

*Randal Park Community
Development District*

Agenda

June 16, 2023

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

June 9, 2023

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

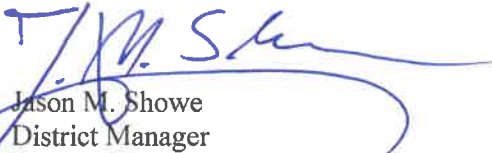
Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, June 16, 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 May 19, 2023 Board of Supervisors Meeting
5. Discussion of Revised Proposed Fiscal Year 2024 Budget
6. Consideration of Non Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser
7. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 - iv. Amenity Report
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date – July 21, 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, May 19, 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
Matthew Phelps	Assistant Secretary
Sean Masherella	Assistant Secretary
Marcela Asquith <i>by phone</i>	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
Jarett Wright	Field Manager
Marcia Calleja	CALM
Lathan Smith	Yellowstone Landscape

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. Showe stated Jimmy was unable to make the meeting today. They are finalizing the draft of the bridge report and we will have that at the next meeting.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the April 21, 2023
Board of Supervisors Meeting**

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor the minutes of the April 21, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-23
Approving the Fiscal Year 2024 Budget and
Setting a Public Hearing**

Mr. Showe stated Resolution 2023-03 approves the proposed Fiscal Year 2024 budget and sets the public hearing for the August meeting in this location and it directs staff to transmit the approved budget to the Orange County and the City of Orlando at least 60 days in advance of your public hearing and to post it on the District's website.

We do have an assessment increase of \$221 for Phases 1 – 5 and Randal Walk has about an \$80 increase.

Mr. Phelps asked what is that increased based on?

Mr. Showe stated we lay out all the expenses and divide that by the number of assessable units.

On the admin side it is about a 2% increase, there are some contractual increases on the management fee side, some adjustments in line items and the insurance increased. Under contract management side we included increases for landscaping and the repair and maintenance line based on the ceiling and staining the board wanted to add to the budget. We put some projections for utilities. We have staff increases on the amenity management side. The pool maintenance increase includes the new contract we approved. The vendor did agree to a slightly smaller amount.

Mr. Phelps asked whoever prepared it, great job. Under amenity center on page 16, pool attendants we budgeted \$15,600 our projected is \$8,109 and the proposed budget is \$15,600 again.

Ms. Calleja stated we are budgeted for the season.

Mr. Phelps stated the other one is much larger, on page 25 under capital reserve, the shade structure adopted \$115,000 we spent \$15,685 and \$75,000 projected through the next five months. What shade structure because the only one I know is the pool and we paid for that.

Mr. Showe stated I think when we developed this budget last year there was talk about putting a giant shade structure by the splash pad or pool deck I don't believe we are going to spend that \$75,000 and if that doesn't get spent that line will be zero and that just rolls into your capital.

Over the past several years you have been utilizing your transfer from the general fund to capital reserves to offset an assessment increase and that has gone down and we increased that

back up to \$80,000, which we think is a little underfunded given the size of the District and your current capital reserve. We have enough in carry forward and cash balances if the Board were to choose today to not increase assessments we could accommodate that. It is not a long-term strategy and you would be pushing off the increase a year. You can use the proposed increase or something in between and you can go higher. When you increase assessments we have to send out a mailed notice to all homeowners.

Ms. Cornelius asked when was the last time we had an increase?

Mr. Showe stated since 2021 it has been level. I would have to go back and check to see when we did have an increase.

Mr. Phelps stated just to be clear this is the line item on our November tax bill that is just for the Community Development District.

Mr. Showe stated correct. It will be this amount plus whatever debt service is applicable. The reserve study projects about \$100,000 a year and we are a little behind on where we should be. It is up to the Board as to the amount of the assessments.

Mr. Phelps stated an explanation of what improvements we have spent money on and what we expect to spend makes the increase a little more palatable especially when we are seeing runaway inflation.

Ms. Cornelius stated if the increase is about \$18 per month I think we should put more into the capital reserves.

Mr. Phelps stated we could make it an even \$20.

Mr. Showe stated that will collect a little more money and roll the difference into the capital reserves. We will revise the budget and distribute that to the Board.

Mr. Phelps stated it may make sense to have an evening meeting for the public hearing.

Mr. Showe stated you can still hold your 9:30 a.m. meeting for regular agenda items and hold a 6:00 p.m. meeting strictly on the budget adoption.

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor Resolution 2023-03 approving the Fiscal Year 2024 budget as amended reflecting an increase of \$240 per home and setting a public hearing for August 18, 2023 at 6:30 p.m. in the same location was approved.

SIXTH 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 April 2023 check register in the amount of \$206,711.12.

On MOTION by Ms. Cornelius seconded by Mr. Phelps 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. Presentation of Number of Registered Voters – 1,506

A copy of the letter from the Supervisor of Elections indicating that there are 1,506 registered voters residing within the District was included in the agenda package.

iv. Presentation of Arbitrage Rebate Calculation Report for the Series 2015 Bonds

A copy of the arbitrage rebate calculation report for the series 2015 bonds was included in the agenda package that indicates that there is no amount to be rebated and we are in compliance.

v. Field Manager’s Report

Mr. Wright stated most of the items we have proposals for is set for next month because we are waiting for the rainy season to be here before we go forward with sod installation or things of that nature. The staining of the remaining structures has begun. We had to do a big order for the paint to have that shipped but it will arrive Monday, then we will complete the job. Our primary focus is getting the playground done and I’m meeting with the vendor today and multiple next week and I will get with Sean after the meeting to see if we can get additional vendors.

vi. Amenity Report

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

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Phelps stated the neighborhood came together last year for the 4th of July between Billings Street and Warlow Creek. About 450 people aggregate along the side of the lake to do sparklers, and all that and it was a great community event. I think it cut down on people lighting fireworks between their houses. It is going to happen again this year. Knowing it is just going to happen I was going to talk to the folks that do some of the food trucks. I have already put in as a private resident, not a CDD Board member, a request to see if we could close Randal Park from Warlow Creek to Billings Street. I sent a note to Officer to Malave and he sent it to Amy with the City of Orlando to potentially close the street from 7 p.m. to 10 p.m. The detour would be Warlow Creek to Banning to Billing but from a CDD angle if we could have some of our vendors that do snow cones or ice cream trucks by the clubhouse knowing there is going to be a lot of folks.

