*Randal Park Community Development District*

*Agenda*

*May 16, 2025*

# AGENDA

# *Randal Park*

## *Community Development District*

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

May 9, 2025

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

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, May 16, 2025 at 9:30 AM at the Randal Park Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Engineer's Report
4. Approval of Minutes of the April 18, 2025 Board of Supervisors Meeting and Audit Committee Meeting
5. Consideration of Resolution 2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
6. Staff Reports
   A. Attorney
   B. District Manager's Report
      1. Approval of Check Register
      2. Balance Sheet and Income Statement
      3. Presentation of Series 2015 Arbitrage Rebate Calculation Report
      4. Presentation of Number of Registered Voters – 1,619
   C. Field Manager's Report
      1. Consideration of Landscape Maintenance Formal RFP Bid Packet
   D. Amenity Report
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date – June 20, 2025
10. 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

# MINUTES

**MINUTES OF MEETING**
**RANDAL PARK**
**COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Randal Park Community Development District was held Friday, **April 18, 2025** 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 *by phone* | Vice Chairperson |
| Sean Masherella | Assistant Secretary |
| Marcela Asquith | Assistant Secretary |
| Brandon Swendsen | Assistant Secretary |

Also present were:

| | |
|---|---|
| Jason Showe | District Manager |
| Kristen Trucco *by phone* | District Counsel |
| James Hoffman *by phone* | District Engineer |
| Jarett Wright | Field Operations |
| Alexandra Panagos | CALM |
| Katie O'Rourke | GMS |

**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 no comments, the next item followed.

**THIRD ORDER OF BUSINESS** **Engineer's Report**

Ms. Asquith stated a resident told me that some boards on the bridge are coming up.

Mr. Wright stated I will go over right after the meeting.

Mr. Hoffman stated it wasn't too long ago that we had a man out there to look at the structure and he recommended a few minor things to be addressed but the surface boards are more of a maintenance issue. We are happy to meet the GMS team out there and provide recommendations at the next meeting.

Mr. Hoffman left the telephone conference at this time.

**FOURTH ORDER OF BUSINESS** **Approval of the Minutes of the March 7, 2025 Meeting**

| |
|---|
| On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the minutes of the March 7, 2025 meeting were approved as presented. |

**FIFTH ORDER OF BUSINESS** **Discussion of Clubhouse as Poll Location**

Mr. Showe stated we have a request from the City of Orlando to use this facility as a polling place in November this year and another date if needed for a runoff. The board has approved those requests in the past. We can have counsel draft an agreement with the city similar to what we have done in the past.

| |
|---|
| On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the request to use Randal House Clubhouse as a polling location was approved. |

**SIXTH ORDER OF BUSINESS** **Review and Acceptance of Fiscal Year 2024 Audit Report**

Mr. Showe stated the audit report was included in the agenda package and under the report to management there are no current year or prior year findings or recommendations. It is a clean audit.

| |
|---|
| On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the fiscal year 2024 audit was accepted and staff authorized to transmit the final report to the State of Florida. |

**SEVENTH ORDER OF BUSINESS** **Appointment of Audit Committee and Chairman**

| |
|---|
| On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the board members were appointed to serve as the audit committee and Ms. Cornelius was appointed chair. |

**EIGHTH ORDER OF BUSINESS** **Staff Reports**

**A. Attorney**

There being no comments, the next item followed.

**B. Manager**

**i. Approval of Check Registers**

| |
|---|
| On MOTION by Ms. Cornelius seconded by Mr. Masherella 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.

**C. Field Manager's Report**

Mr. Wright gave an overview of the field manager's report, copy of which was provided in the agenda package.

Mr. Swendsen joined the meeting during this item.

Mr. Wright stated since we lost Lathan the quality has fallen off significantly and their contract is ending this year and it is time we did a formal bid. If they can turn it around you can choose to stay with Yellowstone and if not, we will have options.

Mr. Showe stated we will prepare an RFP and bring that to your next meeting for your review and have bids back in the July timeframe.

**i. Consideration of Proposals for sod Replacement at Dog Park**

| |
|---|
| On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the proposal from Blade Runners in the amount of $6,375 was approved. |

**D. Amenity Report**

Ms. Panagos gave an overview of the amenity manager's report, copy of which was included in the agenda package.

**i. Consideration of Proposal for Installation of Surge Protector from Terry's Electric**

| |
|---|
| On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the proposal from Terry's Electric in the amount of $2,868 was approved. |

**NINTH ORDER OF BUSINESS Supervisor's Requests**

Ms. Asquith stated residents were asking again about benches around the pond. I don't know where we ended up with that.

Mr. Wright stated the expense with the bench with the Trek product that lasts and a concrete pad is about $2,000 each. I have ordered replacement boards for existing benches and they will be replaced as soon as they arrive.

**TENTH ORDER OF BUSINESS Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS Next Meeting Date -May 16, 2025**

Mr. Showe stated the next meeting is scheduled for May 16, 2025 at which time we will present the proposed budget. If there is anything specific you would like to add just let me know.

**TWELFTH ORDER OF BUSINESS Adjournment**

| |
|---|
| On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the meeting adjourned at 9:55 a.m. |

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

**MINUTES OF MEETING**
**RANDAL PARK**
**COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee meeting of the Board of Supervisors of the Randal Park Community Development District was held on Friday, **April 18, 2025** at 9:55 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present were:

| | |
|---|---|
| Stephany Cornelius | Chairperson |
| Katie Steuck *by phone* | Vice Chairperson |
| Sean Masherella | Assistant Secretary |
| Marcela Asquith | Assistant Secretary |
| Brandon Swendsen | Assistant Secretary |

Also present were:

| | |
|---|---|
| Jason Showe | District Manager |
| Kristen Trucco *by phone* | District Counsel |
| Jarett Wright | Field Operations |
| Alexandra Panagos | CALM |
| Katie O'Rourke | GMS |

**FIRST ORDER OF BUSINESS** **Roll Call**

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

**SECOND ORDER OF BUSINESS** **Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS** **Audit Services**

**A. Approval of Request for Proposals and Selection Criteria**

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor the evaluation criteria to include price was approved.

**B. Approval of Notice of Request for Proposals for Audit Services**

> On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the notice of the request for proposals for audit services was approved.

**C Public Announcement of Opportunity to Provide Audit Services**

Mr. Showe announced the opportunity to provide audit services to the Randal Park CDD.

**FOURTH ORDER OF BUSINESS Adjournment**

> On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the audit committee meeting adjourned at 9:57 a.m.

___________________________________ ___________________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

# SECTION V

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Randal Park Community Development District (**"District"**) prior to June 15, 2025, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"Fiscal Year 2025/2026"**); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

| | |
|---|---|
| DATE: | August 15, 2025 |
| HOUR: | 9:30 a.m. |
| LOCATION: | Randal House Clubhouse<br>8730 Randal Park Blvd.<br>Orlando, FL 32832 |

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

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

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

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED THIS 16th DAY OF MAY, 2025.**

ATTEST:

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**

_________________________________
Secretary/Assistant Secretary

By:_________________________________
Its:_________________________________

**Exhibit A**: FY 2025/2026 Proposed Budget

Exhibit A

# Randal Park

## Community Development District

## Proposed Budget

## FY 2026

# Randal Park

## Assessments Schedule - FY2025

## Table of Contents

# Randal Park

## Community Development District

## Proposed Budget

## General Fund

| Description | Adopted FY2025 Budget | Actual Thru 4/30/25 | Projected Next 5 Months | Projected Thru 9/30/25 | Proposed FY2026 Budget |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Special Assessments | $ 1,151,680 | $ 1,082,316 | $ 69,364 | $ 1,151,680 | $ 1,151,680 |
| Colonial Properties Contribution | $ 55,607 | $ 33,043 | $ 24,250 | $ 57,293 | $ 57,051 |
| Interest Income | $ - | $ 2,714 | $ 5,428 | $ 3,845 | $ 1,922 |
| Miscellaneous Revenue | $ 1,000 | $ 1,760 | $ 1,257 | $ 3,017 | $ 1,000 |
| Activities | $ 5,000 | $ 2,520 | $ 250 | $ 2,770 | $ 5,000 |
| Rentals | $ 9,000 | $ 11,010 | $ 7,864 | $ 18,874 | $ 9,000 |
| Carry Forward Surplus | $ - | $ 665,210 | $ - | $ 665,210 | $ 42,227 |
| ***Total Revenues*** | **$ 1,222,287** | **$ 1,798,573** | **$ 108,413** | **$ 1,902,689** | **$ 1,267,881** |
| **Expenditures** | | | | | |
| *Administrative* | | | | | |
| Supervisor Fees | $ 12,000 | $ 6,400 | $ 5,000 | $ 11,400 | $ 12,000 |
| FICA Expense | $ 918 | $ 490 | $ 383 | $ 872 | $ 918 |
| Annual Audit | $ 4,600 | $ 4,700 | $ - | $ 4,700 | $ 4,700 |
| Trustee Fees | $ 12,500 | $ 9,833 | $ 2,667 | $ 12,500 | $ 13,750 |
| Dissemination Agent | $ 11,025 | $ 6,431 | $ 2,680 | $ 9,111 | $ 11,356 |
| Arbitrage | $ 1,800 | $ 600 | $ 1,200 | $ 1,800 | $ 1,800 |
| Engineering | $ 10,000 | $ 120 | $ 4,167 | $ 4,287 | $ 10,000 |
| Attorney | $ 20,000 | $ 8,035 | $ 4,000 | $ 12,035 | $ 20,000 |
| Assessment Administration | $ 5,565 | $ 5,565 | $ - | $ 5,565 | $ 5,732 |
| Management Fees | $ 50,004 | $ 29,169 | $ 20,835 | $ 50,004 | $ 51,504 |
| Information Technology | $ 2,004 | $ 1,169 | $ 835 | $ 2,004 | $ 2,064 |
| Website Maintenance | $ 1,336 | $ 779 | $ 557 | $ 1,336 | $ 1,376 |
| Telephone | $ 100 | $ - | $ 42 | $ 42 | $ 100 |
| Postage | $ 1,000 | $ 578 | $ 422 | $ 1,000 | $ 1,000 |
| Insurance | $ 8,094 | $ 8,688 | $ - | $ 8,688 | $ 10,207 |
| Printing & Binding | $ 1,500 | $ 191 | $ 137 | $ 328 | $ 1,500 |
| Legal Advertising | $ 2,250 | $ 739 | $ 1,300 | $ 2,039 | $ 2,250 |
| Other Current Charges | $ 1,500 | $ 284 | $ 275 | $ 559 | $ 1,500 |
| Office Supplies | $ 200 | $ 4 | $ 25 | $ 29 | $ 200 |
| Property Appraiser | $ 800 | $ - | $ - | $ - | $ 800 |
| Property Taxes | $ 300 | $ 325 | $ - | $ 325 | $ 300 |
| Dues, Licenses & Subscriptions | $ 175 | $ 175 | $ - | $ 175 | $ 175 |
| ***Total Administrative*** | **$ 147,671** | **$ 84,276** | **$ 44,522** | **$ 128,799** | **$ 153,232** |
| *Maintenance* | | | | | |
| **Contract Services:** | | | | | |
| Field Management | $ 20,933 | $ 12,211 | $ 8,722 | $ 20,933 | $ 21,561 |
| Mitigation Monitoring | $ 19,200 | $ 9,600 | $ 9,600 | $ 19,200 | $ 19,200 |
| Landscape Maintenance | $ 330,404 | $ 189,065 | $ 135,046 | $ 324,111 | $ 346,924 |
| Lake Maintenance | $ 11,640 | $ 5,658 | $ 5,658 | $ 11,316 | $ 11,882 |
| Security Patrol | $ 41,250 | $ 20,380 | $ 20,000 | $ 40,380 | $ 41,250 |
| **Repairs & Maintenance** | | | | | |
| Facility Maintenance | $ 34,031 | $ 19,851 | $ 14,180 | $ 34,031 | $ 35,052 |
| Repairs & Maintenance | $ 30,000 | $ 11,330 | $ 18,670 | $ 30,000 | $ 30,000 |
| Operating Supplies | $ 9,800 | $ 4,693 | $ 3,000 | $ 7,693 | $ 8,000 |
| Landscape Replacement | $ 15,000 | $ 17,527 | $ - | $ 17,527 | $ 25,000 |
| Irrigation Repairs | $ 10,000 | $ 4,044 | $ 5,956 | $ 10,000 | $ 10,000 |
| Fountain Repairs | $ 3,000 | $ 370 | $ 2,630 | $ 3,000 | $ 3,000 |
| Pressure Washing | $ 9,000 | $ 9,000 | $ - | $ 9,000 | $ 9,000 |
| ***Subtotal Maintenance*** | **$ 534,259** | **$ 303,731** | **$ 223,462** | **$ 527,192** | **$ 560,869** |

