

Randal Park
Community Development District

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

May 16, 2025

Orange County Administrator

Mr. Byron Brooks
201 S. Rosalind Ave
Orlando, FL 32801

City of Orlando Manager

Mr. F.J. Flynn
P.O. Box 4990
Orlando, FL 32802

Re: Randal Park Community Development District
Proposed Budget Fiscal Year 2026

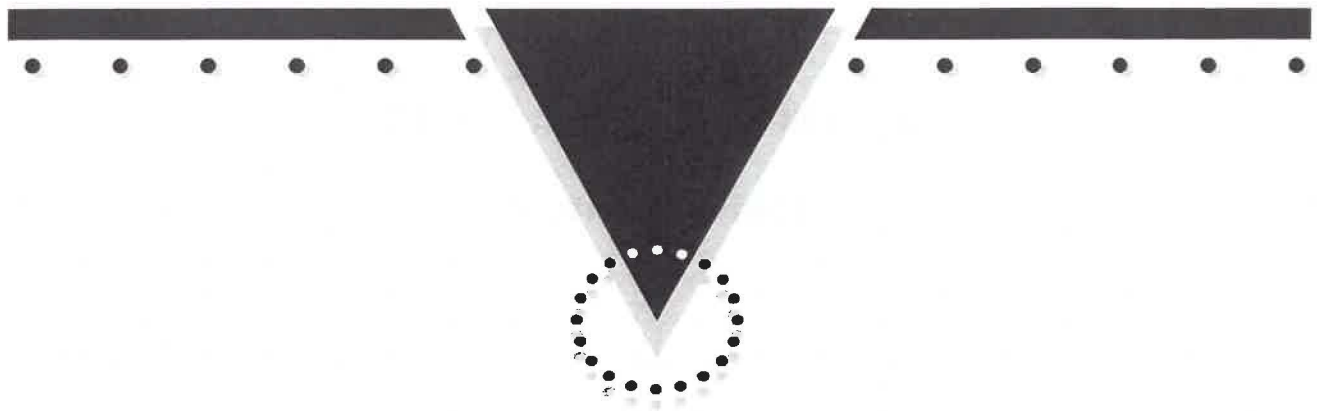
Dear Gentlemen:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for Fiscal Year 2026 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Syanne Hall
Recording Secretary

Enclosures



Randal Park
Community Development
District

Proposed Budget
FY 2026



Randal Park
Assessments Schedule - FY2025

Table of Contents

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

Randal Park
Community Development District
Proposed Budget
General Fund

Description	Adopted 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	<u>\$ 1,024,828</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	\$ 1,191.80	\$ 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

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

Total Proposed FY2026 Budget	Shared Costs	Colonial Properties Allocation
\$ 21,561	\$ 10,780	\$ 5,390
\$ 346,924	\$ 89,625	\$ 44,813
\$ 11,882	\$ 1,474	\$ 737
\$ 10,000	\$ 2,000	\$ 1,000
\$ 29,034	\$ 3,052	\$ 1,526
\$ 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.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid \$200 per meeting for the time devoted to District business and board meetings, not to exceed \$4,800 per year. The amount is based upon five supervisors attending 12 monthly meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records by an Independent Certified Public Accounting Firm. The District's auditing firm is Grau & Associates.

Trustee Fees

The District issued Series 2012, Series 2015 and Series 2018 Special Assessment Bonds that are deposited with a Trustee at Wells Fargo Bank.

Randal Park
Community Development District
GENERAL FUND BUDGET

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services – Central Florida, LLC to provide this service.

Arbitrage

The District has contracted with Grau & Associates to calculate the District's annual Arbitrage Rebate Liability on the Series 2012, Series 2015 and Series 2018 Special Assessment Bonds.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District has contracted with Vanasse Hangen Brustlin, Inc.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc. The District has contracted with Latham, Shuker, Eden & Beaudine, LLP.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of a non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services – Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents various cost of information technology with Governmental Management Services – Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. The District is contracted with Governmental Management Services – Central Florida LLC.

Telephone

Telephone and fax machine.

