



**Randal Park**  
**Community Development**  
**District**

**Proposed Budget**  
**FY 2027**



**Randal Park**  
**Community Development District**

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**Randal Park**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted FY2026 Budget	Actual Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed FY2027 Budget
<b>Revenues</b>					
Special Assessments	\$ 1,151,680	\$ 1,084,468	\$ 67,212	\$ 1,151,680	\$ 1,151,680
Colonial Properties Contribution	\$ 57,051	\$ 37,177	\$ 26,500	\$ 63,677	\$ 57,321
Interest Income	\$ 1,922	\$ 15,176	\$ 3,794	\$ 18,969	\$ 1,922
Miscellaneous Revenue	\$ 1,000	\$ 760	\$ 380	\$ 1,140	\$ 1,000
Activities	\$ 5,000	\$ 1,710	\$ 1,000	\$ 2,710	\$ 5,000
Rentals	\$ 9,000	\$ 14,250	\$ 5,000	\$ 19,250	\$ 9,000
Carry Forward Surplus	\$ 42,228	\$ 449,794	\$ -	\$ 449,794	\$ 46,882
<b>Total Revenues</b>	<b>\$ 1,267,881</b>	<b>\$ 1,603,335</b>	<b>\$ 103,886</b>	<b>\$ 1,707,221</b>	<b>\$ 1,272,805</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 6,585	\$ 5,000	\$ 11,585	\$ 12,000
FICA Expense	\$ 918	\$ 490	\$ 383	\$ 872	\$ 918
Annual Audit	\$ 4,700	\$ 4,200	\$ -	\$ 4,200	\$ 4,300
Trustee Fees	\$ 13,750	\$ 14,083	\$ -	\$ 14,083	\$ 14,083
Dissemination Agent	\$ 11,356	\$ 6,624	\$ 2,760	\$ 9,384	\$ 11,924
Reamortization	\$ -	\$ 350	\$ -	\$ 350	\$ 350
Arbitrage	\$ 1,800	\$ 600	\$ 1,200	\$ 1,800	\$ 1,800
Engineering	\$ 10,000	\$ -	\$ 4,167	\$ 4,167	\$ 10,000
Attorney	\$ 20,000	\$ 5,619	\$ 8,333	\$ 13,953	\$ 20,000
Assessment Administration	\$ 5,732	\$ 5,732	\$ -	\$ 5,732	\$ 6,019
Management Fees	\$ 51,504	\$ 30,044	\$ 21,460	\$ 51,504	\$ 54,079
Information Technology	\$ 2,064	\$ 1,204	\$ 860	\$ 2,064	\$ 2,167
Website Maintenance	\$ 1,376	\$ 803	\$ 573	\$ 1,376	\$ 1,445
Telephone	\$ 100	\$ -	\$ 42	\$ 42	\$ 100
Postage	\$ 1,000	\$ 788	\$ 575	\$ 1,363	\$ 1,000
Insurance	\$ 10,207	\$ 8,345	\$ -	\$ 8,345	\$ 9,179
Copies	\$ 1,500	\$ 95	\$ 100	\$ 195	\$ 1,500
Legal Advertising	\$ 2,250	\$ -	\$ 938	\$ 938	\$ 2,250
Other Current Charges	\$ 1,500	\$ 198	\$ 275	\$ 473	\$ 1,500
Office Supplies	\$ 200	\$ 7	\$ 25	\$ 32	\$ 200
Property Appraiser	\$ 800	\$ -	\$ -	\$ -	\$ 400
Property Taxes	\$ 300	\$ 423	\$ -	\$ 423	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 153,232</b>	<b>\$ 86,365</b>	<b>\$ 46,690</b>	<b>\$ 133,055</b>	<b>\$ 155,989</b>
<i>Maintenance</i>					
<b>Contract Services:</b>					
Field Management	\$ 21,561	\$ 12,577	\$ 8,984	\$ 21,561	\$ 22,639
Mitigation Monitoring	\$ 19,200	\$ 9,600	\$ 9,600	\$ 19,200	\$ 19,200
Landscape Maintenance	\$ 360,000	\$ 205,580	\$ 148,809	\$ 354,389	\$ 360,000
Lake Maintenance	\$ 11,882	\$ 5,826	\$ 5,826	\$ 11,652	\$ 12,000
Security Patrol	\$ 41,250	\$ -	\$ 17,188	\$ 17,188	\$ 26,250
<b>Repairs &amp; Maintenance</b>					
Facility Maintenance	\$ 43,264	\$ 25,237	\$ 18,027	\$ 43,264	\$ 45,427
Repairs & Maintenance	\$ 30,000	\$ 16,683	\$ 13,317	\$ 30,000	\$ 30,000
Operating Supplies	\$ 8,000	\$ 2,156	\$ 3,333	\$ 5,490	\$ 8,000
Landscape Replacement	\$ 15,000	\$ 9,700	\$ 5,300	\$ 15,000	\$ 30,000
Irrigation Repairs	\$ 10,000	\$ 10,848	\$ 4,167	\$ 15,015	\$ 10,000
Fountain Repairs	\$ 3,000	\$ 375	\$ 2,625	\$ 3,000	\$ 3,000
Pressure Washing	\$ 9,000	\$ 9,000	\$ -	\$ 9,000	\$ 9,000
<b>Subtotal Maintenance</b>	<b>\$ 572,157</b>	<b>\$ 307,584</b>	<b>\$ 237,175</b>	<b>\$ 544,759</b>	<b>\$ 575,516</b>

