

*Randal Park Community
Development District*

Agenda

August 18, 2023

AGENDA

Randal Park

Community Development District

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

August 11, 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, August 18, 2023 at 9:30 AM at the Randal Park Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832.** Additionally, the Public Hearing to adopt the Fiscal Year 2024 budget and assessments will be held **Friday, August 18, 2023 at 6:30 PM the Randal Park Clubhouse.**

Following is the advance agenda for the meetings:

Board of Supervisors Meeting - 9:30 AM

1. Roll Call
2. Public Comment Period
3. Engineer's Report
4. Approval of Minutes of the July 21, 2023 Board of Supervisors Meeting
5. Consideration of Resolution 2023-04 Designating Assistant Treasurer of the District
6. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Series 2012 Arbitrage Rebate Calculation Report
 - iv. Approval of the Fiscal Year 2024 Meeting Schedule
 - C. Field Manager's Report
 - i. Pool Maintenance Report
 - D. Amenity Report
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date - September 15, 2023
10. Adjournment

FY2024 Budget & Assessments Meeting - 6:30 PM

1. Roll Call
2. Public Comment Period
3. Public Hearing
 - A. Consideration of Resolution 2023-05 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

B. Consideration of Resolution 2023-06 Imposing Special Assessments and
Certifying an Assessment Roll

4. Supervisor's Requests
5. Other Business
6. Adjournment

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

BOARD OF SUPERVISORS

MEETING

9:30 AM

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, July 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
Marcela Asquith	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
James Hoffman	District Engineer <i>by telephone</i>
Jarett Wright	Field Operations
Alexandra Penagos	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

A. Boardwalk Condition Assessment Report

Mr. Hoffman stated we have the final bridge evaluation that we forwarded to staff earlier this month.

Mr. Showe stated as you read it and have questions, let us know. Jarett is working on the minor repairs that were listed in the report.

Mr. Wright stated the minor repairs we can do ourselves will be done in the next few weeks. We talked about adding extra support joists and things like that and there were a few

things about the way the ties were set in. I would like to have a vendor do all of that together and I will bring back proposals to the Board.

Mr. Phelps asked does that include the railing that had the bows in the upper part?

Mr. Wright stated on a lot of that we will just replace the wood.

Mr. Hoffman left the telephone conference call at this time.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the June 16, 2023 Board of Supervisors Meeting

On MOTION by Mr. Masherella seconded by Ms. Asquith with all in favor the minutes of the June 16, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Discussion of Proposed Fiscal Year 2024 Budget & Presentation

Mr. Showe stated in your agenda package is the revised proposed budget and I also included the initial draft of the presentation we will make that evening. We can take any questions or comments from the Board or as you review that over the new few weeks you can contact me with any questions. Within the next week or so all the residents will receive a letter advising them of the increase as well as the date and time of the meeting. A week before the meeting we will have the revised proposed budget on the website, the agenda and the presentation. Once finalized we can have Alex send that through the HOA as information.

Mr. Phelps stated I think that is a good idea, if they have time to digest it for a few days it will help.

At the direction of the Board, staff will add all the projects that were finished during the past fiscal year to the slide show for the budget hearing.

SIXTH ORDER OF BUSINESS

Consideration of Proposals

A. Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.

Mr. Wright stated this is just the renewal for next year. They do a great job and cost-wise they are probably middle of the pack, but they are one of the most reliable vendors we use across many communities.

On MOTION by Ms. Steuck seconded by Ms. Cornelius with all in favor the proposal from Applied Aquatic Management, Inc. in the annual amount of \$11,640.00 was approved.

B. Splash Pad Pool Main Controller Replacement from Spies Pool

Mr. Wright stated the splash pad controller is an automated chemical controller. Ours went out, we had to get a new one and the two options were purchasing one at \$4,265 or leasing it for \$1,800 per year. We wouldn't own it, if we broke our relationship with Spies, they would take it and we would be in the same position. I decided to buy the controller, we have it, it is under warranty and we can't lose it.

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor the purchase of the controller in the amount of \$4,265 was ratified.

C. Access Control Replacement Program from Access Control Technologies

Mr. Wright stated currently we use Emerge for our security system in the gym area for all our magnetic locks. Their accounts were completely hacked and we are experiencing various system failures such as the door locks without us wanting them to. They are switching to a new company for the management and it was suggested that we follow them with the company and use their new systems. We have spoken with the company and there are a couple things that I want. I don't see a reason to have mag locks on the bathroom. There is nothing valuable in there we don't want someone to get accidentally stuck so we want to get rid of those. Instead of having to access through a window if the mag locks get turned off from the outside, I want to have a button in a secured box so if there is a system outage, we press a button and can get in with no issue and unlock the doors as needed.

Ms. Cornelius asked are you suggesting that we do as they requested and go to a different company?

Mr. Wright stated yes.

Ms. Cornelius asked is there another option to not do this? What if the hack has something to do with the actual company?

Mr. Wright stated that is why I want to get the redundancies installed. Companies get hacked and there is no guarantee by going to a new company would resolve that. However, we know for a fact that we can access what we have. A change has to be made at some level.

Mr. Showe stated this is affecting many properties that we manage and we are making the same recommendation on all of them.

Mr. Masherella asked do they have any kind of insurance to help cover costs of issues they are causing us?

Mr. Wright stated I will look into that.

Ms. Trucco stated I wonder if there is an agreement. Are we paying them monthly for services? If we have an agreement, we may have some indemnification.

Ms. Penagos stated there is not an agreement.

Ms. Trucco stated so we paid them \$7,000 five years ago to install the equipment. We don't pay them monthly or something like that. We or GMS can take a look to see if five years ago if there was an agreement done and if there is any kind of warranty language.

Ms. Steuck asked have you had your fair share of problems with these keypads and locks?

Ms. Penagos stated typically it is working properly 90% of the time. We had an issue with lightning a few years ago and had to change what was initially installed. We do have issues at times when we lose power, but everything is secure. We always have access.

Mr. Phelps asked are they working now?

Ms. Penagos stated it is working, it is manual.

Mr. Showe stated the system functions as it was, but they can't make changes to it.

Ms. Steuck asked could the hardware equipment work with a different software company?

Mr. Showe stated this proposal is not for a wholesale change of all the equipment, just the controller pieces so that they function with the new software.

Mr. Wright stated for pricing reference we had Guardian Access Solutions at another property this week and it was \$13,000 for two new mag locks, so pricewise it is not far off what we expected.

Mr. Showe stated this proposal is for upgraded software and the hardware that needs to interact with that particular software. The residents don't have to buy new cards, we don't have to incur the cost of new cards.

Mr. Phelps stated it is a monthly fee of \$66.

Mr. Showe stated we will want to get a front-end document from counsel to outline the terms.

Ms. Steuck asked why is there a monthly fee when we didn't have one before?

Ms. Penagos stated it is for the cloud and if it is in the cloud, it is secure.

Ms. Trucco stated we have a standard form agreement we use for all the vendors and it includes indemnification so any loss or damage the CDD incurs as a result of the vendors work on our property we are entitled to full reimbursement for whatever loss or damage we incur. If we can work out a warranty period with the vendor that would be added in writing and there is also an insurance requirement and it usually \$1 million. As long as we get the agreement signed there is no issue.

On MOTION by Ms. Steuck seconded by Mr. Phelps with all in favor the proposal from Guardian Access Solutions in the amount of \$7,843.71 was approved and Supervisor Masherella was authorized to work out the final terms.

SEVENTH ORDER OF BUSINESS

Consideration of Access Easement Request for Pool Installation

Mr. Showe stated a property owner at 7873 Courtfield is putting in a pool and they would like access through the CDD easement. We have done temporary easements before.

Ms. Trucco stated we have a form temporary access construction easement we will use. We also have a pre-inspection to ensure complete restoration of CDD property.

On MOTION by Ms. Steuck seconded by Mr. Phelps with all in favor a temporary access easement request for 7873 Courtfield was approved for a term not to exceed 12 months and District Counsel was authorized to prepare the temporary access construction easement.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated let's go back to 6A. Do I need direction from the Board to do an addendum for the renewal?

Mr. Showe stated yes.

Ms. Trucco stated I distributed a memorandum, and it goes through legislative updates that apply to CDDs and CDDs Board of Supervisors. There is an amendment to section 112 that

became effective July 1st and is going to require each supervisor to complete four hours of ethics training each calendar year and it is going to go into effect January 1st. You are going to self-certify that you have completed it on your form 1 so we recommend you complete it before July 1st. Before January 1st, we will send out additional reminders. The Florida Commission on Ethics website has videos that will satisfy the requirement. It has to cover the Florida Constitution, code of ethics, public records law, sunshine law, etc.

Mr. Phelps stated I support Board meetings for our company and I sit through all their ethic rule videos. Can I use that?

Mr. Trucco responded it has to be applicable to the code of ethics for government officials. Send them to me and I will look at them but to be on the safe side, I would go with the videos on the Commission on Ethics website. They are free and you are going to be self-certifying.

There was a change in Florida Law to the concealed carry requirements. You no longer need to get a permit or take an instructional course to carry a firearm. There is still a statute section that you cannot bring any type of firearm to a government meeting. There is also a provision for technology transparency section of the ethics chapter and this prohibits you as supervisors from requesting removal of content from accounts or entering into an agreement with a social media platform. A revision to 287, prohibits the CDD from requesting and considering a vendor's social, political or ideological interests and giving preference to that vendor.

B. Manager

i. Approval of Check Register

Mr. Showe presented the check register from June 1, 2023 through July 7, 2023 in the amount of \$80,8893.13.

On MOTION by Ms. Cornelius seconded by Ms. Asquith 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. No Board action was required.

iii. Field Manager's Report

Mr. Wright reviewed the field management report, copy of which was included in the agenda package.

1. Amenity Landscaping Enhancement Proposal

On MOTION by Mr. Phelps seconded by Ms. Cornelius with all in favor the proposal from Yellowstone for the pool and amenities center parking lot enhancement minus the Japanese Blueberry was approved.

2. Damaged Sod and Mulch Replacement at Playground

On MOTION by Mr. Phelps seconded by Ms. Cornelius with all in favor the proposal from Yellowstone for sod and mulch installation in the amount of \$2,229.57 was approved.

iv. Amenity Report

Ms. Penagos updated the Board on the amenity center rentals and upcoming special events.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Ms. Asquith asked can we get a soccer net?

Mr. Wright stated I can do that. We are going to be putting the residents on notice to not move the nets from our designated spots.

Ms. Cornelius asked should we try to get two goals with working nets?

Mr. Wright stated I won’t get professional goals but will get something that is not going to break every six months and not easily removed from where we want it to be. I can bring back proposals or you can give me a not to exceed amount.

Ms. Steuck stated in the meantime get a cheap net and stake it in.

Mr. Wright stated we can create small concrete footers where we want to goals to be and they will not be able to move the goals. I would like to avoid that for now if possible, but that is the final solution if they don’t stop moving our goals. I will bring proposals for different options to the next meeting. In the meantime I will replace the net and get some anchors.

Mr. Phelps the 4th of July event was not a CDD function, but it was nice. Can we get a lock for the trashcans because a lot of people discarded garbage and it created small fires that the

fire department came and put out. Can we have the dumpster area locked and maybe signage on 4th of July, New Year's Eve and New Year's Day. The question for Counsel is can we make an amendment to the rules for the hours for 4th of July for the pool area? So many people congregate on the pool deck there was an issue because our hours are to dusk. Can we say that the pool hours on 4th of July are until p.m. because it was hard for the pool attendant to regulate 100 pool deck after hours.