Ms. Calleja stated the CDD is going to do it on the Saturday before on July 1st, they were going to have food and music. I don't think we can get music for the 4th of July because we are too close to the date. We can maybe change the vendor if you want to do that instead.

Mr. Phelps stated I'm open to discussion. I know that is different and more of a daytime thing.

Ms. Calleja stated from 4 p.m. to 6 p.m.

Mr. Phelps stated I'm thinking of 4th of July itself, which is Tuesday, everyone comes to the lake. If we are going to spend dollars, does it make more sense to do it when hundreds of people are here.

Ms. Calleja the food trucks don't cost the District any funds. I can try to get some food trucks at that time.

Mr. Phelps stated I will let you know if I hear back on the road closure.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date – June 16, 2023

Mr. Showe stated the next meeting will be held June 16, 2023 at 9:30 a.m. in the same location.

TENTH ORDER OF BUSINESS

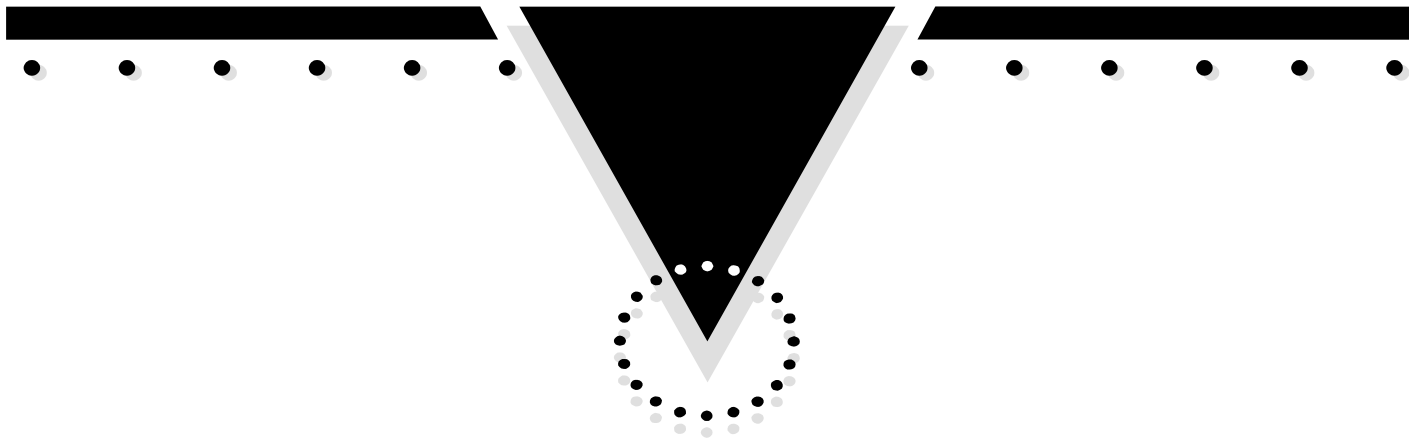
Adjournment

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor the meeting adjourned at 10:13 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



Randal Park
Community Development
District

Proposed Budget

FY 2024



Randal Park
Community Development District

Table of Contents

1-2	<u>General Fund</u>
3-10	<u>General Fund Narrative</u>
11	<u>Capital Reserve Fund</u>
12	<u>Series 2012 Debt Service Fund</u>
13	<u>Series 2012 Amortization Schedule</u>
14	<u>Series 2015 Debt Service Fund</u>
15	<u>Series 2015 Amortization Schedule</u>
16	<u>Series 2018 Debt Service Fund</u>
17	<u>Series 2018 Amortization Schedule</u>
18-19	<u>General Fund Assessment Calculation</u>
20	<u>Assessments Schedule</u>

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	\$ 1,151,680
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	\$ 1,219,448
Expenditures					
<i>Administrative</i>					
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
<i>Maintenance</i>					
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	\$ 93,925
Subtotal Maintenance	\$ 424,676	\$ 270,074	\$ 136,933	\$ 407,007	\$ 560,227
Total Expenditures	\$ 1,051,834	\$ 636,509	\$ 368,146	\$ 1,004,655	\$ 1,219,448
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	\$ 1,151,680	\$ 188,342
Add: Discounts & Collections 6%	\$ 61,490	\$ 61,490	\$ 61,490	\$ 73,511	\$ 12,022
Gross Assessments	<u>\$ 1,024,828</u>	<u>\$ 1,024,828</u>	<u>\$ 1,024,828</u>	<u>\$ 1,225,191</u>	<u>\$ 200,364</u>
Assessable Units	904	904	904	904	
Per Unit Assessment - Phases 1 - 5	\$ 1,191.80	\$ 1,191.80	\$ 1,191.80	\$ 1,431.80	\$ 240.00
Per Unit Assessment - Randal Walk	\$ 700.60	\$ 700.60	\$ 700.60	\$ 785.47	\$ 84.87

Notes:

(1 thru 6) is shared costs with Colonial Properties

- 1 Field Management & Maintenance
- 2 Landscape Maintenance
- 3 Lake Maintenance
- 4 Irrigation Repairs
- 5 Utilities
- 6 Streetlighting

Total Proposed FY2024 Budget	Shared Costs	Colonial Properties Allocation
\$ 19,936	\$ 9,968	\$ 4,984
\$ 314,671	\$ 82,870	\$ 41,435
\$ 11,640	\$ 1,399	\$ 699
\$ 10,000	\$ 2,000	\$ 1,000
\$ 30,000	\$ 2,880	\$ 1,440
\$ 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	\$ 93,925
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	\$ 317,618
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	\$ 292,618