# Randal Park

## Community Development District

### Proposed Budget

### General Fund

| Description | Adopted FY2025 Budget | Actual Thru 4/30/25 | Projected Next 5 Months | Projected Thru 9/30/25 | Proposed FY2026 Budget |
|---|---|---|---|---|---|
| **Utilities** | | | | | |
| Utilities - Common Area | $ 33,000 | $ 13,895 | $ 12,500 | $ 26,395 | $ 29,034 |
| Streetlighting | $ 121,000 | $ 60,284 | $ 43,250 | $ 103,534 | $ 110,000 |
| **Amenity Center** | | | | | |
| Amenity Management | $ 100,930 | $ 58,876 | $ 42,054 | $ 100,930 | $ 106,986 |
| Pool Attendants | $ 15,500 | $ 2,055 | $ 13,445 | $ 15,500 | $ 16,740 |
| Pool Permit | $ 550 | $ 615 | $ - | $ 615 | $ 615 |
| Cable TV/Internet/Telephone | $ 4,857 | $ 2,230 | $ 1,750 | $ 3,980 | $ 4,857 |
| Utilities - Amenity Center | $ 25,641 | $ 10,149 | $ 9,500 | $ 19,649 | $ 28,205 |
| Refuse Service | $ 3,168 | $ 1,652 | $ 1,200 | $ 2,852 | $ 3,168 |
| Amenity Center Access Cards | $ 1,000 | $ - | $ 1,000 | $ 1,000 | $ 1,000 |
| HVAC Maintenance | $ 574 | $ 223 | $ 351 | $ 574 | $ 574 |
| Special Events | $ 15,000 | $ 14,034 | $ 966 | $ 15,000 | $ 15,000 |
| Holiday Decorations | $ 9,500 | $ 9,931 | $ - | $ 9,931 | $ 10,000 |
| Security Monitoring | $ 2,345 | $ 1,463 | $ 1,045 | $ 2,507 | $ 2,600 |
| Janitorial Services | $ 26,250 | $ 16,107 | $ 12,500 | $ 28,607 | $ 30,037 |
| Pool Maintenance | $ 30,240 | $ 15,750 | $ 12,450 | $ 28,200 | $ 32,130 |
| Pool Chemicals & Repairs | $ 19,450 | $ 28,352 | $ 20,000 | $ 48,352 | $ 50,000 |
| Amenity Repairs & Maintenance | $ 5,000 | $ 5,926 | $ 3,500 | $ 9,426 | $ 9,500 |
| Pest Control | $ 11,500 | $ 2,256 | $ 302 | $ 2,558 | $ 3,500 |
| **Other** | | | | | |
| Property Insurance | $ 55,019 | $ 45,279 | $ - | $ 45,279 | $ 50,000 |
| Contingency | $ 34,032 | $ 612 | $ 14,180 | $ 14,792 | $ 24,032 |
| Transfer Out - Capital Reserve | $ 25,802 | $ 25,802 | $ - | $ 25,802 | $ 25,802 |
| ***Subtotal Maintenance*** | **$ 540,358** | **$ 315,491** | **$ 189,993** | **$ 505,484** | **$ 553,779** |
| ***Total Expenditures*** | **$ 1,222,287** | **$ 703,498** | **$ 457,977** | **$ 1,161,474** | **$ 1,267,881** |
| **Excess Revenues/(Expenditures)** | **$ -** | **$ 1,095,076** | **$ (349,564)** | **$ 741,215** | **$ -** |

| | **Adopted Budget FY2023** | **Adopted Budget FY2024** | **Adopted Budget FY2025** | **Proposed Budget FY2026** | **Proposed FY26 Increase/ (Decrease)** |
|---|---|---|---|---|---|
| Net Assessments | $ 963,338 | $ 1,151,680 | $ 1,151,680 | $ 1,151,680 | $ - |
| Add: Discounts & Collections 6% | $ 61,490 | $ 73,511 | $ 73,511 | $ 73,511 | $ - |
| Gross Assessments | $ 1,024,828 | $ 1,225,191 | $ 1,225,191 | $ 1,225,191 | $ - |
| Assessable Units | 904 | 904 | 904 | 904 | |
| Per Unit Assessment - Phases 1 - 5 | $ 1,191.80 | $ 1,431.80 | $ 1,431.80 | $ 1,431.80 | $ - |
| Per Unit Assessment - Randal Walk | $ 700.60 | $ 785.47 | $ 785.47 | $ 785.47 | $ - |

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

| | | **Total Proposed FY2026 Budget** | **Shared Costs** | **Colonial Properties Allocation** |
|---|---|---|---|---|
| 1 | Field Management & Maintenance | $ 21,561 | $ 10,780 | $ 5,390 |
| 2 | Landscape Maintenance | $ 346,924 | $ 89,625 | $ 44,813 |
| 3 | Lake Maintenance | $ 11,882 | $ 1,474 | $ 737 |
| 4 | Irrigation Repairs | $ 10,000 | $ 2,000 | $ 1,000 |
| 5 | Utilities | $ 29,034 | $ 3,052 | $ 1,526 |
| 6 | Streetlighting | $ 110,000 | $ 7,170 | $ 3,585 |
| | | **Totals:** | **$ 114,102** | **$ 57,051** |

# 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.

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**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.

*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 Commerce 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 | $28,910 | $346,924 |
| **TOTAL** | | **$346,924** |

*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 | $990 | $11,882 |
| **Total** | | **$11,882** |

*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.

*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 | $328 | $3,934 |
| Music Services | | $375 |
| Contingency | | $548 |
| **TOTAL** | | **$4,857** |

*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 | $264 | $3,168 |
| **TOTAL** | | **$3,168** |

*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 | $45 | $538 |
| Wi-Pak | $172 | $2,062 |
| **TOTAL** | | **$2,600** |

*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 |
|---|---|---|
| B&T Building Services | $1,715 | $20,583 |
| Cintas - Mat Cleanings | | $2,722 |
| Janitorial Supplies/Materials | | $6,732 |
| **TOTAL** | | **$30,037** |

*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) | $2,363 | $21,263 |
| 5x a Week Cleaning (Jul - Aug) | $2,993 | $8,978 |
| Contingency | | $1,890 |
| **TOTAL** | | **$32,130** |

*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 | $2,000 |
| **TOTAL** | **$3,500** |

***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 FY2025 Budget | Actual Thru 4/30/25 | Projected Next 5 Months | Projected Thru 9/30/25 | Proposed FY2026 Budget |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Transfer In | $ 25,802 | $ 25,802 | $ - | $ 25,802 | $ 25,802 |
| Interest | $ 8,614 | $ 10,720 | $ 7,657 | $ 18,377 | $ 9,189 |
| Carry Forward Surplus | $ 328,863 | $ 363,696 | $ - | $ 363,696 | $ 407,875 |
| ***Total Revenues*** | **$ 363,279** | **$ 400,218** | **$ 7,657** | **$ 407,875** | **$ 442,865** |
| **Expenditures** | | | | | |
| Capital Outlay | $ 25,000 | $ - | $ - | $ - | $ 25,000 |
| Pool Resurfacing | $ - | $ - | $ - | $ - | $ 28,500 |
| ***Total Expenditures*** | **$ 25,000** | **$ -** | **$ -** | **$ -** | **$ 53,500** |
| | | | | $ - | |
| **Excess Revenue/(Expenditures)** | **$ 338,279** | **$ 400,218** | **$ 7,657** | **$ 407,875** | **$ 389,365** |

# Randal Park

## Community Development District

### Proposed Budget

### Debt Service - Series 2012

| Description | Adopted FY2025 Budget | Actual Thru 4/30/25 | Projected Next 5 Months | Projected Thru 9/30/25 | Proposed FY2026 Budget |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Assessments | $ 396,407 | $ 371,538 | $ 24,869 | $ 396,407 | $ 396,407 |
| Interest | $ 20,042 | $ 20,288 | $ 14,492 | $ 34,780 | $ 17,390 |
| Carry Forward Surplus | $ 491,322 | $ 525,282 | $ - | $ 525,282 | $ 539,113 |
| ***Total Revenues*** | **$ 907,772** | **$ 917,109** | **$ 39,361** | **$ 956,470** | **$ 952,911** |
| **Expenditures** | | | | | |
| Interest Payment - 11/01 | $ 138,016 | $ 138,169 | $ - | $ 138,169 | $ 134,188 |
| Principal Payment - 11/01 | $ 125,000 | $ 135,000 | $ - | $ 135,000 | $ 125,000 |
| Principal Payment - 2/01 | $ - | $ 10,000 | $ - | $ 10,000 | $ - |
| Interest Payment - 05/01 | $ 134,188 | $ - | $ 134,188 | $ 134,188 | $ 130,359 |
| ***Total Expenditures*** | **$ 397,203** | **$ 283,169** | **$ 134,188** | **$ 417,356** | **$ 389,547** |
| **Excess Revenue/(Expenditures)** | **$ 510,569** | **$ 633,940** | **$ (94,827)** | **$ 539,113** | **$ 563,364** |

| | |
|---|---|
| Interest Payment 11/1/26 | $ 130,359 |
| Principal Payment 11/1/26 | $ 135,000 |
| | $ 265,359 |

| | **Proposed Budget FY2026** |
|---|---|
| Net Assessments | $ 396,407 |
| Add: Discounts & Collections 6% | $ 25,303 |
| Gross Assessments | $ 421,710 |

# Randal Park

## Community Development District

### Assessments Schedule - FY2026

### Amortization Schedule

| DATE | | BALANCE | | PRINCIPAL | | INTEREST | | TOTAL |
|---|---|---|---|---|---|---|---|---|
| 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 |
| | | | **$** | **4,165,000.00** | **$** | **3,479,956.25** | **$** | **7,759,956.25** |

# Randal Park

## Community Development District

### Proposed Budget

### Debt Service - Series 2015

| Description | Adopted FY2025 Budget | Actual Thru 4/30/25 | Projected Next 5 Months | Projected Thru 9/30/25 | Proposed FY2026 Budget |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Assessments | $ 589,600 | $ 553,874 | $ 35,727 | $ 589,600 | $ 589,600 |
| Interest | $ 27,333 | $ 27,812 | $ 19,865 | $ 47,677 | $ 23,839 |
| Carry Forward Surplus | $ 641,940 | $ 680,147 | $ - | $ 680,147 | $ 736,385 |
| ***Total Revenues*** | **$ 1,258,873** | **$ 1,261,832** | **$ 55,592** | **$ 1,317,424** | **$ 1,349,824** |
| **Expenditures** | | | | | |
| Interest Payment - 11/01 | $ 195,068 | $ 200,009 | $ - | $ 200,009 | $ 191,030 |
| Principal Payment - 11/01 | $ 185,000 | $ 190,000 | $ - | $ 190,000 | $ 200,000 |
| Interest Payment - 05/01 | $ 191,030 | $ - | $ 191,030 | $ 191,030 | $ 186,780 |
| ***Total Expenditures*** | **$ 571,098** | **$ 390,009** | **$ 191,030** | **$ 581,039** | **$ 577,810** |
| **Excess Revenue/(Expenditures)** | **$ 687,776** | **$ 871,823** | **$ (135,438)** | **$ 736,385** | **$ 772,014** |

| | |
|---|---|
| Interest Payment 11/1/26 | $ 186,780 |
| Principal Payment 11/1/26 | $ 220,000 |
| | $ 406,780 |

| | Proposed Budget FY2026 |
|---|---|
| Net Assessments | $ 589,600 |
| Add: Discounts & Collections 6% | $ 37,634 |
| Gross Assessments | $ 627,234 |