Randal Park
Community Development District
GENERAL FUND BUDGET

Postage

Mailing of Board Meeting agenda packages, overnight deliveries, checks for vendors, and any other required correspondence.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Property Appraiser

Represents the fees to be paid to the Orange County Property Appraiser for annual assessment roll administration.

Property Taxes

Represents the non-ad valorem assessment from Orange County that will be charged to the District.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of 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.

Randal Park
Community Development District
GENERAL FUND BUDGET

Irrigation Repairs

To record expenses for repairs to the irrigation system.

Fountain Repairs

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

Pressure Washing

To record expenses related to the pressure washing of various areas of the District including the clubhouse, pool deck, curbs and sidewalks.

Utilities:

Utilities – Common Area

Represents the estimated cost for electric and reclaimed water utilities of the common areas within the District. The Orlando Utilities Commission provides these services.

Streetlighting

Orlando Utilities Commission provides for the streetlights within the community.

Amenity Center:

Amenity Management

The District has contracted with Governmental Management Services – Central Florida, LLC to staff the Amenity Center, oversee maintenance contracts related to the Amenity Center, conduct various special events throughout the year, administer rental program, respond to resident request, etc.

Pool Attendants

Represents the estimated cost to have pool attendants during certain times throughout the operating season for the pool.

Pool Permit

Estimated cost for required pool permit.

Cable TV/Internet/Telephone

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

Description	Monthly	Annually
Cable TV/Internet/Telephone		
Spectrum	\$328	\$3,934
Music Services		\$375
Contingency		\$548
TOTAL		\$4,857

Randal Park
Community Development District
GENERAL FUND BUDGET

Utilities – Amenity Center

This represents the estimated cost for electric and reclaimed water utilities of the Amenity Center. The Orlando Utilities Commission provides these services.

Refuse Service

Estimated cost for trash removal service located at the Amenity Center. The Orlando Utilities Commission provides this service.

Description	Monthly	Annually
Refuse Services	\$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

Randal Park
Community Development District
GENERAL FUND BUDGET

Janitorial Services

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

Description	Monthly	Annually
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

Randal Park
Community Development District
GENERAL FUND BUDGET

Other:

Property Insurance

Represents the estimated cost for property insurance of the Amenity Center to be conveyed to the District. Property Insurance is provided by Florida Insurance Alliance.

Contingency

Represents unforeseen cost not budgeted in other line items.

Transfer Out - Capital Reserve

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding

Randal Park
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted 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
	<u>\$ 265,359</u>

	Proposed Budget FY2026
Net Assessments	\$ 396,407
Add: Discounts & Collections 6%	\$ 25,303
Gross Assessments	<u>\$ 421,710</u>

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
	<u>\$ 406,780</u>

	Proposed Budget FY2026
Net Assessments	\$ 589,600
Add: Discounts & Collections 6%	\$ 37,634
Gross Assessments	<u>\$ 627,234</u>

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
	<u>\$ 39,493</u>

	Proposed Budget FY2026
Net Assessments	\$ 117,674
Add: Discounts & Collections 6%	\$ 7,511
Gross Assessments	<u>\$ 125,185</u>

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 Maintenance	\$ 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

<u>Phase 1A and 1B</u>	<u>No. Of Units</u>	<u>Per Unit, O & M</u>	<u>Series 2012</u>	<u>Series 2015</u>	<u>Series 2018</u>	<u>Total</u>
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	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Phase 2 & 3</u>	<u>No. Of Units</u>	<u>Per Unit, O & M</u>	<u>Series 2012</u>	<u>Series 2015</u>	<u>Series 2018</u>	<u>Total</u>
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
<u>Phase 4 & 5</u>	<u>No. Of Units</u>	<u>Per Unit, O & M</u>	<u>Series 2012</u>	<u>Series 2015</u>	<u>Series 2018</u>	<u>Total</u>
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
<u>Randal Walk</u>	<u>No. Of Units</u>	<u>Per Unit, O & M</u>	<u>Series 2012</u>	<u>Series 2015</u>	<u>Series 2018</u>	<u>Total</u>
Single Family 40'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 50'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 60'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome	107	\$ 785	\$ -	\$ -	\$ 1,170	\$ 1,955

Total Units 904