**Randal Park**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted FY2026 Budget	Actual Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed FY2027 Budget
<b>Utilities</b>					
Utilities - Common Area	\$ 29,034	\$ 18,825	\$ 19,800	\$ 38,625	\$ 43,000
Streetlighting	\$ 110,000	\$ 52,028	\$ 52,123	\$ 104,151	\$ 115,000
<b>Amenity Center</b>					
Amenity Management	\$ 106,986	\$ 62,409	\$ 26,747	\$ 89,155	\$ 110,196
Pool Attendants	\$ 16,740	\$ 6,243	\$ 10,497	\$ 16,740	\$ 17,242
Pool Permit	\$ 615	\$ -	\$ 615	\$ 615	\$ 615
Cable TV/Internet/Telephone	\$ 4,857	\$ 1,680	\$ 1,200	\$ 2,880	\$ 3,200
Utilities - Amenity Center	\$ 28,205	\$ 9,744	\$ 9,900	\$ 19,644	\$ 21,750
Refuse Service	\$ 3,168	\$ 1,481	\$ 1,200	\$ 2,681	\$ 3,168
Amenity Center Access Cards	\$ 1,000	\$ 740	\$ 260	\$ 1,000	\$ 1,000
HVAC Maintenance	\$ 574	\$ 776	\$ -	\$ 776	\$ 1,000
Special Events	\$ 15,000	\$ 18,238	\$ -	\$ 18,238	\$ 15,000
Holiday Decorations	\$ 10,000	\$ 9,971	\$ -	\$ 9,971	\$ 10,000
Security Monitoring	\$ 2,600	\$ 1,085	\$ 775	\$ 1,859	\$ 2,600
Janitorial Services	\$ 30,037	\$ 19,001	\$ 13,750	\$ 32,751	\$ 35,000
Pool Maintenance	\$ 32,130	\$ 18,210	\$ 14,196	\$ 32,406	\$ 33,000
Pool Chemicals & Repairs	\$ 50,000	\$ 8,586	\$ 6,500	\$ 15,086	\$ 41,545
Amenity Repairs & Maintenance	\$ 9,500	\$ 10,747	\$ 7,750	\$ 18,497	\$ 9,500
Pest Control	\$ 3,500	\$ 414	\$ 414	\$ 827	\$ 3,500
<b>Other</b>					
Property Insurance	\$ 50,000	\$ 38,356	\$ -	\$ 38,356	\$ 36,438
Contingency	\$ 24,032	\$ 115	\$ 23,917	\$ 24,032	\$ 24,032
Transfer Out - Capital Reserve	\$ 14,514	\$ 14,514	\$ 499,721	\$ 514,235	\$ 14,514
<b>Subtotal Maintenance</b>	<b>\$ 542,492</b>	<b>\$ 293,160</b>	<b>\$ 689,364</b>	<b>\$ 982,525</b>	<b>\$ 541,300</b>
<b>Total Expenditures</b>	<b>\$ 1,267,881</b>	<b>\$ 687,109</b>	<b>\$ 973,229</b>	<b>\$ 1,660,338</b>	<b>\$ 1,272,805</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 916,226</b>	<b>\$ (869,344)</b>	<b>\$ 46,882</b>	<b>\$ -</b>