# Randal Park

## Community Development District

### Assessments Schedule - FY2026

### Amortization Schedule

| DATE | | BALANCE | | PRINCIPAL | | INTEREST | | TOTAL |
|---|---|---|---|---|---|---|---|---|
| 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 |
| | | | **$** | **7,675,000.00** | **$** | **5,536,443.75** | **$** | **13,396,443.75** |

# Randal Park

## Community Development District

### Proposed Budget

### Debt Service - Series 2018

| Description | Adopted FY2025 Budget | Actual Thru 4/30/25 | Projected Next 5 Months | Total as of 9/30/25 | Proposed FY2026 Budget |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Assessments | $ 117,674 | $ 110,591 | $ 7,083 | $ 117,674 | $ 117,674 |
| Interest | $ 2,496 | $ 3,280 | $ 2,343 | $ 5,622 | $ 2,811 |
| Carry Forward Surplus | $ 77,664 | $ 84,281 | $ - | $ 84,281 | $ 90,443 |
| ***Total Revenues*** | **$ 197,833** | **$ 198,152** | **$ 9,425** | **$ 207,578** | **$ 210,927** |
| **Expenditures** | | | | | |
| Interest Payment - 11/01 | $ 41,068 | $ 41,068 | $ - | $ 41,068 | $ 40,280 |
| Principal Payment - 05/01 | $ 35,000 | $ - | $ 35,000 | $ 35,000 | $ 35,000 |
| Interest Payment - 05/01 | $ 41,068 | $ - | $ 41,068 | $ 41,068 | $ 40,280 |
| ***Total Expenditures*** | **$ 117,135** | **$ 41,068** | **$ 76,068** | **$ 117,135** | **$ 115,560** |
| **Excess Revenue/(Expenditures)** | **$ 80,698** | **$ 157,085** | **$ (66,642)** | **$ 90,443** | **$ 95,367** |

| | |
|---|---|
| Interest Payment 11/1/26 | $ 39,493 |
| | $ 39,493 |

| | **Proposed Budget FY2026** |
|---|---|
| Net Assessments | $ 117,674 |
| Add: Discounts & Collections 6% | $ 7,511 |
| Gross Assessments | $ 125,185 |

# Randal Park

## Community Development District

### Assessments Schedule - FY2026

### Amortization Schedule

| DATE | | BALANCE | | PRINCIPAL | | INTEREST | | TOTAL |
|---|---|---|---|---|---|---|---|---|
| 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

## Assessments Schedule - FY2026

### General Fund Assessment Calculation

| Description | Proposed FY2026 Budget | Randal Park | Randal Walk | Combined | Proposed FY2026 Total |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Special Assessments | $ 1,151,680 | $ 549,581 | $ 8,775 | $ 593,324 | $ 1,151,680 |
| Colonial Properties Contribution | $ 57,051 | $ - | $ - | $ 57,051 | $ 57,051 |
| Interest Income | $ 1,922 | $ - | $ - | $ 1,922 | $ 1,922 |
| 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 | $ 42,227 | $ 19,619 | $ 560 | $ 22,048 | $ 42,227 |
| ***Total Revenues*** | **$ 1,267,881** | **$ 583,200** | **$ 9,335** | **$ 675,345** | **$ 1,267,881** |
| **Expenditures** | | | | | |
| *Administrative* | | | | | |
| Supervisor Fees | $ 12,000 | $ - | $ - | $ 12,000 | $ 12,000 |
| FICA Expense | $ 918 | $ - | $ - | $ 918 | $ 918 |
| Annual Audit | $ 4,700 | $ - | $ - | $ 4,700 | $ 4,700 |
| Trustee Fees | $ 13,750 | $ 8,800 | $ 4,950 | $ - | $ 13,750 |
| Dissemination Agent | $ 11,356 | $ 7,571 | $ 3,785 | $ - | $ 11,356 |
| Arbitrage | $ 1,800 | $ 1,200 | $ 600 | $ - | $ 1,800 |
| Engineering | $ 10,000 | $ - | $ - | $ 10,000 | $ 10,000 |
| Attorney | $ 20,000 | $ - | $ - | $ 20,000 | $ 20,000 |
| Assessment Administration | $ 5,732 | $ - | $ - | $ 5,732 | $ 5,732 |
| Management Fees | $ 51,504 | $ - | $ - | $ 51,504 | $ 51,504 |
| Information Technology | $ 2,064 | $ - | $ - | $ 2,064 | $ 2,064 |
| Website Maintance | $ 1,376 | $ - | $ - | $ 1,376 | $ 1,376 |
| Telephone | $ 100 | $ - | $ - | $ 100 | $ 100 |
| Postage | $ 1,000 | $ - | $ - | $ 1,000 | $ 1,000 |
| Insurance | $ 10,207 | $ - | $ - | $ 10,207 | $ 10,207 |
| 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*** | **$ 153,232** | **$ 17,571** | **$ 9,335** | **$ 126,326** | **$ 153,232** |
| *Maintenance* | | | | | |
| **Contract Services:** | | | | | |
| Field Management | $ 21,561 | $ - | $ - | $ 21,561 | $ 21,561 |
| Mitigation Monitoring | $ 19,200 | $ - | $ - | $ 19,200 | $ 19,200 |
| Landscape Maintenance (75%/25%) | $ 346,924 | $ 91,380 | $ - | $ 255,544 | $ 346,924 |
| Lake Maintenance | $ 11,882 | $ - | $ - | $ 11,882 | $ 11,882 |
| Security Patrol (75%/25%) | $ 41,250 | $ 30,938 | $ - | $ 10,313 | $ 41,250 |
| **Repairs & Maintenance** | | | | | |
| Facility Maintenance (75%/25%) | $ 35,052 | $ 26,289 | $ - | $ 8,763 | $ 35,052 |
| Repairs & Maintenance (75%/25%) | $ 30,000 | $ 22,500 | $ - | $ 7,500 | $ 30,000 |
| Operating Supplies (75%/25%) | $ 8,000 | $ 6,000 | $ - | $ 2,000 | $ 8,000 |
| Landscape Replacement (75%/25%) | $ 25,000 | $ 18,750 | $ - | $ 6,250 | $ 25,000 |
| 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*** | **$ 560,869** | **$ 197,656** | **$ -** | **$ 363,213** | **$ 560,869** |

# Randal Park

## Assessments Schedule - FY2026

### General Fund Assessment Calculation

| Description | Proposed FY2026 Budget | Randal Park | Randal Walk | Combined | Proposed FY2026 Total |
|---|---|---|---|---|---|
| **Utilities** | | | | | |
| Utilities - Common Area | $ 29,034 | $ - | $ - | $ 29,034 | $ 29,034 |
| Streetlighting | $ 110,000 | $ - | $ - | $ 110,000 | $ 110,000 |
| **Amenity Center** | | | | | |
| Amenity Management | $ 106,986 | $ 106,986 | $ - | $ - | $ 106,986 |
| Pool Attendants | $ 16,740 | $ 16,740 | $ - | $ - | $ 16,740 |
| Pool Permit | $ 615 | $ 615 | $ - | $ - | $ 615 |
| Cable TV/Internet/Telephone | $ 4,857 | $ 4,857 | $ - | $ - | $ 4,857 |
| Utilities - Amenity Center | $ 28,205 | $ 28,205 | $ - | $ - | $ 28,205 |
| Refuse Service | $ 3,168 | $ 3,168 | $ - | $ - | $ 3,168 |
| 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 | $ 10,000 | $ 10,000 | $ - | $ - | $ 10,000 |
| Security Monitoring | $ 2,600 | $ 2,600 | $ - | $ - | $ 2,600 |
| Janitorial Services | $ 30,037 | $ 30,037 | $ - | $ - | $ 30,037 |
| Pool Maintenance | $ 32,130 | $ 32,130 | $ - | $ - | $ 32,130 |
| Pool Chemicals & Repairs | $ 50,000 | $ 50,000 | $ - | $ - | $ 50,000 |
| Fitness Repairs & Maintenance | $ - | $ - | $ - | $ - | $ - |
| Amenity Repairs & Maintenance | $ 9,500 | $ 9,500 | $ - | $ - | $ 9,500 |
| Pest Control | $ 3,500 | $ 3,500 | $ - | $ - | $ 3,500 |
| **Other** | | | | | |
| Property Insurance (70%/30%) | $ 50,000 | $ 35,000 | $ - | $ 15,000 | $ 50,000 |
| Contingency | $ 24,032 | $ - | $ - | $ 24,032 | $ 24,032 |
| Transfer Out - Capital Reserve (70%/30%) | $ 25,802 | $ 18,061 | $ - | $ 7,741 | $ 25,802 |
| ***Subtotal Maintenance*** | **$ 553,779** | **$ 367,973** | **$ -** | **$ 185,807** | **$ 553,779** |
| ***Total Expenditures*** | **$ 1,267,881** | **$ 583,200** | **$ 9,335** | **$ 675,345** | **$ 1,267,881** |
| **Excess Revenue/(Expenditures)** | **$ -** | **$ -** | **$ -** | **$ -** | **$ (0)** |
| Net Assessments | | $ 549,581 | $ 8,775 | $ 593,324 | $ 1,151,680 |
| Add: Discounts and Collections (6%) | | $ 35,080 | $ 560 | $ 37,872 | $ 73,511 |
| Gross Assesment | | $ 584,661 | $ 9,335 | $ 631,196 | $ 1,225,191 |
| Assessable Units | | 797 | 107 | 904 | Total |
| Per Unit Assessments - Phases 1 - 5 | | $ 733.58 | $ - | $ 698.23 | $ 1,431.80 |
| Per Unit Assessments - Randal Walk | | $ - | $ 87.24 | $ 698.23 | $ 785.47 |

# Randal Park

## Community Development District

## Assessments Schedule - FY2026

| Phase 1A and 1B | No. Of Units | Per Unit, O & M | Series 2012 | Series 2015 | Series 2018 | Total |
|---|---|---|---|---|---|---|
| Single Family 40' | 83 | $ 1,432 | $ 1,072 | $ - | $ - | $ 2,504 |
| Single Family 50' | 106 | $ 1,432 | $ 1,126 | $ - | $ - | $ 2,558 |
| Single Family 60' | 50 | $ 1,432 | $ 1,179 | $ - | $ - | $ 2,611 |
| Townhome | 0 | $ - | $ - | $ - | $ - | $ - |