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	\$ 396,407
Add: Discounts & Collections 6%	\$ 25,303
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	\$ 1,151,680	\$ 548,276	\$ 8,600	\$ 594,804	\$ 1,151,680
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	\$ 1,219,448	\$ 562,276	\$ 8,600	\$ 648,572	\$ 1,219,448
Expenditures					
<u>Administrative</u>					
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 Maintenance	\$ 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
<u>Maintenance</u>					
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%)	\$ 93,925	\$ 65,748	\$ -	\$ 28,178	\$ 93,925
Subtotal Maintenance	\$ 560,227	\$ 366,826	\$ -	\$ 193,401	\$ 560,227
Total Expenditures	\$ 1,219,448	\$ 562,276	\$ 8,600	\$ 648,572	\$ 1,219,448
Excess Revenue/(Expenditures)	\$ -	\$ -	\$ -	\$ 0	\$ -
Net Assessments		\$ 548,276	\$ 8,600	\$ 594,804	\$ 1,151,680
Add: Discounts and Collections (6%)		\$ 34,996	\$ 549	\$ 37,966	\$ 73,511
Gross Assesment		\$ 583,272	\$ 9,149	\$ 632,770	\$ 1,225,191
Assessable Units		797	107	904	Total
Per Unit Assessments - Phases 1 - 5		\$ 731.83	\$ -	\$ 699.97	\$ 1,431.80
Per Unit Assessments - Randal Walk		\$ -	\$ 85.50	\$ 699.97	\$ 785.47

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	\$ 1,432	\$ 1,072	\$ -	\$ -	\$ 2,504
Single Family 50'	106	\$ 1,432	\$ 1,126	\$ -	\$ -	\$ 2,558
Single Family 60'	50	\$ 1,432	\$ 1,179	\$ -	\$ -	\$ 2,611
Townhome	0	\$ -	\$ -	\$ -	\$ -	\$ -

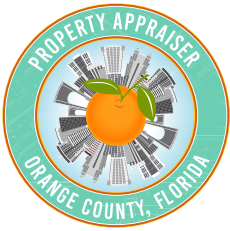
Phase 2 & 3	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	27	\$ 1,432	\$ 1,072	\$ 301	\$ -	\$ 2,805
Single Family 50'	27	\$ 1,432	\$ 1,126	\$ 251	\$ -	\$ 2,809
Single Family 60'	24	\$ 1,432	\$ 1,179	\$ 202	\$ -	\$ 2,813
Townhome	83	\$ 1,432	\$ 805	\$ 314	\$ -	\$ 2,550
Townhome	5	\$ 1,432	\$ -	\$ 1,117	\$ -	\$ 2,549

Phase 4 & 5	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	33	\$ 1,432	\$ -	\$ 1,551	\$ -	\$ 2,983
Single Family 50'	119	\$ 1,432	\$ -	\$ 1,631	\$ -	\$ 3,062
Single Family 60'	105	\$ 1,432	\$ -	\$ 1,705	\$ -	\$ 3,136
Townhome	135	\$ 1,432	\$ -	\$ 1,165	\$ -	\$ 2,596

Randal Walk	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 50'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 60'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome	107	\$ 785	\$ -	\$ -	\$ 1,170	\$ 1,955

Total Units 904

SECTION VI



NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 31 day of May 2023 between **AMY MERCADO** as Orange County Property Appraiser (Property Appraiser) and, **Randal Park CDD** (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2023.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
 - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2023 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
 - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
 - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
 - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
 - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
 - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

3. Taxing Authority agrees to perform the following acts in connection with this agreement:
 - A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
 - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
 - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
 - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to **\$0** per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.
9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Randal Park CDD
Jason Showe
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801
jshowe@gmscfl.com
kcosta@gmscfl.com
(407)841-5524 x107

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(407) 836-5353

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed _____
AMY MERCADO, MBA

Date _____

RANDAL PARK CDD

Name _____

Signed _____

Date _____

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.
- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

SECTION VII

SECTION B

SECTION 1

Randal Park Community Development District

Summary of Check Register

May 1, 2023 to May 31, 2023

Bank	Date	Check No.'s	Amount
General Fund	5/8/23	2817 - 2824	\$ 20,231.14
	5/10/23	2825 - 2829	\$ 4,730.42
	5/23/23	2830 - 2843	\$ 41,521.73
			\$66,483.29
Total Amount			\$66,483.29