Ms. Trucco stated there may be a provision.

Ms. Penagos stated our pool permit allows only daytime.

Mr. Showe stated your pool is not equipped for a night swimming. In order to get night swimming you have to do an expensive study and have the correct lighting.

Mr. Phelps asked what is the best way to accomplish this?

Ms. Trucco stated the safest route is to contact the insurance carrier and see if they have any recommendations. From a legal perspective there are liabilities. As to amending the rules, there may be some broad allowance language to give you discretion outside of a Board meeting. The Board reserves the right to amend, modify or delete in part or in their entirety these policies when necessary and in a duly noticed Board meeting, we will notify the patrons of any changes. If you are going to change rates you have a hearing, but it looks like you do have some allowance to decide at a Board meeting to change.

Mr. Showe stated the dusk timeframe is strictly for swimming. We have to ask the insurance carrier if they are okay with people being on the pool deck at night if we don't have a night swim permit. I will reach out to the insurance carrier.

Mr. Wright stated I have a recommendation for that night as well. We can't have anybody putting any trash or fireworks in the dumpster even if it is locked, the top is open and they just throw stuff in. We can request that the Orange County Sheriff's Department park there. Ask them to do a shift here and I would want them park right there and do not let anybody put anything in the dumpsters. That is a major issue.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – August 18, 2023

Mr. Showe stated the next meeting will be August 18, 2023 at 9:30 a.m., then the budget hearing at 6:30 p.m.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor the meeting adjourned at 10:43 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Randal Park Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Orlando, Orange County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing, Sr. is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of August, 2023.

ATTEST:

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

SECTION B

SECTION 1

Randal Park Community Development District

Summary of Check Register

July 8, 2023 to August 4, 2023

Bank	Date	Check No.'s	Amount
General Fund	7/17/23	2874 - 2881	\$ 20,708.00
	7/21/23	2882 - 2890	\$ 28,714.30
	7/28/23	2891 - 2900	\$ 13,795.05
	8/4/23	2901 - 2905	\$ 4,314.45
			<hr/>
			\$67,531.80
Total Amount			\$67,531.80

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/17/23	00169	7/10/23 7	202307 320-53800-12100	AMENITY MANAGEMENT JUL 23	*	7,282.08	
							7,282.08 002874
COMMUNITY ASSOCIATION AND LIFESTYLE							
7/17/23	00087	7/07/23 795	202307 320-53800-46700	FURNITURE/CARPET CLEANING	*	565.00	
							565.00 002875
CARPET CLINIC OF ORLANDO INC.							
7/17/23	00129	6/15/23 41586563	202306 320-53800-46700	BATHROOM MATS CLEANING	*	260.66	
		6/29/23 41600357	202306 320-53800-46700	BATHROOM MATS CLEANING	*	260.66	
							521.32 002876
CINTAS							
7/14/23	99999	7/14/23 VOID	202307 000-00000-00000	VOID CHECK	C	.00	
							.00 002877
*****INVALID VENDOR NUMBER*****							
7/17/23	00001	7/01/23 758	202307 310-51300-34000	MANAGEMENT FEES - JUL 23	*	3,656.83	
		7/01/23 758	202307 310-51300-35200	WEBSITE ADMIN - JUL 23	*	100.00	
		7/01/23 758	202307 310-51300-35100	INFORMATION TECH - JUL 23	*	150.00	
		7/01/23 758	202307 310-51300-31300	DISSEMINATION - JUL 23	*	875.00	
		7/01/23 758	202307 310-51300-51000	OFFICE SUPPLIES	*	.96	
		7/01/23 758	202307 310-51300-42000	POSTAGE	*	47.37	
		7/01/23 758	202307 310-51300-42500	COPIES	*	78.60	
		7/01/23 759	202307 320-53800-12000	FIELD MANAGEMENT - JUL 23	*	1,567.33	
		7/01/23 759	202307 320-53800-51000	SAMS - SUPPLIES,BATTERIES	*	148.73	
		7/01/23 759	202307 320-53800-41000	ANNUAL SUB FOR POOL MUSIC	*	413.31	
		7/01/23 759	202307 320-53800-51000	HOME DEPOT- CLEANING SUPL	*	14.66	
		7/01/23 759	202307 320-53800-49400	CRAVE GRAZING CHARC EVENT	*	534.75	
		7/01/23 759	202307 320-53800-51000	SAMS - CLEANING SUPPLIES	*	44.48	
		7/01/23 759	202307 320-53800-51000	PUBLIX - COFFEE SUPPLIES	*	43.08	

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/01/23	760	202307	320	53800	12300		FACILITY MAINT - JUL 23	*	2,548.00		
									GOVERNMENTAL MANAGEMENT SERVICES			10,223.10	002878
7/17/23	00128	7/14/23	I-071023	202307	320	53800	47600		SECURITY SVCS 07/02-07/08	*	549.50		
									ORLANDO POLICE DEPT.			549.50	002879
7/17/23	00108	7/01/23	43309	202307	320	53800	46700		JANITORIAL SVCS - JUL 23	*	1,365.00		
		7/01/23	43309	202307	320	53800	46700		SPECIAL REQUEST CLEANING	*	90.00		
									RUGBY COMMERCIAL CLEANING, LLC			1,455.00	002880
7/17/23	00038	7/05/23	403133	202307	320	53800	46300		25LB SHOCK	*	112.00		
									SPIES POOL, LLC			112.00	002881
7/21/23	00176	7/18/23	10047	202307	320	53800	46300		SPLASH PD TIMER REPLACMNT	*	156.00		
									FIVE STAR PRO SERVICES			156.00	002882
7/21/23	00002	7/11/23	8-188-86	202307	310	51300	42000		DELIVERY - 07/05/23	*	35.20		
									FEDEX			35.20	002883
7/21/23	00015	7/07/23	24547	202307	310	51300	31200		ARBITRAGE SERIES 2012	*	600.00		
									GRAU & ASSOCIATES			600.00	002884
7/21/23	00025	7/05/23	118651	202306	310	51300	31500		GENERAL COUNSEL - JUN 23	*	634.80		
									LATHAM, LUNA, EDEN & BEAUDINE LLP			634.80	002885
7/21/23	00177	7/13/23	07132023	202307	300	15500	10000		50% DEPOSIT PETTING ZOO	*	512.50		
									NOAHS LANDING			512.50	002886
7/21/23	00061	7/14/23	143021	202307	320	53800	51000		LITTER BAGS/ TRASH LINERS	*	611.80		
									PROPET DISTRIBUTORS, INC.			611.80	002887
7/21/23	00038	7/18/23	403655	202307	300	15500	10000		CHEMICAL/CONTROLLER AUG23	*	750.00		
									SPIES POOL, LLC			750.00	002888

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/21/23	00026	7/18/23	0414400	202307 310-51300-31100	CDD ASSISTANCE06/11-07/08	*	200.00		
					VANASSE HANGEN BRUSTLIN, INC			200.00	002889
7/21/23	00066	7/15/23	ON 56002	202307 320-53800-46200	LANDSCAPE MAINT - JUL 23	*	25,214.00		
					YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			25,214.00	002890
7/28/23	00178	7/27/23	9075631	202307 310-51300-42000	MAILED NOTICE	*	993.38		
					ACTION MAIL SERVICES			993.38	002891
7/28/23	00031	7/15/23	212657	202307 320-53800-47000	LAKE MAINT PDS JUL23	*	302.00		
		7/15/23	212657	202307 320-53800-47000	LAKE MAINT DOWN JUL23	*	58.00		
		7/15/23	212657	202307 320-53800-47000	MAINT AC1 RETENT JUL23	*	53.00		
		7/15/23	212657	202307 320-53800-47000	MAINT AC2 RETENT JUL23	*	101.00		
		7/15/23	212657	202307 320-53800-47000	MAINT 4 RET PONDS JUL23	*	376.00		
					APPLIED AQUATIC MANAGMENT,INC.			890.00	002892
7/28/23	00043	7/11/23	49109479	202307 320-53800-46800	PEST CONTROL - JUL 23	*	50.00		
					ARROW ENVIRONMENTAL SERVICES			50.00	002893
7/28/23	00060	7/10/23	12417	202307 320-53800-34500	SECURITY MONITORING JUL23	*	120.00		
					ACCESS CONTROL SYSTEMS LLC			120.00	002894
7/28/23	00133	7/24/23	174208	202307 320-53800-53000	QTRLY MAINT MITIGATION	*	4,800.00		
					BIO-TECH CONSULTING INC.			4,800.00	002895
7/28/23	00095	7/27/23	16861	202307 300-15500-10000	FALL EVENT - 11/18/23	*	700.00		
					CAPTAIN CARNIVAL			700.00	002896
7/28/23	00128	7/27/23	I-072723	202307 320-53800-47600	SECURITY SVCS 07/16-07/21	*	549.50		
					ORLANDO POLICE DEPT.			549.50	002897
7/28/23	00108	7/25/23	43361	202306 320-53800-46700	CLEANING SUPPLIES	*	140.79		
					RUGBY COMMERCIAL CLEANING, LLC			140.79	002898
					RAND RANDAL PARK				MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/28/23	00038	7/06/23	403877	202307	320	53800	46300		VACUUM PUMP REPAIR	*	294.00		
		7/12/23	404215	202307	320	53800	46300		INSTALL CAT2000	*	4,265.00		
		7/15/23	404135	202307	320	53800	46300		REPAIR LEAK	*	789.90		
SPIES POOL, LLC												5,348.90	002899
7/28/23	00130	7/17/23	23975321	202307	320	53800	51000		DISINFCTNG WIPES&DISPENS	*	202.48		
W.B.MASON CO., INC.												202.48	002900
8/04/23	00176	8/01/23	10064	202308	320	53800	46400		POOL MAINTENANCE - AUG 23	*	2,850.00		
FIVE STAR PRO SERVICES												2,850.00	002901
8/04/23	00128	7/30/23	I-073020	202307	320	53800	47600		SECURITY SVCS 07/23-07/29	*	755.50		
ORLANDO POLICE DEPT.												755.50	002902
8/04/23	00049	8/01/23	276100	202308	320	53800	34500		SECURITY MONITORING AUG23	*	34.95		
SYNERGY FL												34.95	002903
8/04/23	00038	8/01/23	404434	202308	320	53800	46300		ACCUTABS 120 LBS	*	444.00		
SPIES POOL, LLC												444.00	002904
8/04/23	00179	7/28/23	00196	202307	320	53800	49400		KIDS EVENT 7/28/23	*	230.00		
THE PIZZA ARTISANS LLC												230.00	002905
TOTAL FOR BANK A											67,531.80		
TOTAL FOR REGISTER											67,531.80		