	Adopted Budget FY2024	Adopted Budget FY2025	Adopted Budget FY2026	Proposed Budget FY2027	Proposed FY27 Increase/ (Decrease)
Net Assessments	\$ 1,151,680	\$ 1,151,680	\$ 1,151,680	\$ 1,151,680	\$ -
Add: Discounts & Collections 6%	\$ 73,511	\$ 73,511	\$ 73,511	\$ 73,511	\$ -
Gross Assessments	<u>\$ 1,225,191</u>	<u>\$ 1,225,191</u>	<u>\$ 1,225,191</u>	<u>\$ 1,225,191</u>	<u>\$ -</u>
Assessable Units	904	904	904	904	
Per Unit Assessment - Phases 1 - 5	\$ 1,431.80	\$ 1,431.80	\$ 1,431.80	\$ 1,431.80	\$ -
Per Unit Assessment - Randal Walk	\$ 785.47	\$ 785.47	\$ 785.47	\$ 785.47	\$ -

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

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

	Total Proposed FY2027 Budget	Shared Costs	Colonial Properties Allocation
	\$ 22,639	\$ 11,320	\$ 5,660
	\$ 360,000	\$ 89,625	\$ 44,813
	\$ 12,000	\$ 1,474	\$ 737
	\$ 10,000	\$ 2,000	\$ 1,000
	\$ 43,000	\$ 3,052	\$ 1,526
	\$ 115,000	\$ 7,170	\$ 3,585
<b>Totals:</b>	<b>\$ 114,641</b>	<b>\$ 114,641</b>	<b>\$ 57,321</b>

**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.

*Interest Income*

Represents interest earnings on funds held in the District's operating account with Truist Bank and invested through the State Board of Administration (SBA).

*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*

Represents revenue collected from rentals of the District's clubhouse and amenity facilities for events such as parties, meetings, weddings, and other private functions.

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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 compensation.

*Annual Audit*

Represents costs associated with the annual independent audit of the District's financial statements and records, as required by Florida Statutes, provided by Grau & Associates, an Independent Certified Public Accounting Firm.

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

Trustee Fees

Represents costs associated with trustee services for the District's Series 2012, Series 2015, and Series 2018 Special Assessment Bonds, which are held by Wells Fargo Bank.

Dissemination Agent

Represents costs associated with compliance with Securities and Exchange Commission (SEC) Rule 15c2-12(b)(5), including continuing disclosure and reporting requirements for the District's bond issuances. These services are provided by Governmental Management Services – Central Florida, LLC.

Reamortization

Represents costs associated with recalculating and restructuring the debt service schedule for the District's outstanding bonds, provided by Disclosure Services LLC.

Arbitrage

Represents costs associated with calculating the District's annual arbitrage rebate liability on the Series 2012, Series 2015, and Series 2018 Special Assessment Bonds, provided by Grau & Associates.

Engineering

Represents general engineering services provided by Vanasse Hangen Brustlin, Inc., including attendance and preparation for monthly Board meetings, review of invoices, and support for District operations and projects as directed by the Board of Supervisors and District Manager.

Attorney

Represents general legal services provided by Latham, Luna, Eden & Beaudine, LLP, including attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other legal matters as directed by the Board of Supervisors and District Manager.

