/2019		Reserve	8.5055556	3,434.00	100.000	0.9810572	3,368.95
	09/27/2019		Reserve	8.9833333	3,248.00	100.000	0.9800038	3,183.05
	12/20/2019		Reserve	9.4444444	2,596.00	100.000	0.9789883	2,541.45
2021	10/05/2020		Construction	11.0277778	2,765.00	100.000	0.9755092	2,697.28
	01/07/2021		Construction	11.5388889	15.00	100.000	0.9743888	14.62
2022	04/01/2021		Reserve	12.0055556	17.00	100.000	0.9733669	16.55
	07/21/2021		Reserve	12.6166667	15.00	100.000	0.9720304	14.58
	10/01/2021		Reserve	13.0055556	15.00	100.000	0.9711808	14.57
	12/23/2021		Reserve	13.4611111	15.00	100.000	0.9701865	14.55
2023	04/04/2022		Reserve	14.0222222	17.00	100.000	0.9689633	16.47
	07/08/2022		Reserve	14.5444444	388.00	100.000	0.9678262	375.52
	10/12/2022		Reserve	15.0666667	1,260.00	100.000	0.9666904	1,218.03
	12/19/2022		Reserve	15.4388889	5,143.00	100.000	0.9658817	4,967.53
99999	02/28/2023		Unspent Proceeds as of 02/28/2023	15.8222222	600,550.00	100.000	0.9650495	579,560.50
					48,695.95			(0.03)

Arbitrage Yield Limit **5.1385190**
Internal Rate of Return **0.4502005**
Calculation Standard **MSRB 30/360 SEMI 4/3**

Randal Park CDD
Special Assessment Revenue Bonds, Series 2015
Unspent Proceeds Report
\$ 9,055,000.00

Dated: 03/30/2015
Delivered: 03/30/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
12/20/2019	2020	Y		Reserve	2,596.00	100.0000000		2,596.00	561,504.05
10/05/2020	2021	Y		Construction	2,765.00	100.0000000		2,765.00	558,739.05
01/07/2021	2021	Y		Construction	15.00	100.0000000		15.00	558,724.05
04/01/2021	2022	Y		Reserve	17.00	100.0000000		17.00	558,707.05
07/21/2021	2022	Y		Reserve	15.00	100.0000000		15.00	558,692.05
10/01/2021	2022	Y		Reserve	15.00	100.0000000		15.00	558,677.05
12/23/2021	2022	Y		Reserve	15.00	100.0000000		15.00	558,662.05
04/04/2022	2023	Y		Reserve	17.00	100.0000000		17.00	558,645.05
07/08/2022	2023	Y		Reserve	388.00	100.0000000		388.00	558,257.05
10/12/2022	2023	Y		Reserve	1,260.00	100.0000000		1,260.00	556,997.05
12/19/2022	2023	Y		Reserve	5,143.00	100.0000000		5,143.00	551,854.05
					8,418,624.00		0.00	8,418,624.00	

<i>First Investment Date</i>	3/30/2015
<i>Calculation Date</i>	2/28/2023
<i>Arbitrage Yield Limit (AYL)</i>	5.1385190
<i>Internal Rate of Return (IRR)</i>	0.4502005

SECTION 6

Randal Park
April 2023

RANDAL PARK



**Randal Park
Amenity Report
April 2023**

FACILITY REPORT

Randal Park
April 2023

Pool, Gym and Randal House Clubhouse

- The BBQ areas are opened (9am - 8pm) Daily
- Gym (24/7)
- Pool (7am - 8pm) (7am - 9am lap swimmers only) Daily
- Randal House Clubhouse (10am - 6pm) Mon - Fri
- Onsite office staff is open from (9am - 5pm) Mon - Fri
- The Pool attendant is onsite on the weekends (11am - 8pm)

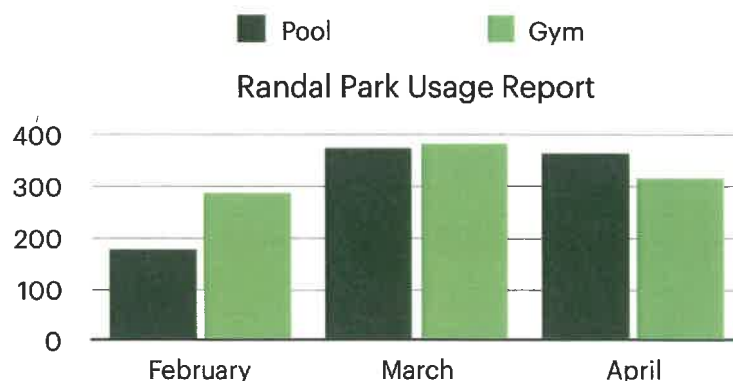
April Randal House Rentals: 5

April Events:

- * Chick fil-A Night: Tuesday, April 4th
- * Happy Hoppo Easter: Saturday, April 8th
- * Pizza Night: Thursday, April 6th & 20th
- * Food Truck Social: Thursday, April 13th
- * StoryWalk: Saturday, April 29th

Events scheduled for May:

- * Chick fil-A Night: Tuesday, May 2th
- * Food Truck Social: Thursday, May 11th
- * Pizza Night: Thursday, May 4th & 18th
- * Charcuterie Workshop: Friday, May 19th



Randal Park
April 2023

Happy Hoppo Easter
Saturday, April 8th
11:00pm- 2:00pm
Children under 2 years: 25
Children over 2 years: 62
Adults: 90
Total RSVP: 177