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/08/23	00169	5/02/23 5	202305 320-53800-12100	AMENITY MANAGEMENT MAY 23	*	7,282.08	
							7,282.08 002817
COMMUNITY ASSOCIATION AND LIFESTYLE							
5/08/23	00002	4/25/23 8-111-39	202304 310-51300-42000	DELIVERY - 04/19/23	*	71.46	
							71.46 002818
FEDEX							
5/08/23	00052	4/14/23 48-BID-6	202304 320-53800-47100	POOL PERMIT FY23	*	335.00	
							335.00 002819
FLORIDA DEPARTMENT OF HEALTH							
5/08/23	00001	3/31/23 752	202303 320-53800-46000	BRIDGE REPAIR/VULTURE SVC	*	1,639.39	
		5/01/23 749	202305 310-51300-34000	MANAGEMENT FEES - MAY 23	*	3,656.83	
		5/01/23 749	202305 310-51300-35200	WEBSITE ADMIN - MAY 23	*	100.00	
		5/01/23 749	202305 310-51300-35100	INFORMATION TECH - MAY 23	*	150.00	
		5/01/23 749	202305 310-51300-31300	DISSEMINATION - MAY 23	*	875.00	
		5/01/23 749	202305 310-51300-51000	OFFICE SUPPLIES	*	1.17	
		5/01/23 749	202305 310-51300-42000	POSTAGE	*	45.61	
		5/01/23 749	202305 310-51300-42500	COPIES	*	20.10	
		5/01/23 750	202305 320-53800-12000	FIELD MANAGMENT - MAY 23	*	1,567.33	
		5/01/23 750	202305 320-53800-46000	HOME DEPOT/LOWES/MAINT	*	618.53	
		5/01/23 750	202305 320-53800-49400	EASTER EVENT	*	1,029.39	
							9,703.35 002820
GOVERNMENTAL MANAGEMENT SERVICES							
5/08/23	00128	4/17/23 I-041723	202304 320-53800-47600	SECURITY SVCS 4/15-4/16	*	343.50	
		4/24/23 I-042423	202304 320-53800-47600	SECURITY SVCS 4/16-4/23	*	549.50	
		4/30/23 I-043023	202304 320-53800-47600	SECURITY SVCS 04/09-04/29	*	549.50	
							1,442.50 002821
ORLANDO POLICE DEPT.							
5/08/23	00061	5/01/23 142235	202305 320-53800-51000	LITTER BAGS/TRASH LINERS	*	611.80	
							611.80 002822
PROPET DISTRIBUTORS, INC.							
RAND RANDAL PARK MBYINGTON							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/23	00039	5/01/23	8793	202305	320	53800	46400			*	600.00		
									POOL MAINTENANCE - MAY 23				
		5/01/23	8794	202305	320	53800	46900			*	150.00		
									FOUNT MAINTENANCE MAY 23				
									ROBERTS POOL SERVICE AND REPAIR INC			750.00	002823
5/08/23	00049	5/01/23	264972	202305	320	53800	34500			*	34.95		
									SECURITY MONITORING MAY23				
									SYNERGY FL			34.95	002824
5/10/23	00060	5/03/23	11980	202305	320	53800	34500			*	120.00		
									SECURITY MONITORING MAY23				
									ACCESS CONTROL SYSTEMS LLC			120.00	002825
5/10/23	00129	4/20/23	41530589	202304	320	53800	46700			*	217.21		
									BATHROOM MATS CLEANING				
		5/04/23	41544483	202305	320	53800	46700			*	217.21		
									BATHROOM MATS CLEANING				
									CINTAS			434.42	002826
5/10/23	00052	4/14/23	48-BID-6	202304	320	53800	47100			*	210.00		
									POOL PERMIT FY23				
		5/08/23	48-BID-6	202301	320	53800	49000			*	53.00		
									REINSPECTION FEE				
									FLORIDA DEPARTMENT OF HEALTH			263.00	002827
5/10/23	00001	5/01/23	751	202305	320	53800	12300			*	2,548.00		
									FACILITY MAINT - MAY 23				
									GOVERNMENTAL MANAGEMENT SERVICES			2,548.00	002828
5/10/23	00108	5/01/23	42870	202305	320	53800	46700			*	1,365.00		
									JANITORIAL SVCS - MAY 23				
									RUGBY COMMERCIAL CLEANING, LLC			1,365.00	002829
5/23/23	00043	5/09/23	45297347	202305	320	53800	46800			*	50.00		
									PEST CONTROL - MAY 23				
									ARROW ENVIRONMENTAL SERVICES			50.00	002830
5/23/23	00173	10/28/22	INV0031	202305	300	15500	10000			*	750.00		
									BBQ JULY 1ST				
									CAIO HENRIQUE RODRIGUES			750.00	002831
5/23/23	00129	5/18/23	41558604	202305	320	53800	46700			*	217.21		
									BATHROOM MATS CLEANING				
									CINTAS			217.21	002832

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/23/23	00002	5/16/23	8-132-21	202305	310	51300	42000		DELIVERY - 05/16/23 FEDEX	*	37.97	37.97	002833
5/23/23	00025	5/03/23	113277	202304	310	51300	31500		REVIEW AGENDA/MEETING LATHAM, LUNA, EDEN & BEAUDINE LLP	*	617.31	617.31	002834
5/23/23	00128	5/09/23	I-050923	202305	320	53800	47600		SECURITY SVCS 04/30-05/06	*	755.50		
		5/14/23	I-051423	202305	320	53800	47600		SECURITY SVCS 05/07-05/14	*	755.50		
		5/26/23	I-052123	202305	320	53800	47600		SECURITY SVCS 05/07-05/20 ORLANDO POLICE DEPT.	*	747.50	2,258.50	002835
5/23/23	00099	5/03/23	1860	202305	320	53800	47500		CLN GAZEBO,PAVERS,BRIDGE PRESSURE WASH THIS, INC	*	600.00	600.00	002836
5/23/23	00049	4/01/23	261316	202304	320	53800	34500		SECURITY MONITORING APR23 SYNERGY FL	*	34.95	34.95	002837
5/23/23	00038	5/18/23	400667	202305	300	15500	10000		CHEMICAL/CONTROLLER JUN23 SPIES POOL, LLC	*	750.00	750.00	002838
5/23/23	00048	3/31/23	65479	202303	320	53800	46000		TROUBLSHT.LANDSCP LIGHTS TERRY'S ELECTRIC INCORPORATED	*	335.00	335.00	002839
5/23/23	00026	5/22/23	0408549	202304	310	51300	31100		CDD MEETINGS 04/16-05/13	*	573.58		
		5/22/23	0408551	202304	310	51300	31100		CDD ASSISTNCE 04/16-05/13 VANASSE HANGEN BRUSTLIN, INC	*	2,058.21	2,631.79	002840
5/23/23	00174	5/19/23	INV0362	202305	320	53800	52000		40% DEPOSIT-PLAYGRND PROJ WILLIAM EDWARDS DBA XD LAND SERVICE	*	7,800.00	7,800.00	002841
5/23/23	00066	5/15/23	ON 53028	202305	320	53800	46200		LANDSCAPE MAINT - MAY 23 YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	25,214.00	25,214.00	002842

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/23/23	00074	5/17/23 6546	202305 320-53800-47700 PREVENTATIVE MAINT MAY 23	ZACHS TREADMILL REPAIR	*	225.00	225.00 002843
TOTAL FOR BANK A						66,483.29	
TOTAL FOR REGISTER						66,483.29	