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
July 31, 2023



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

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 689,627	\$ -	\$ -	\$ -	\$ 689,627
Investments:					
State Board Administration	\$ -	\$ 320,840	\$ -	\$ -	\$ 320,840
Series 2012					
Reserve	\$ -	\$ -	\$ 407,439	\$ -	\$ 407,439
Revenue	\$ -	\$ -	\$ 425,461	\$ -	\$ 425,461
Interest	\$ -	\$ -	\$ 91	\$ -	\$ 91
Prepayment	\$ -	\$ -	\$ 20	\$ -	\$ 20
Sinking Fund	\$ -	\$ -	\$ 29	\$ -	\$ 29
Series 2015					
Reserve	\$ -	\$ -	\$ 598,526	\$ -	\$ 598,526
Revenue	\$ -	\$ -	\$ 547,362	\$ -	\$ 547,362
Interest	\$ -	\$ -	\$ 188	\$ -	\$ 188
Prepayment	\$ -	\$ -	\$ 6,554	\$ -	\$ 6,554
Construction	\$ -	\$ -	\$ -	\$ 453	\$ 453
Series 2018					
Reserve	\$ -	\$ -	\$ 59,777	\$ -	\$ 59,777
Revenue	\$ -	\$ -	\$ 59,086	\$ -	\$ 59,086
Interest	\$ -	\$ -	\$ 47	\$ -	\$ 47
Capital Interest	\$ -	\$ -	\$ 2,635	\$ -	\$ 2,635
Construction	\$ -	\$ -	\$ -	\$ 49	\$ 49
Cost of Issuance	\$ -	\$ -	\$ -	\$ 8	\$ 8
Due from Colonial Properties	\$ 8,368	\$ -	\$ -	\$ -	\$ 8,368
Due from Capital Reserve	\$ 19,500	\$ -	\$ -	\$ -	\$ 19,500
Due from General Fund	\$ -	\$ -	\$ 36,922	\$ -	\$ 36,922
Prepaid Expenses	\$ 1,963	\$ -	\$ -	\$ -	\$ 1,963
Total Assets	\$ 719,458	\$ 320,840	\$ 2,144,136	\$ 510	\$ 3,184,944
Liabilities:					
Accounts Payable	\$ 986	\$ -	\$ -	\$ -	\$ 986
Due to Debt Service	\$ 36,922	\$ -	\$ -	\$ -	\$ 36,922
Due to General Fund	\$ -	\$ 19,500	\$ -	\$ -	\$ 19,500
Total Liabilities	\$ 37,907	\$ 19,500	\$ -	\$ -	\$ 57,407
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 301,340	\$ -	\$ -	\$ 301,340
Nonspendable:					
Deposits and Prepaid Items	\$ 1,963	\$ -	\$ -	\$ -	\$ 1,963
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 846,295	\$ -	\$ 846,295
Debt Service 2015	\$ -	\$ -	\$ 1,172,362	\$ -	\$ 1,172,362
Debt Service 2018	\$ -	\$ -	\$ 125,479	\$ -	\$ 125,479
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 453	\$ 453
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 57	\$ 57
Unassigned	\$ 679,588	\$ -	\$ -	\$ -	\$ 679,588
Total Fund Balances	\$ 681,551	\$ 301,340	\$ 2,144,136	\$ 510	\$ 3,127,537
Total Liabilities & Fund Balance	\$ 719,458	\$ 320,840	\$ 2,144,136	\$ 510	\$ 3,184,944

Randal Park
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Special Assessments	\$ 963,338	\$ 963,338	\$ 977,205	\$ 13,867
Colonial Properties Contribution	\$ 47,088	\$ 39,240	\$ 41,586	\$ 2,346
Miscellaneous Revenue	\$ 1,000	\$ 833	\$ 711	\$ (123)
Activities	\$ 7,000	\$ 5,833	\$ 2,043	\$ (3,790)
Rentals	\$ 7,000	\$ 5,834	\$ 15,900	\$ 10,066
Total Revenues	\$ 1,025,427	\$ 1,015,079	\$ 1,037,445	\$ 22,366
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 9,000	\$ 1,000
FICA Expense	\$ 900	\$ 750	\$ 689	\$ 62
Annual Audit	\$ 4,500	\$ 4,500	\$ 4,500	-
Trustee Fees	\$ 12,500	\$ 12,500	\$ 12,000	\$ 500
Dissemination Agent	\$ 10,500	\$ 8,750	\$ 8,750	-
Arbitrage	\$ 1,800	\$ 1,200	\$ 1,200	-
Engineering	\$ 10,000	\$ 8,333	\$ 7,445	\$ 889
Attorney	\$ 20,000	\$ 16,667	\$ 9,121	\$ 7,545
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	-
Management Fees	\$ 43,882	\$ 36,568	\$ 36,568	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	-
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	-
Telephone	\$ 100	\$ 83	\$ -	\$ 83
Postage	\$ 650	\$ 650	\$ 1,762	\$ (1,112)
Insurance	\$ 7,440	\$ 7,440	\$ 7,109	\$ 331
Printing & Binding	\$ 2,150	\$ 1,792	\$ 489	\$ 1,303
Legal Advertising	\$ 2,250	\$ 1,875	\$ -	\$ 1,875
Other Current Charges	\$ 1,700	\$ 1,417	\$ 571	\$ 845
Office Supplies	\$ 200	\$ 167	\$ 10	\$ 157
Property Appraiser	\$ 800	\$ 800	\$ -	\$ 800
Property Taxes	\$ 300	\$ 300	\$ 241	\$ 59
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	-
Subtotal General & Administrative	\$ 139,847	\$ 121,467	\$ 107,129	\$ 14,337
<i>Operations & Maintenance</i>				
Contract Services:				
Field Management	\$ 18,808	\$ 15,673	\$ 15,673	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 19,200	\$ 19,200	-
Landscape Maintenance	\$ 302,677	\$ 252,231	\$ 252,140	\$ 91
Lake Maintenance	\$ 10,700	\$ 8,917	\$ 8,900	\$ 17
Security Patrol	\$ 41,250	\$ 34,375	\$ 21,117	\$ 13,259
Repairs & Maintenance				
Facility Maintenance	\$ 30,576	\$ 25,480	\$ 25,480	-
Repairs & Maintenance	\$ 17,500	\$ 14,583	\$ 12,463	\$ 2,120
Operating Supplies	\$ 9,800	\$ 8,167	\$ 5,838	\$ 2,329
Landscape Replacement	\$ 15,000	\$ 12,500	\$ 12,467	\$ 33
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	\$ 412,926	\$ 399,417	\$ 13,509

Randal Park
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 25,000	\$ 19,049	\$ 5,951
Streetlighting	\$ 110,000	\$ 91,667	\$ 85,348	\$ 6,319
Amenity Center				
Amenity Management	\$ 87,385	\$ 72,821	\$ 72,821	\$ 0
Pool Attendants	\$ 15,600	\$ 13,000	\$ 609	\$ 12,391
Pool Permit	\$ 550	\$ 550	\$ 545	\$ 5
Cable TV/Internet/Telephone	\$ 4,415	\$ 3,679	\$ 3,239	\$ 440
Utilities - Amenity Center	\$ 21,000	\$ 17,500	\$ 18,440	\$ (940)
Refuse Service	\$ 2,880	\$ 2,400	\$ 2,210	\$ 190
Amenity Center Access Cards	\$ 1,000	\$ 833	\$ -	\$ 833
HVAC Maintenance	\$ 574	\$ 574	\$ 705	\$ (131)
Special Events	\$ 14,962	\$ 14,962	\$ 17,192	\$ (2,230)
Holiday Decorations	\$ 8,500	\$ 8,500	\$ 9,099	\$ (599)
Security Monitoring	\$ 1,920	\$ 1,600	\$ 1,885	\$ (285)
Janitorial Services	\$ 21,480	\$ 17,900	\$ 20,811	\$ (2,911)
Pool Maintenance	\$ 20,000	\$ 20,000	\$ 34,433	\$ (14,433)
Fitness Repairs & Maintenance	\$ 5,000	\$ 4,167	\$ 475	\$ 3,692
Amenity Repairs & Maintenance	\$ 5,000	\$ 4,167	\$ 400	\$ 3,767
Pest Control	\$ 1,218	\$ 1,218	\$ 3,904	\$ (2,686)
Other				
Property Insurance	\$ 41,692	\$ 41,692	\$ 33,831	\$ 7,861
Contingency	\$ 7,500	\$ 7,500	\$ 13,418	\$ (5,918)
Subtotal Operations & Maintenance	\$ 400,676	\$ 349,730	\$ 338,411	\$ 11,319
Total Expenditures	\$ 1,027,834	\$ 884,122	\$ 844,958	\$ 39,165
Excess (Deficiency) of Revenues over Expenditures	\$ (2,408)		\$ 192,487	
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)		\$ 168,487	
Fund Balance - Beginning	\$ 26,408		\$ 513,064	
Fund Balance - Ending	\$ -		\$ 681,551	

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues				
Interest	\$ 500	\$ 500	\$ 12,199	\$ 11,699
Total Revenues	\$ 500	\$ 500	\$ 12,199	\$ 11,699
Expenditures:				
Capital Outlay	\$ 25,000	\$ 8,131	\$ 8,131	-
Shade Structures	\$ 115,000	\$ 35,185	\$ 35,185	-
Soccer Field Turf	\$ 6,000	-	-	-
Total Expenditures	\$ 146,000	\$ 43,316	\$ 43,316	-
Excess (Deficiency) of Revenues over Expenditures	\$ (145,500)		\$ (31,117)	
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)		\$ (7,117)	
Fund Balance - Beginning	\$ 206,295		\$ 308,456	
Fund Balance - Ending	\$ 84,795		\$ 301,340	

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments	\$ 397,350	\$ 397,350	\$ 402,113	\$ 4,763
Interest	\$ 100	\$ 100	\$ 25,958	\$ 25,858
Total Revenues	\$ 397,450	\$ 397,450	\$ 428,071	\$ 30,621
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		\$ 52,409	
Fund Balance - Beginning	\$ 391,325		\$ 793,886	
Fund Balance - Ending	\$ 407,969		\$ 846,295	

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments	\$ 590,148	\$ 590,148	\$ 598,647	\$ 8,500
Assessments - Prepayments	\$ -	\$ -	\$ 6,554	\$ 6,554
Interest	\$ 125	\$ 125	\$ 35,430	\$ 35,305
Total Revenues	\$ 590,273	\$ 590,273	\$ 640,632	\$ 50,359
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		\$ 58,715	
Fund Balance - Beginning	\$ 513,092		\$ 1,113,648	
Fund Balance - Ending	\$ 520,809		\$ 1,172,362	

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments	\$ 117,674	\$ 117,674	\$ 119,372	\$ 1,699
Interest	\$ 50	\$ 50	\$ 4,260	\$ 4,210
Total Revenues	\$ 117,724	\$ 117,724	\$ 123,633	\$ 5,909
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		\$ 9,038	
Fund Balance - Beginning	\$ 56,003		\$ 116,442	
Fund Balance - Ending	\$ 59,132		\$ 125,479	

Randal Park

Community Development District

Combined Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Series		Series		
	2015	2018	2015	2018	Total
Revenues					
Interest	\$ 15	\$ 2	\$ 15	\$ 2	\$ 17
Total Revenues	\$ 15	\$ 2	\$ 15	\$ 2	\$ 17
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 15	\$ 2	\$ 15	\$ 2	\$ 17
Fund Balance - Beginning	\$ 439	\$ 55	\$ 439	\$ 55	\$ 494
Fund Balance - Ending	\$ 453	\$ 57	\$ 453	\$ 57	\$ 510