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

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

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

| | |
|---|---|
| Total Units | 904 |

# SECTION VI

# SECTION B

# SECTION 1

# Randal Park
## Community Development District

### Summary of Check Register

April 8, 2025 to May 2, 2025

| Bank | Date | Check No.'s | Amount |
|---|---|---|---|
| General Fund | | | |
| | 4/14/25 | 3433-3441 | $ 71,637.18 |
| | 4/17/25 | 3442-3452 | $ 45,978.92 |
| | 4/25/25 | 3453-3456 | $ 1,473.42 |
| | | | $ 119,089.52 |
| Superviser Fees | February 2025 | | |
| | Kathryn F. Steuck | 50322 | $ 184.70 |
| | Marcela L. Asquith | 50323 | $ 184.70 |
| | Sean D. Masherella | 50324 | $ 184.70 |
| | Stephany C. Cornelius | 50325 | $ 184.70 |
| | Christopher B. Swendser | 50326 | $ 184.70 |
| | | | $ 923.50 |
| | | **Total Amount** | **$ 120,013.02** |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 4/14/25 | 00060 | 3/26/25 | 251222 | 202503 | 320-53800-48000 | REPAIR DOOR MAGLOCK | * | 635.00 | | |
| | | | | | | ACCESS CONTROL SYSTEMS LLC | | | 635.00 | 003433 |
| 4/14/25 | 00185 | 4/01/25 | 49024 | 202504 | 320-53800-46700 | JANITORIAL SERVICES APR25 | * | 1,573.00 | | |
| | | | | | | B&T BUILDING SERVICES, INC | | | 1,573.00 | 003434 |
| 4/14/25 | 00209 | 4/03/25 | INV19984 | 202503 | 320-53800-47600 | SECURITY SVC 3/23-3/29 | * | 930.94 | | |
| | | | | | | OFF DUTY MANAGEMENT, INC | | | 930.94 | 003435 |
| 4/14/25 | 00033 | 4/07/25 | 4725 | 202504 | 300-20700-10300 | FY25 ASMNT TXFR S2012 | * | 22,476.06 | | |
| | | | | | | RANDAL PARK CDD C/O WELLS FARGO | | | 22,476.06 | 003436 |
| 4/14/25 | 00110 | 4/07/25 | 4725 | 202504 | 300-20700-10300 | FY25 ASMNT TXFR S2015 | * | 33,506.35 | | |
| | | | | | | RANDAL PARK CDD C/O WELLS FARGO | | | 33,506.35 | 003437 |
| 4/14/25 | 00111 | 4/07/25 | 4725 | 202504 | 300-20700-10300 | FY25 ASMNT TXFR S2018 | * | 6,690.17 | | |
| | | | | | | RANDAL PARK CDD C/O WELLS FARGO | | | 6,690.17 | 003438 |
| 4/14/25 | 00049 | 4/01/25 | 355247 | 202504 | 320-53800-34500 | SECURITY SERVICES - APR25 | * | 34.95 | | |
| | | | | | | SYNERGY FL | | | 34.95 | 003439 |
| 4/14/25 | 00038 | 3/27/25 | 315795 | 202503 | 320-53800-46300 | REPLACE TORO VALVE | * | 334.50 | | |
| | | | | | | SPIES POOL, LLC | | | 334.50 | 003440 |
| 4/14/25 | 00066 | 4/02/25 | 885885 | 202504 | 320-53800-47200 | SOD INSTALL | * | 785.65 | | |
| | | 4/02/25 | 887317 | 202504 | 320-53800-47200 | PLANT REMOVAL/SOD INSTALL | * | 4,670.56 | | |
| | | | | | | YELLOWSTONE LANDSCAPE-SOUTHEAST LLC | | | 5,456.21 | 003441 |
| 4/17/25 | 00060 | 4/08/25 | 251945 | 202504 | 320-53800-34500 | SECURITY MONITORING | * | 120.00 | | |
| | | | | | | ACCESS CONTROL SYSTEMS LLC | | | 120.00 | 003442 |
| 4/17/25 | 00129 | 3/14/25 | 42240887 | 202503 | 320-53800-46700 | BATHROOM MATS CLEANING | * | 502.14 | | |
| | | 4/11/25 | 42270398 | 202504 | 320-53800-46700 | BATHROOM MATS CLEANING | * | 502.14 | | |
| | | | | | | CINTAS | | | 1,004.28 | 003443 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 4/17/25 | 00226 | 4/16/25 | 41625 | 202504 | 300-36900-10200 | | * | 250.00 | | |
| | | | | | CLUBHOUSE DEPOSIT REFUND | | | | | |
| | | | | | | DARBY SOLANO | | | 250.00 | 003444 |
| 4/17/25 | 00052 | 4/15/25 | 48-BID-7 | 202504 | 320-53800-47100 | | * | 370.00 | | |
| | | | | | POOL PERMIT FY25 | | | | | |
| | | 4/15/25 | 48-BID-7 | 202504 | 320-53800-47100 | | * | 245.00 | | |
| | | | | | POOL PERMIT FY25 | | | | | |
| | | | | | | FLORIDA DEPARTMENT OF HEALTH | | | 615.00 | 003445 |
| 4/17/25 | 00001 | 2/28/25 | 834 | 202502 | 320-53800-51000 | | * | 250.00 | | |
| | | | | | VULTURE SNAG/DOGGY BAGS | | | | | |
| | | 4/01/25 | 835 | 202504 | 310-51300-34000 | | * | 4,167.00 | | |
| | | | | | MANAGEMENT FEES - APR 25 | | | | | |
| | | 4/01/25 | 835 | 202504 | 310-51300-35200 | | * | 111.33 | | |
| | | | | | WEBSITE ADMIN - APR 25 | | | | | |
| | | 4/01/25 | 835 | 202504 | 310-51300-35100 | | * | 167.00 | | |
| | | | | | INFORMATION TECH - APR 25 | | | | | |
| | | 4/01/25 | 835 | 202504 | 310-51300-31300 | | * | 918.75 | | |
| | | | | | DISSEMINATION - APR 25 | | | | | |
| | | 4/01/25 | 835 | 202504 | 310-51300-51000 | | * | .57 | | |
| | | | | | OFFICE SUPPLIES | | | | | |
| | | 4/01/25 | 835 | 202504 | 310-51300-42000 | | * | 119.13 | | |
| | | | | | POSTAGE | | | | | |
| | | 4/01/25 | 835 | 202504 | 310-51300-42500 | | * | 11.70 | | |
| | | | | | COPIES | | | | | |
| | | 4/01/25 | 836 | 202504 | 320-53800-12000 | | * | 1,744.42 | | |
| | | | | | FIELD MANAGEMENT - APR 25 | | | | | |
| | | 4/01/25 | 836 | 202504 | 320-53800-46000 | | * | 568.65 | | |
| | | | | | TRANSFORMER INSTALL | | | | | |
| | | 4/01/25 | 837 | 202504 | 320-53800-12300 | | * | 2,835.92 | | |
| | | | | | FACILITY MAINT - APR 25 | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 10,894.47 | 003446 |
| 4/17/25 | 00025 | 3/11/25 | 138013 | 202502 | 310-51300-31500 | | * | 1,331.77 | | |
| | | | | | GENERAL COUNSEL - FEB 25 | | | | | |
| | | 4/11/25 | 139823 | 202503 | 310-51300-31500 | | * | 597.27 | | |
| | | | | | GENERAL COUNSEL - MAR 25 | | | | | |
| | | | | | | LATHAM LUNA EDEN & BEAUDINE LLP | | | 1,929.04 | 003447 |
| 4/17/25 | 00209 | 4/10/25 | INV20220 | 202504 | 320-53800-47600 | | * | 931.88 | | |
| | | | | | SECURITY SVC 3/31-4/5 | | | | | |
| | | | | | | OFF DUTY MANAGEMENT, INC | | | 931.88 | 003448 |
| 4/17/25 | 00216 | 4/16/25 | 41625 | 202504 | 300-36900-10200 | | * | 250.00 | | |
| | | | | | CLUBHOUSE DEPOSIT REFUND | | | | | |
| | | | | | | STACY MANAHAN | | | 250.00 | 003449 |

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 4/17/25 | 00038 | 4/18/25 | 22223 | 202504 | 320-53800-46300 | | * | 750.00 | | |
| | | | POOL CHEMICALS | | | | | | | |
| | | | | | | SPIES POOL, LLC | | | 750.00 | 003450 |
| 4/17/25 | 00227 | 4/16/25 | 41625 | 202504 | 300-36900-10200 | | * | 250.00 | | |
| | | | CLUBHOUSE DEPOSIT REFUND | | | | | | | |
| | | | | | | YAMILLE MENDIETA | | | 250.00 | 003451 |
| 4/17/25 | 00066 | 4/10/25 | 893557 | 202504 | 320-53800-46500 | | * | 1,975.00 | | |
| | | | IRRIGATION REPAIRS | | | | | | | |
| | | 4/15/25 | 894603 | 202504 | 320-53800-46200 | | * | 27,009.25 | | |
| | | | LANDSCAPE MAINT - APR 25 | | | | | | | |
| | | | | | | YELLOWSTONE LANDSCAPE-SOUTHEAST LLC | | | 28,984.25 | 003452 |
| 4/25/25 | 00043 | 4/15/25 | 76607363 | 202504 | 320-53800-46800 | | * | 60.48 | | |
| | | | PEST CONTROL - APR 25 | | | | | | | |
| | | | | | | ARROW ENVIRONMENTAL SERVICES | | | 60.48 | 003453 |
| 4/25/25 | 00209 | 4/18/25 | INV20513 | 202504 | 320-53800-47600 | | * | 930.94 | | |
| | | | SECURITY SVC 4/6 - 4/12 | | | | | | | |
| | | | | | | OFF DUTY MANAGEMENT, INC | | | 930.94 | 003454 |
| 4/25/25 | 00038 | 4/10/25 | 316347 | 202504 | 320-53800-46300 | | * | 232.00 | | |
| | | | POOL CHEMICALS | | | | | | | |
| | | | | | | SPIES POOL, LLC | | | 232.00 | 003455 |
| 4/25/25 | 00228 | 4/23/25 | 42325 | 202504 | 300-36900-10200 | | * | 250.00 | | |
| | | | CLUBHOUSE DEPOSIT REFUND | | | | | | | |
| | | | | | | WILMA OSORIO | | | 250.00 | 003456 |

TOTAL FOR BANK A 119,089.52

TOTAL FOR REGISTER 119,089.52

# SECTION 2

# Randal Park

## Community Development District

## Unaudited Financial Reporting

April 30, 2025

# Table of Contents

# Randal Park

## Community Development District

### Combined Balance Sheet

### April 30, 2025

| | General Fund | Capital Reserve Fund | Debt Service Funds | Capital Project Funds | Totals Governmental Funds |
|---|---|---|---|---|---|
| **Assets:** | | | | | |
| Cash: | | | | | |
| Operating Account | $ 277,581 | $ - | $ - | $ - | $ 277,581 |
| Due from Colonial Properties | $ 9,661 | $ - | $ - | $ - | $ 9,661 |
| Due from General Fund | $ - | $ 0 | $ 12,209 | $ - | $ 12,209 |
| Investments: | | | | | |
| State Board of Administration (SBA) | $ 820,714 | $ 400,218 | $ - | $ - | $ 1,220,932 |
| Series 2012 | | | | | |
| Reserve | $ - | $ - | $ 402,496 | $ - | $ 402,496 |
| Revenue | $ - | $ - | $ 484,713 | $ - | $ 484,713 |
| Interest | $ - | $ - | $ 133,575 | $ - | $ 133,575 |
| Prepayment | $ - | $ - | $ 11,218 | $ - | $ 11,218 |
| Sinking Fund | $ - | $ - | $ 56 | $ - | $ 56 |
| Series 2015 | | | | | |
| Reserve | $ - | | $ 597,224 | | $ 597,224 |
| Revenue | $ - | $ - | $ 674,430 | $ - | $ 674,430 |
| Interest | $ - | $ - | $ 190,866 | $ - | $ 190,866 |
| Construction | $ - | $ - | $ - | $ 494 | $ 494 |
| Series 2018 | | | | | |
| Reserve | $ - | $ - | $ 59,052 | $ - | $ 59,052 |
| Revenue | $ - | $ - | $ 76,840 | $ - | $ 76,840 |
| Interest | $ - | $ - | $ 41,068 | $ - | $ 41,068 |
| Principal | $ - | $ - | $ 35,000 | $ - | $ 35,000 |
| Cap Interest | $ - | $ - | $ 2,874 | $ - | $ 2,874 |
| Construction | $ - | $ - | $ - | $ 54 | $ 54 |
| Cost of Issuance | $ - | $ - | $ - | $ 8 | $ 8 |
| Prepaid Expenses | $ 5,705 | $ - | $ - | $ - | $ 5,705 |
| **Total Assets** | **$ 1,113,661** | **$ 400,218** | **$ 2,721,621** | **$ 556** | **$ 4,236,056** |
| **Liabilities:** | | | | | |
| Accounts Payable | $ 6,376 | $ - | $ - | $ - | $ 6,376 |
| Due to Debt Service | $ 12,209 | $ - | $ - | $ - | $ 12,209 |
| **Total Liabilites** | **$ 18,585** | **$ -** | **$ -** | **$ -** | **$ 18,585** |
| **Fund Balance:** | | | | | |
| Nonspendable: | | | | | |
| Prepaid Items | $ 5,705 | $ - | $ - | $ - | $ 5,705 |
| Restricted for: | | | | | |
| Debt Service | $ - | $ - | $ 2,721,621 | $ - | $ 2,721,621 |
| Capital Project | $ - | $ - | $ - | $ 556 | $ 556 |
| Assigned for: | | | | | |
| Capital Reserve Fund | $ - | $ 400,218 | $ - | $ - | $ 400,218 |
| Unassigned | $ 1,089,371 | $ - | $ - | $ - | $ 1,089,371 |
| **Total Fund Balances** | **$ 1,095,076** | **$ 400,218** | **$ 2,721,621** | **$ 556** | **$ 4,217,471** |
| Total Liabilities & Fund Balance | $ 1,113,661 | $ 400,218 | $ 2,721,621 | $ 556 | $ 4,236,056 |

# Randal Park

## Community Development District

### General Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

| | Adopted Budget | Prorated Budget Thru 04/30/25 | Actual Thru 04/30/25 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Special Assessments - Tax Roll | $ 1,151,680 | $ 1,151,680 | $ 1,082,316 | $ (69,364) |
| Colonial Properties Contribution | $ 55,607 | $ 32,438 | $ 33,043 | $ 606 |
| Interest Income | $ - | $ - | $ 2,714 | $ 2,714 |
| Miscellaneous Revenue | $ 1,000 | $ 1,000 | $ 1,760 | $ 760 |
| Activities | $ 5,000 | $ 2,917 | $ 2,520 | $ (397) |
| Rentals | $ 9,000 | $ 9,000 | $ 11,010 | $ 2,010 |
| **Total Revenues** | **$ 1,222,287** | **$ 1,197,034** | **$ 1,133,363** | **$ (63,671)** |
| **Expenditures:** | | | | |
| ***General & Administrative:*** | | | | |
| Supervisor Fees | $ 12,000 | $ 7,000 | $ 6,400 | $ 600 |
| FICA Expense | $ 918 | $ 536 | $ 490 | $ 46 |
| Annual Audit | $ 4,600 | $ 4,600 | $ 4,700 | $ (100) |
| Trustee Fees | $ 12,500 | $ 9,833 | $ 9,833 | $ - |
| Dissemination Agent | $ 11,025 | $ 6,431 | $ 6,431 | $ - |
| Arbitrage | $ 1,800 | $ 1,050 | $ 600 | $ 450 |
| Engineering | $ 10,000 | $ 5,833 | $ 120 | $ 5,713 |
| Attorney | $ 20,000 | $ 11,667 | $ 8,035 | $ 3,631 |
| Assessment Administration | $ 5,565 | $ 5,565 | $ 5,565 | $ - |
| Management Fees | $ 50,004 | $ 29,169 | $ 29,169 | $ - |
| Information Technology | $ 2,004 | $ 1,169 | $ 1,169 | $ - |
| Website Maintenance | $ 1,336 | $ 779 | $ 779 | $ 0 |
| Telephone | $ 100 | $ 58 | $ - | $ 58 |
| Postage | $ 1,000 | $ 583 | $ 578 | $ 5 |
| Insurance | $ 8,094 | $ 8,094 | $ 8,688 | $ (594) |
| Printing & Binding | $ 1,500 | $ 875 | $ 191 | $ 684 |
| Legal Advertising | $ 2,250 | $ 1,313 | $ 739 | $ 574 |
| Other Current Charges | $ 1,500 | $ 875 | $ 284 | $ 591 |
| Office Supplies | $ 200 | $ 117 | $ 4 | $ 113 |
| Property Appraiser | $ 800 | $ 467 | $ - | $ 467 |
| Property Taxes | $ 300 | $ 300 | $ 325 | $ (25) |
| Dues, Licenses & Subscriptions | $ 175 | $ 175 | $ 175 | $ - |
| **Total General & Administrative** | **$ 147,671** | **$ 96,489** | **$ 84,276** | **$ 12,213** |
| ***Operations & Maintenance*** | | | | |
| **Contract Services:** | | | | |
| Field Management | $ 20,933 | $ 12,211 | $ 12,211 | $ (0) |
| Mitigation Monitoring | $ 19,200 | $ 11,200 | $ 9,600 | $ 1,600 |
| Landscape Maintenance | $ 330,404 | $ 192,736 | $ 189,065 | $ 3,671 |
| Lake Maintenance | $ 11,640 | $ 6,790 | $ 5,658 | $ 1,132 |
| Security Patrol | $ 41,250 | $ 24,063 | $ 20,380 | $ 3,682 |
| **Repairs & Maintenance** | | | | |
| Facility Maintenance | $ 34,031 | $ 19,851 | $ 19,851 | $ 0 |
| Repairs & Maintenance | $ 30,000 | $ 17,500 | $ 11,330 | $ 6,170 |
| Operating Supplies | $ 9,800 | $ 5,717 | $ 4,693 | $ 1,023 |
| Landscape Replacement | $ 15,000 | $ 15,000 | $ 17,527 | $ (2,527) |
| Irrigation Repairs | $ 10,000 | $ 5,833 | $ 4,044 | $ 1,789 |
| Fountain Repairs | $ 3,000 | $ 1,750 | $ 370 | $ 1,380 |
| Pressure Washing | $ 9,000 | $ 9,000 | $ 9,000 | $ - |
| **Subtotal Operations & Maintenance** | **$ 534,259** | **$ 321,651** | **$ 303,731** | **$ 17,920** |

# Randal Park

## Community Development District

### General Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

| | Adopted Budget | Prorated Budget Thru 04/30/25 | Actual Thru 04/30/25 | Variance |
|---|---|---|---|---|
| **Utilities** | | | | |
| Utilities - Common Area | $ 33,000 | $ 19,250 | $ 13,895 | $ 5,355 |
| Streetlighting | $ 121,000 | $ 70,583 | $ 60,284 | $ 10,300 |
| **Amenity Center** | | | | |
| Amenity Management | $ 100,930 | $ 58,876 | $ 58,876 | $ (0) |
| Pool Attendants | $ 15,500 | $ 9,042 | $ 2,055 | $ 6,987 |
| Pool Permit | $ 550 | $ 550 | $ 615 | $ (65) |
| Cable TV/Internet/Telephone | $ 4,857 | $ 2,833 | $ 2,230 | $ 603 |
| Utilities - Amenity Center | $ 25,641 | $ 14,957 | $ 10,149 | $ 4,808 |
| Refuse Service | $ 3,168 | $ 1,848 | $ 1,652 | $ 196 |
| Amenity Center Access Cards | $ 1,000 | $ 583 | $ - | $ 583 |
| HVAC Maintenance | $ 574 | $ 335 | $ 223 | $ 111 |
| Special Events | $ 15,000 | $ 8,750 | $ 14,034 | $ (5,284) |
| Holiday Decorations | $ 9,500 | $ 9,500 | $ 9,931 | $ (431) |
| Security Monitoring | $ 2,345 | $ 1,368 | $ 1,463 | $ (95) |
| Janitorial Services | $ 26,250 | $ 15,313 | $ 16,107 | $ (794) |
| Pool Maintenance | $ 30,240 | $ 17,640 | $ 15,750 | $ 1,890 |
| Pool Chemicals & Repairs | $ 19,450 | $ 19,450 | $ 28,352 | $ (8,902) |
| Fitness Repairs & Maintenance | $ - | $ - | $ 260 | $ (260) |
| Amenity Repairs & Maintenance | $ 5,000 | $ 5,000 | $ 5,666 | $ (666) |
| Pest Control | $ 11,500 | $ 6,708 | $ 2,256 | $ 4,452 |
| **Other** | | | | |
| Property Insurance | $ 55,019 | $ 55,019 | $ 45,279 | $ 9,740 |
| Contingency | $ 34,032 | $ 19,852 | $ 612 | $ 19,240 |
| **Subtotal Amenity Center** | **$ 514,556** | **$ 337,457** | **$ 289,688** | **$ 47,769** |
| **Total Operations & Maintenance** | **$ 1,048,815** | **$ 659,108** | **$ 593,419** | **$ 65,689** |
| **Total Expenditures** | **$ 1,196,486** | **$ 755,597** | **$ 677,695** | **$ 77,902** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 25,802 | $ 441,437 | $ 455,668 | $ 14,231 |
| ***Other Financing Sources/(Uses):*** | | | | |
| Transfer Out - Capital Reserve | $ (25,802) | $ (25,802) | $ (25,802) | $ - |
| **Total Other Financing Sources/(Uses)** | **$ (25,802)** | **$ (25,802)** | **$ (25,802)** | **$ -** |
| **Net Change in Fund Balance** | **$ -** | **$ 415,635** | **$ 429,866** | **$ 14,231** |
| **Fund Balance - Beginning** | $ - | | $ 665,210 | |
| **Fund Balance - Ending** | $ - | | $ 1,095,076 | |

# Randal Park

## Community Development District

### Capital Reserve Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

| | Adopted Budget | Prorated Budget Thru 04/30/25 | Actual Thru 04/30/25 | Variance |
|---|---|---|---|---|
| **Revenues** | | | | |
| Interest | $ 8,614 | $ 8,614 | $ 10,720 | $ 2,106 |
| **Total Revenues** | **$ 8,614** | **$ 8,614** | **$ 10,720** | **$ 2,106** |
| **Expenditures:** | | | | |
| Capital Outlay | $ 25,000 | $ - | $ - | $ - |
| **Total Expenditures** | **$ 25,000** | **$ -** | **$ -** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | **$ (16,386)** | **$ 8,614** | **$ 10,720** | **$ 2,106** |
| **Other Financing Sources/(Uses)** | | | | |
| Transfer In/(Out) | $ 25,802 | $ 25,802 | $ 25,802 | $ 0 |
| **Total Other Financing Sources (Uses)** | **$ 25,802** | **$ 25,802** | **$ 25,802** | **$ 0** |
| **Net Change in Fund Balance** | **$ 9,416** | **$ 34,416** | **$ 36,522** | **$ 2,107** |
| **Fund Balance - Beginning** | $ 328,863 | | $ 363,696 | |
| **Fund Balance - Ending** | $ 338,278 | | $ 400,218 | |

# Randal Park

## Community Development District

### Debt Service Fund Series 2012

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

| | Adopted Budget | Prorated Budget Thru 04/30/25 | Actual Thru 04/30/25 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Special Assessments - Tax Roll | 396,407 | 396,407 | 371,538 | (24,869) |
| Interest Income | 20,042 | 20,042 | 20,288 | 246 |
| **Total Revenues** | **416,449** | **416,449** | **391,827** | **(24,623)** |
| **Expenditures:** | | | | |
| Interest - 11/01 | 138,016 | 138,016 | 138,169 | (153) |
| Principal - 11/01 | 125,000 | 125,000 | 135,000 | (10,000) |
| Principal - 2/01 | - | - | 10,000 | (10,000) |
| Interest - 5/01 | 134,188 | - | - | - |
| **Total Expenditures** | **397,203** | **263,016** | **283,169** | **(20,153)** |
| **Excess (Deficiency) of Revenues over Expenditures** | 19,246 | 153,434 | 108,658 | (44,776) |
| **Net Change in Fund Balance** | **19,246** | **153,434** | **108,658** | **(44,776)** |
| **Fund Balance - Beginning** | 491,322 | | 927,779 | |
| **Fund Balance - Ending** | 510,569 | | 1,036,437 | |

# Randal Park

## Community Development District

### Debt Service Fund Series 2015

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

| | Adopted Budget | Prorated Budget Thru 04/30/25 | Actual Thru 04/30/25 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Special Assessments - Tax Roll | 589,600 | 589,600 | 553,874 | (35,727) |
| Interest Income | 27,333 | 27,333 | 27,812 | 478 |
| **Total Revenues** | **616,934** | **616,934** | **581,685** | **(35,249)** |
| **Expenditures:** | | | | |
| Interest - 11/01 | 195,068 | 195,068 | 200,009 | (4,941) |
| Principal Payment - 11/01 | 185,000 | 185,000 | 190,000 | (5,000) |
| Interest - 05/01 | 191,030 | - | - | - |
| **Total Expenditures** | **571,098** | **380,068** | **390,009** | **(9,941)** |
| **Excess (Deficiency) of Revenues over Expenditures** | 45,836 | 236,866 | 191,676 | (45,190) |
| **Net Change in Fund Balance** | **45,836** | **236,866** | **191,676** | **(45,190)** |
| **Fund Balance - Beginning** | 641,940 | | 1,277,371 | |
| **Fund Balance - Ending** | 687,776 | | 1,469,047 | |

# Randal Park

## Community Development District

### Debt Service Fund Series 2018

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

| | Adopted Budget | Prorated Budget Thru 04/30/25 | Actual Thru 04/30/25 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Special Assessments - Tax Roll | 117,674 | 117,674 | 110,591 | (7,083) |
| Interest Income | 2,496 | 2,496 | 3,280 | 784 |
| **Total Revenues** | **120,169** | **120,169** | **113,871** | **(6,298)** |
| **Expenditures:** | | | | |
| Interest - 11/01 | 41,068 | 41,068 | 41,068 | - |
| Principal - 5/01 | 35,000 | - | - | - |
| Interest - 5/01 | 41,068 | - | - | - |
| **Total Expenditures** | **117,135** | **41,068** | **41,068** | **-** |
| **Excess (Deficiency) of Revenues over Expenditures** | 3,034 | 79,102 | 72,803 | (6,298) |
| **Net Change in Fund Balance** | **3,034** | **79,102** | **72,803** | **(6,298)** |
| **Fund Balance - Beginning** | 77,664 | | 143,333 | |
| **Fund Balance - Ending** | 80,698 | | 216,137 | |

# Randal Park

## Community Development District

### Capital Projects Funds

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

| | Series 2015 | Series 2018 | Total |
|---|---|---|---|
| **Revenues** | | | |
| Interest Income | 13 | 2 | 15 |
| **Total Revenues** | **13** | **2** | **15** |
| **Expenditures:** | | | |
| Capital Outlay | - | - | - |
| **Total Expenditures** | **-** | **-** | **-** |
| **Excess (Deficiency) of Revenues over Expenditures** | **13** | **2** | **15** |
| **Fund Balance - Beginning** | 481 | 60 | 542 |
| **Fund Balance - Ending** | 494 | 62 | 556 |

# Randal Park
## Community Development District
### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenues:** | | | | | | | | | | | | | |
| Interest Income | $ - | $ - | $ - | $ - | $ - | $ - | $ 2,714 | $ - | $ - | $ - | $ - | $ - | $ 2,714 |
| Special Assessments - Tax Roll | $ - | $ 40,837 | $ 133,331 | $ 32,182 | $ 797,737 | $ 65,474 | $ 12,755 | $ - | $ - | $ - | $ - | $ - | $ 1,082,316 |
| Colonial Properties Contribution | $ 4,409 | $ 4,388 | $ 4,876 | $ 4,861 | $ 4,875 | $ 4,835 | $ 4,800 | $ - | $ - | $ - | $ - | $ - | $ 33,043 |
| Miscellaneous Revenue | $ 80 | $ 20 | $ - | $ 45 | $ 345 | $ 1,210 | $ 60 | $ - | $ - | $ - | $ - | $ - | $ 1,760 |
| Activities | $ 500 | $ 1,120 | $ - | $ 470 | $ - | $ - | $ 430 | $ - | $ - | $ - | $ - | $ - | $ 2,520 |
| Rentals | $ 1,250 | $ 3,250 | $ 760 | $ 500 | $ 500 | $ 4,250 | $ 500 | $ - | $ - | $ - | $ - | $ - | $ 11,010 |
| **Total Revenues** | **$ 6,239** | **$ 49,615** | **$ 138,967** | **$ 38,057** | **$ 803,457** | **$ 75,770** | **$ 18,545** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 1,133,363** |
| **Expenditures:** | | | | | | | | | | | | | |
| ***General & Administrative:*** | | | | | | | | | | | | | |
| Supervisor Fees | $ 800 | $ 800 | $ - | $ 1,800 | $ - | $ 2,000 | $ 1,000 | $ - | $ - | $ - | $ - | $ - | $ 6,400 |
| FICA Expense | $ 61 | $ 61 | $ - | $ 138 | $ - | $ 153 | $ 77 | $ - | $ - | $ - | $ - | $ - | $ 490 |
| Annual Audit | $ - | $ - | $ - | $ - | $ - | $ 4,700 | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,700 |
| Trustee Fees | $ 4,583 | $ - | $ 3,000 | $ - | $ - | $ 2,250 | $ - | $ - | $ - | $ - | $ - | $ - | $ 9,833 |
| Dissemination Agent | $ 919 | $ 919 | $ 919 | $ 919 | $ 919 | $ 919 | $ 919 | $ - | $ - | $ - | $ - | $ - | $ 6,431 |
| Arbitrage | $ - | $ - | $ - | $ - | $ - | $ - | $ 600 | $ - | $ - | $ - | $ - | $ - | $ 600 |
| Engineering | $ - | $ - | $ 120 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 120 |
| Attorney | $ 1,773 | $ 701 | $ 1,510 | $ 2,122 | $ 1,332 | $ 597 | $ - | $ - | $ - | $ - | $ - | $ - | $ 8,035 |
| Assessment Administration | $ 5,565 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 5,565 |
| Management Fees | $ 4,167 | $ 4,167 | $ 4,167 | $ 4,167 | $ 4,167 | $ 4,167 | $ 4,167 | $ - | $ - | $ - | $ - | $ - | $ 29,169 |
| Information Technology | $ 167 | $ 167 | $ 167 | $ 167 | $ 167 | $ 167 | $ 167 | $ - | $ - | $ - | $ - | $ - | $ 1,169 |
| Website Maintenance | $ 111 | $ 111 | $ 111 | $ 111 | $ 111 | $ 111 | $ 111 | $ - | $ - | $ - | $ - | $ - | $ 779 |
| Telephone | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Postage | $ 56 | $ 15 | $ 101 | $ 86 | $ 31 | $ 170 | $ 119 | $ - | $ - | $ - | $ - | $ - | $ 578 |
| Insurance | $ 8,688 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 8,688 |
| Printing & Binding | $ 12 | $ 90 | $ 23 | $ 3 | $ 20 | $ 32 | $ 12 | $ - | $ - | $ - | $ - | $ - | $ 191 |
| Legal Advertising | $ - | $ - | $ - | $ - | $ 739 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 739 |
| Other Current Charges | $ 42 | $ - | $ 42 | $ 42 | $ 51 | $ 45 | $ 62 | $ - | $ - | $ - | $ - | $ - | $ 284 |
| Office Supplies | $ 1 | $ 1 | $ 0 | $ 0 | $ 1 | $ 1 | $ 1 | $ - | $ - | $ - | $ - | $ - | $ 4 |
| Property Appraiser | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Property Taxes | $ - | $ 325 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 325 |
| Dues, Licenses & Subscriptions | $ 175 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 175 |
| **Total General & Administrative** | **$ 27,120** | **$ 7,357** | **$ 10,160** | **$ 9,556** | **$ 7,537** | **$ 15,312** | **$ 7,234** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 84,276** |

# Randal Park

## Community Development District

### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Operations & Maintenance*** | | | | | | | | | | | | | |
| **Contract Services:** | | | | | | | | | | | | | |
| Field Management | 1,744 | 1,744 | 1,744 | 1,744 | 1,744 | 1,744 | 1,744 | - | - | - | - | - | 12,211 |
| Mitigation Monitoring | - | - | 4,800 | 4,800 | - | - | - | - | - | - | - | - | 9,600 |
| Landscape Maintenance | 27,009 | 27,009 | 27,009 | 27,009 | 27,009 | 27,009 | 27,009 | - | - | - | - | - | 189,065 |
| Lake Maintenance | 943 | 943 | 943 | 943 | 943 | 943 | - | - | - | - | - | - | 5,658 |
| Security Patrol | - | - | 4,096 | 5,888 | 3,878 | 3,724 | 2,794 | - | - | - | - | - | 20,380 |
| Facility Maintenance | 2,836 | 2,836 | 2,836 | 2,836 | 2,836 | 2,836 | 2,836 | - | - | - | - | - | 19,851 |
| Repairs & Maintenance | - | 423 | 3,169 | 735 | 6,434 | - | 569 | - | - | - | - | - | 11,330 |
| Operating Supplies | 668 | 838 | 311 | 822 | 831 | 944 | 279 | - | - | - | - | - | 4,693 |
| Landscape Replacement | 4,321 | - | 7,750 | - | - | - | 5,456 | - | - | - | - | - | 17,527 |
| Irrigation Repairs | - | - | 1,749 | 320 | - | - | 1,975 | - | - | - | - | - | 4,044 |
| Fountain Repairs | - | - | 185 | - | - | 185 | - | - | - | - | - | - | 370 |
| Pressure Washing | 9,000 | - | - | - | - | - | - | - | - | - | - | - | 9,000 |
| **Subtotal Operations & Maintenance** | **46,521** | **33,794** | **54,594** | **45,098** | **43,676** | **37,385** | **42,663** | **-** | **-** | **-** | **-** | **-** | **303,731** |
| **Utilities** | | | | | | | | | | | | | |
| Utilities - Common Area | 3,254 | 1,623 | 936 | 1,777 | 2,877 | 1,810 | 1,616 | - | - | - | - | - | 13,895 |
| Streetlighting | 8,586 | 8,593 | 8,593 | 8,593 | 8,639 | 8,639 | 8,639 | - | - | - | - | - | 60,284 |
| **Amenity Center** | | | | | | | | | | | | | |
| Amenity Management | 8,411 | 8,411 | 8,411 | 8,411 | 8,411 | 8,411 | 8,411 | - | - | - | - | - | 58,876 |
| Pool Attendants | 840 | - | - | - | - | 600 | 615 | - | - | - | - | - | 2,055 |
| Pool Permit | - | - | - | - | - | - | 615 | - | - | - | - | - | 615 |
| Cable TV/Internet/Telephone | 658 | - | 658 | 329 | - | 345 | 240 | - | - | - | - | - | 2,230 |
| Utilities - Amenity Center | 1,528 | 1,070 | 985 | 1,462 | 1,873 | 1,900 | 1,331 | - | - | - | - | - | 10,149 |
| Refuse Service | 223 | 238 | 238 | 238 | 238 | 238 | 238 | - | - | - | - | - | 1,652 |
| Amenity Center Access Cards | - | - | - | - | - | - | - | - | - | - | - | - | - |
| HVAC Maintenance | - | - | - | 223 | - | - | - | - | - | - | - | - | 223 |
| Special Events | 438 | 2,995 | 7,810 | 372 | 107 | 1,196 | 1,116 | - | - | - | - | - | 14,034 |
| Holiday Decorations | - | 9,472 | - | 459 | - | - | - | - | - | - | - | - | 9,931 |
| Security Monitoring | 209 | 209 | 209 | 209 | 209 | 209 | 209 | - | - | - | - | - | 1,463 |
| Janitorial Services | 2,834 | 1,956 | 2,376 | 1,896 | 2,442 | 2,174 | 2,428 | - | - | - | - | - | 16,107 |
| Pool Maintenance | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | - | - | - | - | - | 15,750 |
| Pool Chemicals & Repairs | 4,314 | 1,287 | 982 | 9,603 | 3,997 | 4,798 | 3,371 | - | - | - | - | - | 28,352 |
| Fitness Repairs & Maintenance | - | - | - | 95 | 164 | - | - | - | - | - | - | - | 260 |
| Amenity Repairs & Maintenance | 395 | 303 | 763 | - | 958 | 2,546 | 701 | - | - | - | - | - | 5,666 |
| Pest Control | 60 | 60 | 60 | 60 | 1,260 | 578 | 175 | - | - | - | - | - | 2,256 |
| **Other** | | | | | | | | | | | | | |
| Property Insurance | 45,279 | - | - | - | - | - | - | - | - | - | - | - | 45,279 |
| Contingency | 514 | 98 | - | - | - | - | - | - | - | - | - | - | 612 |
| **Subtotal Amenity Center** | **79,794** | **38,565** | **34,272** | **35,979** | **33,427** | **35,695** | **31,957** | **-** | **-** | **-** | **-** | **-** | **289,688** |
| **Total Operations & Maintenance** | **126,315** | **72,359** | **88,866** | **81,077** | **77,103** | **73,080** | **74,619** | **-** | **-** | **-** | **-** | **-** | **593,419** |
| **Total Expenditures** | **153,436** | **79,716** | **99,026** | **90,632** | **84,640** | **88,392** | **81,853** | **-** | **-** | **-** | **-** | **-** | **677,695** |
| **Excess (Deficiency) of Revenues over Expenditures** | (147,197) | (30,101) | 39,941 | (52,575) | 718,816 | (12,623) | (63,307) | - | - | - | - | - | 455,668 |
| **Other Financing Sources/Uses:** | | | | | | | | | | | | | |
| Transfer Out - Capital Reserve | - | - | - | - | - | (25,802) | - | - | - | - | - | - | (25,802) |
| **Total Other Financing Sources/Uses** | **-** | **-** | **-** | **-** | **-** | **(25,802)** | **-** | **-** | **-** | **-** | **-** | **-** | **(25,802)** |
| **Net Change in Fund Balance** | **(147,197)** | **(30,101)** | **39,941** | **(52,575)** | **718,816** | **(38,425)** | **(63,307)** | **-** | **-** | **-** | **-** | **-** | **429,866** |

# Randal Park

## Community Development District

### Long Term Debt Report

| Series 2012 Special Assessment Bonds | | |
|---|---|---|
| Interest Rate: | (5.75% , 6.125% , 6.875%) | |
| Maturity Date: | 11/1/2042 | |
| Maximum Annual Debt Service : | $397,203 | |
| Reserve Fund Requirement | $397,203 | |
| Reserve Fund Balance | $402,496 | |
| 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) |
| Less : November 1, 2023 (Mandatory) | | ($115,000) |
| Less : November 1, 2024 (Mandatory) | | ($135,000) |
| Less : February 1, 2025 (Special Call) | | ($10,000) |
| **Current Bonds Outstanding** | | **$4,165,000** |

| Series 2015 Special Assessment Bonds | | |
|---|---|---|
| Interest Rate: | (4.25% , 5% , 5.2%) | |
| Maturity Date: | 11/1/2045 | |
| Maximum Annual Debt Service : | $596,080 | |
| Reserve Fund Requirement | $596,080 | |
| Reserve Fund Balance | $597,224 | |
| 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) |
| Less : August 1, 2023 (Special Call) | | ($5,000) |
| Less : November 1, 2023 (Mandatory) | | ($185,000) |
| Less : November 1, 2024 (Mandatory) | | ($190,000) |
| **Current Bonds Outstanding** | | **$7,485,000** |

| Series 2018 Special Assessment Bonds | | |
|---|---|---|
| Interest Rate: | (4.100% , 4.500% , 5.050%, 5.200%) | |
| Maturity Date: | 5/1/2049 | |
| Maximum Annual Debt Service : | $117,674 | |
| Reserve Fund Requirement | $58,837 | |
| Reserve Fund Balance | $59,052 | |
| 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) |
| Less : May 1, 2024 (Mandatory) | | ($30,000) |
| **Current Bonds Outstanding** | | **$1,620,000** |

| | |
|---|---|
| **Total Bonds Outstanding** | **$13,270,000** |

# Randal Park

## COMMUNITY DEVELOPMENT DISTRICT

### Special Assessment Receipts

### Fiscal Year 2025

| | | | | | |
|---|---|---|---|---|---|
| Gross Assessments | $ 1,225,189.89 | $ 420,584.22 | $ 626,988.89 | $ 125,190.00 | $ 2,397,953.00 |
| Net Assessments | $ 1,151,678.50 | $ 395,349.17 | $ 589,369.56 | $ 117,678.60 | $ 2,254,075.82 |

**ON ROLL ASSESSMENTS**

| | | | | | | | | 51.09% | 17.54% | 26.15% | 5.22% | 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* |
| 11/6/24 | 1 | 05/12-10/26/24 | $9,101.15 | $0.00 | -$477.82 | $0.00 | $8,623.33 | $4,405.93 | $1,512.47 | $2,254.73 | $450.20 | $8,623.33 |
| 11/13/24 | 2 | 10/26-11/01/24 | $18,016.48 | $0.00 | -$720.67 | $0.00 | $17,295.81 | $8,836.98 | $3,033.56 | $4,522.31 | $902.96 | $17,295.81 |
| 11/22/24 | 3 | 11/02-11/07/24 | $56,953.28 | ($708.28) | -$2,237.50 | $0.00 | $54,007.50 | $27,594.14 | $9,472.54 | $14,121.25 | $2,819.57 | $54,007.50 |
| 12/04/24 | 4 | 11/08-11/15/24 | $119,431.49 | $0.00 | -$4,777.31 | $0.00 | $114,654.18 | $58,580.45 | $20,109.54 | $29,978.44 | $5,985.75 | $114,654.18 |
| 12/11/24 | 5 | 11/16-11/19/24 | $59,021.11 | $0.00 | -$2,360.87 | $0.00 | $56,660.24 | $28,949.51 | $9,937.81 | $14,814.86 | $2,958.06 | $56,660.24 |
| 12/11/25 | 5 | 11/16-11/19/24 | $0.00 | $0.00 | $0.00 | $1,264.75 | $1,264.75 | $646.20 | $221.83 | $330.69 | $66.03 | $1,264.75 |
| 12/18/24 | 6 | 11/20-11/25/24 | $92,060.22 | $0.00 | -$3,682.47 | $0.00 | $88,377.75 | $45,154.98 | $15,500.84 | $23,107.99 | $4,613.94 | $88,377.75 |
| 01/13/25 | 7 | 11/26-11/28/24 | $65,610.46 | $0.00 | -$2,624.46 | $0.00 | $62,986.00 | $32,181.54 | $11,047.30 | $16,468.85 | $3,288.31 | $62,986.00 |
| 02/12/25 | 8 | 12/1/24 | $1,626,395.53 | $0.00 | -$65,056.65 | $0.00 | $1,561,338.88 | $797,737.33 | $273,847.94 | $408,240.75 | $81,512.86 | $1,561,338.88 |
| 03/14/25 | 9 | 11/29-12/03/24 | $133,419.08 | $0.00 | -$5,272.24 | $0.00 | $128,146.84 | $65,474.26 | $22,476.06 | $33,506.35 | $6,690.17 | $128,146.84 |
| 04/11/25 | 10 | 12/04-12/08/24 | $25,904.90 | $0.00 | -$940.93 | $0.00 | $24,963.97 | $12,754.88 | $4,378.51 | $6,527.29 | $1,303.29 | $24,963.97 |
| | | **TOTAL** | **$ 2,205,913.70** | **$ (708.28)** | **$ (88,150.92)** | **$ 1,264.75** | **$ 2,118,319.25** | **$ 1,082,316.20** | **$ 371,538.40** | **$ 553,873.51** | **$ 110,591.14** | **$ 2,118,319.25** |

| | |
|---|---|
| **94%** | **Net Percent Collected** |
| **$135,756.57** | **Balance Remaining to Collect** |

# SECTION 3

**RANDAL PARK**
**COMMUNITY DEVELOPMENT DISTRICT**
**$9,055,000**
**SPECIAL ASSESSMENT REVENUE BONDS**
**SERIES 2015**
**ARBITRAGE REBATE REQUIREMENT**
**FEBRUARY 28, 2025**

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

April 25, 2025

Randal Park Community Development District
City of Orlando, Florida

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

Randal Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2025 ("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 ($746,383) for February 28, 2025. 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 (February 28, 2025).

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.

## Randal Park Community Development District

Special Assessment Revenue Bonds, Series 2015

Summary of Rebate Calculations

$ 9,055,000

*Dated:* *3/30/2015*

*Delivered:* *3/30/2015*

| | |
|---|---|
| *Anniversary Date* | 11/01/15 |
| *Future-Value Date* | 02/28/25 |
| *Arbitrage Yield Limit* | 5.1385190% |
| *Internal Rate of Return* | 0.8794716% |
| *90% of rebate liability* | (671,745.44) |
| *Full rebate liability* | (746,383.82) |

## Randal Park Community Development District

Special Assessment Revenue Bonds, Series 2015

Purpose Expenditures Future Value Report

$ 9,055,000

*Dated:* *3/30/2015*
*Delivered:* *3/30/2015*
*Future Valued To:* *2/28/2025*
*Arbitrage Yield Limit (AYL):* *5.1385190%*
*Internal Rate of Return (IRR):* *0.8794716%*
*Full Rebate Liability:* *(746,383.82)*

| Transaction Date | Group ID | Fund ID | Description | Future Value Periods | Calculation Amt (Int. Earnings) | Pool % | FV Factor | FV Amount |
|---|---|---|---|---|---|---|---|---|
| **3/30/2015** | -1 | COI | Beg. Arbitrage Gross Proceeds | 19.8222222 | (8,970,478.05) | 100.00 | 1.6534299 | (14,832,056.58) |
| **3/30/2015** | 2016 | | Underwriter's discount | 19.8222222 | 181,100.00 | 100.00 | 1.6534299 | 299,436.15 |
| **4/7/2015** | 2016 | | COI | 19.7833333 | 150,000.00 | 100.00 | 1.6517995 | 247,769.93 |
| **4/8/2015** | 2016 | | COI | 19.7777778 | 8,500.00 | 100.00 | 1.6515668 | 14,038.32 |
| **4/13/2015** | 2016 | | COI | 19.7500000 | 1,450.00 | 100.00 | 1.6504034 | 2,393.08 |
| **5/29/2015** | 2016 | | Construction | 19.4944444 | 5,010,837.00 | 100.00 | 1.6397385 | 8,216,462.20 |
| **9/25/2015** | 2016 | | Construction | 18.8500000 | 7,972.00 | 100.00 | 1.6131494 | 12,860.03 |
| **10/28/2015** | 2016 | | Cap int | 18.6666667 | 262,969.00 | 100.00 | 1.6056644 | 422,239.96 |
| **1/6/2016** | 2016 | | Reserve | 18.2888889 | 29.00 | 100.00 | 1.5903500 | 46.12 |
| **1/19/2016** | 2016 | | Construction | 18.2166667 | 1,014.00 | 100.00 | 1.5874389 | 1,609.66 |
| **3/16/2016** | 2017 | | Reserve | 17.9000000 | 154.00 | 100.00 | 1.5747378 | 242.51 |
| **9/22/2016** | 2017 | | Reserve | 16.8666667 | 616.00 | 100.00 | 1.5339944 | 944.94 |
| **11/4/2016** | 2017 | | Construction | 16.6333333 | 1,599,702.00 | 100.00 | 1.5249412 | 2,439,451.47 |
| **1/6/2017** | 2017 | | Reserve | 16.2888889 | 392.00 | 100.00 | 1.5116745 | 592.58 |
| **3/16/2017** | 2018 | | Reserve | 15.9000000 | 549.00 | 100.00 | 1.4968346 | 821.76 |
| **5/22/2017** | 2018 | | Construction | 15.5333333 | 1,154,697.00 | 100.00 | 1.4829761 | 1,712,388.06 |
| **5/25/2017** | 2018 | | Construction | 15.5166667 | 3,500.00 | 100.00 | 1.4823492 | 5,188.22 |
| **6/26/2017** | 2018 | | Reserve | 15.3444444 | 868.00 | 100.00 | 1.4758871 | 1,281.07 |
| **9/14/2017** | 2018 | | Reserve | 14.9111111 | 1,208.00 | 100.00 | 1.4597517 | 1,763.38 |
| **3/15/2018** | 2019 | | Reserve | 13.9055556 | 2,994.00 | 100.00 | 1.4229858 | 4,260.42 |
| **10/1/2018** | 2019 | | Reserve | 12.8166667 | (4,873.00) | 100.00 | 1.3842166 | (6,745.29) |
| **12/21/2018** | 2019 | | Reserve | 12.3722222 | 12,714.00 | 100.00 | 1.3686976 | 17,401.62 |
| **3/21/2019** | 2020 | | Reserve | 11.8722222 | 3,304.00 | 100.00 | 1.3514466 | 4,465.18 |
| **7/1/2019** | 2020 | | Reserve | 11.3166667 | 3,434.00 | 100.00 | 1.3325337 | 4,575.92 |
| **9/27/2019** | 2020 | | Reserve | 10.8388889 | 3,248.00 | 100.00 | 1.3164805 | 4,275.93 |
| **12/20/2019** | 2020 | | Reserve | 10.3777778 | 2,596.00 | 100.00 | 1.3011707 | 3,377.84 |
| **10/5/2020** | 2021 | | Construction | 8.7944444 | 2,765.00 | 100.00 | 1.2499434 | 3,456.09 |
| **1/7/2021** | 2021 | | Construction | 8.2833333 | 15.00 | 100.00 | 1.2338413 | 18.51 |
| **4/1/2021** | 2022 | | Reserve | 7.8166667 | 17.00 | 100.00 | 1.2193207 | 20.73 |
| **7/21/2021** | 2022 | | Reserve | 7.2055556 | 15.00 | 100.00 | 1.2005637 | 18.01 |
| **10/1/2021** | 2022 | | Reserve | 6.8166667 | 15.00 | 100.00 | 1.1887779 | 17.83 |
| **12/23/2021** | 2022 | | Reserve | 6.3611111 | 15.00 | 100.00 | 1.1751188 | 17.63 |
| **4/4/2022** | 2023 | | Reserve | 5.8000000 | 17.00 | 100.00 | 1.1585102 | 19.69 |
| **7/8/2022** | 2023 | | Reserve | 5.2777778 | 388.00 | 100.00 | 1.1432638 | 443.59 |
| **10/12/2022** | 2023 | | Reserve | 4.7555556 | 1,260.00 | 100.00 | 1.1282179 | 1,421.55 |
| **12/19/2022** | 2023 | | Reserve | 4.3833333 | 5,143.00 | 100.00 | 1.1176148 | 5,747.89 |
| **3/22/2023** | 2024 | | Reserve | 3.8666667 | 6,007.00 | 100.00 | 1.1030620 | 6,626.09 |
| **6/23/2023** | 2024 | | Reserve | 3.3611111 | 7,060.00 | 100.00 | 1.0890056 | 7,688.38 |
| **9/1/2023** | 2024 | | Reserve | 2.9833333 | 7,646.00 | 100.00 | 1.0786189 | 8,247.12 |
| **4/1/2024** | 2025 | | Reserve | 1.8166667 | 15,685.18 | 100.00 | 1.0471638 | 16,424.95 |
| **6/21/2024** | 2025 | | Reserve | 1.3722222 | 7,871.90 | 100.00 | 1.0354236 | 8,150.75 |
| **9/30/2024** | 2025 | | Reserve | 0.8222222 | 7,828.56 | 100.00 | 1.0210773 | 7,993.56 |
| **2/3/2025** | 2025 | | Reserve | 0.1388889 | 9,425.05 | 100.00 | 1.0035296 | 9,458.32 |
| **2/28/2025** | -1 | | Unspent Proceeds as of 02/28/2025 | - | 598,761.00 | 100.00 | 1.0000000 | 598,761.00 |
| **Total** | | | | | **108,430.64** | | | **(746,383.82)** |

# Randal Park CDD

## Special Assessment Revenue Bonds, Series 2015

### A.Y.L. Verification Report

9,055,000.00

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

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

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

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

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

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

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

# Randal Park CDD

## Special Assessment Revenue Bonds, Series 2015

## T.I.C. Verification Report (Regular)

9,055,000.00

MSRB 30/360 SEMI 4/3

FMSbonds, Inc

Dated: 3/30/2015

Delivered: 3/30/2015

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

# Randal Park CDD

## Special Assessment Revenue Bonds, Series 2015

## T.I.C. Verification Report (Regular)

9,055,000.00

MSRB 30/360 SEMI 4/3

FMSbonds, Inc

Dated: 3/30/2015

Delivered: 3/30/2015

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

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

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

# SECTION 4

**Karen Castor Dentel**
Supervisor of Elections
Orange County, Florida

VOTE

OUR MISSION IS TO:

*Ensure the integrity of the electoral process.*
*Enhance public confidence.*
*Encourage citizen participation.*

April 18, 2025

Jason Showe, District Manager
Randal Park CDD
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2025. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2025**, there are **1,619 registered voter(s)** in the **Randal Park CDD.**

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

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

# SECTION C

# Randal Park CDD

## Field Management Report


May 16th, 2025

Jarett Wright

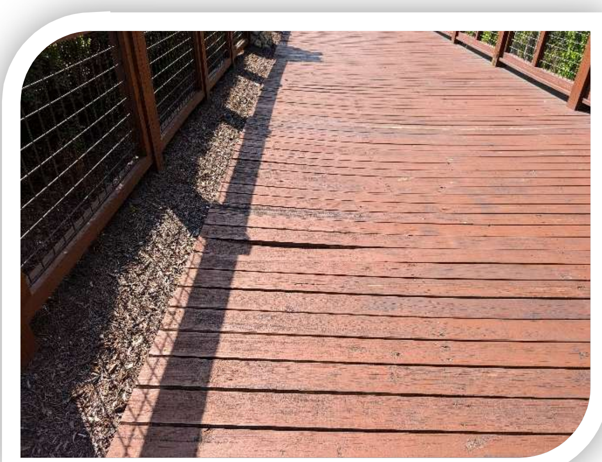
Field Manager

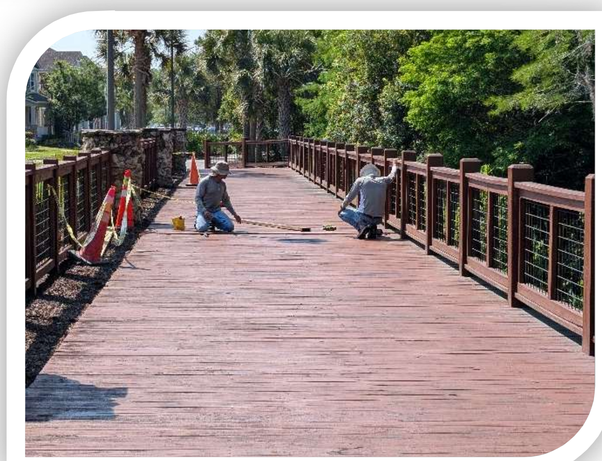
GMS

# Site Items

## General Facility Maintenance

- Conducted minor bridge repairs to improve resident safety. Gathering proposals to change the floorboard materials in the future.
- Repaired pothole at alleyway road catch basin.
- Installed new mirror in alleyway to improve visibility.
- Terry’s Electric repaired electrical issues at the front entrance monument.
- New TVs were installed in the meeting room, and a new outdoor clock was ordered.



# Site Items

## Amenity Maintenance

- Pressure washing vendor cleaned the CDD areas. The vendor will now service the community on a semi-annual basis at the same cost.
- Potential fountain leaks are being investigated by SPIES.
- Turf conditions are improving with the change to irrigation schedules and increased rainfall.
- Adjustments will be made in various areas to mitigate standing water issues.
- Dog park sod installation scheduled for 5/15/25.

# 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.

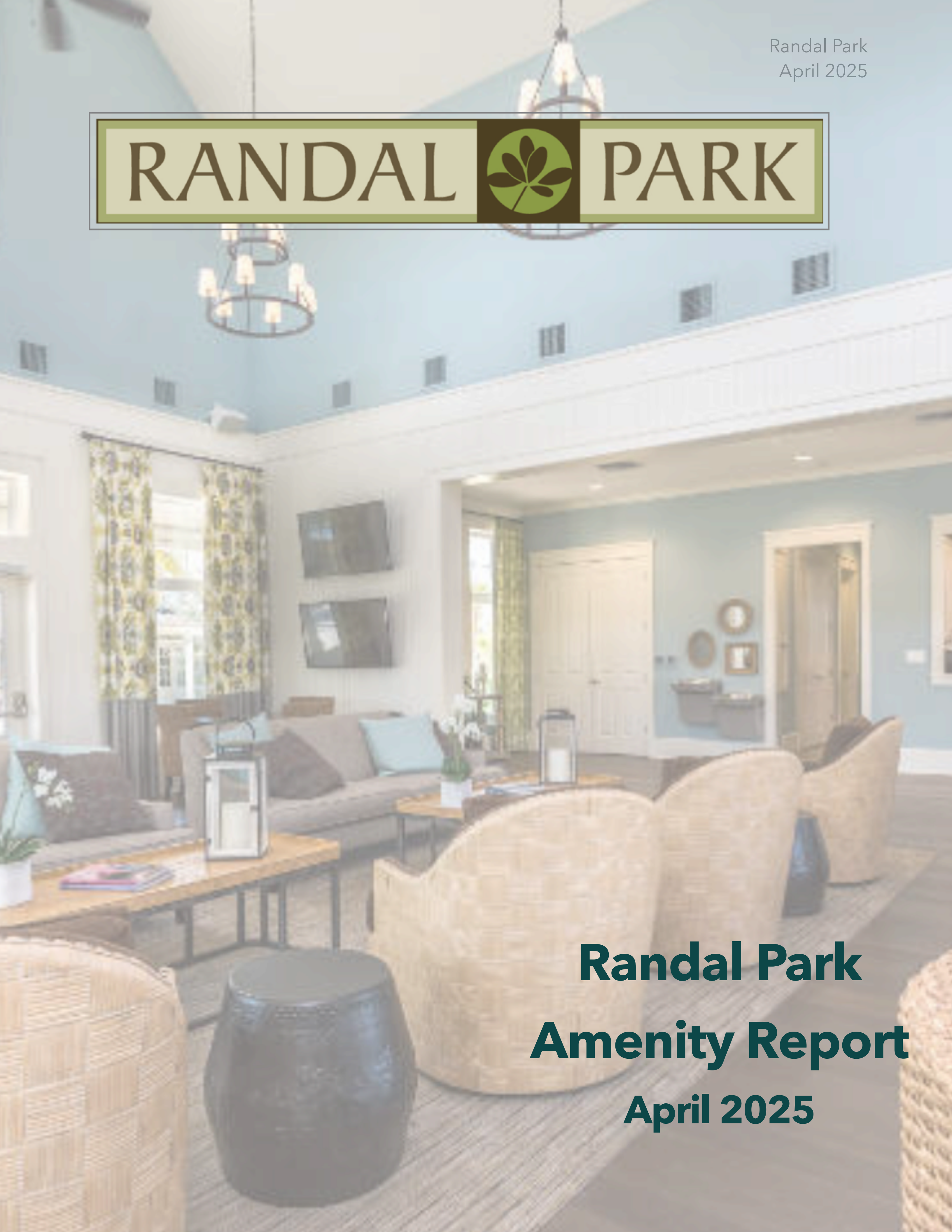
Respectfully,

Jarett Wright

# SECTION 1

*This item will be provided under separate cover*

# SECTION D



# Randal Park Amenity Report

## April 2025

# FACILITY REPORT

Pool, Gym and Randal House Clubhouse

- The BBQ areas are opened (9am - 8pm) Daily
- Gym (24/7)
- Pool (7am - 8pm)
- Randal House Clubhouse (10am - 6pm) Mon - Fri
- Onsite office staff is open from (9am - 5pm) Mon - Fri
- Pool attendant is onsite Saturdays and Sundays.

April Randal House Rentals: 4

## April Events:

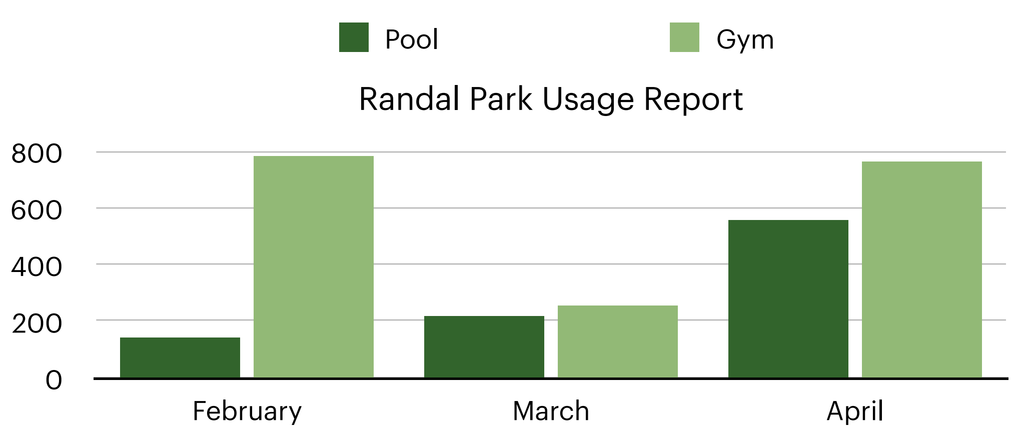
* Community Garage Sale, Saturday, April 5, 2025

* Happy Hoppy Easter: Saturday, April 12th

## May Events:

* Jewelry Workshop, Friday, May 2, 2025

* Community Garage Sale, Saturday, May 3, 2025



**Happy Hoppy Easter**
**Saturday, April  12th**
**6:00pm- 8:30pm**
**Total Guest Participation: 185**
**Children: 85**
**Adults:100**