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
May 31, 2023



Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Capital Reserve Fund
5	<hr/>	Debt Service Fund Series 2012
6	<hr/>	Debt Service Fund Series 2015
7	<hr/>	Debt Service Fund Series 2018
8	<hr/>	Combined Capital Project Funds
9-10	<hr/>	Month to Month
11	<hr/>	Long Term Debt Report
12	<hr/>	Assessment Receipt Schedule

Randal Park
Community Development District
Combined Balance Sheet
May 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 800,635	\$ -	\$ -	\$ -	\$ 800,635
Investments:					
State Board Administration	\$ -	\$ 317,984	\$ -	\$ -	\$ 317,984
Series 2012					
Reserve	\$ -	\$ -	\$ 404,107	\$ -	\$ 404,107
Revenue	\$ -	\$ -	\$ 421,981	\$ -	\$ 421,981
Interest	\$ -	\$ -	\$ 91	\$ -	\$ 91
Prepayment	\$ -	\$ -	\$ 20	\$ -	\$ 20
Sinking Fund	\$ -	\$ -	\$ 29	\$ -	\$ 29
Series 2015					
Reserve	\$ -	\$ -	\$ 600,641	\$ -	\$ 600,641
Revenue	\$ -	\$ -	\$ 535,849	\$ -	\$ 535,849
Interest	\$ -	\$ -	\$ 186	\$ -	\$ 186
Prepayment	\$ -	\$ -	\$ 6,554	\$ -	\$ 6,554
Construction	\$ -	\$ -	\$ -	\$ 449	\$ 449
Series 2018					
Reserve	\$ -	\$ -	\$ 59,288	\$ -	\$ 59,288
Revenue	\$ -	\$ -	\$ 58,602	\$ -	\$ 58,602
Interest	\$ -	\$ -	\$ 46	\$ -	\$ 46
Capital Interest	\$ -	\$ -	\$ 2,614	\$ -	\$ 2,614
Construction	\$ -	\$ -	\$ -	\$ 49	\$ 49
Cost of Issuance	\$ -	\$ -	\$ -	\$ 8	\$ 8
Due from Colonial Properties	\$ 8,304	\$ -	\$ -	\$ -	\$ 8,304
Due from Capital Reserve	\$ 7,800	\$ -	\$ -	\$ -	\$ 7,800
Due from General Fund	\$ -	\$ -	\$ 11,307	\$ -	\$ 11,307
Prepaid Expenses	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Total Assets	\$ 818,239	\$ 317,984	\$ 2,101,316	\$ 506	\$ 3,238,045
Liabilities:					
Accounts Payable	\$ 5,634	\$ -	\$ -	\$ -	\$ 5,634
Due to Debt Service	\$ 11,307	\$ -	\$ -	\$ -	\$ 11,307
Due to General Fund	\$ -	\$ 7,800	\$ -	\$ -	\$ 7,800
Total Liabilities	\$ 16,941	\$ 7,800	\$ -	\$ -	\$ 24,741
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 310,184	\$ -	\$ -	\$ 310,184
Nonspendable:					
Deposits and Prepaid Items	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 830,287	\$ -	\$ 830,287
Debt Service 2015	\$ -	\$ -	\$ 1,149,273	\$ -	\$ 1,149,273
Debt Service 2018	\$ -	\$ -	\$ 121,755	\$ -	\$ 121,755
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 449	\$ 449
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 56	\$ 56
Unassigned	\$ 799,798	\$ -	\$ -	\$ -	\$ 799,798
Total Fund Balances	\$ 801,298	\$ 310,184	\$ 2,101,316	\$ 506	\$ 3,213,303
Total Liabilities & Fund Balance	\$ 818,239	\$ 317,984	\$ 2,101,316	\$ 506	\$ 3,238,045

Randal Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues:				
Special Assessments	\$ 963,338	\$ 963,338	\$ 954,858	\$ (8,480)
Colonial Properties Contribution	\$ 47,088	\$ 31,392	\$ 33,218	\$ 1,826
Miscellaneous Revenue	\$ 1,000	\$ 667	\$ 505	\$ (162)
Activities	\$ 7,000	\$ 4,667	\$ 2,043	\$ (2,624)
Rentals	\$ 7,000	\$ 4,667	\$ 11,400	\$ 6,733
Total Revenues	\$ 1,025,427	\$ 1,004,731	\$ 1,002,024	\$ (2,707)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 7,000	\$ 1,000
FICA Expense	\$ 900	\$ 600	\$ 536	\$ 65
Annual Audit	\$ 4,500	\$ 4,500	\$ 4,500	-
Trustee Fees	\$ 12,500	\$ 8,500	\$ 8,500	-
Dissemination Agent	\$ 10,500	\$ 7,000	\$ 7,000	-
Arbitrage	\$ 1,800	\$ 600	\$ 600	-
Engineering	\$ 10,000	\$ 6,667	\$ 7,245	\$ (578)
Attorney	\$ 20,000	\$ 13,333	\$ 7,298	\$ 6,035
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	-
Management Fees	\$ 43,882	\$ 29,255	\$ 29,255	\$ (0)
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	-
Website Maintenance	\$ 1,200	\$ 800	\$ 800	-
Telephone	\$ 100	\$ 67	\$ -	\$ 67
Postage	\$ 650	\$ 433	\$ 584	\$ (150)
Insurance	\$ 7,440	\$ 7,440	\$ 7,109	\$ 331
Printing & Binding	\$ 2,150	\$ 1,433	\$ 392	\$ 1,041
Legal Advertising	\$ 2,250	\$ 1,500	\$ -	\$ 1,500
Other Current Charges	\$ 1,700	\$ 1,133	\$ 455	\$ 679
Office Supplies	\$ 200	\$ 133	\$ 8	\$ 126
Property Appraiser	\$ 800	\$ 800	\$ -	\$ 800
Property Taxes	\$ 300	\$ 300	\$ 241	\$ 59
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	-
Subtotal General & Administrative	\$ 139,847	\$ 98,870	\$ 87,896	\$ 10,973
<i>Operations & Maintenance</i>				
Contract Services:				
Field Management	\$ 18,808	\$ 12,538	\$ 12,539	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 14,400	\$ 14,400	-
Landscape Maintenance	\$ 302,677	\$ 201,785	\$ 201,712	\$ 73
Lake Maintenance	\$ 10,700	\$ 7,133	\$ 7,120	\$ 13
Security Patrol	\$ 41,250	\$ 27,500	\$ 15,691	\$ 11,810
Repairs & Maintenance				
Facility Maintenance	\$ 30,576	\$ 20,384	\$ 20,384	-
Repairs & Maintenance	\$ 17,500	\$ 11,667	\$ 12,463	\$ (797)
Operating Supplies	\$ 9,800	\$ 6,533	\$ 4,161	\$ 2,372
Landscape Replacement	\$ 15,000	\$ 10,000	\$ 12,467	\$ (2,467)
Irrigation Repairs	\$ 10,000	\$ 10,000	\$ 12,071	\$ (2,071)
Fountain Maintenance	\$ 3,800	\$ 3,800	\$ 4,322	\$ (522)
Pressure Washing	\$ 8,000	\$ 8,000	\$ 9,746	\$ (1,746)
Subtotal Operations & Maintenance	\$ 487,311	\$ 333,741	\$ 327,076	\$ 6,665