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	\$ 19,404	\$ 2,943	\$ -	\$ -	\$ 977,205
Colonial Properties Contribution	\$ 4,155	\$ 4,157	\$ 4,123	\$ 4,158	\$ 4,166	\$ 4,155	\$ 4,146	\$ 4,158	\$ 4,209	\$ 4,160	\$ -	\$ -	\$ 41,586
Miscellaneous Revenue	\$ 95	\$ -	\$ 10	\$ -	\$ 75	\$ 225	\$ 100	\$ -	\$ 206	\$ -	\$ -	\$ -	\$ 711
Activities	\$ -	\$ -	\$ -	\$ 1,444	\$ -	\$ 280	\$ 319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,043
Rentals	\$ 2,750	\$ -	\$ 3,300	\$ 2,600	\$ 1,250	\$ 1,000	\$ 500	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ 15,900
Total Revenues	\$ 7,000	\$ 69,456	\$ 159,556	\$ 622,254	\$ 78,988	\$ 31,798	\$ 18,948	\$ 14,022	\$ 28,318	\$ 7,103	\$ -	\$ -	\$ 1,037,445
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 600	\$ 600	\$ 1,200	\$ 1,200	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 9,000
FICA Expense	\$ 61	\$ 61	\$ 46	\$ 46	\$ 92	\$ 92	\$ 77	\$ 61	\$ 77	\$ 77	\$ -	\$ -	\$ 689
Annual Audit	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Trustee Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ 12,000
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ 8,750
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 1,200
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 310	\$ 3,460	\$ 3,475	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ 7,445
Attorney	\$ 1,681	\$ 567	\$ 1,067	\$ 1,000	\$ 1,598	\$ 768	\$ 617	\$ 1,188	\$ 635	\$ -	\$ -	\$ -	\$ 9,121
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ -	\$ -	\$ 36,568
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 76	\$ 17	\$ 14	\$ 18	\$ 64	\$ 170	\$ 141	\$ 84	\$ 102	\$ 1,076	\$ -	\$ -	\$ 1,762
Insurance	\$ 7,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,109
Printing & Binding	\$ 30	\$ 74	\$ 7	\$ 14	\$ 26	\$ 139	\$ 81	\$ 20	\$ 18	\$ 79	\$ -	\$ -	\$ 489
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 110	\$ 41	\$ 56	\$ 40	\$ 75	\$ 40	\$ 53	\$ 76	\$ 40	\$ -	\$ -	\$ 571
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ 10
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	\$ 6,988	\$ 10,191	\$ 7,854	\$ -	\$ -	\$ 107,129
Operations & Maintenance													
Contract Services:													
Field Management	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ -	\$ -	\$ 15,673
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 19,200
Landscape Maintenance	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ -	\$ -	\$ 252,140
Lake Maintenance	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ -	\$ -	\$ 8,900
Security Patrol	\$ 1,443	\$ 1,237	\$ 1,788	\$ 2,542	\$ 2,061	\$ 1,616	\$ 1,992	\$ 3,014	\$ 3,572	\$ 1,855	\$ -	\$ -	\$ 21,117
Repairs & Maintenance													
Facility Maintenance	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ -	\$ -	\$ 25,480
Repairs & Maintenance	\$ 81	\$ 3,740	\$ -	\$ -	\$ 1,109	\$ 5,069	\$ 564	\$ 1,901	\$ -	\$ -	\$ -	\$ -	\$ 12,463
Operating Supplies	\$ 590	\$ 179	\$ 745	\$ 590	\$ 612	\$ 723	\$ 112	\$ 612	\$ 612	\$ 1,065	\$ -	\$ -	\$ 5,838
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	\$ 34,403	\$ 37,939	\$ -	\$ -	\$ 399,417

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	\$ 2,130	\$ 2,258	\$ -	\$ -	\$ 19,049
Streetlighting	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,548	\$ 8,558	\$ 8,553	\$ 8,548	\$ 8,548	\$ 8,558	\$ -	\$ -	\$ 85,348
Amenity Center													
Amenity Management	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ -	\$ -	\$ 72,821
Pool Attendants	\$ 455	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 609
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545
Cable TV/Internet/Telephone	\$ 291	\$ -	\$ 447	\$ 291	\$ 291	\$ 595	\$ -	\$ 607	\$ -	\$ 717	\$ -	\$ -	\$ 3,239
Utilities - Amenity Center	\$ 1,947	\$ 2,089	\$ 1,869	\$ 1,582	\$ 1,994	\$ 1,844	\$ 1,718	\$ 2,000	\$ 1,789	\$ 1,607	\$ -	\$ -	\$ 18,440
Refuse Service	\$ 214	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ -	\$ -	\$ 2,210
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ 705
Special Events	\$ 837	\$ 687	\$ 9,387	\$ -	\$ 234	\$ 1,328	\$ 2,175	\$ 1,029	\$ -	\$ 1,515	\$ -	\$ -	\$ 17,192
Holiday Decorations	\$ -	\$ 9,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,099
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 490	\$ 155	\$ -	\$ -	\$ 1,885
Janitorial Services	\$ 1,986	\$ 2,049	\$ 2,049	\$ 1,852	\$ 2,417	\$ 1,777	\$ 2,005	\$ 2,279	\$ 2,378	\$ 2,020	\$ -	\$ -	\$ 20,811
Pool Maintenance	\$ 5,063	\$ 2,022	\$ 2,004	\$ 2,645	\$ 2,122	\$ 2,157	\$ 2,004	\$ 1,732	\$ 5,467	\$ 9,217	\$ -	\$ -	\$ 34,433
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ 475
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ 400
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 1,254	\$ 2,250	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ 3,904
Other													
Property Insurance	\$ 33,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,831
Contingency	\$ 1,093	\$ 2,000	\$ 6,692	\$ 466	\$ 696	\$ -	\$ 2,062	\$ -	\$ 410	\$ -	\$ -	\$ -	\$ 13,418
Subtotal Operations & Maintenance	\$ 63,635	\$ 36,172	\$ 40,613	\$ 24,735	\$ 25,536	\$ 26,746	\$ 31,298	\$ 26,911	\$ 29,166	\$ 33,600	\$ -	\$ -	\$ 338,411
Total Expenditures	\$ 127,190	\$ 90,665	\$ 84,245	\$ 75,070	\$ 74,836	\$ 86,383	\$ 83,020	\$ 70,395	\$ 73,759	\$ 79,394	\$ -	\$ -	\$ 844,958
Excess Revenues (Expenditures)	\$ (120,190)	\$ (21,209)	\$ 75,311	\$ 547,185	\$ 4,152	\$ (54,585)	\$ (64,071)	\$ (56,373)	\$ (45,441)	\$ (72,291)	\$ -	\$ -	\$ 192,487
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)	\$ (54,585)	\$ (64,071)	\$ (56,373)	\$ (45,441)	\$ (72,291)	\$ -	\$ -	\$ 168,487

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 :	\$407,439
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 :	\$598,526
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 :	\$59,777
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
06/15/23	13	02/01/23 - 03/15/23	\$38,792.90	\$0.00	(\$261.73)	\$3,114.26	\$41,645.43	\$19,403.70	\$7,984.49	\$11,886.94	\$2,370.30	\$41,645.43
07/14/23	14	06/19/23	\$6,131.92	\$0.00	\$0.00	\$183.95	\$6,315.87	\$2,942.73	\$1,210.91	\$1,802.75	\$359.48	\$6,315.87
TOTAL			\$ 2,169,553.18	\$ (633.61)	\$ (84,571.00)	\$ 12,988.72	\$ 2,097,337.29	\$ 977,204.56	\$ 402,112.92	\$ 598,647.44	\$ 119,372.37	\$ 2,097,337.29

101%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
\$5,115,000
SPECIAL ASSESSMENT REVENUE BONDS
SERIES 2012
ARBITRAGE REBATE REQUIREMENT
MAY 31, 2023**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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June 28, 2023

Randal Park Community Development District
City of Orlando, Florida

Re: \$5,115,000 Randal Park Community Development District (City of Orlando, Florida),
Special Assessment Revenue Bonds, Series 2012 (the "Bonds")

Randal Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 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 (\$524,630) for May 31, 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

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 (May 31, 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 Community Development District
Special Assessment Revenue Bonds, Series 2012
Summary of Rebate Calculations
\$ 5,115,000.00

Dated: 06/05/2012
Delivered: 06/05/2012

<i>Anniversary Date</i>	11/01/2012
<i>Future-Value Date</i>	05/31/2023
<i>Arbitrage Yield Limit</i>	6.7301475
<i>Total of Purpose Expenditures</i>	\$4,664,786.00
<i>Internal Rate of Return</i>	0.5835749
<i>90% of rebate liability</i>	-\$472,166.68
<i>Full rebate liability</i>	-\$524,629.64

Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012
Purpose Expenditures Future Value Report
\$ 5,115,000.00

Dated: 06/05/2012
Delivered: 06/05/2012
Future Valued To: 05/31/2023

<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>
6/5/2012	-1	COI	Beg. Arbitrage Gross Proceeds	21.9777778	-5,036,755.60	100.0000000	2.0696866	-10,424,505.74
6/5/2012	0	COI	COI	21.9777778	168,730.00	100.0000000	2.0696866	349,218.23
6/5/2012	0		Underwriter discount	21.9777778	99,743.00	100.0000000	2.0696866	206,436.75
6/6/2012	0	COI	COI	21.9722222	5,500.00	100.0000000	2.0693061	11,381.18
6/26/2012	0	COI	COI	21.8611111	3,273.00	100.0000000	2.0617103	6,747.98
7/10/2012	0		Construction	21.7833333	1,868,851.00	100.0000000	2.0564099	3,843,123.70
7/27/2012	0		Construction	21.6888889	382,762.00	100.0000000	2.0499920	784,659.02
8/1/2012	0		Reserve	21.6666667	3.00	100.0000000	2.0484848	6.15
9/4/2012	0		Reserve	21.4833333	3.00	100.0000000	2.0360927	6.11
9/20/2012	0		Construction	21.3944444	688.00	100.0000000	2.0301114	1,396.72
10/1/2012	0		Reserve	21.3333333	4.00	100.0000000	2.0260095	8.10
10/12/2012	0		Construction	21.2722222	1,870,269.00	100.0000000	2.0219158	3,781,526.45
10/26/2012	0		Construction	21.1944444	195.00	100.0000000	2.0167177	393.26
11/1/2012	0		Cap int	21.1666667	134,274.00	100.0000000	2.0148644	270,543.91
11/1/2012	0		Reserve	21.1666667	5.00	100.0000000	2.0148644	10.07
12/3/2012	0		Reserve	20.9888889	4.00	100.0000000	2.0030440	8.01
12/31/2012	0		Construction	20.8388889	105,220.00	100.0000000	1.9931244	209,716.55
1/2/2013	0		Reserve	20.8277778	3.00	100.0000000	1.9923916	5.98
2/1/2013	0		Reserve	20.6666667	3.00	100.0000000	1.9817959	5.95
3/1/2013	0		Reserve	20.5000000	3.00	100.0000000	1.9708941	5.91
3/27/2013	0		Cap int	20.3555556	6.00	100.0000000	1.9614944	11.77
3/27/2013	0		Reserve	20.3555556	3.00	100.0000000	1.9614944	5.88
4/1/2013	0		Reserve	20.3333333	3.00	100.0000000	1.9600522	5.88
5/1/2013	0		Reserve	20.1666667	3.00	100.0000000	1.9492701	5.85
6/3/2013	0		Reserve	19.9888889	3.00	100.0000000	1.9378344	5.81
7/1/2013	0		Reserve	19.8333333	3.00	100.0000000	1.9278833	5.78
2/4/2016	2016		Construction	14.6500000	1.00	100.0000000	1.6239642	1.62
3/16/2016	2016		Reserve	14.4166667	199.00	100.0000000	1.6114712	320.68
9/22/2016	2017		Reserve	13.3833333	411.00	100.0000000	1.5572904	640.05
3/16/2017	2017		Reserve	12.4166667	628.00	100.0000000	1.5082555	947.18
9/29/2017	2018		Reserve	11.3444444	-2,297.00	100.0000000	1.4556702	-3,343.67
3/15/2018	2018		Reserve	10.4222222	2,013.00	100.0000000	1.4119104	2,842.18
6/22/2018	2019		Reserve	9.8833333	2,994.00	100.0000000	1.3869514	4,152.53
10/1/2018	2019		Reserve	9.3333333	274.00	100.0000000	1.3619327	373.17
3/21/2019	2019		Reserve	8.3888889	4,194.00	100.0000000	1.3200196	5,536.16
9/27/2019	2020		Reserve	7.3555556	4,506.00	100.0000000	1.2756379	5,748.02
3/31/2020	2020		Reserve	6.3388889	3,223.00	100.0000000	1.2334287	3,975.34
10/5/2020	2020		Reserve	5.3111111	393.00	100.0000000	1.1921776	468.53
4/1/2021	2020		Reserve	4.3333333	21.00	100.0000000	1.1542146	24.24
10/6/2021	2022		Reserve	3.3055556	20.00	100.0000000	1.1156127	22.31
4/4/2022	2022		Reserve	2.3166667	22.00	100.0000000	1.0796907	23.75
9/30/2022	2023		Reserve	1.3388889	1,715.00	100.0000000	1.0453096	1,792.71
3/22/2023	2023		Reserve	0.3833333	6,915.00	100.0000000	1.0127680	7,003.29
5/31/2023	-1		Unspent Proceeds as of 05/31/2023	0.0000000	404,107.00	100.0000000	1.0000000	404,107.00

Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012
Purpose Expenditures Future Value Report
\$ 5,115,000.00

Dated: 06/05/2012
Delivered: 06/05/2012
Future Valued To: 05/31/2023

<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>
					32,137.40			-524,629.64
			<i>Arbitrage Yield Limit (AYL)</i>		6.7301475			
			<i>Internal Rate of Return (IRR)</i>		0.5835749			
			<i>Future Valued To..</i>		5/31/2023			

**Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012**

Dated: 06/05/2012

Delivered: 06/05/2012

A.Y.L. Verification Report

MSRB 30/360 SEMI 4/3

5,115,000.00

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	11/01/2012			134,274.36	-	134,274.36	0.9735118	130,717.68
2	05/01/2013			165,543.78	-	165,543.78	0.9418189	155,912.27
3	11/01/2013	65,000.00	5.750	165,543.78	-	230,543.78	0.9111578	210,061.76
4	05/01/2014			163,675.03	-	163,675.03	0.8814949	144,278.70
5	11/01/2014	70,000.00	5.750	163,675.03	-	233,675.03	0.8527976	199,277.50
6	05/01/2015			161,662.53	-	161,662.53	0.8250346	133,377.17
7	11/01/2015	70,000.00	5.750	161,662.53	-	231,662.53	0.7981754	184,907.33
8	05/01/2016			159,650.03	-	159,650.03	0.7721906	123,280.25
9	11/01/2016	75,000.00	5.750	159,650.03	-	234,650.03	0.7470517	175,295.71
10	05/01/2017			157,493.78	-	157,493.78	0.7227313	113,825.69
11	11/01/2017	80,000.00	5.750	157,493.78	-	237,493.78	0.6992026	166,056.27
12	05/01/2018			155,193.78	-	155,193.78	0.6764399	104,979.27
13	11/01/2018	85,000.00	5.750	155,193.78	-	240,193.78	0.6544183	157,187.20
14	05/01/2019			152,750.03	-	152,750.03	0.6331135	96,708.11
15	11/01/2019	90,000.00	5.750	152,750.03	-	242,750.03	0.6125024	148,684.97
16	05/01/2020			150,162.53	-	150,162.53	0.5925622	88,980.64
17	11/01/2020	95,000.00	5.750	150,162.53	-	245,162.53	0.5732712	140,544.62
18	05/01/2021			147,431.28	-	147,431.28	0.5546082	81,766.60
19	11/01/2021	100,000.00	5.750	147,431.28	-	247,431.28	0.5365528	132,759.96
20	05/01/2022			144,556.28	-	144,556.28	0.5190852	75,037.03
21	11/01/2022	105,000.00	5.750	144,556.28	-	249,556.28	0.5021863	125,323.74
22	05/01/2023			141,537.53	-	141,537.53	0.4858375	68,764.24
23	11/01/2023	115,000.00	6.125	141,537.53	-	256,537.53	0.4700210	120,578.02
24	05/01/2024			138,015.65	-	138,015.65	0.4547193	62,758.38
25	11/01/2024	125,000.00	6.125	138,015.65	-	263,015.65	0.4399158	115,704.75
26	05/01/2025			134,187.53	-	134,187.53	0.4255943	57,109.44
27	11/01/2025	125,000.00	6.125	134,187.53	-	259,187.53	0.4117389	106,717.60
28	05/01/2026			130,359.41	-	130,359.41	0.3983347	51,926.68
29	11/01/2026	135,000.00	6.125	130,359.41	-	265,359.41	0.3853668	102,260.71
30	05/01/2027			126,225.03	-	126,225.03	0.3728211	47,059.36
31	11/01/2027	140,000.00	6.125	126,225.03	-	266,225.03	0.3606838	96,023.06
32	05/01/2028			121,937.53	-	121,937.53	0.3489417	42,549.09
33	11/01/2028	150,000.00	6.125	121,937.53	-	271,937.53	0.3375818	91,801.16
34	05/01/2029			117,343.78	-	117,343.78	0.3265918	38,323.51
35	11/01/2029	160,000.00	6.125	117,343.78	-	277,343.78	0.3159595	87,629.40
36	05/01/2030			112,443.78	-	112,443.78	0.3056734	34,371.07
37	11/01/2030	170,000.00	6.125	112,443.78	-	282,443.78	0.2957221	83,524.86
38	05/01/2031			107,237.53	-	107,237.53	0.2860948	30,680.10
39	11/01/2031	180,000.00	6.125	107,237.53	-	287,237.53	0.2767809	79,501.86
40	05/01/2032			101,725.03	-	101,725.03	0.2677702	27,238.94
41	11/01/2032	190,000.00	6.125	101,725.03	-	291,725.03	0.2590529	75,572.22

**Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012**

Dated: 06/05/2012

Delivered: 06/05/2012

A.Y.L. Verification Report

MSRB 30/360 SEMI 4/3

5,115,000.00

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
42	05/01/2033			95,906.28	-	95,906.28	0.2506194	24,035.97
43	11/01/2033	205,000.00	6.875	95,906.28	-	300,906.28	0.2424604	72,957.86
44	05/01/2034			88,859.40	-	88,859.40	0.2345671	20,843.49
45	11/01/2034	215,000.00	6.875	88,859.40	-	303,859.40	0.2269307	68,955.02
46	05/01/2035			81,468.77	-	81,468.77	0.2195429	17,885.89
47	11/01/2035	230,000.00	6.875	81,468.77	-	311,468.77	0.2123956	66,154.60
48	05/01/2036			73,562.52	-	73,562.52	0.2054810	15,115.70
49	11/01/2036	250,000.00	6.875	73,562.52	-	323,562.52	0.1987916	64,321.50
50	05/01/2037			64,968.77	-	64,968.77	0.1923199	12,494.78
51	11/01/2037	265,000.00	6.875	64,968.77	-	329,968.77	0.1860588	61,393.60
52	05/01/2038			55,859.39	-	55,859.39	0.1800016	10,054.78
53	11/01/2038	285,000.00	6.875	55,859.39	-	340,859.39	0.1741417	59,357.82
54	05/01/2039			46,062.51	-	46,062.51	0.1684724	7,760.26
55	11/01/2039	300,000.00	6.875	46,062.51	-	346,062.51	0.1629878	56,403.96
56	05/01/2040			35,750.01	-	35,750.01	0.1576817	5,637.12
57	11/01/2040	325,000.00	6.875	35,750.01	-	360,750.01	0.1525483	55,031.80
58	05/01/2041			24,578.13	-	24,578.13	0.1475821	3,627.29
59	11/01/2041	345,000.00	6.875	24,578.13	-	369,578.13	0.1427775	52,767.44
60	05/01/2042			12,718.75	-	12,718.75	0.1381293	1,756.83
61	11/01/2042	370,000.00	6.875	12,718.75	-	382,718.75	0.1336325	51,143.67
		5,115,000.00		6,872,007.12	0.00	11,987,007.12		5,036,756.30

<i>True Interest Cost (TIC)</i>	6.5430067
<i>Net Interest Cost (NIC)</i>	6.6198460
<i>Arbitrage Yield Limit (AYL)</i>	6.7301475
<i>Arbitrage Net Interest Cost (ANIC)</i>	6.8213474

<i>Face value of bond Issue</i>	\$5,115,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	(\$78,244.40)
<i>Bond surety fee (-)</i>	\$0.00
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target</i>	\$5,036,755.60

Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012
T.I.C. Verification Report (Regular)

1
MSRB 30/360 SEMI 4/3

Dated: 6/5/2012

Delivered: 6/5/2012

5,115,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2012			134,274.36	-	134,274.36	0.9742272	130,813.74
2	5/1/2013			165,543.78	-	165,543.78	0.9433650	156,168.21
3	11/1/2013	65,000.00	5.750	165,543.78	-	230,543.78	0.9134805	210,597.24
4	5/1/2014			163,675.03	-	163,675.03	0.8845426	144,777.54
5	11/1/2014	70,000.00	5.750	163,675.03	-	233,675.03	0.8565215	200,147.69
6	5/1/2015			161,662.53	-	161,662.53	0.8293880	134,080.97
7	11/1/2015	70,000.00	5.750	161,662.53	-	231,662.53	0.8031141	186,051.45
8	5/1/2016			159,650.03	-	159,650.03	0.7776725	124,155.45
9	11/1/2016	75,000.00	5.750	159,650.03	-	234,650.03	0.7530369	176,700.14
10	5/1/2017			157,493.78	-	157,493.78	0.7291817	114,841.58
11	11/1/2017	80,000.00	5.750	157,493.78	-	237,493.78	0.7060822	167,690.13
12	5/1/2018			155,193.78	-	155,193.78	0.6837145	106,108.23
13	11/1/2018	85,000.00	5.750	155,193.78	-	240,193.78	0.6620553	159,021.57
14	5/1/2019			152,750.03	-	152,750.03	0.6410823	97,925.34
15	11/1/2019	90,000.00	5.750	152,750.03	-	242,750.03	0.6207736	150,692.82
16	5/1/2020			150,162.53	-	150,162.53	0.6011084	90,263.95
17	11/1/2020	95,000.00	5.750	150,162.53	-	245,162.53	0.5820661	142,700.79
18	5/1/2021			147,431.28	-	147,431.28	0.5636270	83,096.25
19	11/1/2021	100,000.00	5.750	147,431.28	-	247,431.28	0.5457720	135,041.07
20	5/1/2022			144,556.28	-	144,556.28	0.5284827	76,395.49
21	11/1/2022	105,000.00	5.750	144,556.28	-	249,556.28	0.5117411	127,708.20
22	5/1/2023			141,537.53	-	141,537.53	0.4955298	70,136.06
23	11/1/2023	115,000.00	6.125	141,537.53	-	256,537.53	0.4798321	123,094.94
24	5/1/2024			138,015.65	-	138,015.65	0.4646316	64,126.44
25	11/1/2024	125,000.00	6.125	138,015.65	-	263,015.65	0.4499127	118,334.09
26	5/1/2025			134,187.53	-	134,187.53	0.4356601	58,460.15
27	11/1/2025	125,000.00	6.125	134,187.53	-	259,187.53	0.4218590	109,340.58
28	5/1/2026			130,359.41	-	130,359.41	0.4084950	53,251.17
29	11/1/2026	135,000.00	6.125	130,359.41	-	265,359.41	0.3955545	104,964.10
30	5/1/2027			126,225.03	-	126,225.03	0.3830238	48,347.19
31	11/1/2027	140,000.00	6.125	126,225.03	-	266,225.03	0.3708901	98,740.24
32	5/1/2028			121,937.53	-	121,937.53	0.3591408	43,792.75
33	11/1/2028	150,000.00	6.125	121,937.53	-	271,937.53	0.3477637	94,570.01
34	5/1/2029			117,343.78	-	117,343.78	0.3367470	39,515.17
35	11/1/2029	160,000.00	6.125	117,343.78	-	277,343.78	0.3260793	90,436.08
36	5/1/2030			112,443.78	-	112,443.78	0.3157496	35,504.08
37	11/1/2030	170,000.00	6.125	112,443.78	-	282,443.78	0.3057471	86,356.36
38	5/1/2031			107,237.53	-	107,237.53	0.2960614	31,748.89
39	11/1/2031	180,000.00	6.125	107,237.53	-	287,237.53	0.2866826	82,345.99
40	5/1/2032			101,725.03	-	101,725.03	0.2776008	28,238.95
41	11/1/2032	190,000.00	6.125	101,725.03	-	291,725.03	0.2688068	78,417.68

Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012
T.I.C. Verification Report (Regular)

Dated: 6/5/2012

Delivered: 6/5/2012

5,115,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	5/1/2033			95,906.28	-	95,906.28	0.2602914	24,963.58
43	11/1/2033	205,000.00	6.875	95,906.28	-	300,906.28	0.2520457	75,842.13
44	5/1/2034			88,859.40	-	88,859.40	0.2440612	21,687.13
45	11/1/2034	215,000.00	6.875	88,859.40	-	303,859.40	0.2363297	71,811.00
46	5/1/2035			81,468.77	-	81,468.77	0.2288431	18,643.56
47	11/1/2035	230,000.00	6.875	81,468.77	-	311,468.77	0.2215936	69,019.50
48	5/1/2036			73,562.52	-	73,562.52	0.2145739	15,784.59
49	11/1/2036	250,000.00	6.875	73,562.52	-	323,562.52	0.2077764	67,228.67
50	5/1/2037			64,968.77	-	64,968.77	0.2011944	13,071.35
51	11/1/2037	265,000.00	6.875	64,968.77	-	329,968.77	0.1948208	64,284.78
52	5/1/2038			55,859.39	-	55,859.39	0.1886491	10,537.83
53	11/1/2038	285,000.00	6.875	55,859.39	-	340,859.39	0.1826730	62,265.80
54	5/1/2039			46,062.51	-	46,062.51	0.1768861	8,147.82
55	11/1/2039	300,000.00	6.875	46,062.51	-	346,062.51	0.1712826	59,274.49
56	5/1/2040			35,750.01	-	35,750.01	0.1658566	5,929.38
57	11/1/2040	325,000.00	6.875	35,750.01	-	360,750.01	0.1606025	57,937.35
58	5/1/2041			24,578.13	-	24,578.13	0.1555148	3,822.26
59	11/1/2041	345,000.00	6.875	24,578.13	-	369,578.13	0.1505883	55,654.15
60	5/1/2042			12,718.75	-	12,718.75	0.1458179	1,854.62
61	11/1/2042	370,000.00	6.875	12,718.75	-	382,718.75	0.1411986	54,039.34
		5,115,000.00		6,872,007.12	0.00	11,987,007.12		5,136,498.10

True Interest Cost (TIC)	6.5430067
Net Interest Cost (NIC)	6.6198460
Arbitrage Yield Limit (AYL)	6.7301475
Arbitrage Net Interest Cost (ANIC)	6.8213474

Face value of bond Issue	\$5,115,000.00
Accrued interest (+)	
Original issue premium/discount (+)	(\$78,244.40)
Underwriter discount (+)	\$99,742.50
Lump-sum credit enhancements (-)	\$0.00
Other TIC costs (-)	
Bond surety fee (-)	N/A
= TIC Target	\$5,136,498.10

Randal Park Community Development District
 Special Assessment Revenue Bonds, Series 2012

Dated: 06/05/2012
 Delivered: 06/05/2012

Unspent Proceeds Report

\$ 5,115,000.00

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
06/05/2012	0	Y		COI	168,730.00	100.0000000		168,730.00	4,868,025.60
06/05/2012	0	Y		Underwriter discount	99,743.00	100.0000000		99,743.00	4,768,282.60
06/05/2012	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			5,036,755.60
06/06/2012	0	Y		COI	5,500.00	100.0000000		5,500.00	4,762,782.60
06/26/2012	0	Y		COI	3,273.00	100.0000000		3,273.00	4,759,509.60
07/10/2012	0	Y		Construction	1,868,851.00	100.0000000		1,868,851.00	2,890,658.60
07/27/2012	0	Y		Construction	382,762.00	100.0000000		382,762.00	2,507,896.60
08/01/2012	0	Y		Reserve	3.00	100.0000000		3.00	2,507,893.60
09/04/2012	0	Y		Reserve	3.00	100.0000000		3.00	2,507,890.60
09/20/2012	0	Y		Construction	688.00	100.0000000		688.00	2,507,202.60
10/01/2012	0	Y		Reserve	4.00	100.0000000		4.00	2,507,198.60
10/12/2012	0	Y		Construction	1,870,269.00	100.0000000		1,870,269.00	636,929.60
10/26/2012	0	Y		Construction	195.00	100.0000000		195.00	636,734.60
11/01/2012	0	Y		Cap int	134,274.00	100.0000000		134,274.00	502,460.60
11/01/2012	0	Y		Reserve	5.00	100.0000000		5.00	502,455.60
12/03/2012	0	Y		Reserve	4.00	100.0000000		4.00	502,451.60
12/31/2012	0	Y		Construction	105,220.00	100.0000000		105,220.00	397,231.60
01/02/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,228.60
02/01/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,225.60
03/01/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,222.60
03/27/2013	0	Y		Cap int	6.00	100.0000000		6.00	397,216.60
03/27/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,213.60
04/01/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,210.60
05/01/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,207.60
06/03/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,204.60
07/01/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,201.60
02/04/2016	2016	Y		Construction	1.00	100.0000000		1.00	397,200.60

Randal Park Community Development District
 Special Assessment Revenue Bonds, Series 2012

Dated: 06/05/2012
 Delivered: 06/05/2012

Unspent Proceeds Report
 \$ 5,115,000.00

<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>
03/16/2016	2016	Y		Reserve	199.00	100.0000000		199.00	397,001.60
09/22/2016	2017	Y		Reserve	411.00	100.0000000		411.00	396,590.60
03/16/2017	2017	Y		Reserve	628.00	100.0000000		628.00	395,962.60
09/29/2017	2018	Y		Reserve	-2,297.00	100.0000000		-2,297.00	398,259.60
03/15/2018	2018	Y		Reserve	2,013.00	100.0000000		2,013.00	396,246.60
06/22/2018	2019	Y		Reserve	2,994.00	100.0000000		2,994.00	393,252.60
10/01/2018	2019	Y		Reserve	274.00	100.0000000		274.00	392,978.60
03/21/2019	2019	Y		Reserve	4,194.00	100.0000000		4,194.00	388,784.60
09/27/2019	2020	Y		Reserve	4,506.00	100.0000000		4,506.00	384,278.60
03/31/2020	2020	Y		Reserve	3,223.00	100.0000000		3,223.00	381,055.60
10/05/2020	2020	Y		Reserve	393.00	100.0000000		393.00	380,662.60
04/01/2021	2020	Y		Reserve	21.00	100.0000000		21.00	380,641.60
10/06/2021	2022	Y		Reserve	20.00	100.0000000		20.00	380,621.60
04/04/2022	2022	Y		Reserve	22.00	100.0000000		22.00	380,599.60
09/30/2022	2023	Y		Reserve	1,715.00	100.0000000		1,715.00	378,884.60
03/22/2023	2023	Y		Reserve	6,915.00	100.0000000		6,915.00	371,969.60
					4,664,786.00		0.00	4,664,786.00	

<i>First Investment Date</i>	6/5/2012
<i>Calculation Date</i>	5/31/2023
<i>Arbitrage Yield Limit (AYL)</i>	6.7301475
<i>Internal Rate of Return (IRR)</i>	0.5835749

Randal Park Community Development District
 Special Assessment Revenue Bonds, Series 2012

Dated: 06/05/2012
 Delivered: 06/05/2012

I.R.R. Report Via Purpose Expenditures

\$ 5,115,000.00

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return PV Factor	** PV Amt
-1	06/05/2012		Beg. Arbitrage Gross Proceeds	0.0000000	(5,036,755.60)	100.000	1.0000000	(5,036,755.60)
0	06/05/2012		COI	0.0000000	168,730.00	100.000	1.0000000	168,730.00
	06/05/2012		Underwriter discount	0.0000000	99,743.00	100.000	1.0000000	99,743.00
	06/06/2012		COI	0.0055556	5,500.00	100.000	0.9999838	5,499.91
	06/26/2012		COI	0.1166667	3,273.00	100.000	0.9996601	3,271.89
	07/10/2012		Construction	0.1944444	1,868,851.00	100.000	0.9994336	1,867,792.52
	07/27/2012		Construction	0.2888889	382,762.00	100.000	0.9991586	382,439.96
	08/01/2012		Reserve	0.3111111	3.00	100.000	0.9990939	3.00
	09/04/2012		Reserve	0.4944444	3.00	100.000	0.9985604	3.00
	09/20/2012		Construction	0.5833333	688.00	100.000	0.9983018	686.83
	10/01/2012		Reserve	0.6444444	4.00	100.000	0.9981241	3.99
	10/12/2012		Construction	0.7055556	1,870,269.00	100.000	0.9979464	1,866,428.19
	10/26/2012		Construction	0.7833333	195.00	100.000	0.9977203	194.56
	11/01/2012		Cap int	0.8111111	134,274.00	100.000	0.9976395	133,957.05
	11/01/2012		Reserve	0.8111111	5.00	100.000	0.9976395	4.99
	12/03/2012		Reserve	0.9888889	4.00	100.000	0.9971229	3.99
	12/31/2012		Construction	1.1444444	105,220.00	100.000	0.9966711	104,869.73
	01/02/2013		Reserve	1.1500000	3.00	100.000	0.9966549	2.99
	02/01/2013		Reserve	1.3111111	3.00	100.000	0.9961872	2.99
	03/01/2013		Reserve	1.4777778	3.00	100.000	0.9957036	2.99
	03/27/2013		Cap int	1.6222222	6.00	100.000	0.9952846	5.97
	03/27/2013		Reserve	1.6222222	3.00	100.000	0.9952846	2.99
	04/01/2013		Reserve	1.6444444	3.00	100.000	0.9952202	2.99
	05/01/2013		Reserve	1.8111111	3.00	100.000	0.9947370	2.98
	06/03/2013		Reserve	1.9888889	3.00	100.000	0.9942219	2.98
	07/01/2013		Reserve	2.1444444	3.00	100.000	0.9937714	2.98
2016	02/04/2016		Construction	7.3277778	1.00	100.000	0.9788759	0.98
	03/16/2016		Reserve	7.5611111	199.00	100.000	0.9782106	194.66
2017	09/22/2016		Reserve	8.5944444	411.00	100.000	0.9752699	400.84
	03/16/2017		Reserve	9.5611111	628.00	100.000	0.9725269	610.75
2018	09/29/2017		Reserve	10.6333333	(2,297.00)	100.000	0.9694935	(2,226.93)
	03/15/2018		Reserve	11.5555556	2,013.00	100.000	0.9668919	1,946.35
2019	06/22/2018		Reserve	12.0944444	2,994.00	100.000	0.9653750	2,890.33
	10/01/2018		Reserve	12.6444444	274.00	100.000	0.9638292	264.09
	03/21/2019		Reserve	13.5888889	4,194.00	100.000	0.9611806	4,031.19
2020	09/27/2019		Reserve	14.6222222	4,506.00	100.000	0.9582911	4,318.06
	03/31/2020		Reserve	15.6444444	3,223.00	100.000	0.9554412	3,079.39
	10/05/2020		Reserve	16.6666667	393.00	100.000	0.9525998	374.37
	04/01/2021		Reserve	17.6444444	21.00	100.000	0.9498898	19.95
2022	10/06/2021		Reserve	18.6722222	20.00	100.000	0.9470495	18.94
	04/04/2022		Reserve	19.6611111	22.00	100.000	0.9443248	20.78
2023	09/30/2022		Reserve	20.6388889	1,715.00	100.000	0.9416383	1,614.91
	03/22/2023		Reserve	21.5944444	6,915.00	100.000	0.9390203	6,493.33
99999	05/31/2023		Unspent Proceeds as of 05/31/2023	21.9777778	404,107.00	100.000	0.9379722	379,041.11