Assessment Administration

Represents costs associated with the administration, levy, and collection of non-ad valorem assessments on properties within the District, provided by Governmental Management Services – Central Florida, LLC.

Management Fees

Represents costs associated with management, accounting, and administrative services provided under a Management Agreement with Governmental Management Services – Central Florida, LLC, including but not limited to recording and transcription of Board meetings, administrative services, budget preparation, financial reporting, and coordination of the annual audit.

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.

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

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

Represents costs associated with telephone, fax, and related communication services used to support the District's administrative and operational activities.

Postage

Represents costs associated with mailing of Board meeting agenda packages, overnight deliveries, and general correspondence for District operations.

Insurance

Represents costs associated with the District's general liability and public officials' liability insurance coverage provided by the Florida Insurance Alliance (FIA), which specializes in serving governmental entities.

Copies

Represents costs associated with printing agenda materials for Board meetings, printing of computerized checks, stationery, envelopes, and related supplies.

Legal Advertising

Represents costs associated with publication of legally required notices, including monthly Board meetings, public hearings, and advertisements for publicly bid services such as audit, engineering, and maintenance contracts.

Other Current Charges

Represents bank charges and other miscellaneous expenses incurred during the fiscal year.

Office Supplies

Represents costs associated with office supplies purchased during the fiscal year, including toner cartridges, paper, file folders, binders, pens, paper clips, and other administrative materials used in District operations.

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.

# Randal Park Community Development District

GENERAL FUND BUDGET

Dues, Licenses & Subscriptions

Represents the annual special district fee of \$175 paid to the Florida Department of Commerce, as required by Florida Statutes, to maintain the District’s active status and compliance with state reporting requirements. This is the only expense under this category for the District.

**Maintenance:**

***Contract Services:***

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. Governmental Management Services - Central Florida, LLC, provides these services.

Mitigation Monitoring

Represents costs associated with maintaining and monitoring jurisdictional wetlands, wetland buffers, and mitigation areas within the District, totaling approximately 298 acres, based on quarterly service schedules.

Landscape Maintenance

Represents costs associated with landscape maintenance services provided by Prince & Sons, Inc. for the District’s common areas, including mowing, edging, trimming, fertilization, pest control, pruning, irrigation inspections, mulching, weeding, and litter removal.

Description	Monthly	Annually
Landscape Maintenance	\$29,762	\$357,142
Contingency		\$2,858
<b>TOTAL</b>		<b>\$360,000</b>

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	\$1,000	\$12,000
<b>Total</b>		<b>\$12,000</b>

Security Patrol

Represents costs associated with security services provided by the Orlando Police Department, including routine patrols and related services to support safety and security within the District throughout the fiscal year.

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

***Repairs & Maintenance:***

*Facility Maintenance*

Represents costs associated with routine repairs and maintenance of the District's common areas and amenity facilities, provided by Governmental Management Services – Central Florida, LLC..

*Repairs & Maintenance*

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

*Operating Supplies*

Represents estimated cost of supplies purchased for operating and maintaining the clubhouse.

*Landscape Replacement*

Represents estimated cost related to the replacement of turf, trees, shrubs, etc.

*Irrigation Repairs*

Represents costs associated with maintaining and repairing irrigation infrastructure within the District to ensure proper operation and coverage.

*Fountain Repairs*

Represents costs associated with maintaining and repairing the floating fountain and related equipment located at the Randal Park Clubhouse.

*Pressure Washing*

Represents costs associated with pressure washing various areas throughout the District, including the clubhouse, pool deck, curbs, sidewalks, and other common areas.

***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*

Represents costs associated with operation and maintenance of streetlights within the District, provided by Orlando Utilities Commission.

***Amenity Center:***

*Amenity Management*

Represents costs associated with amenity management services provided by Governmental Management Services – Central Florida, LLC, including staffing of the Amenity Center, oversight of maintenance contracts, administration of facility rentals, coordination of special events, and response to resident requests.