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 20,000	\$ 14,661	\$ 5,339
Streetlighting	\$ 110,000	\$ 73,333	\$ 68,242	\$ 5,091
Amenity Center				
Amenity Management	\$ 87,385	\$ 58,257	\$ 58,257	\$ 0
Pool Attendants	\$ 15,600	\$ 10,400	\$ 609	\$ 9,791
Pool Permit	\$ 550	\$ 550	\$ 545	\$ 5
Cable TV/Internet/Telephone	\$ 4,415	\$ 2,943	\$ 2,522	\$ 421
Utilities - Amenity Center	\$ 21,000	\$ 14,000	\$ 15,044	\$ (1,044)
Refuse Service	\$ 2,880	\$ 1,920	\$ 1,766	\$ 154
Amenity Center Access Cards	\$ 1,000	\$ 667	\$ -	\$ 667
HVAC Maintenance	\$ 574	\$ 574	\$ 705	\$ (131)
Special Events	\$ 14,962	\$ 14,962	\$ 15,677	\$ (715)
Holiday Decorations	\$ 8,500	\$ 8,500	\$ 9,099	\$ (599)
Security Monitoring	\$ 1,920	\$ 1,280	\$ 1,275	\$ 5
Janitorial Services	\$ 21,480	\$ 14,320	\$ 15,933	\$ (1,613)
Pool Maintenance	\$ 20,000	\$ 13,333	\$ 19,367	\$ (6,034)
Fitness Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ 475	\$ 2,858
Amenity Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Pest Control	\$ 1,218	\$ 1,218	\$ 3,804	\$ (2,586)
Other				
Property Insurance	\$ 41,692	\$ 41,692	\$ 33,831	\$ 7,861
Contingency	\$ 7,500	\$ 7,500	\$ 13,008	\$ (5,508)
Subtotal Operations & Maintenance	\$ 400,676	\$ 292,116	\$ 274,819	\$ 17,298
Total Expenditures	\$ 1,027,834	\$ 724,727	\$ 689,790	\$ 34,936
Excess (Deficiency) of Revenues over Expenditures	\$ (2,408)		\$ 312,234	
Other Financing Uses:				
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)		\$ 288,234	
Fund Balance - Beginning	\$ 26,408		\$ 513,064	
Fund Balance - Ending	\$ -		\$ 801,298	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues				
Interest	\$ 500	\$ 500	\$ 9,344	\$ 8,844
Total Revenues	\$ 500	\$ 500	\$ 9,344	\$ 8,844
Expenditures:				
Capital Outlay	\$ 25,000	\$ 8,131	\$ 8,131	-
Shade Structures	\$ 115,000	\$ 23,485	\$ 23,485	-
Soccer Field Turf	\$ 6,000	-	-	-
Total Expenditures	\$ 146,000	\$ 31,616	\$ 31,616	-
Excess (Deficiency) of Revenues over Expenditures	\$ (145,500)		\$ (22,273)	
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)		\$ 1,727	
Fund Balance - Beginning	\$ 206,295		\$ 308,456	
Fund Balance - Ending	\$ 84,795		\$ 310,184	

Randal Park
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues:				
Assessments	\$ 397,350	\$ 397,350	\$ 392,918	\$ (4,432)
Interest	\$ 100	\$ 100	\$ 19,146	\$ 19,046
Total Revenues	\$ 397,450	\$ 397,450	\$ 412,064	\$ 14,614
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	\$ 141,538	\$ 141,538	\$ -
Total Expenditures	\$ 380,806	\$ 380,806	\$ 375,663	\$ 5,144
Excess (Deficiency) of Revenues over Expenditures	\$ 16,644		\$ 36,401	
Fund Balance - Beginning	\$ 391,325		\$ 793,886	
Fund Balance - Ending	\$ 407,969		\$ 830,287	

Randal Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues:				
Assessments	\$ 590,148	\$ 590,148	\$ 584,958	\$ (5,190)
Assessments - Prepayments	\$ -	\$ -	\$ 6,554	\$ 6,554
Interest	\$ 125	\$ 125	\$ 26,031	\$ 25,906
Total Revenues	\$ 590,273	\$ 590,273	\$ 617,543	\$ 27,270
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	\$ 199,365	\$ 199,046	\$ 319
Total Expenditures	\$ 582,555	\$ 582,555	\$ 581,918	\$ 638
Excess (Deficiency) of Revenues over Expenditures	\$ 7,718		\$ 35,626	
Fund Balance - Beginning	\$ 513,092		\$ 1,113,648	
Fund Balance - Ending	\$ 520,809		\$ 1,149,273	

Randal Park
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues:				
Assessments	\$ 117,674	\$ 117,674	\$ 116,643	\$ (1,031)
Interest	\$ 50	\$ 50	\$ 3,266	\$ 3,216
Total Revenues	\$ 117,724	\$ 117,724	\$ 119,909	\$ 2,185
Expenditures:				
Interest Payment - 11/01	\$ 42,298	\$ 42,298	\$ 42,298	\$ -
Principal Payment - 05/01	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest Payment - 05/01	\$ 42,298	\$ 42,298	\$ 42,298	\$ -
Total Expenditures	\$ 114,595	\$ 114,595	\$ 114,595	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,129		\$ 5,314	
Fund Balance - Beginning	\$ 56,003		\$ 116,442	
Fund Balance - Ending	\$ 59,132		\$ 121,755	

Randal Park
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Series 2015	Series 2018	Total
Revenues			
Interest	\$ 11	\$ 1	\$ 12
Total Revenues	\$ 11	\$ 1	\$ 12
Expenditures:			
Capital Outlay	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ 11	\$ 1	\$ 12
Fund Balance - Beginning	\$ 439	\$ 55	\$ 494
Fund Balance - Ending	\$ 449	\$ 56	\$ 506

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	\$ 9,864	\$ -	\$ -	\$ -	\$ -	\$ 954,858
Colonial Properties Contribution	\$ 4,155	\$ 4,157	\$ 4,123	\$ 4,158	\$ 4,166	\$ 4,155	\$ 4,146	\$ 4,158	\$ -	\$ -	\$ -	\$ -	\$ 33,218
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	\$ 14,022	\$ -	\$ -	\$ -	\$ -	\$ 1,002,024
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 600	\$ 600	\$ 1,200	\$ 1,200	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 7,000
FICA Expense	\$ 61	\$ 61	\$ 46	\$ 46	\$ 92	\$ 92	\$ 77	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 536
Annual Audit	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Trustee Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 310	\$ 3,460	\$ 3,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,245
Attorney	\$ 1,681	\$ 567	\$ 1,067	\$ 1,000	\$ 1,598	\$ 768	\$ 617	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,298
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ -	\$ -	\$ -	\$ -	\$ 29,255
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 76	\$ 17	\$ 14	\$ 18	\$ 64	\$ 170	\$ 141	\$ 84	\$ -	\$ -	\$ -	\$ -	\$ 584
Insurance	\$ 7,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,109
Printing & Binding	\$ 30	\$ 74	\$ 7	\$ 14	\$ 26	\$ 139	\$ 81	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ 392
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 110	\$ 41	\$ 56	\$ 40	\$ 75	\$ 40	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ 455
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 8
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 19,755	\$ 6,652	\$ 10,556	\$ 11,017	\$ 8,115	\$ 15,187	\$ 10,814	\$ 5,800	\$ -	\$ -	\$ -	\$ -	\$ 87,896
Operations & Maintenance													
Contract Services:													
Field Management	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ -	\$ -	\$ -	\$ -	\$ 12,539
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	\$ 25,214	\$ -	\$ -	\$ -	\$ -	\$ 201,712
Lake Maintenance	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ 7,120
Security Patrol	\$ 1,443	\$ 1,237	\$ 1,788	\$ 2,542	\$ 2,061	\$ 1,616	\$ 1,992	\$ 3,014	\$ -	\$ -	\$ -	\$ -	\$ 15,691
Repairs & Maintenance													
Facility Maintenance	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ -	\$ -	\$ -	\$ -	\$ 20,384
Repairs & Maintenance	\$ 81	\$ 3,740	\$ -	\$ -	\$ 1,109	\$ 5,069	\$ 564	\$ 1,901	\$ -	\$ -	\$ -	\$ -	\$ 12,463
Operating Supplies	\$ 590	\$ 179	\$ 745	\$ 590	\$ 612	\$ 723	\$ 112	\$ 612	\$ -	\$ -	\$ -	\$ -	\$ 4,161
Landscape Replacement	\$ 5,528	\$ -	\$ -	\$ -	\$ 3,685	\$ 3,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,467
Irrigation Repairs	\$ 990	\$ 2,499	\$ -	\$ 812	\$ 2,600	\$ 2,494	\$ 2,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,071
Fountain Maintenance	\$ 150	\$ 1,967	\$ 325	\$ 355	\$ 900	\$ 325	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 4,322
Pressure Washing	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ 750	\$ 396	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 9,746
Subtotal Operations & Maintenance	\$ 43,801	\$ 47,841	\$ 33,076	\$ 39,318	\$ 41,185	\$ 44,451	\$ 40,908	\$ 36,496	\$ -	\$ -	\$ -	\$ -	\$ 327,076