Randal Park Community Development District
 Special Assessment Revenue Bonds, Series 2012

Dated: 06/05/2012
 Delivered: 06/05/2012

I.R.R. Report Via Purpose Expenditures

\$ 5,115,000.00

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
					32,137.40			(0.05)
			<i>Arbitrage Yield Limit</i>				6.7301475	
			<i>Internal Rate of Return</i>				0.5835749	
			<i>Calculation Standard</i>				MSRB 30/360 SEMI 4/3	

SECTION 4

**NOTICE OF MEETING DATES
RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024**

The Board of Supervisors of the *Randal Park Community Development District* will hold the regularly scheduled public meetings for **Fiscal Year 2024** at **9:30 am at the Randal Park Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832**, on the third Friday of each month as follows:

October 20, 2023
November 17, 2023
December 15, 2023
January 19, 2024
February 16, 2024
March 15, 2024
April 19, 2024
May 17, 2024
June 21, 2024
July 19, 2024
August 16, 2024
September 20, 2024

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801, 407-841-5524, during normal business hours or via the District's website at <https://randalparkcdd.com>.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason M. Showe
Governmental Management Services - Central Florida, LLC
District Manager

SECTION C

Randal Park CDD

Field Management Report



August 18th, 2023

Jarett Wright

Field Manager

GMS

Site Items

Electrical Repairs and Enhancements

- ✚ Inspected the entrance monument. Recommend installing new landscape lighting and sandblast / powder coat the signage.
- ✚ Timer box at the pool was repaired. The pond fountain and pool pump breakers are being inspected.
- ✚ Awaiting final proposal adjustments for the new security access system. Installation will begin as soon as that is received.



InProgress

Amenity Renovations

- ✚ Removal and disposal work has been completed to prepare for the sod installation.
- ✚ New plantings are expected to be installed the week of August 14th.



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 1



Jarett Wright <jwright@gmscfl.com>

Pool Service Report for 8/3/2023

1 message

Five Star Pro Pools LLC <support@getskimmer.com>
Reply-To: Five Star Pro Pools LLC <5starpoolsorlando@gmail.com>
To: apenagos@gmscfl.com, jwright@gmscfl.com

Thu, Aug 3, 2023 at 12:46 PM

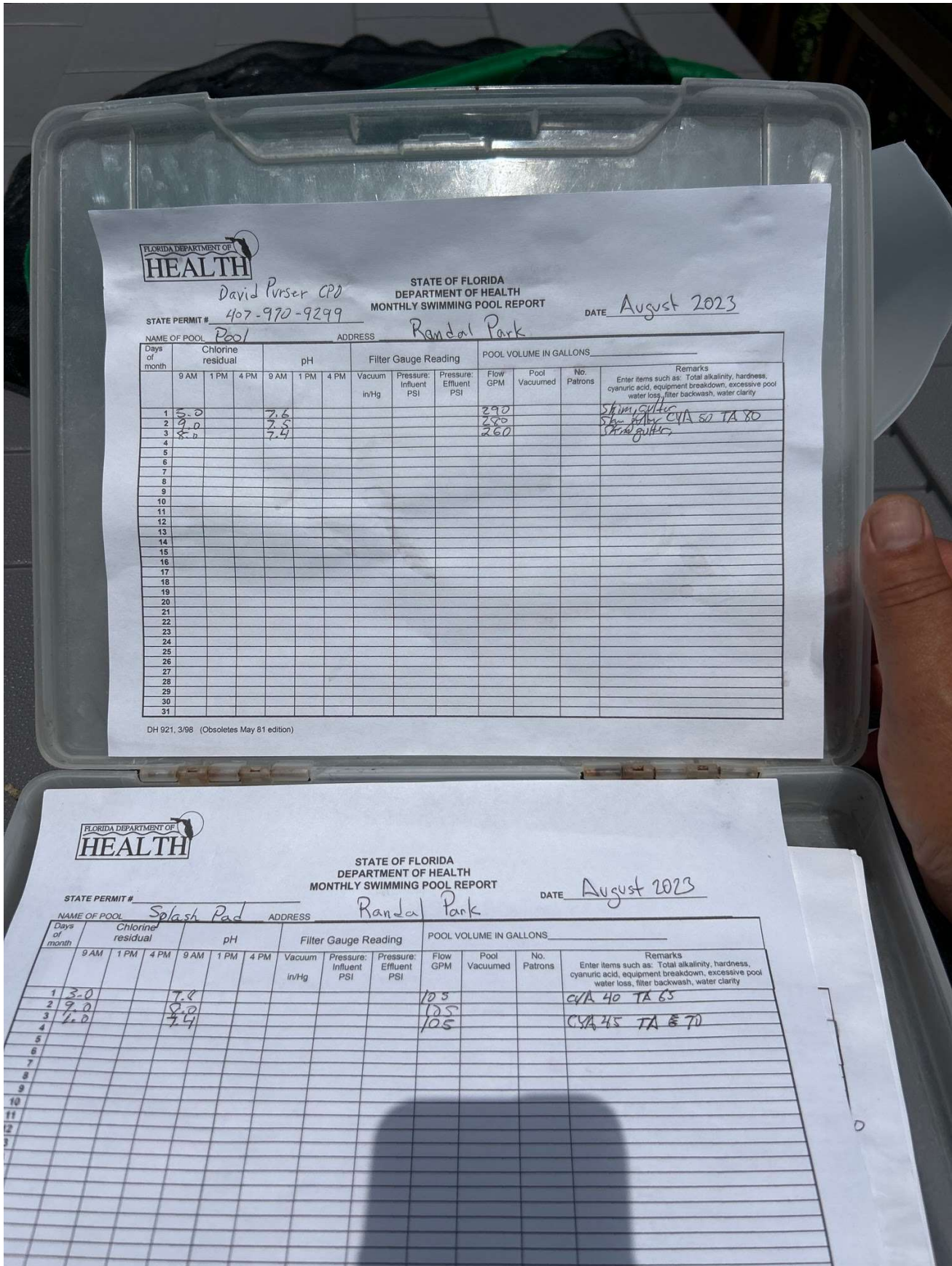
Your Pool Has Been Serviced!



Hi ,

Thanks for choosing us to keep your pool looking great!

Five Star Pro Pools LLC



David Purser CPD

STATE OF FLORIDA
DEPARTMENT OF HEALTH
MONTHLY SWIMMING POOL REPORT

DATE August 2023

STATE PERMIT # 407-970-9299

NAME OF POOL Pool ADDRESS Randal Park

Days of month	Chlorine residual			pH			Filter Gauge Reading			POOL VOLUME IN GALLONS			Remarks Enter items such as: Total alkalinity, hardness, cyanuric acid, equipment breakdown, excessive pool water loss, filter backwash, water clarity
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum in/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	No. Patrons	
1	3.0			7.6						290			Shim Gutter
2	3.0			7.5						280			Shim Gutter CVA 50 TA 80
3	3.0			7.4						260			Shim Gutter
4													
5													
6													
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DH 921, 3/98 (Obsoletes May 81 edition)



STATE OF FLORIDA
DEPARTMENT OF HEALTH
MONTHLY SWIMMING POOL REPORT

DATE August 2023

STATE PERMIT #

NAME OF POOL Splash Pad ADDRESS Randal Park

Days of month	Chlorine residual			pH			Filter Gauge Reading			POOL VOLUME IN GALLONS			Remarks Enter items such as: Total alkalinity, hardness, cyanuric acid, equipment breakdown, excessive pool water loss, filter backwash, water clarity
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum in/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	No. Patrons	
1	3.0			7.8						105			CVA 40 TA 65
2	3.0			8.0						105			
3	3.0			7.4						105			CVA 45 TA 70
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													



DATE OF SERVICE

August 3, 2023 at 12:46 PM

LOCATION

8730 Randal Park Blvd
orlando, FL 32832

SERVICED BY

David Purser

Five Star Pro Pools LLC

7205 Sylvan CT
Sanford FL 32771

(407) 970-9299

5starpoolsorlando@gmail.com

Have a great day!

SECTION D

Randal Park
July 2023

RANDAL



PARK

Randal Park
Amenity Report
July 2023

FACILITY REPORT

Randal Park
July 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 management office is open from (9am - 5pm) Mon - Fri

July Randal House Rentals: 8

July Events:

- * Chick fil-A Night: Cancelled
- * Pizza Night: Thursday, July 6th & 20th
- * Food Truck Social: Thursday, July 13th
- * Little Chef's Pizza Class: Friday, July 28th

Events scheduled for August:

- * Meet your Classmates: Thursday, August 3rd
- * Pizza Night: Thursday, August 3rd & 17th
- * Food Truck Social: Thursday, August 10th
- * Empty Nesters Brunch: Friday, August 25th

4th of July Celebration
Saturday, July 1st
4:00pm
Total RSVP: 57
Children over 3: 6
Children under 2: 8



Little Chefs Pizza Class

Friday, July 28th

12:00am

2:00pm

Total RSVP: 30

Attendance : 20



**FY2024 BUDGET &
ASSESSMENTS MEETING
6:30 PM**

SECTION III

SECTION A

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the Randal Park Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, attached hereto as **Exhibit “A”**, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Randal Park Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District for Fiscal Year 2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL CAPITAL RESERVE FUND	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2012	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2015	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2018	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024 or within 60 days following the end of the Fiscal Year 2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF August, 2023.