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

Pool Attendants

Represents estimated costs associated with staffing pool attendants during designated times throughout the pool operating season.

Pool Permit

Represents costs associated with pool operating permits required by the Florida Department of Health for the District's pool facilities.

Cable TV/Internet/Telephone

Represents costs associated with communication and entertainment services for the District's amenity facilities, including cable television, telephone, and internet services provided by Spectrum.

Description	Monthly	Annually
Cable TV/Internet/Telephone		
Spectrum	\$240	\$2,880
Contingency		\$320
<b>TOTAL</b>		<b>\$3,200</b>

Utilities – Amenity Center

Represents estimated costs associated with electric and reclaimed water utility services for the District's Amenity Center, provided by Orlando Utilities Commission.

Refuse Service

Represents estimated costs associated with waste collection and trash removal services for the District's Amenity Center and related facilities, provided by Orlando Utilities Commission.

Description	Monthly	Annually
Refuse Services	\$247	\$2,962
Contingency		\$206
<b>TOTAL</b>		<b>\$3,168</b>

Amenity Center Access Cards

Represents estimated costs associated with providing, operating, and maintaining the District's amenity access card system.

HVAC Maintenance

Represents costs associated with preventative maintenance, inspections, and servicing of the District's HVAC equipment to ensure proper operation and efficiency.

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

Special Events

Represents costs associated with community events and activities coordinated by the Leisure Activities Coordinator, including supplies, event materials, and resident notices.

Holiday Decorations

Represents costs associated with seasonal and holiday decorations for the District's common areas and amenities, including installation, maintenance, and removal.

Security Monitoring

Represents costs associated with ongoing monitoring and support services for the Amenity Center security system, including Wi-Pak services and related security operations provided by Synergy Florida and Guardian Access Solutions.

Description	Monthly	Annually
Security Monitoring - Synergy Florida	\$35	\$419
Wi-Pak - Guardian Access Solutions, LLC	\$120	\$1,440
Contingency		\$741
<b>TOTAL</b>		<b>\$2,600</b>

Janitorial Services

Represents costs associated with professional janitorial and cleaning services for the District's Amenity Center, including cleaning supplies and restroom mat services provided by B&T Building Services, Inc. and Cintas.

Description	Monthly	Annually
Janitorial Services - B&T Building Services, Inc	\$2,100	\$25,200
Mat Cleanings - Cintas	\$709	\$8,509
Janitorial Supplies/Materials		\$1,291
<b>TOTAL</b>		<b>\$35,000</b>

Pool Maintenance

Represents costs associated with pool maintenance and water treatment services for the District's amenity facilities, provided by Five Star Pro Services LLC, to support proper operation and water quality standards.

Description	Monthly	Annually
Pool Maintenance		
3x a Week Cleaning (Oct-May , Sep)	\$2,340	\$18,720
5x a Week Cleaning (Jun - Aug)	\$2,964	\$11,856
Contingency		\$2,424
<b>TOTAL</b>		<b>\$33,000</b>

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

Pool Chemicals & Repairs

Represents estimated miscellaneous pool maintenance, repair, and chemical costs not included under the service agreements with Five Star Pro Services.

Amenity Repairs & Maintenance

Represents estimated costs associated with routine repairs, maintenance, and upkeep of the District’s Amenity Center to support ongoing operations and appearance.

Pest Control

Represents costs associated with pest control services for the District’s Amenity Center, including monthly treatments, termite control, and animal trapping services provided by Arrow Environmental.

Description	Monthly	Annually
Pest Control	\$69	\$827
Termite Bond		\$708
Animal Trapping/Vulture Effigy		\$1,965
<b>TOTAL</b>		<b>\$3,500</b>

**Other:**

Property Insurance

Represents costs associated with property insurance coverage for the Amenity Center and related District facilities to protect against potential property losses, provided by Florida Insurance Alliance.

Contingency

Represents funds reserved for unexpected costs and miscellaneous expenses that may arise during the fiscal year and are not budgeted elsewhere.

Transfer Out - Capital Reserve

Represents funds allocated annually for future repair and replacement of the District’s capital assets. The District may obtain a capital reserve study to assist in determining appropriate annual funding levels.

**Randal Park**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted FY2026 Budget	Actual Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed FY2027 Budget
<b>Revenues</b>					
Transfer In	\$ 14,514	\$ 14,514	\$ 499,721	\$ 514,235	\$ 14,514
Interest	\$ 9,148	\$ 9,611	\$ 2,403	\$ 12,013	\$ 6,007
Carry Forward Surplus	\$ 407,793	\$ 407,739	\$ -	\$ 407,739	\$ 756,487
<b>Total Revenues</b>	<b>\$ 431,455</b>	<b>\$ 431,863</b>	<b>\$ 502,124</b>	<b>\$ 933,987</b>	<b>\$ 777,008</b>
<b>Expenditures</b>					
Capital Outlay	\$ 25,000	\$ -	\$ 109,000	\$ 109,000	\$ 25,000
Column Repair	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 30,000
Pool Resurfacing	\$ 28,500	\$ -	\$ 28,500	\$ 28,500	\$ 28,500
<b>Total Expenditures</b>	<b>\$ 53,500</b>	<b>\$ -</b>	<b>\$ 177,500</b>	<b>\$ 177,500</b>	<b>\$ 83,500</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ 377,955</b>	<b>\$ 431,863</b>	<b>\$ 324,624</b>	<b>\$ 756,487</b>	<b>\$ 693,508</b>

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

Description	Adopted FY2026 Budget	Actual Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed FY2027 Budget
<b>Revenues</b>					
Assessments	\$ 396,407	\$ 372,277	\$ 24,130	\$ 396,407	\$ 396,407
Interest	\$ 18,042	\$ 18,768	\$ 4,692	\$ 23,460	\$ 11,730
Carry Forward Surplus	\$ 526,818	\$ 544,551	\$ -	\$ 544,551	\$ 575,791
<b>Total Revenues</b>	<b>\$ 941,267</b>	<b>\$ 935,597</b>	<b>\$ 28,822</b>	<b>\$ 964,419</b>	<b>\$ 983,928</b>
<b>Expenditures</b>					
Interest Payment - 11/01	\$ 134,188	\$ 133,269	\$ -	\$ 133,269	\$ 130,359
Principal Payment - 11/01	\$ 125,000	\$ 125,000	\$ -	\$ 125,000	\$ 135,000
Interest Payment - 05/01	\$ 130,359	\$ -	\$ 130,359	\$ 130,359	\$ 126,225
<b>Total Expenditures</b>	<b>\$ 389,547</b>	<b>\$ 258,269</b>	<b>\$ 130,359</b>	<b>\$ 388,628</b>	<b>\$ 391,584</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ 551,720</b>	<b>\$ 677,328</b>	<b>\$ (101,537)</b>	<b>\$ 575,791</b>	<b>\$ 592,344</b>

Interest Payment 11/1/27	\$ 126,225
Principal Payment 11/1/27	\$ 140,000
	<u>\$ 266,225</u>

	<b>Proposed Budget FY2027</b>
Net Assessments	\$ 396,407
Add: Discounts & Collections 6%	\$ 25,303
Gross Assessments	<u>\$ 421,710</u>

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/26	\$ 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
		<b>\$ 4,165,000.00</b>	<b>\$ 3,479,956.25</b>	<b>\$ 7,759,956.25</b>

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

Description	Adopted FY2026 Budget	Actual Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed FY2027 Budget
<b>Revenues</b>					
Assessments	\$ 589,600	\$ 554,975	\$ 34,626	\$ 589,600	\$ 589,600
Interest	\$ 25,057	\$ 26,945	\$ 6,736	\$ 33,681	\$ 16,841
Carry Forward Surplus	\$ 738,077	\$ 759,707	\$ -	\$ 759,707	\$ 825,343
<b>Total Revenues</b>	<b>\$ 1,352,734</b>	<b>\$ 1,341,627</b>	<b>\$ 41,362</b>	<b>\$ 1,382,988</b>	<b>\$ 1,431,784</b>
<b>Expenditures</b>					
Interest Payment - 11/01	\$ 191,030	\$ 190,865	\$ -	\$ 190,865	\$ 186,780
Principal Payment - 11/01	\$ 200,000	\$ 180,000	\$ -	\$ 180,000	\$ 220,000
Interest Payment - 05/01	\$ 186,780	\$ -	\$ 186,780	\$ 186,780	\$ 181,280
<b>Total Expenditures</b>	<b>\$ 577,810</b>	<b>\$ 370,865</b>	<b>\$ 186,780</b>	<b>\$ 557,645</b>	<b>\$ 588,060</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ 774,924</b>	<b>\$ 970,762</b>	<b>\$ (145,418)</b>	<b>\$ 825,343</b>	<b>\$ 843,724</b>

Interest Payment 11/1/27	\$ 181,280
Principal Payment 11/1/27	\$ 230,000
	<u>\$ 411,280</u>

	<b>Proposed Budget FY2027</b>
Net Assessments	\$ 589,600
Add: Discounts & Collections 6%	\$ 37,634
Gross Assessments	<u>\$ 627,234</u>

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/26	\$ 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
		<b>\$ 7,675,000.00</b>	<b>\$ 5,536,443.75</b>	<b>\$ 13,396,443.75</b>



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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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
		<b>\$ 1,650,000.00</b>	<b>\$ 1,378,607.50</b>	<b>\$ 3,028,607.50</b>

**Randal Park**  
**Community Development District**  
**General Fund Assessment Calculation**

Description	Proposed FY2027 Budget	Randal Park	Randal Walk	Combined	Proposed FY2027 Total
<b>Revenues</b>					
Special Assessments	\$ 1,151,680	\$ 549,581	\$ 8,775	\$ 593,324	\$ 1,151,680
Colonial Properties Contribution	\$ 57,321	\$ -	\$ -	\$ 57,321	\$ 57,321
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	\$ 46,882	\$ (268)	\$ 750	\$ 46,401	\$ 46,882
<b>Total Revenues</b>	<b>\$ 1,272,805</b>	<b>\$ 563,313</b>	<b>\$ 9,525</b>	<b>\$ 699,967</b>	<b>\$ 1,272,805</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ -	\$ 918	\$ 918
Annual Audit	\$ 4,300	\$ -	\$ -	\$ 4,300	\$ 4,300
Trustee Fees	\$ 14,083	\$ 8,800	\$ 4,950	\$ 333	\$ 14,083
Dissemination Agent	\$ 11,924	\$ 7,949	\$ 3,975	\$ -	\$ 11,924
Reamortization	\$ 350	\$ -	\$ -	\$ 350	\$ 350
Arbitrage	\$ 1,800	\$ 1,200	\$ 600	\$ -	\$ 1,800
Engineering	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000
Attorney	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000
Assessment Administration	\$ 6,019	\$ -	\$ -	\$ 6,019	\$ 6,019
Management Fees	\$ 54,079	\$ -	\$ -	\$ 54,079	\$ 54,079
Information Technology	\$ 2,167	\$ -	\$ -	\$ 2,167	\$ 2,167
Website Maintenance	\$ 1,445	\$ -	\$ -	\$ 1,445	\$ 1,445
Telephone	\$ 100	\$ -	\$ -	\$ 100	\$ 100
Postage	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000
Insurance	\$ 9,179	\$ -	\$ -	\$ 9,179	\$ 9,179
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	\$ 400	\$ -	\$ -	\$ 400	\$ 400
Property Taxes	\$ 600	\$ -	\$ -	\$ 600	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 155,989</b>	<b>\$ 17,949</b>	<b>\$ 9,525</b>	<b>\$ 128,515</b>	<b>\$ 155,989</b>
<b>Maintenance</b>					
<b>Contract Services:</b>					
Field Management	\$ 22,639	\$ -	\$ -	\$ 22,639	\$ 22,639
Mitigation Monitoring	\$ 19,200	\$ -	\$ -	\$ 19,200	\$ 19,200
Landscape Maintenance (75%/25%)	\$ 360,000	\$ 94,824	\$ -	\$ 265,176	\$ 360,000
Lake Maintenance	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ 12,000
Security Patrol (75%/25%)	\$ 26,250	\$ 19,688	\$ -	\$ 6,563	\$ 26,250
<b>Repairs &amp; Maintenance</b>					
Facility Maintenance (75%/25%)	\$ 45,427	\$ 34,070	\$ -	\$ 11,357	\$ 45,427
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%)	\$ 30,000	\$ 22,500	\$ -	\$ 7,500	\$ 30,000
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
<b>Subtotal Maintenance</b>	<b>\$ 575,516</b>	<b>\$ 201,382</b>	<b>\$ -</b>	<b>\$ 374,134</b>	<b>\$ 575,516</b>

**Randal Park**  
**Community Development District**  
**General Fund Assessment Calculation**

Description	Proposed FY2027 Budget	Randal Park	Randal Walk	Combined	Proposed FY2027 Total
<b>Utilities</b>					
Utilities - Common Area	\$ 43,000	\$ -	\$ -	\$ 43,000	\$ 43,000
Streetlighting	\$ 115,000	\$ -	\$ -	\$ 115,000	\$ 115,000
<b>Amenity Center</b>					
Amenity Management	\$ 110,196	\$ 110,196	\$ -	\$ -	\$ 110,196
Pool Attendants	\$ 17,242	\$ 17,242	\$ -	\$ -	\$ 17,242
Pool Permit	\$ 615	\$ 615	\$ -	\$ -	\$ 615
Cable TV/Internet/Telephone	\$ 3,200	\$ 3,200	\$ -	\$ -	\$ 3,200
Utilities - Amenity Center	\$ 21,750	\$ 21,750	\$ -	\$ -	\$ 21,750
Refuse Service	\$ 3,168	\$ 3,168	\$ -	\$ -	\$ 3,168
Amenity Center Access Cards	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000
HVAC Maintenance	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000
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	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ 35,000
Pool Maintenance	\$ 33,000	\$ 33,000	\$ -	\$ -	\$ 33,000
Pool Chemicals & Repairs	\$ 41,545	\$ 41,545	\$ -	\$ -	\$ 41,545
Amenity Repairs & Maintenance	\$ 9,500	\$ 9,500	\$ -	\$ -	\$ 9,500
Pest Control	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ 3,500
<b>Other</b>					
Property Insurance (70%/30%)	\$ 36,438	\$ 25,507	\$ -	\$ 10,931	\$ 36,438
Contingency	\$ 24,032	\$ -	\$ -	\$ 24,032	\$ 24,032
Transfer Out - Capital Reserve (70%/30%)	\$ 14,514	\$ 10,160	\$ -	\$ 4,354	\$ 14,514
<b>Subtotal Maintenance</b>	<b>\$ 541,300</b>	<b>\$ 343,982</b>	<b>\$ -</b>	<b>\$ 197,318</b>	<b>\$ 541,300</b>
<b>Total Expenditures</b>	<b>\$ 1,272,805</b>	<b>\$ 563,313</b>	<b>\$ 9,525</b>	<b>\$ 699,967</b>	<b>\$ 1,272,805</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (0)</b>
Net Assessments		\$ 549,581	\$ 8,775	\$ 593,324	\$ 1,151,680
Add: Discounts and Collections (6%)		\$ 35,080	\$ 560	\$ 37,872	\$ 73,511
<b>Gross Assessment</b>		<b>\$ 584,661</b>	<b>\$ 9,335</b>	<b>\$ 631,196</b>	<b>\$ 1,225,191</b>
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 - FY2027**

<b>Phase 1A and 1B</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
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	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Phase 2 &amp; 3</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
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

<b>Phase 4 &amp; 5</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
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

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

Total Units 904