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	\$ 2,534	\$ -	\$ -	\$ -	\$ -	\$ 14,661
Streetlighting	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,548	\$ 8,558	\$ 8,553	\$ 8,548	\$ -	\$ -	\$ -	\$ -	\$ 68,242
Amenity Center													
Amenity Management	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ -	\$ -	\$ -	\$ -	\$ 58,257
Pool Attendants	\$ 455	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 609
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545
Cable TV/Internet/Telephone	\$ 291	\$ -	\$ 447	\$ 291	\$ 291	\$ 595	\$ -	\$ 607	\$ -	\$ -	\$ -	\$ -	\$ 2,522
Utilities - Amenity Center	\$ 1,947	\$ 2,089	\$ 1,869	\$ 1,582	\$ 1,994	\$ 1,844	\$ 1,718	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 15,044
Refuse Service	\$ 214	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ -	\$ -	\$ -	\$ -	\$ 1,766
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ 705
Special Events	\$ 837	\$ 687	\$ 9,387	\$ -	\$ 234	\$ 1,328	\$ 2,175	\$ 1,029	\$ -	\$ -	\$ -	\$ -	\$ 15,677
Holiday Decorations	\$ -	\$ 9,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,099
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 190	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ 1,275
Janitorial Services	\$ 1,986	\$ 2,049	\$ 2,049	\$ 1,852	\$ 2,417	\$ 1,777	\$ 2,005	\$ 1,799	\$ -	\$ -	\$ -	\$ -	\$ 15,933
Pool Maintenance	\$ 5,063	\$ 2,022	\$ 2,004	\$ 2,645	\$ 2,122	\$ 2,157	\$ 2,004	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ 19,367
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ 475
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 1,254	\$ 2,250	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ 3,804
Other													
Property Insurance	\$ 33,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,831
Contingency	\$ 1,093	\$ 2,000	\$ 6,692	\$ 466	\$ 696	\$ -	\$ 2,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,008
Subtotal Operations & Maintenance	\$ 63,635	\$ 36,172	\$ 40,613	\$ 24,735	\$ 25,536	\$ 26,781	\$ 31,298	\$ 26,050	\$ -	\$ -	\$ -	\$ -	\$ 274,819
Total Expenditures	\$ 127,190	\$ 90,665	\$ 84,245	\$ 75,070	\$ 74,836	\$ 86,418	\$ 83,020	\$ 68,346	\$ -	\$ -	\$ -	\$ -	\$ 689,790
Excess Revenues (Expenditures)	\$ (120,190)	\$ (21,209)	\$ 75,311	\$ 547,185	\$ 4,152	\$ (54,620)	\$ (64,071)	\$ (54,324)	\$ -	\$ -	\$ -	\$ -	\$ 312,234
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)	\$ (21,209)	\$ 75,311	\$ 547,185	\$ (19,848)	\$ (54,620)	\$ (64,071)	\$ (54,324)	\$ -	\$ -	\$ -	\$ -	\$ 288,234

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 :	\$404,107
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 :	\$600,641
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 :	\$59,288
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)
Less : May 1, 2023 (Mandatory)	(\$30,000)
Current Bonds Outstanding	<u>\$1,650,000</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

46.59% 19.17% 28.54% 5.69% 100.00%

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2012 Debt Service	Series 2015 Debt Service	Series 2018 Debt Service	Total
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	\$31,974.14	\$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
05/15/23	12	01/01/23 - 01/31/23	\$21,638.88	\$0.00	(\$467.59)	\$0.00	\$21,171.29	\$9,864.26	\$4,059.07	\$6,042.97	\$1,204.99	\$21,171.29
TOTAL			\$ 2,124,628.36	\$ (633.61)	\$ (84,309.27)	\$ 9,690.51	\$ 2,049,375.99	\$ 954,858.13	\$ 392,917.52	\$ 584,957.75	\$ 116,642.59	\$ 2,049,375.99

99%	Net Percent Collected
\$18,202.33	Balance Remaining to Collect

SECTION 3

Randal Park CDD

Field Management Report



June 16th, 2023

Jarett Wright

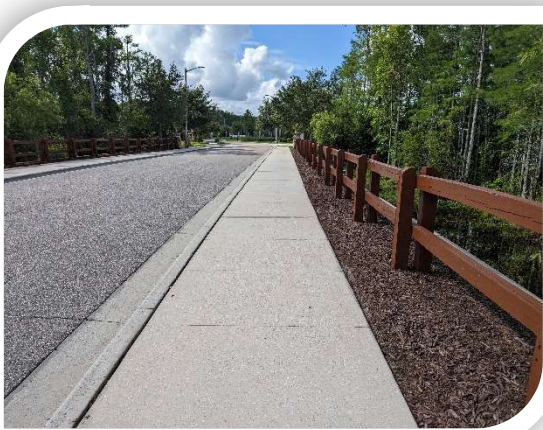
Assistant Field Manager

GMS

Completed

Structure Staining

- ✚ Remaining structures in the community were stained including 3 cattle fences, 1 pergola, and 1 pavilion.
- ✚ Scheduling the staining of the bridge floorboards to add extra slip resistant materials.
- ✚ Overspray of the cattle fences was pressure washed and cleaned off the sidewalks and culverts.



InProgress

Landscaping / Pool / Playground Renovations

- ✚ Pool vendor transition began on 6/2/2023. Deep cleaning of the pump area took place. The pumps for the splash pad and pool were repaired.
- ✚ 3 trees at Lovett Park are being replaced.
- ✚ Due to the increased rainfall, we recommend monitoring the sod until the July CDD meeting before considering replacement.
- ✚ Playground renovations were approved, and the work is scheduled for June 19th-23rd.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at JWright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright

SECTION 4

Randal Park
May 2023

RANDAL



PARK

Randal Park
Amenity Report
May 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

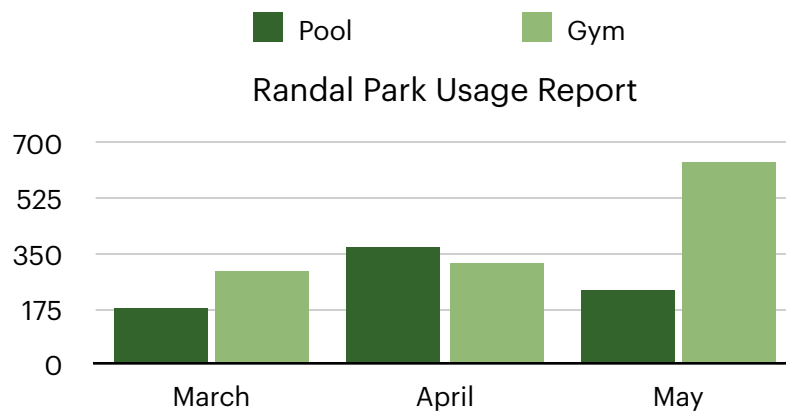
May Randal House Rentals: 7

May Events:

- * Chick fil-A Night: Cancelled
- * Pizza Night: Thursday, May 6th & 18th
- * Food Truck Social, May 11th
- * Charcuterie Workshop : Friday, May 19th

Events scheduled for June:

- * Food Truck Social: Thursday, June 8th
- * Pizza Night: Thursday, June 1st & 15th
- * Summer Kids Paint: Friday, June 23th



Charcuterie Workshop
Friday, May 19th
6:00pm- 8:00pm
Total RSVP: 16