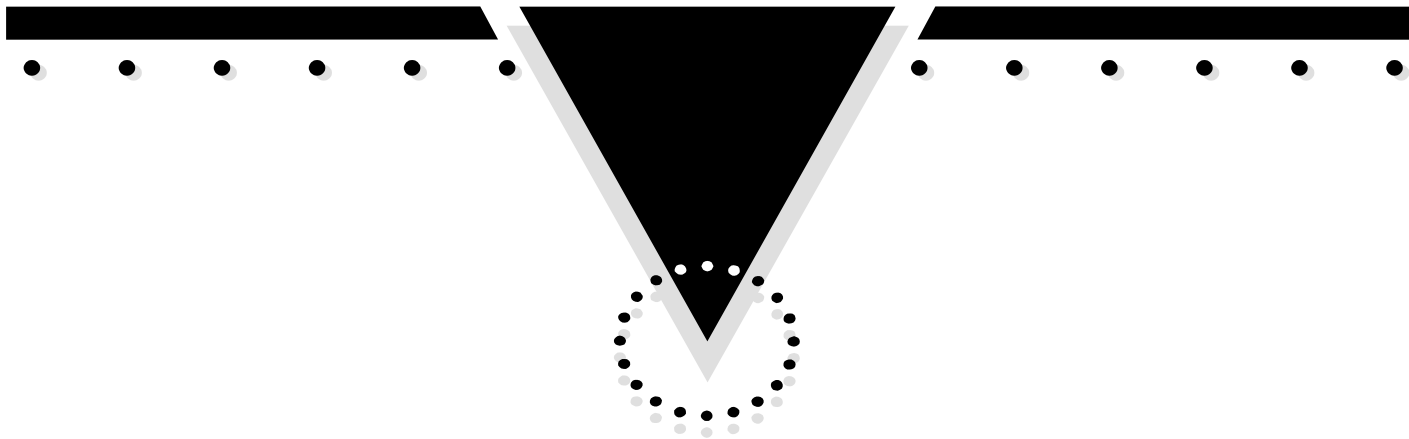
ATTEST:

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Adopted Budget



Randal Park
Community Development
District

Proposed Budget

FY 2024



Randal Park
Community Development District

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20	<u>Assessments Schedule</u>

Randal Park
Community Development District
Proposed Budget
General Fund

Description	Adopted FY2023 Budget	Actual Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Revenues					
Special Assessments	\$ 963,338	\$ 977,205	\$ -	\$ 977,205	\$ 1,151,680
Colonial Properties Contribution	\$ 47,088	\$ 41,586	\$ 8,300	\$ 49,886	\$ 52,768
Miscellaneous Revenue	\$ 1,000	\$ 711	\$ 150	\$ 861	\$ 1,000
Activities	\$ 7,000	\$ 2,043	\$ 118	\$ 2,161	\$ 5,000
Rentals	\$ 7,000	\$ 15,900	\$ 2,500	\$ 18,400	\$ 9,000
Carry Forward Surplus	\$ 26,408	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,051,834	\$ 1,037,445	\$ 11,068	\$ 1,048,513	\$ 1,219,448
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 2,000	\$ 11,000	\$ 12,000
FICA Expense	\$ 900	\$ 689	\$ 153	\$ 842	\$ 918
Annual Audit	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ 4,600
Trustee Fees	\$ 12,500	\$ 12,000	\$ -	\$ 12,000	\$ 12,500
Dissemination Agent	\$ 10,500	\$ 8,750	\$ 1,750	\$ 10,500	\$ 10,500
Arbitrage	\$ 1,800	\$ 1,200	\$ -	\$ 1,200	\$ 1,800
Engineering	\$ 10,000	\$ 7,445	\$ 1,000	\$ 8,445	\$ 10,000
Attorney	\$ 20,000	\$ 9,121	\$ 4,500	\$ 13,621	\$ 20,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Management Fees	\$ 43,882	\$ 36,568	\$ 7,314	\$ 43,882	\$ 46,515
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,908
Website Maintenance	\$ 1,200	\$ 1,000	\$ 200	\$ 1,200	\$ 1,272
Telephone	\$ 100	\$ -	\$ -	\$ -	\$ 100
Postage	\$ 650	\$ 1,762	\$ 250	\$ 2,012	\$ 1,000
Insurance	\$ 7,440	\$ 7,109	\$ -	\$ 7,109	\$ 8,175
Printing & Binding	\$ 2,150	\$ 489	\$ 200	\$ 689	\$ 1,500
Legal Advertising	\$ 2,250	\$ -	\$ 2,250	\$ 2,250	\$ 2,250
Other Current Charges	\$ 1,700	\$ 571	\$ 150	\$ 721	\$ 1,500
Office Supplies	\$ 200	\$ 10	\$ 10	\$ 20	\$ 200
Property Appraiser	\$ 800	\$ -	\$ -	\$ -	\$ 800
Property Taxes	\$ 300	\$ 241	\$ -	\$ 241	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 139,847	\$ 107,129	\$ 20,077	\$ 127,206	\$ 143,313
<i>Maintenance</i>					
Contract Services:					
Field Management	\$ 18,808	\$ 15,673	\$ 3,135	\$ 18,808	\$ 19,936
Mitigation Monitoring	\$ 19,200	\$ 19,200	\$ -	\$ 19,200	\$ 19,200
Landscape Maintenance	\$ 302,677	\$ 252,140	\$ 50,428	\$ 302,568	\$ 314,671
Lake Maintenance	\$ 10,700	\$ 8,900	\$ 1,780	\$ 10,680	\$ 11,640
Security Patrol	\$ 41,250	\$ 21,117	\$ 4,000	\$ 25,117	\$ 41,250
Repairs & Maintenance					
Facility Maintenance	\$ 30,576	\$ 25,480	\$ 5,096	\$ 30,576	\$ 32,411
Repairs & Maintenance	\$ 17,500	\$ 12,463	\$ 5,000	\$ 17,463	\$ 30,000
Operating Supplies	\$ 9,800	\$ 5,838	\$ 1,000	\$ 6,838	\$ 9,800
Landscape Replacement	\$ 15,000	\$ 12,467	\$ 3,000	\$ 15,467	\$ 15,000
Irrigation Repairs	\$ 10,000	\$ 12,071	\$ 2,000	\$ 14,071	\$ 10,000
Fountain Repairs	\$ 3,800	\$ 4,322	\$ -	\$ 4,322	\$ 3,000
Pressure Washing	\$ 8,000	\$ 9,746	\$ -	\$ 9,746	\$ 9,000
Subtotal Maintenance	\$ 487,311	\$ 399,417	\$ 75,439	\$ 474,856	\$ 515,908

Randal Park
Community Development District
Proposed Budget
General Fund

Description	Adopted FY2023 Budget	Actual Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Utilities					
Utilities - Common Area	\$ 30,000	\$ 19,049	\$ 4,600	\$ 23,649	\$ 30,000
Streetlighting	\$ 110,000	\$ 85,348	\$ 17,200	\$ 102,548	\$ 110,000
Amenity Center					
Amenity Management	\$ 87,385	\$ 72,821	\$ 14,564	\$ 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	\$ 3,239	\$ 630	\$ 3,869	\$ 4,415
Utilities - Amenity Center	\$ 21,000	\$ 18,440	\$ 3,700	\$ 22,140	\$ 23,310
Refuse Service	\$ 2,880	\$ 2,210	\$ 444	\$ 2,653	\$ 2,880
Amenity Center Access Cards	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
HVAC Maintenance	\$ 574	\$ 705	\$ -	\$ 705	\$ 574
Special Events	\$ 14,962	\$ 17,192	\$ 317	\$ 17,509	\$ 15,000
Holiday Decorations	\$ 8,500	\$ 9,099	\$ -	\$ 9,099	\$ 9,500
Security Monitoring	\$ 1,920	\$ 1,885	\$ 310	\$ 2,195	\$ 1,953
Janitorial Services	\$ 21,480	\$ 20,811	\$ 4,186	\$ 24,997	\$ 25,000
Pool Maintenance	\$ 20,000	\$ 34,433	\$ 7,044	\$ 41,477	\$ 28,800
Pool Chemicals & Repairs	\$ -	\$ -	\$ -	\$ -	\$ 19,450
Fitness Repairs & Maintenance	\$ 5,000	\$ 475	\$ 3,000	\$ 3,475	\$ 5,000
Amenity Repairs & Maintenance	\$ 5,000	\$ 400	\$ 2,500	\$ 2,900	\$ 5,000
Pest Control	\$ 1,218	\$ 3,904	\$ 100	\$ 4,004	\$ 11,500
Other					
Property Insurance	\$ 41,692	\$ 33,831	\$ -	\$ 33,831	\$ 50,747
Contingency	\$ 7,500	\$ 13,418	\$ -	\$ 13,418	\$ 10,000
Transfer Out - Capital Reserve	\$ 24,000	\$ 24,000	\$ -	\$ 24,000	\$ 93,925
Subtotal Maintenance	\$ 424,676	\$ 362,411	\$ 67,095	\$ 429,506	\$ 560,227
Total Expenditures	\$ 1,051,834	\$ 868,958	\$ 162,610	\$ 1,031,568	\$ 1,219,448
Excess Revenues/ (Expenditures)	\$ -	\$ 168,487	\$ (151,542)	\$ 16,945	\$ -

	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 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Revenues					
Transfer In	\$ 24,000	\$ 24,000	\$ -	\$ 24,000	\$ 93,925
Interest	\$ 500	\$ 12,199	\$ 2,400	\$ 14,599	\$ 500
Carry Forward Surplus	\$ 206,295	\$ 308,456	\$ -	\$ 308,456	\$ 295,740
Total Revenues	\$ 230,795	\$ 344,656	\$ 2,400	\$ 347,056	\$ 390,165
Expenditures					
Capital Outlay	\$ 25,000	\$ 8,131	\$ 8,000	\$ 16,131	\$ 25,000
Shade Structures	\$ 115,000	\$ 35,185	\$ -	\$ 35,185	\$ -
Soccer Field Turf Replacement	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 146,000	\$ 43,316	\$ 8,000	\$ 51,316	\$ 25,000
Excess Revenue/(Expenditures)	\$ 84,795	\$ 301,340	\$ (5,600)	\$ 295,740	\$ 365,165

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

Description	Adopted FY2023 Budget	Actual Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Revenues					
Assessments	\$ 397,350	\$ 402,113	\$ -	\$ 402,113	\$ 396,407
Interest	\$ 100	\$ 25,958	\$ 2,000	\$ 27,958	\$ 100
Carry Forward Surplus	\$ 391,325	\$ 386,447	\$ -	\$ 386,447	\$ 440,856
Total Revenues	\$ 788,775	\$ 814,519	\$ 2,000	\$ 816,519	\$ 837,364
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	\$ 375,663	\$ -	\$ 375,663	\$ 394,553
Excess Revenue/(Expenditures)	\$ 407,969	\$ 438,856	\$ 2,000	\$ 440,856	\$ 442,810

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 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Revenues					
Assessments	\$ 590,148	\$ 598,647	\$ -	\$ 598,647	\$ 589,600
Assessments - Prepayments	\$ -	\$ 6,554	\$ -	\$ 6,554	\$ -
Interest	\$ 125	\$ 35,430	\$ 4,000	\$ 39,430	\$ 125
Carry Forward Surplus	\$ 513,092	\$ 515,122	\$ -	\$ 515,122	\$ 577,837
Total Revenues	\$ 1,103,364	\$ 1,155,754	\$ 4,000	\$ 1,159,754	\$ 1,167,562
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	\$ 199,046	\$ -	\$ 199,046	\$ 195,068
Total Expenditures	\$ 582,555	\$ 581,918	\$ -	\$ 581,918	\$ 579,066
Excess Revenue/(Expenditures)	\$ 520,809	\$ 573,837	\$ 4,000	\$ 577,837	\$ 588,496

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
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					
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 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
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%)	\$ 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 B

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Randal Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Orange County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Randal Park Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B”**. Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2024 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District’s discretion, collected

pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 18th day of August, 2023.

ATTEST:

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll