Randal Park Community Development District

Agenda

January 18, 2019

AGENDA

Randal Park
Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

Board of Supervisors
Randal Park Community
Development District

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, January 18, 2019 at 9:30 AM at the Randal House Clubhouse, 8730 Randal Park Blvd., Orlando, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the November 16, 2018, November 30, 2018 and December 14, 2018 Board of Supervisors Meetings and Acceptance of Minutes of November 16, 2018 Landowners' Meeting
4. Acceptance of Conveyance of Wetland from Developer to District
5. Consideration of Migratory Bird Depredation Permit Agreement with Mattamy Florida, LLC
6. Ratification of Series 2018 Requisition #1
7. Consideration of Resolution 2019-11 Ratifying Past Board Actions
8. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
        iii. Field Manager's Report
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date
12. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is the approval of the minutes of the November 16, 2018, November 30, 2018 and December 14, 2018 Board of Supervisors meetings and acceptance of the minutes of the November 16, 2018 landowners' meeting. Copies of the minutes are enclosed for your review.

The fourth order of business is the acceptance of conveyance of wetland parcel from the Developer to the District. A copy of the parcel description is enclosed for your review.

The fifth order of business is the consideration of the migratory bird depredation permit agreement with Mattamy Florida, LLC. A draft copy of the agreement is enclosed for your review.

The sixth order of business is the ratification of the Series 2018 Requisition #1. A copy of the requisition and summary of invoices is enclosed for your review.

The seventh order of business is the consideration of Resolution 2019-11 ratifying past Board actions. A copy of the Resolution is enclosed for your review.

Section C of the eighth order of business is the District Manager's Report. Section 1 includes the check register for approval and Section 2 includes the balance sheet and income statement for review. Section 3 is the presentation of the Field Manager's Report that contains the details of the field issues going on in the community. A copy of the report is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

George S. Flint
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, November 16, 2018 at 9:32 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Keith Trace	Chairman
Chuck Bell	Vice Chairman
Lynn McDaniel	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
James Hoffman	District Engineer
Marcia Calleja	Amenity Manager
Alex Penagos	Community Manager
William Viasalyers	Field Manager
Justin Rowan	MBS Capital Markets
Mike Williams	Akerman Senterfitt by telephone
Steve Zucker	Shutts & Bowen by telephone
Stephany Cornelius	Supervisor Elect
Kathryn Steuck	Supervisor Elect

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll.

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Mr. Bell.

Mr. Flint asked would you consider a motion amending the agenda to add the discussion of the sunshade topic and add a new item no. 8.

> On MOTION by Mr. Trace seconded by Mr. Bell with all in favor the agenda was amended to add a new item no. 8 to discuss the sunshade.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being none, the next item followed.

THIRD ORDER OF BUSINESS Organizational Matters

A. Administration of Oath of Office to Newly Elected Supervisors

This item was taken earlier in the meeting.

B. Consideration of Resolution 2019-03 Canvassing and Certifying the Results of the landowners Election

Mr. Flint stated the Board sits as the canvassing Board certifying the results of the landowner election that just occurred prior to this meeting. We will insert Mr. Bell's name in the blank and indicate that he received 80 votes and will be serving a four-year term of office.

> On MOTION by Mr. Trace seconded by Mr. Bell with all in favor Resolution 2019-03 was approved.

C. Consideration of Resolution 2019-04 Electing Officers

Mr. Flint stated any time there is an election the Board is required to consider election of officers and we provided a resolution for that purpose. It can be reconsidered at any time understanding you have two new Board Members coming on at your next meeting. You can consider another resolution at that time. We provided a resolution electing a Chair, Vice Chair, Secretary, Treasurer, Assistant Secretaries and Assistant Treasurers. We can handle those in one motion or take each seat individually. Currently Mr. Trace is Vice Chairman, Ms. McDaniel is an Assistant Secretary, Mr. Kalberer was an Assistant Secretary, Mr. Franklin an Assistant Secretary, I was Secretary and the District Accountant, Ariel Lovera was the Treasurer.

Mr. Trace asked is it possible to keep it the way it is now and next month we can elect officers?

Mr. Flint stated I suggest since you don't have a Chairman that you name a Chairman and Vice Chairman because we are going through a bond issue for the townhome project. You can always change that next month if the Board wanted to do that.

> On MOTION by Mr. Trace seconded by Mr. Bell with all in favor Resolution 2019-04 was approved reflecting the following: Keith Trace Chairman, Chuck Bell Vice Chairman, George Flint Secretary, Lynn McDaniel Assistant Secretary, Tom Franklin Assistant Secretary, Steven Kalberer Assistant Secretary and Ariel Lovera Treasurer.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the September 21, 2018 and October 4, 2018 Meetings**

> On MOTION by Mr. Trace seconded by Mr. Bell with all in favor the minutes of the September 21, 2018 and October 4, 2018 meetings were approved as presented.

FIFTH ORDER OF BUSINESS **Public Hearing**

A. Consideration of Third Supplemental Engineer's Report

Mr. Flint stated at your last meeting you authorized staff to go through the assessment process, you adopted two resolutions, one declaring your intent to impose assessments and the other one was setting the date, place and time of the public hearing for today. The Randal Park townhome project does not impact any other properties within the District. There were the required notices placed in the newspaper as well as a mailed notice to the landowner informing them of the hearing today and also providing copies of the Engineer's Report and the Assessment Methodology.

> On MOTION by Mr. Trace seconded by Mr. Bell with all in favor the public hearing was opened.

Mr. Flint stated we have the Third Supplemental Engineer's Report as of October 4, 2018.

Mr. Hoffman stated as requested by the Board we prepared a supplemental report. There are two previous supplemental reports, for each of the prior bond issuances and this report discusses the overall improvements that are part of the District improvement plan, those infrastructure improvements are necessary for the functioning of the District and specifically identifies the additional improvements added with the Randal Walk Townhome Phase. It includes estimated costs of the improvements being acquired by the District and financed with the 2018 Bonds, the 2018 Project. All the constructed ponds have been turned over to the CDD and the new additional ponds will be part of the District's ownership and maintenance.

> On MOTION by Mr. Trace seconded by Mr. Bell with all in favor the Third Supplemental Engineer's Report dated October 4, 2018 was approved.

B. Consideration of Master Assessment Methodology for Randal Walk Assessment Area

Mr. Flint stated next is the Master Assessment Methodology for the Randal Walk assessment area. You previously saw this when you set the public hearing for today. This report takes all the eligible improvements that the District can fund within the Randal Walk assessment area or master improvements that benefit the Randal Walk assessment area. It allocates those costs to the properties within the assessment area based on the benefit they receive. Table 1 shows the development plan program, proposes 107 townhome units and for purposes of this assessment area they are designated as 1 equivalent residential unit since they are all the same product type. Table 2 takes the cost estimates that the District's Engineer prepared in his Third Supplemental Engineer's Report; they are estimated at $2,335,000. Table 3 is the bond sizing and takes the cost estimates and accounts for one year's maximum annual debt service reserve, capitalized interest of 24 months, underwriters discount of 2%, estimated cost of issuance and a contingency, rounding up the par amount to $3,350,000. For purposes of the master report you want to assume worst case scenario because this serves as the ceiling for the Board when you actually issue the bonds. We anticipate those numbers will come in lower, we also anticipate the interest rate will be lower than what we are assuming here but this is for purposes of putting a levy on the property allowing us to issue the bonds. Table 4 shows the allocation of benefit, we take the development program and allocate that to the 107 units. Table 5 shows the benefit of par debt per unit. We take the par debt amount and divide it by 107 units and you see the par debt per unit. Table 6 is the net annual debt assessment per unit and the gross annual debt assessment per unit. If we were to issue bonds under those assumptions these would be the per unit amounts. Again, this is worst case scenario the intent is that the per unit amounts would be similar to what the Phase 5 townhome assessments are. This is giving the Board flexibility but when we actually go out and price, we intend to limit what we issue based on the per unit amounts that are in place now, so the assessments would be similar. Table 7 is the preliminary assessment roll and it shows the parcel, the 18.37 acres that the 107 units will be constructed on.

Once the bonds are priced, we will prepare a Supplemental Assessment Methodology Report. We have prepared one for purposes of the offering memorandum, but it is just an estimate, we won't know until the bonds are priced and once that occurs, we will prepare a Supplemental Report that you will adopt at a meeting subsequent to the pricing.

Mr. Rowan stated the rate will certainly be less than 6% and based on market conditions somewhere in the 5.50% and 5.75% range and as it relates to principal amount we are keeping

the assessments consistent with the townhomes and the other parts of Randal Park based on the interest rate the principal amount will probably between $1.7 and $1.8 million, which is less than the $3.3 million.

Mr. Flint stated this is an exhibit to the resolution and when you adopt the resolution that will be incorporated.

C. Public comment and Testimony

There being none, the next item followed.

D. Consideration of Resolution 2019-05 Levying Assessments

Mr. d'Adesky stated Resolution 2019-05 is the equalization, approval and levy relating to the assessments associated with this bond issuance. Those will be levied upon the townhome properties. Currently there are no debt service assessments levied on that property and this is a vehicle through which they are levied. The resolution is adopted pursuant to the provision of Chapter 170, Chapter 190 and Chapter 197, F.S. It is applying the numbers as projected by the Supplemental Engineer's Report and applied by the Methodology. It goes through the procedure by which they were adopted through notice, through a public hearing through duly adopted resolutions. Previously adopted there was a preliminary assessment roll, which is now overridden by the one currently being approved. This is going to authorize and approve the Master Assessment Methodology, finalize the special assessments for purposes of the offering document. Once we price we will come back and adjust those assessments to look like the actual pricing of the bonds. It provides for a payment method for collection of these assessments, these will be on the tax roll.

On MOTION by Mr. Trace seconded by Mr. Bell with all in favor Resolution 2019-05 was approved.

On MOTION by Mr. Trace seconded by Mr. Bell with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2019-06 Bond Delegation Resolution**

Mr. Williams stated this resolution approves five documents, the Third Supplemental Trust Indenture, which is the contract with the bond holders, the bond purchase contract, which

is the document that MBS will ask the Chair or Vice Chair to sign once the bonds are priced, the Preliminary Limited Offering Memorandum that MBS will use to market the bonds to potential investors, the continuing disclosure agreement, which is a document that requires the District's annual financial statements and information from the developer to be filed in a national depository, certain documents prepared by your CDD Counsel between the developer and the District, which are very standard documents for a special assessment transaction. It also designates the bonds as bank qualified, which allows a bank to purchase these bonds to hopefully charge the District slightly less interest rates and it authorizes all the folks in the room and your consultants to take all actions necessary to close the bond issue.

Mr. d'Adesky stated Mike prepared the resolution, we reviewed it as well as the other Counsels in this transaction, Developer's Counsel, Underwriters' Counsel have signed off on all the documents that are included. Some of those documents include a completion agreement and acquisition agreement, which says the developer is going to provide totally completed improvements to the District, which are done, ready to go with no further construction cost or any cost on the District. The District Engineer will be the one to sign off on those when they are complete and to his satisfaction. They will have to supply all the information to the Engineer so that he will sign off, we will acquire them and just be maintaining them.

On MOTION by Mr. Trace seconded by Mr. Bell with all in favor Resolution 2019-06 was approved.

Mr. Rowan stated from a timing perspective, because this is a small bond issuance normally I would have said we would try to mail an offering memorandum and price the bonds and pre-close in conjunction with the November 30th Board Meeting but because of the holiday it might be pushing it. The alternative would be to price maybe two weeks from today and pre-close in conjunction with the December Board Meeting, alternatively if there was a reason to close prior to that you could schedule a separate special meeting but other than that I suggest we try to price the bonds and at that time the interest rate will be locked it is just a matter of not closing on the bonds until after the December Board Meeting. At that time the bond proceeds will be available to acquire the improvements.

Mr. d'Adesky stated one possible other solution to save some money on noticing requirements might be to hold one of the meetings open. For example, if the December date

wasn't going to work we can continue that meeting for a week or two to get whatever done and not have to re-notice.

Mr. Flint stated either the November 30th meeting can be continued or we deal with it at the regular December meeting.

Mr. Rowan stated we should have an update by November 30th.

Mr. Williams and Mr. Zucker left the telephone conference at this time.

SEVENTH ORDER OF BUSINESS **Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser**

Mr. Flint stated next is an agreement with the Orange County Property Appraiser. In order for the District to be able to utilize the tax bill for the collection method for the non-ad valorem assessments for operating, maintenance and debt we are required to enter into agreements with the Property Appraiser and Tax Collector and this is something we do annually.

On MOTION by Mr. Trace seconded by Mr. Bell with all in favor the agreement with the Orange County Property Appraiser was approved.

EIGHTH ORDER OF BUSINESS **Discussion of Sunshade**

Mr. Flint stated at a prior meeting the Board based on requests from some residents had approved appropriating up to $20,000 to be matched by private and corporate donations of up to another $20,000 in order to be able to construct two 30 X 30 sun shades on two of our playgrounds. Part of that motion also was once $10,000 was collected through donations we would move forward with signing the agreements pending the remaining funds being collected. There is a third park that has a playground that was not included in the original plan and residents in that area came forward with some concerns that their playground was not included. In conjunction with Katie Steuck and staff we went out to the contractor and asked for a proposal for the third park and they came out and looked at it. Initially because there is a wider footprint there they were going to have to do a bigger than 30 X 30 shade and we asked them to relook at it and they came back out and there is one piece of equipment that is kind of standing out by itself and if they were to eliminate that one piece then the 30 X 30 would cover everything else. You can see on the diagram there is one piece that is outside the 30 X 30 footprint. The cost was significantly more for the larger shade. The Board hasn't approved anything but in the interim

the community fundraising effort has been very successful and they have support from the City of Orlando for $11,000, they collected approximately $9,500 in individual private donations and they have a tentative commitment from Orlando Health for another $10,000. The concept is if we were able to do the third shade that Orlando Health donation would go towards the cost of that one. I put an information sheet together showing the revenue and expenses and you can see it reflects the $11,000 donation from the City, the private donation is closer to $9,500 at this point, it reflects the tentative commitment from Orlando Health of another $10,000 and the matching of the $20,000 from the CDD. On the expense side the three 30 X 30 sun shades are $48,130. There are going to be some miscellaneous expenses not included that I rounded up to $60,000 and that number is probably high. For example, we are removing a panel of fence to give them access and that is not included in the price and any landscape damage is not included in the price. There may be some miscellaneous irrigation repairs and things like that. This number is likely on the high side just being conservative. We are about $9,500 short to be able to do all three.

Ms. Steuck stated if we could include the third shade we have no problem raising more money and I think we can probably commit to raising $5,000 more and maybe the CDD would be willing to contribute $5,000 more. I think the miscellaneous cost is high and I don't think the CDD would be out much more out of pocket but if you do the third one at a later date it would cost more because we would have to do the engineering drawings at a separate time and the permitting, etc.

Mr. d'Adesky stated the proposal frames it as the three but if were to draft a contract it would be for two and an option for one.

Mr. Flint stated depending on the Board's action today it would be for three. We did add this to the agenda for public comment.

Mr. Hopper stated what Katie has done we appreciate. Our feeling is that since there are a lot of families that utilize that third park and that has caused some friction between the first two. The fundraiser is only to fund those two parks. If a third one is included in the fundraiser or approved by the CDD there is money that has been held back that people will be willing to donate. The park is utilized a lot but because there are no trees in that area any kind of sun shade that can block some sun from the equipment would help. I'm willing to donate $1,000 to the project if the third sun shade is approved in the proposal as a whole.

Mr. Hoffman stated their proposal does include design and permitting, which is important but one of the exclusions is the permit fee from the City of Orlando which is a small percentage of any construction cost, inspections and so forth. I'm not sure who had the conversation with the city to get them to assist with money, but it may be worth asking if they would be willing to waive the permit fees since they are participating in the construction. They may see it as a public improvement and waive the fee. There is some discretion with the city. It shouldn't total to a huge amount.

Ms. Steuck stated I think he said if you do all the parks at one time it is one fee.

Mr. Hoffman stated correct it is based on the total cost of the construction and there is a fee schedule for the City of Orlando for any project you do.

Ms. Steuck stated they are giving us $11,000 I really don't want to ask them for more.

Mr. Flint stated the request would be to ask the Board to commit up to an amount not to exceed an additional $5,000 and the actual amount will depend on additional donations and the actual miscellaneous costs.

Mr. Trace asked do we have money in the budget?

Mr. Flint responded yes under the capital reserve, that is where the other $20,000 is coming from.

On MOTION by Mr. Trace seconded by Mr. Bell with all in favor up to another $5,000 was approved for the shade structure project.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Hoffman stated we have been working with the developer to close out the maintenance bonds with the City of Orlando for a couple phases specifically the townhomes by the school and Randal Park Phase 5. There are a few areas where the pavement has shown some signs of distress and we had a Geotechnical Engineer on the City's approved vendor list come out and look at it and one of the causes of the distress was over irrigation. We are going to be sending something to the District, an informational flier type thing that we would ask the District's cooperation with the homeowners, maybe possibly put it on the District page and we

will work with GMS for any maintenance of the common areas like the townhome areas where they have a common irrigation system to advise them of the signs of irrigation, staying on the curbs and constantly wet pavement areas and identify that they can have an impact. The roads are City of Orlando roads, but similar issues can affect the alleys, which are District improvements and it is good practice for water conservation to not destroy the pavement and so forth. We are getting something together you can post.

Mr. Flint stated between the Master Property Owners Association and the Townhome Association and the CDD we can do that.

Mr. Hoffman stated that will go a long way with the City because the repairs are one thing and that is something we can work through and show that we are doing everything we can to correct the irrigation issues.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from September 14, 2018 through November 9, 2018 in the amount of $117,448.34.

> On MOTION by Mr. Trace seconded by Mr. Bell with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Field Manager's Report

Mr. Viasalyers stated Yellowstone has been working on the common area pine straw installation and I believe they are working towards Phases 4 and 5. We recently had some issues with the splash pad surface where a lot of it was peeling and Specialty Surfaces came out and resurfaced the area.

Mr. Trace asked have the buzzards moved back in?

Mr. Viasalyers stated staff is working with the County to figure out the best way to move forward.

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

Mr. Cersosimo stated since I moved here the buzzards seem to come and hang out for a while then they are gone.

Mr. Flint stated we went through a number of steps to try to eliminate them including sound emitters, pyrotechnics, shock strips on top of the buildings, and the final effort was the depredation permit, which allows us to kill a certain number. We will monitor the situation and also make sure that the sound emitters we previously installed are operational because we haven't had the issue, we haven't been monitoring those but we need to make sure those are functional.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Next Meeting Date

Mr. Flint stated the next meeting date is November 30, 2018. Two new general election Board Members will join the Board at that time and the seat vacated by Drew was taken by Chuck and this is Lynn's last meeting and this is technically Keith's last meeting as well. You have Steven Kalberer on the Board and you may want to consider something at the next meeting dealing with that.

On MOTION by Mr. Trace seconded by Mr. Bell with all in favor the meeting adjourned at 9:43 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, November 30, 2018 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Charles "Chuck" Bell	Vice Chairman
Thomas Franklin	Assistant Secretary
Katie Steuck	Assistant Secretary
Stephanie Cornelius	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
James Hoffman	District Engineer
Marcia Calleja	Amenity Manager
Alex Panagos	Community Manager
William Viasalyers	Field Manager
Justin Rowan	MBS Capital Markets
David Boldman	Yellowstone Landscape
Steve Zucker	Shutts & Bowen by telephone

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Administration of oath of Office to Newly Elected Supervisors

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to the newly elected Supervisors.

Mr. Flint stated I went over with you before the meeting the documents attached to the Oath of Office form, there are financial disclosure forms required by the State. As a Board Member you are a public official and in the process of filing to run for your seat you have

already filed that Form 1 so you don't need to do it again. The Supervisor of Elections will mail you an update in June of each year and it has to be filed by July 1st. Also as a Board Member you are entitled to compensation and I have provided the W-4 and I-9 forms and they need to be provided to my office and we will take care of those. As a public official you are subject to Government in the Sunshine, public records laws and other ethics and similar laws that apply to public officials. The main tenet of the Sunshine Law is not to discuss CDD business with other Board Members outside of publicly noticed meetings. You can talk to me or Andrew or Jimmy or anyone else about CDD business you just can't talk to the other four Board Members. It doesn't mean you can't socialize with them and talk about other matters, but you need to be careful with your emails, texts, social media, communicating through third parties because you may inadvertently communicate and not intend to.

Mr. d'Adesky stated we will send out a package via email that goes through all the ethics laws and conflicts and if you have any questions you can call or email me. Often, I can explain something much quicker on a call than in an email.

B. Consideration of Resolution 2019-07 Electing Officers

Mr. Flint stated after each election the Board is required to elect officers and we have provided a resolution electing a Chair, Vice Chair, Secretary, Treasurer, Assistant Treasurer, Assistant Secretaries.

Last night I received a resignation from Steven Kalberer and I would like to deal with the resignation before we elect officers then the Board can consider an appointment to fill that unexpired term of office.

> On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Mr. Kalberer's resignation was accepted.

> On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Keith Trace was appointed to fill the unexpired term of office.

Mr. Flint stated we can handle each seat individually or someone can nominate a slate of officers.

Mr. d'Adesky outlined the duties of each office.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Resolution 2019-07 was approved reflecting the following officers: Keith Trace Chairman, Chuck Bell Vice Chairman, George Flint Secretary, Ariel Lovera Treasurer, Tom Franklin, Katie Steuck and Stephany Cornelius Assistant Secretaries.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2019-08 Approving the Form of Agreement Regarding Limited Access to Amenity Facility**

Mr. Flint stated this is dealing with the Randal Walk townhome project, which as you may recall part of the deal with that project was since they were going to have their own amenities and Mattamy was concerned about current residents being concerned that these facilities would be overburdened this would provide a process for an agreement to be entered that would restrict the access of the Randal Walk residents from using the Randal House, the pool, the fitness center and clubhouse.

Mr. d'Adesky stated we drafted the resolution and the attached restriction and notice. Essentially, it puts those homeowners on notice that they will be treated as non-resident users for the purpose of this facility. Anybody, anywhere, could come here and pay the non-resident user fee to use these facilities. To date there have been none. It is not likely, but they could theoretically pay that non-resident user fee and that is to compensate for the amount of assessments that you pay versus what everybody else pays. They could pay that and access it, but they will have their own private facilities that will be contained within that area that is similar to what is installed here. It is not anticipated that they would desire to do that. That is offset by a corresponding reduction in their assessment levels. We have to do that by law, they cannot be assessed for something they are not benefiting from. We would be recording this on the property. I think George still needs to review it, but we are asking for approval in substantial form. I corrected the execution copy that George has but the copy I handed out has the wrong date on it, it has the 30th day of December and it should be November.

Mr. Flint stated they will still be able to use the neighborhood parks and playgrounds and the dog park, the open facilities, but they won't be able to use the Randal House, the fitness center, pool, or splash pad. They will still pay assessments, but it will be reduced by the costs associated with this facility. We have to back these costs out and recalculate the per unit amount for a townhome and that is what they would pay on an annual basis. It is going to help the remaining residents also because you have 107 more units contributing to O&M and no increase

in the landscaping or the management cost. It will help spread those costs over more units. It may limit the need for future increases for a period of time. We will have to look at that. We are going to develop an assessment report that will calculate what those numbers are going to be and the Board is going to have to take some action to do that at a future meeting.

On MOTION by Mr. Bell seconded by Ms. Steuck with all in favor Resolution 2019-08 was approved in substantial form.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2019-09 Finalizing the Special Assessments Securing the District's Series 2018 Special Assessment Bonds Financing Matters Related to the Series 2018 Bonds**

Mr. d'Adesky stated Resolution 2019-09 is the finalization resolution. During the bonding process we initially put out an estimate based on the Engineer's Report, which says how much the improvements are going to cost generally, it is sort of a ceiling. When we go to the market to price what we price and sell the bonds for is going to be less than the total amount of the cost of the project. The cost of the project was something like $2.3 million and of that only $1.77 million in bonds are being issued. When we initially levied the assessments we levied them as if we were going to have $2 million of bonds and now we will bring it down to $1.77 million. That is what the resolution does. It provides an updated methodology report that reflects those costs at which the bonds were sold and brings the assessments on the Randal Walk portion in line. It only affects the Randal Walk portion of those townhomes.

Mr. Flint stated this is only dealing with the debt service assessments. There is a report attached to the resolution and I handed out a revised report. We were originally going to continue today's meeting to December 14th to deal with this, but we were able to get the report drafted and the resolution done in time for today's meeting, which will avoid having to continue the meeting. The report attached to the resolution that Andrew handed out had the December 14th date because we thought that was the date it was going to be approved and we provided one with today's date and there were some minor comments from developer's counsel and some other attorneys on the report itself and those have been incorporated into the revised report that has been handed to you.

Table 1 shows the 107 planned townhome units. Since there is only one product type in this assessment area they are each considered 1 ERU. Table 2 shows the capital improvement

plan. These are all the eligible costs that could be funded by the District and these numbers are taken from the Engineer's Report, which is also an attachment to the resolution and those total $2.335 million. Table 3 is a bond sizing and this table reflects the actual terms now that the bonds have been priced. Previously, we had a higher interest rate in here to give the Board the flexibility not knowing what they were going to be priced at. The bonds were priced yesterday and you can see that we have an average interest rate of 5.11%, the bonds will be amortized over 30 years, there is going to be a 12 month capitalized interest period and that builds the interest payment into bonds that are going to be issued to cover the interest through next November 1, when the assessments go on the tax bill. There is a debt service reserve requirement equal to 50% of the max annual debt service and 2% underwriters discount that is the fee the underwriter gets as part of this deal. Also included in here is what is called cost of issuance and that is to pay the Engineer, all the Attorneys, the District Manager, all those costs are included in and paid out of the bond issue. The current residents are not paying any of the costs associated with the issuance of those bonds, they are netted out of the bonds that are issued. The allocation of benefit is in Table 4 and in this case it is merely taking the capital improvement plan dividing it by 107 units so each townhome unit is benefiting $21,822. Table 5 shows the par debt per product type and that ends up being $16,542. If they wanted to pay off their debt that would be the number in the first year. Any homeowner can prepay their debt service. Table 6 shows the assessments that are going to be direct billed or put on the tax bill and in this case they will be on the tax bill next November and that would be $1,170 per unit. Table 7 is the preliminary assessment roll and that takes the 18.37 acres that the townhomes are being developed on because the plat hasn't been recorded yet there is one parcel ID and right now the annual debt service payment on the 18 acres is $125,185. Once it is platted that $125,185 gets split among the 107 units.

Ms. Steuck asked does this mean it is going to cost $2.3 million to develop that land?

Mr. Flint stated the total cost is significantly more than that but the Engineer has prepared a report that shows the cost the CDD can legally finance. Jimmy will explain the nature of the improvements that are in the $2.3 million but there are other costs that aren't in the $2.3 million but we can't finance those because they are private.

Mr. d'Adesky stated the Engineer's Report only comes up with the public costs because we can only finance public costs, legally we couldn't fund the clubhouse they are building. We

can fund stuff that is public and similar to what we have funded in the rest of the community such as stormwater ponds.

Mr. Flint stated it is a combination of improvements specifically associated with that site in addition to some offsite master improvements that weren't previously funded. All the improvements in Randal Park are a system of master improvements, everyone benefits equally from those, so a portion of the number is master improvements that weren't previously funded by other bond issues.

Mr. Hoffman stated our report identifies for each of the sub-systems what portions of those are eligible for CDD bond issuance. It is not necessarily all the pipes or stormwater culverts or things like that, but we outline everything that is there and then we have a supplemental report for each of these bond issues that says here is what chunk of that is part of this project. For this one there was a significant portion of improvements completed with the previous bond issuance, which was kind of the main Randal Park development that wasn't funded by the bonds so it would have been eligible but there weren't enough bond proceeds to cover it. A chunk of that cost carried over and will be financed with this bond issuance and there are some improvements specifically the stormwater and some of the public utilities within the townhome phase that are additional costs that are part of what is eligible for reimbursement with these bonds.

Mr. d'Adesky stated another important thing is the report identifies up to $2.3 million worth of eligible costs but only $1.3 million is being funded so that approximate $1 million nexus is funded by the developer.

On MOTION by Mr. Bell seconded by Ms. Steuck with all in favor Resolution 2019-09 was approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. d'Adesky stated we will get this process wrapped up pretty soon. There may be a requisition to draw down some of those funds shortly after they are closed. A lot of the first draw might be master improvements, stuff that has already been completed. If we have a meeting and it lines up perfectly then we usually approve it at the meeting, but otherwise we process it once the District Engineer signs off on his certification that everything is complete, we process that and then we can ratify it at a meeting.

Mr. Flint stated there is no Board requirement, we put it on an agenda to document those requisitions, but the requirement is that the Engineers certify it and the chairman signs it on behalf of the CDD.

Mr. d'Adesky stated we sign off as well as to everything being sufficient and the District having received whatever we need to receive in terms of documentation.

Mr. Hoffman stated with each of the requisitions, the developer submits the package to us as the District Engineer and we review those in detail to make sure that every one of the line item costs is part of what is in the District improvement plan, not other costs.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

Mr. Flint stated we had a meeting earlier this month and didn't prepare financials or check register.

i. Field Manager

Mr. Viasalyers stated we have been working diligently to reach out to the local taxidermists, most of them refuse even with a permit to touch it. We are looking at other options. We evaluated the system and some of the speakers are not working properly and we will try to get them fixed.

Mr. Flint stated we have a depredation permit that allows us to take 10 or 20 vultures.

SEVENTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Other Business

Mr. Flint stated we had talked about continuing this meeting but there is no need to do that. We do have a meeting scheduled for the 21st and it might be difficult to get a quorum for that day and we don't really have anything that we foresee need action on the 21st so we can keep it scheduled unless the Board wants to go ahead and make a decision now to cancel otherwise we can monitor whether there are any business items required and whether we can get a quorum.

Mr. Bell stated wait until we get closer and see if there are any items that need to come before the Board.

On MOTION by Mr. Bell seconded by Ms. Cornelius with all in favor the meeting adjourned at 10:08 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Randal Park Community Development District was held Friday, December 14, 2018 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Keith Trace	Chairman
Charles "Chuck" Bell	Vice Chairman
Thomas Franklin	Assistant Secretary
Katie Steuck	Assistant Secretary
Stephanie Cornelius	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
James Hoffman	District Engineer
Marcia Calleja	Amenity Manager
Alex Penagos	Community Manager
Carissa Dass	LSEB
Justin Rowan	MBS Capital Markets
Mike Williams	Akerman Senterfitt
Sarah Parrow	Gray Robinson

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll.

Mr. Flint stated Mr. Trace has been administered the Oath of Office.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2019-10 Amending Section 5 of Resolution 2019-06**

Mr. d'Adesky stated a couple months ago we authorized staff to work on the bonds, to proceed with preparing all the required reports. Jimmy does a report on all the infrastructure that is going to go into the District, all the pipes, pavement, stormwater that is going to be acquired by the District. George does the methodology report that talks about the assessment levels and

what the assessments are going to be on the property. Then we do what is called a delegation resolution, which delegates the power to go ahead and proceed with the signing of the documents, gives the authority to the Chairman or Vice Chairman to execute those documents as well as stipulates many other factors like the interest rate, Underwriter's discount, which is paid out of the bonds that goes to the Underwriter and other factors. Then we proceed with drafting the documents, I have drafted documents as District Counsel along with Mike Williams, Bond Counsel, Sarah Parrow, Underwriter's Counsel representing the Underwriter, MBS. Typically, we go through that and have a preclosing, which is where we get all our documents signed, and get everything executed by the District. At this point we have gotten all the developer signatures, sometimes the developer comes, but in this case Mattamy is very good they get everything done ahead of time and deliver it to us. We compile all the documents, make sure we have everything, check all the boxes, make sure we have all our due diligence, every item we possibly need, and we close on the bonds following the preclosing. Most of the time the preclosing is after a scheduled Board meeting because you never know what is going to happen, you might need to have some sort of Board action before the bond closing or some sort of approvals. In this case we thought we were alright, we were wrong, Mike and I caught something a little bit earlier and that is why we had to call this meeting. This is an emergency meeting, but it is specifically to deal with this one element of the delegation resolution to correctly reflect the Underwriter's discount. It is just a minor edit to bring it in line with the agreement we had originally with the Underwriter when we engaged them to market and sell the bonds. We worded the provision slightly wrong, so this corrects it, finalizes everything, gets us ready to close of these bonds. In keeping with that we would ask the Board to adopt Resolution 2019-10, which amends Section 5 of Resolution 2019-06, which is the delegation resolution providing a correction to the provision regarding the Underwriter's discount.

Mr. Flint stated the Underwriter's discount is not a direct expense of the District it is paid out of the proceeds of the bonds. On smaller issues typically it is 2%, but because of the small size of this bond issue it is 2% or a minimum of $50,000 and that minimum kicked in and the original resolution just referenced 2%.

Mr. d'Adesky stated it is not increasing any assessments on those users, it is already factored into the math; it is just a term that we needed to reconcile.

On MOTION by Mr. Trace seconded by Mr. Franklin with all in favor the Resolution 2019-10 was approved.

Mr. Flint stated because of the short timeframe we had for this meeting we will have this on the next agenda to be ratified. Any time you have an emergency meeting you have to ratify the action at the next regular meeting.

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

Mr. Trace asked how are the coverings doing?

Mr. Flint stated we have a contract that William has signed, the deposit has been provided so it is a matter of scheduling the work. There is permitting and it will be somewhat contingent upon the City of Orlando and how long that takes.

FIFTH ORDER OF BUSINESS **Other Business**

There being none,

On MOTION by Mr. Trace seconded by Mr. Franklin with all in favor the meeting adjourned at 9:38 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF LANDOWNERS' MEETING
RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

The Randal Park Community Development District held a Landowners' Meeting on Friday, November 16, 2018 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present were:

Keith Trace
Lynn McDaniel
Charles Bell
George Flint
Andrew d'Adesky
James Hoffman
Marcia Calleja
Alex Penagos
William Viasalyers
Justin Rowan
Mike Williams by telephone
Steve Zucker by telephone

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Mr. Flint stated Mattamy Florida LLC has provided a Landowner proxy naming Keith Trace as the proxyholder, signed by Keith and the backup is attached indicating he is an authorized officer of that entity to cast the votes and it represents 96 authorized votes and a list of the properties is attached.

SECOND ORDER OF BUSINESS **Call to Order**

Mr. Flint called the Landowners' meeting to order.

THIRD ORDER OF BUSINESS **Election of a Chairman for the Purpose of Conducting the Landowners' Meeting**

Mr. Flint asked for purposes of the Landowner meeting will you designate me as chair to run the meeting?

Mr. Trace stated yes.

FOURTH ORDER OF BUSINESS **Nominations for Position of Supervisor**

Mr. Flint stated next is nominations for position of Supervisor. There is one seat open. Are there any nominations for that position?

Mr. Trace nominated Chuck Bell.

There being no other nominations, the nominations were closed.

FIFTH ORDER OF BUSINESS **Casting of Ballots**

SIXTH ORDER OF BUSINESS **Ballot Tabulation**

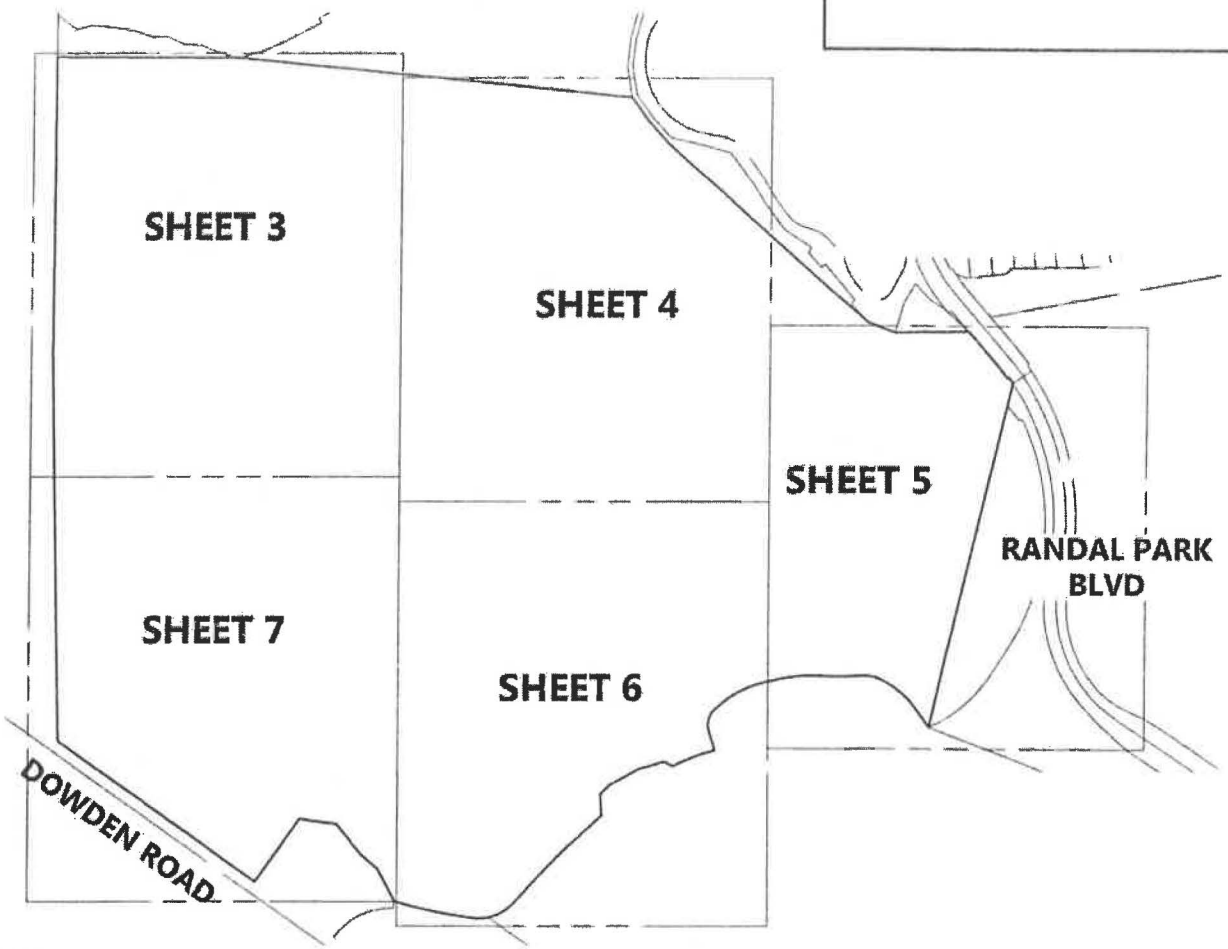
Mr. Flint stated you have provided me the ballot casting 80 votes for Charles Bell, which indicates he will serve a four-year term of office, expiring in November 2022.

SEVENTH ORDER OF BUSINESS **Landowners' Questions and Comments**

There being no further business the Landowners' meeting adjourned at 9:32 a.m.

SECTION IV

KEY MAP - SCALE 1:500



NOTES

1. THE SKETCH OF DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 24, SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA. BEING NORTH 01° 16' 14" WEST.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17.05 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

1/3/2019

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

DATE

SEE SHEETS 2 FOR LEGAL DESCRIPTION
SEE SHEETS 3 - 8 FOR SKETCH

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 31 EAST & SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST - ORANGE COUNTY, FLORIDA

Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P	CHECKED: E.J.D.
PROJECT: 61788.00	
DWG. 61788.00 SK&DESC MATTAMY	
DRAWING DATE: 01/02/2019	
	SHEET 1 OF 8

SKETCH & DESCRIPTION
CONSERVATION AREA

ISSUED FOR:
MATTAMY (JACKSONVILLE) PARTNERSHIP

LEGAL DESCRIPTION

A portion of the parcel of land as described in Official Records Book 10459, Page 63 of the Public Records of Orange County, Florida. Located in the southwest quarter of Section 32, Township 23 South, Range 31 East and the northwest quarter of Section 5, Township 24 South, Range 31 East, Orange County, Florida. Being more particularly described as follows:

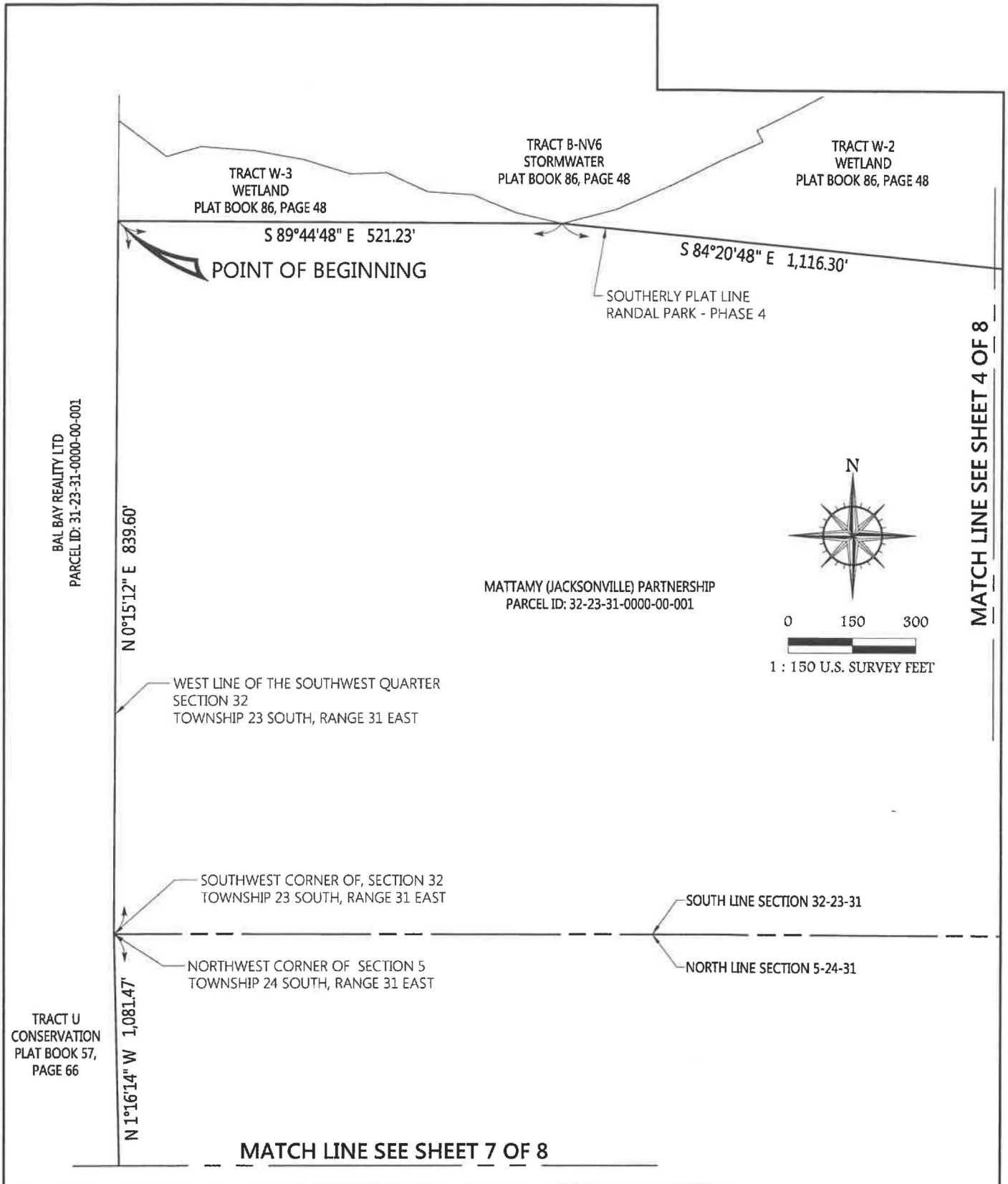
BEGIN at the southwest corner of Tract W-3 as shown on the plat RANDAL PARK - PHASE 4, Plat Book 86, Page 48, Public Records of Orange County, Florida; thence run along the southerly plat line of said RANDAL PARK - PHASE 4, the following two courses, South 89° 44' 48" East, 521.23 feet; thence South 84° 20' 48" East, 1116.30 feet to a point on the southwesterly plat line of RANDAL PARK - PHASE 1A, Plat Book 77, Page 66, Public Records of Orange County, Florida; thence leaving said southerly plat line, run the following nine courses along said southwesterly plat line of RANDAL PARK - PHASE 1A, South 35° 44' 12" East, 83.42 feet; thence South 42° 23' 54" East, 80.32 feet; thence South 48° 34' 19" East, 760.16 feet; thence South 69° 05' 47" East, 80.07 feet; thence North 88° 50' 14" East, 198.93 feet; thence South 39° 35' 15" East, 112.25 feet to a point of non-tangency of a curve concave southwesterly, having a radius of 693.27 feet, a central angle of 4° 47' 15" and a chord of 57.91 feet that bears South 38° 21' 08" East; thence along the arc of said curve a distance of 57.92 feet; thence North 54° 02' 28" East, 2.97 feet to a point of non-tangency of curve concave southwesterly, having a radius of 680.00 feet, a central angle of 1° 33' 06" and a chord of 18.42 feet that bears South 35° 17' 32" East; thence along the arc of said curve a distance of 18.42 feet to a point on the westerly plat line of RANDAL PARK - PHASE 1, Public Records of Orange County, Florida; thence leaving said southwesterly plat line, run along said westerly plat line of RANDAL PARK - PHASE 1, South 12° 45' 06" West, 994.51 feet to a point on the northwesterly plat line of COLONIAL GRAND AT RANDAL PARK, Plat Book 78, Page 92, Public Records of Orange County, Florida; thence leaving said westerly plat line, run along said northwesterly plat line of COLONIAL GRAND AT RANDAL PARK the following twenty eight courses, North 35° 27' 54 West, 89.03 feet to a point of non-tangency of a curve concave southwesterly, having a radius of 364.46 feet, a central angle of 6° 27' 22" and a chord of 41.05 feet that bears North 45° 39' 43" West; thence along the arc of said curve a distance of 41.07 feet to a point of non-tangency of a curve concave southwesterly, having a radius of 215.27 feet, a central angle of 19° 33' 40" and a chord of 73.14 feet that bears North 58° 48' 15" West; thence along the arc of said curve 73.49 feet to a point of non-tangency of a curve concave southerly, having a radius of 104.27 feet, a central angle of 20° 24' 54" and a chord of 36.96 feet that bears North 80° 40' 18" West; thence along the arc of said curve 37.15 feet to a point of non-tangency of a curve concave southerly, having a radius of 603.46 feet, a central angle of 2° 30' 09" and a chord of 26.36 feet that bears South 87° 34' 53" West; thence along the arc of said curve 26.36 feet; thence South 87° 31' 20" West, 26.00 feet to a point of non-tangency of a curve concave northerly, having a radius of 506.80 feet, a central angle of 4° 10' 30" and a chord of 36.92 feet that bears North 89° 26' 23" West; thence along the arc of said curve 36.93 feet; thence run North 87° 42' 36" West, 28.19 feet to a point of non-tangency of a curve concave southerly, having a radius of 526.65 feet, a central angle of 5° 17' 01" and a chord of 48.55 feet that bears North 89° 43' 33" West; thence along the arc of said curve 48.57 feet to a point of non-tangency of a curve concave southerly, having a radius of 379.53 feet, a central angle of 5° 28' 55" and a chord of 36.30 feet that bears South 84° 33' 54" West; thence along the arc of said curve 36.31 feet to a point of non-tangency of a curve concave southerly, having a radius of 624.69 feet, a central angle of 5° 44' 15" and a chord of 62.53 feet that bears South 78° 46' 04" West; thence along the arc of said curve 62.56 feet to a point of non-tangency of a curve concave southerly, having a radius of 453.47 feet, a central angle of 8° 48' 00" and a chord of 69.58 feet that bears South 72° 42' 43" West; thence along the arc of said curve 69.65 feet to a point of non-tangency of a curve concave southerly, having a radius of 301.20 feet, a central angle of 9° 05' 57" and a chord of 47.78 feet that bears South 62° 58' 17" West; thence along the arc of said curve 47.83 feet to a point of non-tangency of a curve concave southeasterly, having a radius of 253.10 feet, a central angle of 12° 56' 18" and a chord of 57.03 feet that bears South 51° 54' 14" West; thence along the arc of said curve 57.15 feet to a point of non-tangency of a curve concave easterly, having a radius of 63.00 feet, a central angle of 66° 26' 58" and a chord of 69.04 feet that bears South 15° 25' 14" West; thence along the arc of said curve 73.07 feet; thence South 17° 48' 49" East, 52.30 feet to a point of non-tangency of a curve concave southeasterly, having a radius of 735.50 feet, a central angle of 9° 54' 29" and a chord of 127.03 feet that bears South 69° 13' 37" West, 127.19 feet; thence North 63° 22' 15" West, 29.00 feet; thence South 73° 48' 39" West, 72.32 feet; thence South 61° 54' 38" West, 95.02 feet; thence South 45° 14' 14" West, 36.60 feet; thence South 03° 06' 06 East, 60.32 feet; thence South 48° 08' 54" West, 127.68 feet to a point of non-tangency of a curve concave southeasterly, having a radius of 2229.12 feet, a central angle of 5° 37' 25" and a chord of 218.70 feet that bears South 43° 49' 32" West; thence along the arc of said curve 218.79 feet to a point of reverse curvature of a curve concave northerly and having a radius of 134.00 feet, a central angle of 59° 11' 56" and a chord of 132.37 feet that bears South 70° 36' 48" West; thence along the arc of said curve 38.45 feet to a point of tangency; thence North 79° 47' 14" West, 94.79 feet; thence North 77° 15' 43" West, 62.93 feet; thence North 73° 50' 01" West, 59.14 feet to a point on the northerly right of way line of Dowden Road per Official Records Book 9793, Page 575 of the Public Records of Orange County, Florida; thence leaving said northwesterly plat line, run along said northerly right of way line of Dowden Road the following six courses, North 27° 37' 49" West, 102.73 feet; thence North 49° 28' 24 West, 56.85 feet; thence North 39° 27' 38" West, 113.58 feet; thence North 81° 53' 45" West, 104.74 feet; thence South 35° 23' 52" West, 215.89 feet; thence North 55° 02' 27" West, 688.52 feet to a point on the West line of the northwest 1/4 of said Section 5, Township 24 South, Range 31 East; thence leaving said northerly right of way line, run along the West line of the northwest quarter of said Section 5, North 01° 16' 14" West, 1081.47 feet to the northwest corner of said Section 5, also being the southwest corner of said Section 32, Township 23 South, Range 31 East; thence leaving said west line of Section 5, run along the West line of the southwest quarter of said Section 32, North 00° 15' 12" East, 839.60 feet to the POINT OF BEGINNING.

Said parcel contains 109.870 acres, more or less.

SEE SHEETS 3 - 8 FOR SKETCH

Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.	SKETCH & DESCRIPTION CONSERVATION AREA
PROJECT: 61788.00		
DWG: 61788.00 SK&DESC MATTAMY		ISSUED FOR:
DRAWING DATE: 01/02/2019		MATTAMY (JACKSONVILLE) PARTNERSHIP
	SHEET 2 OF 8	



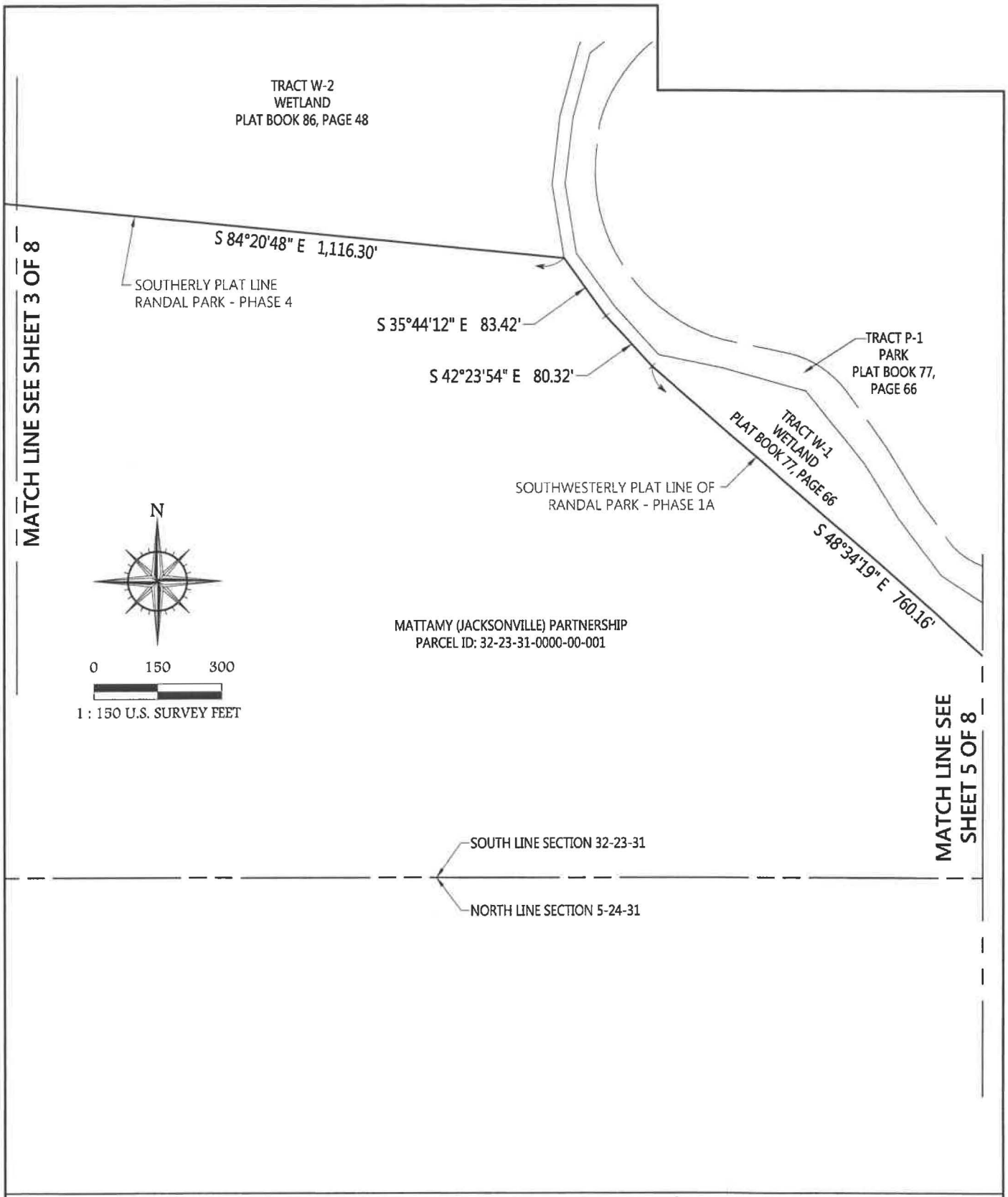
SECTION 32, TOWNSHIP 23 SOUTH, RANGE 31 EAST & SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST - ORANGE COUNTY, FLORIDA

Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT: 61788.00	
DWG: 61788.00 SK&DESC MATTAMY	
DRAWING DATE: 01/02/2019	
	SHEET 3 OF 8

SKETCH & DESCRIPTION
CONSERVATION AREA

ISSUED FOR:
MATTAMY (JACKSONVILLE) PARTNERSHIP



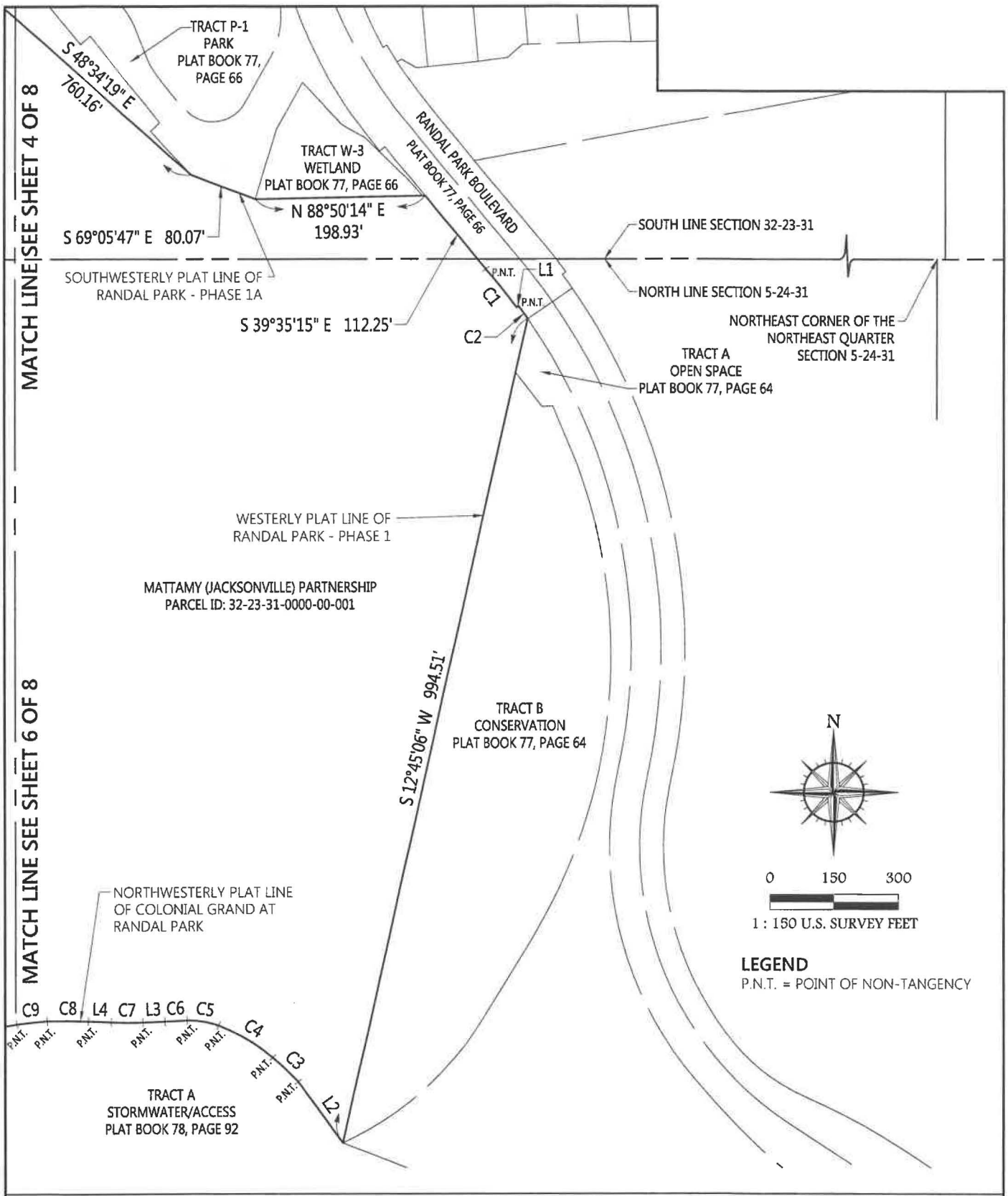
SECTION 32, TOWNSHIP 23 SOUTH, RANGE 31 EAST & SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST - ORANGE COUNTY, FLORIDA

Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT: 61788.00	
DWG: 61788.00 SK&DESC MATTAMY	
DRAWING DATE: 01/02/2019	
	SHEET 4 OF 8

SKETCH & DESCRIPTION
CONSERVATION AREA

ISSUED FOR:
MATTAMY (JACKSONVILLE) PARTNERSHIP



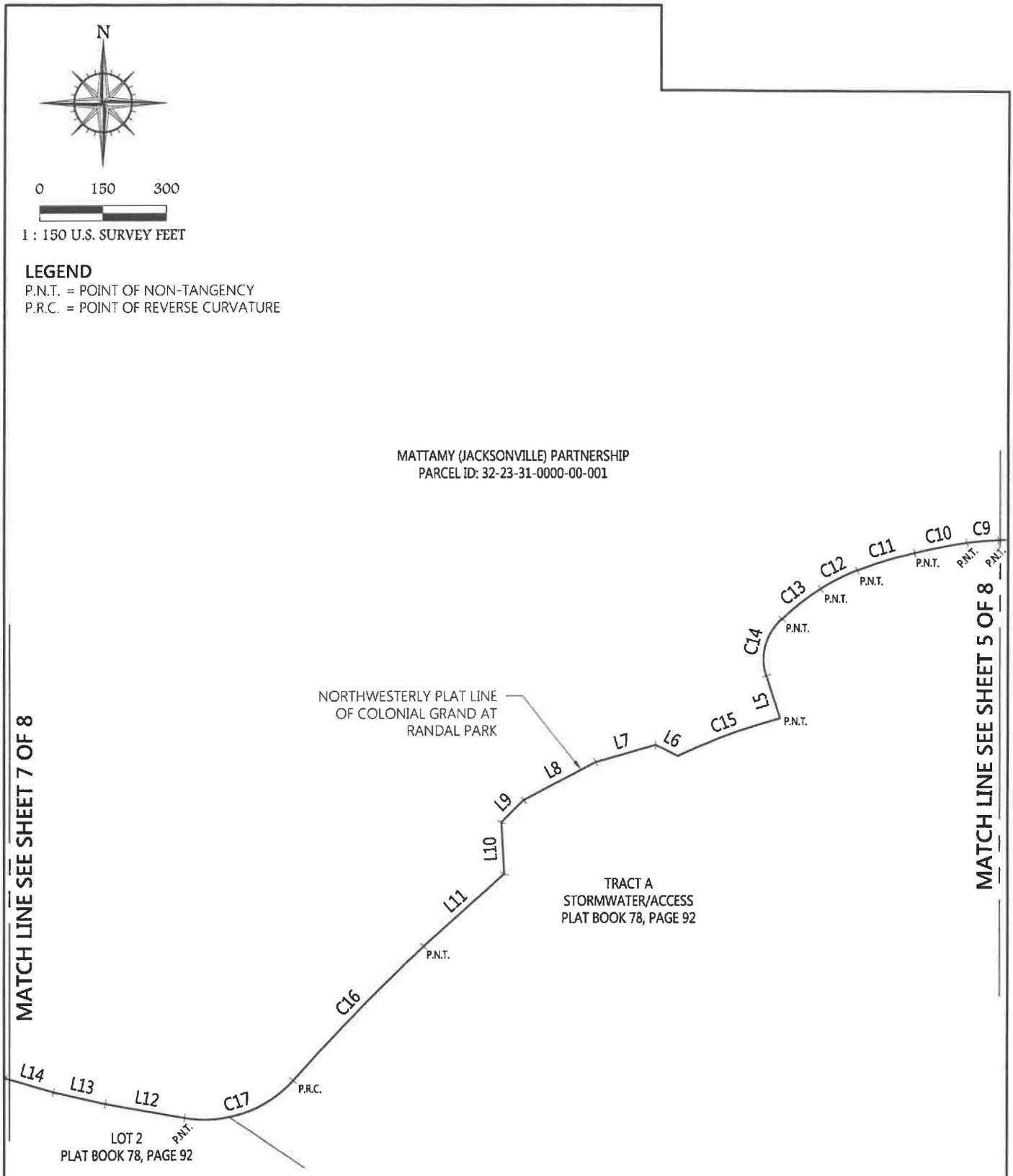
SECTION 32, TOWNSHIP 23 SOUTH, RANGE 31 EAST & SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST - ORANGE COUNTY, FLORIDA

vhb
Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT: 61788.00	
DWG: 61788.00 SK&DESC MATTAMY	
DRAWING DATE: 01/02/2019	
	SHEET 5 OF 8

SKETCH & DESCRIPTION
CONSERVATION AREA

ISSUED FOR:
MATTAMY (JACKSONVILLE) PARTNERSHIP



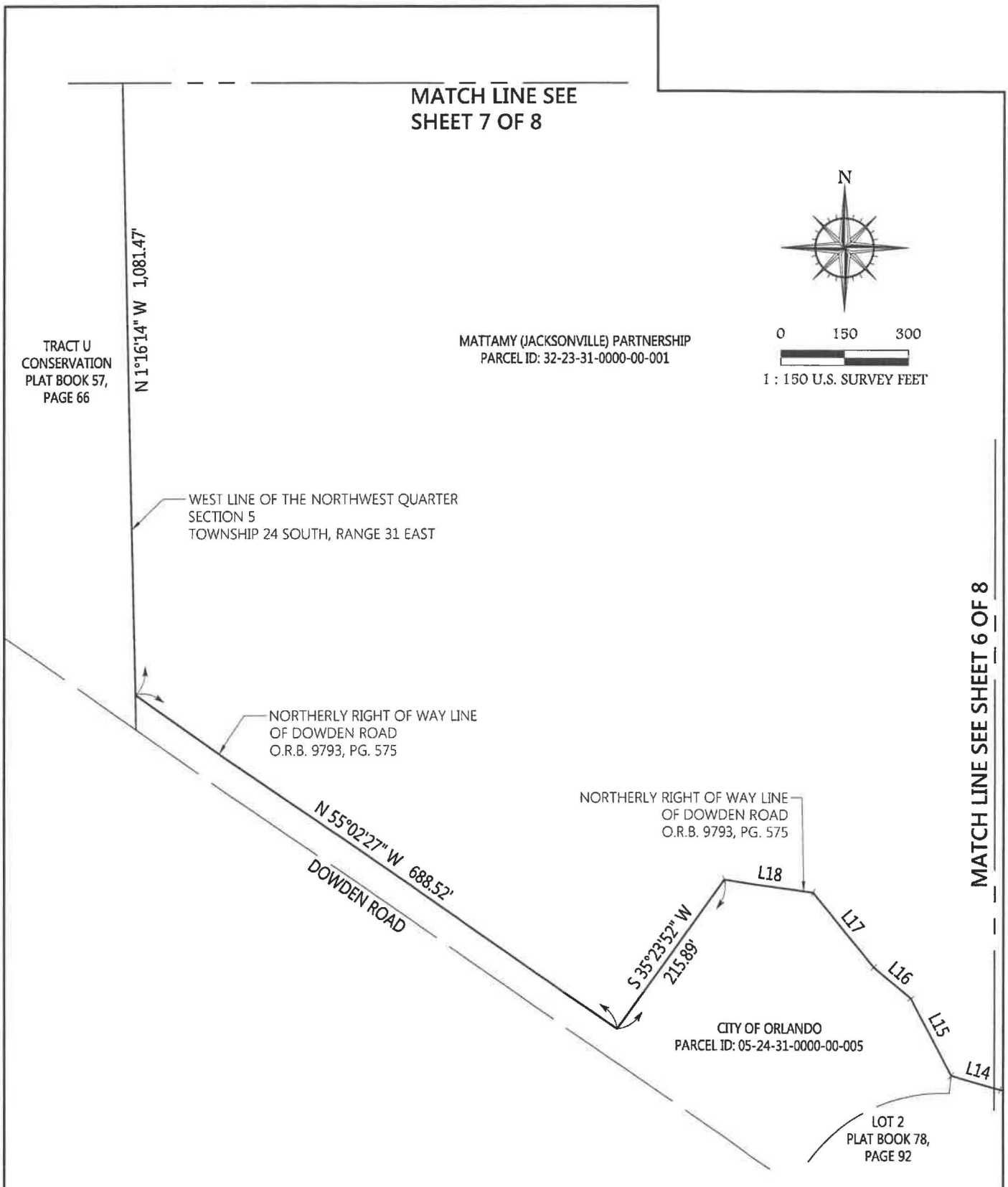
SECTION 32, TOWNSHIP 23 SOUTH, RANGE 31 EAST & SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST - ORANGE COUNTY, FLORIDA

Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT: 61788.00	
DWG: 61788.00 SK&DESC MATTAMY	
DRAWING DATE: 01/02/2019	
	SHEET 6 OF 8

SKETCH & DESCRIPTION
CONSERVATION AREA

ISSUED FOR:
MATTAMY (JACKSONVILLE) PARTNERSHIP



SECTION 32, TOWNSHIP 23 SOUTH, RANGE 31 EAST & SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST - ORANGE COUNTY, FLORIDA

vhb
Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT: 61788.00	
DWG: 61788.00 SK&DESC MATTAMY	
DRAWING DATE: 01/02/2019	
	SHEET 7 OF 8

SKETCH & DESCRIPTION
CONSERVATION AREA

ISSUED FOR:
MATTAMY (JACKSONVILLE) PARTNERSHIP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 54°02'28" E	2.97'
L2	N 35°27'54" W	89.03'
L3	S 87°31'20" W	26.00'
L4	N 87°42'36" W	28.19'
L5	S 17°48'49" E	52.30'
L6	N 63°22'15" W	29.00'
L7	S 73°48'39" W	72.32'
L8	S 61°54'38" W	95.02'
L9	S 45°14'14" W	36.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S 3°06'06" E	60.32'
L11	S 48°08'54" W	127.68'
L12	N 79°47'14" W	94.79'
L13	N 77°15'43" W	62.93'
L14	N 73°50'01" W	59.14'
L15	N 27°37'49" W	102.73'
L16	N 49°28'24" W	56.85'
L17	N 39°27'38" W	113.58'
L18	N 81°53'45" W	104.74'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING	LENGTH
C1	693.27'	4°47'15"	57.91'	S 38°21'08" E	57.92'
C2	680.00'	1°33'06"	18.42'	S 35°17'49" E	18.42'
C3	364.46'	6°27'22"	41.05'	N 45°39'43" W	41.07'
C4	215.27'	19°33'40"	73.14'	N 58°48'15" W	73.49'
C5	104.27'	20°24'54"	36.96'	N 80°40'18" W	37.15'
C6	603.46'	2°30'09"	26.36'	S 87°34'53" W	26.36'
C7	506.80'	4°10'30"	36.92'	N 89°26'23" W	36.93'
C8	526.65'	5°17'01"	48.55'	N 89°43'33" W	48.57'
C9	379.53'	5°28'55"	36.30'	S 84°33'54" W	36.31'
C10	624.69'	5°44'15"	62.53'	S 78°46'04" W	62.56'
C11	453.47'	8°48'00"	69.58'	S 72°42'43" W	69.65'
C12	301.20'	9°05'57"	47.78'	S 62°58'17" W	47.83'
C13	253.10'	12°56'18"	57.03'	S 51°54'14" W	57.15'
C14	63.00'	66°26'58"	69.04'	S 15°25'14" W	73.07'
C15	735.50'	9°54'29"	127.03'	S 69°13'37" W	127.19'
C16	2229.12'	5°37'25"	218.70'	S 43°49'32" W	218.79'
C17	134.00'	59°11'56"	132.37'	S 70°36'48" W	138.45'

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 31 EAST & SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST - ORANGE COUNTY, FLORIDA

Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P. CHECKED: E.J.D.
PROJECT: 61788.00
DWG: 61788.00 SK&DESC MATTAMY
DRAWING DATE: 01/02/2019
SHEET 8 OF 8

SKETCH & DESCRIPTION CONSERVATION AREA

ISSUED FOR:
MATTAMY (JACKSONVILLE) PARTNERSHIP

SECTION V

MIGRATORY BIRD DEPREDATION PERMIT AGREEMENT

THIS MIGRATORY BIRD DEPREDATION PERMIT AGREEMENT ("Agreement"), entered into this ____ day of January, 2019 ("Effective Date") by and between the **RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (hereinafter referred to as the "District") and **MATTAMY FLORIDA, LLC,** a Delaware limited liability company authorized to transact business in Florida (hereinafter referred to as "Contractor").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended; and

WHEREAS, the District owns certain public property within the boundaries of the District, which property is used for rights-of-way, access, landscape areas, conservation lands and other public or public infrastructure; and

WHEREAS, the District has obtained a Migratory Bird Depredation Permit issued by the Department of the Interior U.S. Fish and Wildlife Service Migratory Bird Permit Office permit number MB40994C-0, attached hereto as **Exhibit A** and incorporated by reference (the "Permit"), on the property owned by the District and described more fully herein; and

WHEREAS, the District and Contractor enter into this Agreement to authorize Contractor and its agents to conduct some or all of the activities specified in the Permit (as further described herein) and to establish the terms and conditions for conducting such activities; and

NOW THEREFORE, in consideration of the mutual covenants and conditions contained in this Agreement, and other valuable considerations, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

1. INCORPORATION OF RECITALS. The foregoing recitals are true and correct and are herein adopted.

2. PERMITTED AREA. The area of the property owned by the District where the permitted activity shall be conducted, and where any taking shall be authorized, is described as Randal House Clubhouse with an address of 8730 Randal Park Boulevard, Orlando, Florida 32832 and located in Orange County, Florida, and adjacent property owned by the District.

3. AUTHORIZATION OF PERMITTED ACTIVITY. The District hereby authorizes the Contractor and its agents to conduct the taking of certain migratory bird species, including the capture or killing thereof, subject to the limitations, conditions and purposes set forth in the Permit, attached as **Exhibit A** and described herein.

4. PERMITTED ACTIVITIES. Contractor agrees to take the permitted migratory bird species for the purpose of depredation control. Contractor agrees that any birds taken must be used as effigies to deter vultures from roosting in the area. Contractor agrees to adhere to the conditions set forth in the Permit, attached hereto as **Exhibit A**.

5. PERMITTED SPECIES. Contractor acknowledges that its authority to conduct the permitted activities shall be limited to taking the following migratory bird species: black vultures and turkey vultures. In addition, Contractor shall take no more than fifteen (15) black vultures and five (5) turkey vultures. For the take of black vultures, Contractor may elect to use a shotgun as a method of take subject to the conditions set forth in the Permit, attached hereto as **Exhibit A**.

6. TERM. This Agreement shall commence on the Effective Date and shall terminate on March 31, 2019.

7. REPRESENTATATIONS, WARRANTIES AND COVENANTS. Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the services as set forth in this Agreement; (ii)it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iv) has the necessary equipment, materials and inventory required to perform the services as set forth in this Agreement; (v) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the services.

8. DISTRICT MANAGER.

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Governmental Management Services, whose mailing address is 135 W. Central Boulevard, Suite 320, Orlando, Florida 32801 Attention: George Flint; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Paragraph 8 from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District; provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

9. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises.

(b) Contractor is an independent Contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

10. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders.

(b) Contractor hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

11. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately

report any such condition to the District). In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor will provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

12. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services, Inc. (the "Public Records Custodian"). Contractor shall, to the extent applicable by law:

(b) Keep and maintain public records required by District to perform services;

(c) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(d) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(e) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE

CONTRACTORS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT GFLINT@GMSCFL.COM OR BY REGULAR MAIL AT 135 W. CENTRAL BOULEVARD, SUITE 320, ORLANDO, FLORIDA, 32801, ATTN: RANDAL PARK DISTRICT PUBLIC RECORDS CUSTODIAN.

13. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of $1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than $1,500,000.00 combined single limit covering all work performed hereunder; and

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars ($100,000) per occurrence.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under Paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

14. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

15. INDEMNIFICATION. Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against

any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or subcontractors, related to or in the performance of this Agreement.

16. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Contractor, its subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods,

the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

17. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to any subcontractors, or otherwise, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, three (3) days written notice, terminate the Contract and the employment of Contractor.

18. NOTICES.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
135 W Central Boulevard, Suite 320
Orlando, Florida 32801
Attention: George Flint

Copy to: LATHAM, SHUKER, EDEN & BEAUDINE, LLP
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.

If to Contractor: MATTAMY FLORIDA, LLC
4901 Vineland Road, Suite 400
Orlando, Florida 32811
Attention: Leslie C. Candes, Esq.

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

19. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

20. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Orange County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN ORANGE COUNTY, FLORIDA.**

21. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

22. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

23. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by contract in writing signed by all parties hereto or their respective successors in interest.

24. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any party.

25. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

SIGNATURE PAGE FOR MIGRATORY BIRD DEPREDATION PERMIT AGREEMENT

Executed this _____ day of January, 2019.

DISTRICT:

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

By: _____

Name: _____
Chairman/Vice-Chairman

ATTEST:

By: _____
Secretary/Assistant Secretary

CONTRACTOR:

MATTAMY FLORIDA, LLC
a Delaware limited liability company authorized to transact business in Florida

By: _____

Name: _____

Title: _____

EXHIBIT A

MIGRATORY BIRD DEPRADATION PERMIT

Permit Number: MB40994C-0

DEPREDATION

Permit Number: MB40994C-0
Effective: 06/08/2018 Expires: 03/31/2019

Issuing Office:

Department of the Interior
U.S. FISH AND WILDLIFE SERVICE
Migratory Bird Permit Office
1875 Century Boulevard, NE
Atlanta, GA 30345
Tel: 404-679-7070 Fax: 404-679-4180

Michelle R. Dalbey 6-12-18

By *CHIEF, MIGRATORY BIRD PERMIT OFFICE - REGION 4*

Permittee:

RANDAL PARK CDD
135 WEST CENTRAL BOULEVARD, SUITE 320
ORLANDO, FL 32801

Name and Title of Principal Officer:
GEORGE FLINT - DISTRICT MANAGER

Authority: Statutes and Regulations: 16 USC 703-712; 50 CFR Part 13, 50 CFR 21.41

Location where authorized activity may be conducted:
Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida 32832 - Orange County

Reporting requirements:
ANNUAL REPORT DUE: 01/31
You must submit a report to your Regional Migratory Bird Permit Office, even if you had no activity. Report form is at: www.fws.gov/forms/3-202-9.pdf.

Authorizations and Conditions:

A. General conditions set out in Subpart B of 50 CFR 13, and specific conditions contained in Federal regulations cited above, are hereby made a part of this permit. All activities authorized herein must be carried out in accord with and for the purposes described in the application submitted. Continued validity, or renewal of this permit is subject to complete and timely compliance with all applicable conditions, including the filing of all required information and reports.

B. The validity of this permit is also conditioned upon strict observance of all applicable foreign, state, local tribal, or other federal law.

C. Valid for use by permittee named above.

D. You are authorized to take the following migratory birds for depredation control purposes:

Birds taken must be used as effigies to deter vultures from roosting in the area. Permittee may have a federally permitted taxidermist preserve the carcasses as mounts or study skins for use as effigies. Lethal take is not to be the primary means of control. You must continue to actively haze, harass and use other non-lethal techniques in conjunction with any lethal take of migratory birds. Failure to implement non-lethal techniques may result in suspension or revocation of this permit.

Species	Number Authorized	Method of Take
Black Vulture	15	See Condition E.
Turkey Vulture	5	

E. You may use the following method(s) of take: shotgun, in accordance with Standard Condition #2.

Permit Number: MB40994C-0
Effective: 06/08/2018 Expires: 03/31/2019

F. Anyone who takes birds under the authority of this permit must follow the American Veterinary Medical Association Guidelines on Euthanasia (http://www.avma.org/issues/animal_welfare/euthanasia.pdf).

G. The following subpermittees are authorized: any other person who is (1) employed by or under contract to you for the activities specified in this permit, or (2) otherwise designated a subpermittee by you in writing, may exercise the authority of this permit.

H. You and any subpermittees must comply with the attached Standard Conditions for Migratory Bird Depredation Permits. **These standard conditions are a continuation of your permit conditions *and must remain with your permit*.**

For suspected illegal activity, immediately contact USFWS Law Enforcement at: 352/429-1037.

Standard Conditions
Migratory Bird Depredation Permits
50 CFR 21.41

All of the provisions and conditions of the governing regulations at 50 CFR part 13 and 50 CFR part 21.41 are conditions of your permit. Failure to comply with the conditions of your permit could be cause for suspension of the permit. The standard conditions below are a continuation of your permit conditions and must remain with your permit. If you have questions regarding these conditions, refer to the regulations or, if necessary, contact your migratory bird permit issuing office. For copies of the regulations and forms, or to obtain contact information for your issuing office, visit: http://www.fws.gov/migratorybirds/mbpermits.html.

1. To minimize the lethal take of migratory birds, you are required to continually apply non-lethal methods of harassment in conjunction with lethal control.
   [*Note: Explosive Pest Control Devices (EPCDs) are regulated by the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF). If you plan to use EPCDs, you require a Federal explosives permit, unless you are exempt under 27 CFR 555.141. Information and contacts may be found at www.atf.gov/explosives/how-to/become-an-fel.htm.*]

2. Shotguns used to take migratory birds can be no larger than 10-gauge and must be fired from the shoulder. You must use nontoxic shot listed in 50 CFR 20.21(j).

3. You may not use blinds, pits, or other means of concealment, decoys, duck calls, or other devices to lure or entice migratory birds into gun range.

4. You are not authorized to take, capture, harass, or disturb bald eagles or golden eagles, or species listed as threatened or endangered under the Endangered Species Act found in 50 CFR 17, without additional authorization.

   For a list of threatened and endangered species in your state, visit the U.S. Fish and Wildlife Service's Threatened and Endangered Species System (TESS) at: http://www.fws.gov/endangered.

5. If you encounter a migratory bird with a Federal band issued by the U.S. Geological Survey Bird Banding Laboratory, Laurel, MD, report the band number to 1-800-327-BAND (2263) or http://www.reportband.gov.

6. This permit does not authorize take or release of any migratory birds, nests, or eggs on Federal lands without additional prior written authorization from the applicable Federal agency, or on State lands or other public or private property without prior written permission or permits from the landowner or custodian.

7. Unless otherwise specified on the face of the permit, migratory birds, nests, or eggs taken under this permit must be:
   (a) turned over to the U.S. Department of Agriculture for official purposes, or
   (b) donated to a public educational or scientific institution as defined by 50 CFR 10, or
   (c) completely destroyed by burial or incineration, or
   (d) with prior approval from the permit issuing office, donated to persons authorized by permit or regulation to possess them.

8. A subpermittee is an individual to whom you have provided written authorization to conduct some or all of the permitted activities in your absence. Subpermittees must be at least 18 years of age. As the permittee, you are legally responsible for ensuring that your subpermittees are adequately trained and adhere to the terms of your permit. You are responsible for maintaining current records of who you have designated as a subpermittee, including copies of designation letters you have provided.

9. You and any subpermittees must carry a legible copy of this permit, *including these Standard Conditions,* and display it upon request whenever you are exercising its authority.

10. You must maintain records as required in 50 CFR 13.46 and 50 CFR 21.41. All records relating to the permitted activities must be kept at the location indicated in writing by you to the migratory bird permit issuing office.

11. Acceptance of this permit authorizes the U.S. Fish and Wildlife Service to inspect any wildlife held, and to audit or copy any permits, books, or records required to be kept by the permit and governing regulations.

12. You may not conduct the activities authorized by this permit if doing so would violate the laws of the applicable State, county, municipal or tribal government or any other applicable law.

(DPRD - 12/3/2011)

SECTION VI

Wells Fargo Bank, National Association

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018

The undersigned, an Authorized Officer of the Randal Park Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Project Account under and pursuant to the terms of the Master Trust Indenture between the District and Wells Fargo Bank, National Association, as trustee (the "Trustee"), dated as of May 1, 2012, as supplemented by that certain Third Supplemental Trust Indenture dated as of December 1, 2018 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

(A) Requisition Number; **1**

(B) Name of Payee; **Mattamy Orlando, LLC**

(C) Amount Payable; **$1,356,622.93**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;

2. each disbursement set forth above is a proper charge against the 2018 Project Account;

3. each disbursement set forth above was incurred in connection with the Cost of the 2018 Project;

4. each disbursement represents a Cost of the 2018 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer
George S Flint

Date: 12/20/18

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the 2018 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the 2018 Project improvements being acquired from the proceeds of the 2018 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2018 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2018 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2018 Project improvements subject to this disbursement have been approved by all regulatory bodies required to approve them.

12-19-18

James R. Hoffman, P.E.
Vanasse Hangen Brustlin, Inc.
District Engineer

Randal Park Series 2018 Bond Requisition
Requisition No. 1 Summary

Phase	Amount
Phase 5 Sitework	$669,750.74
Phase 4 Parks	$170,447.92
Phase 5 Parks	$516,424.27
Total	**$1,356,622.93**

SECTION VII

RESOLUTION 2019-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING BOARD ACTIONS TAKEN AT THE ADVERTISED EMERGENCY MEETING OF THE BOARD OF SUPERVISORS ON DECEMBER 14, 2018

WHEREAS, the Board of Supervisors ("the Board") of the Randal Park Community Development District (the "District") did hold an emergency meeting on December 14, 2018 and did proceed to approve Resolution 2019-10; and

WHEREAS, the Board of the District desires to ratify the decision to approve Resolution 2019-10 and all actions taken at the December 14, 2018 meeting.

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

1. The approval of Resolution 2019-10 and all other actions taken by the Board are hereby ratified and approved and shall remain in full force and effect until modified by appropriate Board action.

PASSED AND ADOPTED THIS 18th DAY OF JANUARY, 2019.

_____
Chairman/Vice Chairman

_____
Secretary/Assistant Secretary

SECTION VIII

SECTION C

SECTION 1

Randal Park
Community Development District

Check Run Summary

November 9, 2018 thru January 13, 2019

Fund	Date	Check No.'s		Amount
General Fund	11/9/18	1556-1565	$	14,574.21
	11/16/18	1566-1570	$	29,488.00
	11/29/18	1571-1575	$	35,613.38
	12/5/18	1576	$	4,275.65
	12/7/18	1577-1579	$	13,733.61
	12/13/18	1580-1586	$	9,136.30
	12/17/18	1587-1588	$	232,562.49
	12/19/18	1589-1595	$	11,842.07
	1/13/19	1596-1605	$	44,779.52
			$	396,005.23
Payroll	December 2018			
	Kathryn F Steuck	50043	$	184.70
	Stephany C Cornelius	50044	$	184.70
	Thomas O Franklin	50045	$	184.70
	Kathryn F Steuck	50046	$	184.70
	Stephany C Cornelius	50047	$	184.70
	Thomas O Franklin	50048	$	184.70
			$	1,108.20
			$	**397,113.43**

*** CHECK DATES 11/09/2018 - 01/13/2019 ***
RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/09/18	00031	10/31/18	173208	201810	320-53800-47000		*	285.00		
			LAKE MIANT-5 PONDS OCT18							
		10/31/18	173208	201810	320-53800-47000		*	27.50		
			LK MNT- DOWN SHARED OCT18							
		10/31/18	173208	201810	320-53800-47000		*	25.00		
			LK MNT-AC1-SHARED OCT18							
		10/31/18	173208	201810	320-53800-47000		*	27.50		
			LK MNT- DOWN COLON OCT18							
		10/31/18	173208	201810	320-53800-47000		*	25.00		
			LK MNT-AC1-COLON OCT18							
		10/31/18	173209	201810	320-53800-47000		*	355.00		
			LAKE MAINT.-4 PONDS-OCT18							
						APPLIED AQUATIC MANAGMENT,INC.			745.00	001556
11/09/18	00043	11/06/18	8916966	201811	320-53800-46800		*	50.00		
			PEST CONTROL NOV18							
						ARROW ENVIRONMENTAL SERVICES			50.00	001557
11/09/18	00069	10/31/18	1449	201810	320-53800-47600		*	2,184.00		
			SECURITY OCT18							
		11/01/18	1450	201811	320-53800-47600		*	2,312.00		
			SECURITY NOV18							
						COMMUNITY WATCH SOLUTIONS, LLC			4,496.00	001558
11/09/18	00056	10/19/18	2847	201810	320-53800-47300		*	4,009.19		
			INSTL/TKDWN HOLIDAY DECOR							
						JINGLE BELL LIGHTS LLC			4,009.19	001559
11/09/18	00090	11/01/18	11012018	201811	300-15500-10000		*	1,000.00		
			EVENT DEPOSIT 12/8/18							
						PUFF N STUFF EVENTS/CATERING			1,000.00	001560
11/09/18	00065	10/18/18	1285	201810	310-51300-49100		*	797.00		
			ASSESSMENT ADMIN FEE FY19							
						RICK SINGH, CFA ORANGE COUNTY			797.00	001561
11/09/18	00036	11/02/18	0549337-	201811	310-51300-49200		*	240.72		
			PROPERTY TAXES 2018							
						SCOTT RANDOLPH, TAX COLLECTOR			240.72	001562
11/09/18	00038	10/18/18	328272	201811	320-53800-46400		*	750.00		
			CEHMICAL CONTROLLER NOV18							
						SPIES POOL, LLC			750.00	001563
11/09/18	00091	11/06/18	551839	201811	300-15500-10000		*	650.00		
			MOVIE RENTALS 12/21/18							
						SPACE WALK OF ORLANDO			650.00	001564

*** CHECK DATES 11/09/2018 - 01/13/2019 ***
RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/09/18	00066	10/31/18	235021	201810	320-53800-46500		*	1,617.30		
			RPLC 2 6 INCH VALVES							
		10/31/18	235022	201810	320-53800-47200		*	219.00		
			INSTALL POTS & PLANTS							
						YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			1,836.30	001565
11/16/18	00001	11/01/18	377	201811	310-51300-34000		*	3,282.75		
			MANAGEMENT FEES NOV18							
		11/01/18	377	201811	310-51300-35100		*	83.33		
			INFO TECH NOV18							
		11/01/18	377	201811	310-51300-31300		*	583.33		
			DISSEMINATION NOV18							
		11/01/18	377	201811	310-51300-51000		*	.87		
			OFFICE SUPPLIES							
		11/01/18	377	201811	310-51300-42000		*	20.34		
			POSTAGE							
		11/01/18	377	201811	310-51300-42500		*	142.95		
			COPIES							
		11/01/18	377	201811	310-51300-41000		*	41.23		
			TELEPHONE							
		11/01/18	378	201811	320-53800-12000		*	1,406.92		
			FIELD MANAGEMENT NOV18							
		11/01/18	379	201811	320-53800-12100		*	6,058.33		
			AMENITY MANAGEMENT NOV18							
						GOVERNMENTAL MANAGEMENT SERVICES			11,620.05	001566
11/16/18	00093	8/06/18	08062018	201811	300-36900-10200		*	250.00		
			RENTAL REFUND							
						RICHARD ORTIZ			250.00	001567
11/16/18	00038	10/12/18	328650	201810	320-53800-46300		*	262.45		
			RPLC. PUMP CLAMP							
		10/16/18	328683	201810	320-53800-46300		*	167.50		
			RPR LEAK ON POOL PUMP							
						SPIES POOL, LLC			429.95	001568
11/16/18	00092	11/08/18	1569598	201811	300-15500-10000		*	435.00		
			MOVIE NIGHT RENT 12/21/18							
						SWANK MOTION PICTURES			435.00	001569
11/16/18	00089	11/05/18	18-142A-	201811	320-53800-52000		*	16,753.00		
			2 FRAME SHADE STRUCTURES							
						THINK SHADE LLC			16,753.00	001570
11/29/18	00001	11/07/18	380	201810	320-53800-12300		*	2,065.00		
			FACILITY MAINT OCT18							

*** CHECK DATES 11/09/2018 - 01/13/2019 *** RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		11/07/18	381	201809	320-53800-51000		*	276.30		
			MAINTENANCE SUPPLIES							
		11/07/18	381	201809	310-51300-35100		*	60.00		
			SOFTWARE							
		11/07/18	381	201809	310-51300-35100		*	8.47		
			DOMAIN RENEWAL							
		11/07/18	381	201809	320-53800-49400		*	367.21		
			SPECIAL EVENTS							
		11/07/18	381	201809	310-51300-51000		*	60.86		
			OFFICE SUPPLIES							
						GOVERNMENTAL MANAGEMENT SERVICES			2,837.84	001571
11/29/18	00025	11/16/18	83250	201810	310-51300-31500		*	71.54		
			DEO/DISBURSEMENT							
						LATHAM, SHUKER, EDEN & BEAUDINE LLP			71.54	001572
11/29/18	00094	10/24/18	1218	201810	320-53800-46300		*	1,850.00		
			REPAIR SPLASH PAD/CLEAN							
						SPECIALTY SURFACES			1,850.00	001573
11/29/18	00089	11/28/18	18-142B-	201811	320-53800-52000		*	7,312.00		
			2 FRAME SHADE STRUCTURES							
						THINK SHADE LLC			7,312.00	001574
11/29/18	00066	11/15/18	239352	201811	320-53800-46200		*	17,342.00		
			LANDSAPE MAINT NOV18							
		11/15/18	239352	201811	320-53800-46200		*	3,100.00		
			LNSDCAPE MT-SHARED-NOV18							
		11/15/18	239352	201811	320-53800-46200		*	3,100.00		
			LNSDCAPE MT-COLON-NOV18							
						YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			23,542.00	001575
12/05/18	00090	12/04/18	64588	201812	320-53800-49400		*	4,275.65		
			HOLIDAY MIX-CATERING FNL							
						PUFF N STUFF EVENTS/CATERING			4,275.65	001576
12/07/18	00075	11/26/18	10074	201811	320-53800-49400		*	112.00		
			THANKSGIVING FOOD WORKSHP							
						BONJOUR NONA FLORIST & GIFTS			112.00	001577
12/07/18	00074	12/04/18	6507	201812	320-53800-47700		*	175.00		
			PREVENTIVE MAINT-DEC18							
						ZACHS TREADMILL REPAIR			175.00	001578
12/07/18	00001	11/27/18	382	201811	320-53800-12200		*	1,870.00		
			POOL ATTENDANTS NOV18							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		12/01/18	383	201812	310-51300-34000		*	3,282.75		
			MANAGEMENT FEES DEC18							
		12/01/18	383	201812	310-51300-35100		*	83.33		
			INFORMATION TECH DEC18							
		12/01/18	383	201812	310-51300-31300		*	583.33		
			DISSEMINATION DEC18							
		12/01/18	383	201812	310-51300-51000		*	.51		
			OFFICE SUPPLIES							
		12/01/18	383	201812	310-51300-42000		*	7.99		
			POSTAGE							
		12/01/18	383	201812	310-51300-42500		*	153.45		
			COPIES							
		12/01/18	384	201812	320-53800-12000		*	1,406.92		
			FIELD MANAGEMENT DEC18							
		12/01/18	385	201812	320-53800-12100		*	6,058.33		
			AMENITY MANAGEMENT DEC18							
						GOVERNMENTAL MANAGEMENT SERVICES			13,446.61	001579
12/13/18	00031	11/30/18	173838	201811	320-53800-47000		*	285.00		
			LAKE MAINT-5 POND NOV 18							
		11/30/18	173838	201811	320-53800-47000		*	27.50		
			LK MT-DOWN SHARED NOV18							
		11/30/18	173838	201811	320-53800-47000		*	27.50		
			LK MT-DOWN COLON NOV18							
		11/30/18	173838	201811	320-53800-47000		*	25.00		
			LK MT-AC1 SHARED NOV18							
		11/30/18	173838	201811	320-53800-47000		*	25.00		
			LK MT-AC1 COLON NOV18							
		11/30/18	173838	201811	320-53800-47000		*	355.00		
			LAKE MAINT.-4 PONDS-NOV18							
						APPLIED AQUATIC MANAGMENT,INC.			745.00	001580
12/13/18	00069	12/03/18	1461	201812	320-53800-47600		*	2,568.00		
			SECURITY DEC18							
						COMMUNITY WATCH SOLUTIONS, LLC			2,568.00	001581
12/13/18	00046	12/05/18	17036A	201812	320-53800-46900		*	175.00		
			QTRLY FOUNDTAIN MNT DEC18							
						FOUNTAIN DESIGN GROUP, INC.			175.00	001582
12/13/18	00057	12/05/18	9816146	201812	320-53800-46000		*	527.00		
			NEW CAPACITOR/CLEAN LINE							
						FRANK'S AIR CONDITIONING, INC.			527.00	001583
12/13/18	00049	12/01/18	96434	201811	320-53800-34500		*	35.00		
			SECURITY MONITORING NOV18							
						SYNERGY FL			35.00	001584

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/13/18	00047	9/15/18	18-4856	201809	320-53800-46700		*	1,625.00		
			CLUBHOUSE CLEANER-SEP18							
		11/25/18	18-5852	201811	320-53800-46700		*	1,625.00		
			CLUBHOUSE CLEANING NOV18							
						WESTWOOD INTERIOR CLEANING INC.			3,250.00	001585
12/13/18	00066	11/30/18	239182	201811	320-53800-46500		*	1,617.30		
			RPLC RAINBIRD VALVES							
		11/30/18	239183	201811	320-53800-47200		*	219.00		
			INSTALL PLANT @ CLUBHOUSE							
						YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			1,836.30	001586
12/17/18	00033	12/17/18	12172018	201812	300-20700-10300		*	93,019.85		
			FY19 DEBT SERVICE-SER12							
						RANDAL PARK CDD C/O WELLS FARGO			93,019.85	001587
12/17/18	00033	12/17/18	12172018	201812	300-20700-10300		*	139,542.64		
			FY19 DEBT SERVICE-SER15							
						RANDAL PARK CDD C/O WELLS FARGO			139,542.64	001588
12/19/18	00002	12/11/18	6-395-75	201812	310-51300-42000		*	24.28		
			DELIVERY 12/5/18							
						FEDEX			24.28	001589
12/19/18	00025	12/14/18	83585	201811	310-51300-31500		*	2,222.37		
			REV/PREP/CONTRACT							
						LATHAM, SHUKER, EDEN & BEAUDINE LLP			2,222.37	001590
12/19/18	00003	10/31/18	20479760	201810	310-51300-48000		*	717.52		
			NOT OF LO MTG							
		10/31/18	20479760	201810	310-51300-48000		*	3,505.95		
			NOT OF PUBLIC HEARING							
		11/30/18	26230730	201811	310-51300-48000		*	3,505.95		
			NOT OF PUBLIC HEARING							
						ORLANDO SENTINEL COMMUNICATIONS			7,729.42	001591
12/19/18	00061	11/07/18	124003	201811	320-53800-49000		*	216.00		
			LITTER PICK UP BAGS							
						PROPET DISTRIBUTORS, INC.			216.00	001592
12/19/18	00039	10/01/18	4654	201810	320-53800-46900		*	100.00		
			FOUNTAIN MAINT OCT18							
		11/01/18	4725	201811	320-53800-46900		*	100.00		
			FOUTAIN MAINT NOV18							
		12/02/18	4792	201812	320-53800-46900		*	100.00		
			FOUNTAIN MAINT DEC18							
						ROBERTS POOL SERVICE AND REPAIR INC			300.00	001593

*** CHECK DATES 11/09/2018 - 01/13/2019 ***
RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/19/18	00038	11/18/18	329694	201812	320-53800-46400		*	750.00		
			CHEMICAL CONTROLLER DEC18							
						SPIES POOL, LLC			750.00	001594
12/19/18	00026	12/14/18	0278132	201811	310-51300-31100		*	600.00		
			CDD BOARD MEETINGS							
						VANASSE HANGEN BRUSTLIN, INC			600.00	001595
1/13/19	00031	12/31/18	174500	201812	320-53800-47000		*	355.00		
			LAKE MAINT.-4 PONDS DEC18							
		12/31/18	174500	201812	320-53800-47000		*	285.00		
			LAKE MAINT-5 PONDS DEC18							
		12/31/18	174500	201812	320-53800-47000		*	27.50		
			LKMT-DOWN SHARED DEC18							
		12/31/18	174500	201812	320-53800-47000		*	27.50		
			LKMT-DOWN COLON DEC18							
		12/31/18	174500	201812	320-53800-47000		*	25.00		
			LKMT-AC1 SHARED DEC18							
		12/31/18	174500	201812	320-53800-47000		*	25.00		
			LKMT-AC1 COLON DEC18							
						APPLIED AQUATIC MANAGMENT,INC.			745.00	001596
1/13/19	00069	1/02/19	1473	201901	320-53800-47600		*	2,568.00		
			SECURITY JAN19							
						COMMUNITY WATCH SOLUTIONS, LLC			2,568.00	001597
1/13/19	00002	12/25/18	6-411-21	201812	310-51300-42000		*	39.28		
			DELIVERY 12/19/18							
						FEDEX			39.28	001598
1/13/19	00001	12/28/18	390	201812	320-53800-12200		*	415.60		
			POOL ATTENDANTS DEC18							
		1/01/19	391	201901	310-51300-34000		*	3,282.75		
			MANAGEMENT FEES JAN19							
		1/01/19	391	201901	310-51300-35100		*	83.33		
			INFO TECH JAN 19							
		1/01/19	391	201901	310-51300-31300		*	875.00		
			DISSEMINATION JAN 19							
		1/01/19	391	201901	310-51300-51000		*	.90		
			OFFICE SUPPLIES							
		1/01/19	391	201901	310-51300-42000		*	11.85		
			POSTAGE							
		1/01/19	391	201901	310-51300-42500		*	75.90		
			COPIES							
		1/01/19	392	201901	320-53800-12000		*	703.46		
			FIELD MANAGEMENT JAN19							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		1/01/19	392	201901	320-53800-46300		*	42.79		
			POOL CLOCK							
		1/01/19	392	201901	320-53800-12100		*	351.73		
			FIELD MGMT-SHARED-JAN19							
		1/01/19	392	201901	320-53800-12100		*	351.76		
			FIELD MGMT-COLON-JAN19							
		1/01/19	393	201901	320-53800-12100		*	6,058.33		
			AMENITY MANAGEMENT JAN19							
						GOVERNMENTAL MANAGEMENT SERVICES			12,253.40	001599
1/13/19	00088	12/03/18	H5524-1	201811	320-53800-47700		*	366.99		
			FITNESS EQUIPMENT REPAIRS							
						LLOYDS EXCERCISE EQUIPMENT			366.99	001600
1/13/19	00039	12/14/18	4820	201810	320-53800-46400		*	450.00		
			POOL MAINT OCT18							
		12/14/18	4821	201811	320-53800-46400		*	450.00		
			POOL MAINT NOV18							
		12/14/18	4822	201812	320-53800-46400		*	450.00		
			POOL MAINT DEC18							
		1/02/19	4869	201901	320-53800-46400		*	760.00		
			POOL MAINT JAN19							
		1/02/19	4870	201901	320-53800-46900		*	100.00		
			FOUNTAIN MAINT JAN19							
						ROBERTS POOL SERVICE AND REPAIR INC			2,210.00	001601
1/13/19	00038	12/03/18	330110	201812	320-53800-46300		*	47.85		
			3 GALLON DEGREASER							
		12/18/18	330605	201901	320-53800-46400		*	750.00		
			CHEMICAL CONTROLLER JAN19							
						SPIES POOL, LLC			797.85	001602
1/13/19	00066	11/30/18	239282A	201811	320-53800-47200		*	130.00		
			INSTALL OF SOD							
		12/15/18	243452	201812	320-53800-46200		*	17,342.00		
			MTHLY LANDSCAPE MNT DEC18							
		12/15/18	243452	201812	320-53800-46200		*	3,100.00		
			LNSDCAPE MT-SHARED-DEC18							
		12/15/18	243452	201812	320-53800-46200		*	3,100.00		
			LNSDCAPE MT-COLON-DEC18							
						YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			23,672.00	001603
1/13/19	00061	12/18/18	124371	201812	320-53800-49000		*	502.00		
			LITTER BAGS/TRASH BAGS							
						PROPET DISTRIBUTORS, INC.			502.00	001604

*** CHECK DATES 11/09/2018 - 01/13/2019 ***
RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/13/19	00047	10/15/18	18-5109	201810	320-53800-46700				*	1,625.00		
			JANITORIAL SERVICE-OCT18									
								WESTWOOD INTERIOR CLEANING INC.			1,625.00	001605

TOTAL FOR BANK A 396,005.23

TOTAL FOR REGISTER 396,005.23

SECTION 2

Randal Park

Community Development District

Unaudited Financial Reporting
December 31, 2018

GMS
Governmental
Management Services

Table of Contents

RANDAL PARK

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

For The Period Ending December 31, 2018

	Governmental Fund				Totals (memorandum only)
Assets	General	Capital Reserves	Debt Service	Capital Projects	2018
Cash	$1,515,004	----------	----------	----------	$1,515,004
Cash - Debit Card	$2,500	----------	----------	----------	$2,500
Investments					
Custody Account	----------	$200,852	----------	----------	$200,852
Bond Series - 2012					
Reserve	----------	----------	$403,002	----------	$403,002
Revenue	----------	----------	$152,461	----------	$152,461
Interest	----------	----------	$34	----------	$34
Principal	----------	----------	$12	----------	$12
Prepayment	----------	----------	$1	----------	$1
Sinking Fund	----------	----------	$0	----------	$0
Bond Series - 2015					
Reserve	----------	----------	$596,080	----------	$596,080
Revenue	----------	----------	$174,638	----------	$174,638
Interest	----------	----------	$33	----------	$33
Principal	----------	----------	$0	----------	$0
Prepayment	----------	----------	$21,413	----------	$21,413
Construction	----------	----------	----------	$426	$426
Bond Series - 2018					
Reserve	----------	----------	$58,837	----------	$58,837
Cap Interest	----------	----------	$77,004	----------	$77,004
Construction	----------	----------	----------	$18,536	$18,536
Cost of Issuance	----------	----------	----------	$19,750	$19,750
Due from Colonial Properties	$11,262	----------	----------	----------	$11,262
Due From General Fund	----------	----------	$665,377	----------	$665,377
Total Assets	$1,528,765	$200,852	$2,148,892	$38,712	$3,917,221
Liabilities					
Accounts Payable	$29,314	----------	----------	----------	$29,314
Due to Debt Service	$665,377	----------	----------	----------	$665,377
Fund Equity					
Fund Balances					
Unassigned Fund Balance	$834,075	$200,852	----------	----------	$1,034,926
Restricted for Debt Service - 2012	----------	----------	$821,645	----------	$821,645
Restricted for Debt Service - 2015	----------	----------	$1,191,406	----------	$1,191,406
Restricted for Debt Service - 2018	----------	----------	$135,841	----------	$135,841
Restricted for Capital Projects - 2015	----------	----------	----------	$426	$426
Restricted for Capital Projects - 2018	----------	----------	----------	$38,286	$38,286
Total Liabilities & Fund Equity	$1,528,765	$200,852	$2,148,892	$38,712	$3,917,221

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
Revenues:				
Assessments - Tax Collector	$796,630	$720,056	$720,056	$0
Colonial Properties Contributions	$54,176	$13,544	$11,262	($2,282)
Shade Project Contributions	$0	$0	$36,100	$36,100
Miscellaneous Revenue	$1,000	$250	$105	($145)
Miscellaneous Revenue - Activities	$7,000	$1,750	$570	($1,180)
Rentals	$7,000	$1,750	$3,750	$2,000
Total Revenues	$865,806	$737,350	$771,843	$34,493
Expenditures:				
Administrative				
Supervisor Fees	$6,000	$1,500	$1,400	$100
FICA Expense	$459	$115	$107	$8
Annual Audit	$4,000	$0	$0	$0
Trustee Fees	$8,000	$0	$0	$0
Dissemination Agent	$7,000	$1,750	$1,750	$0
Arbitrage	$1,200	$0	$0	$0
Engineering	$10,000	$2,500	$600	$1,900
Attorney	$20,000	$5,000	$2,294	$2,706
Assessment Administration	$5,000	$5,000	$5,000	$0
Management Fees	$39,393	$9,848	$9,848	$0
Information Technology	$1,000	$250	$250	$0
Telephone	$100	$25	$41	($16)
Postage	$1,500	$375	$101	$274
Insurance	$5,500	$5,500	$4,928	$572
Printing & Binding	$1,500	$375	$440	($65)
Legal Advertising	$2,500	$625	$7,729	($7,104)
Other Current Charges	$350	$88	$0	$88
Office Supplies	$200	$50	$2	$48
Property Appraiser	$800	$0	$797	($797)
Property Taxes	$250	$0	$241	($241)
Dues, Licenses & Subscriptions	$175	$175	$175	$0
Total Administrative	$114,927	$33,176	$35,704	($2,528)

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
Maintenance				
Contract Services				
Field Management	$16,883	$4,221	$4,221	($0)
Facilities Management	$72,700	$18,175	$18,175	$0
Pool Attendants	$18,000	$4,500	$3,166	$1,334
Landscape Maintenance	$282,504	$70,626	$70,626	$0
Wetland Maintenance	$9,600	$2,400	$0	$2,400
Mitigation Monitoring	$2,500	$625	$0	$625
Janitorial Services	$21,000	$5,250	$3,250	$2,000
Pool Maintenance	$15,330	$3,833	$3,600	$233
Lake Maintenance	$8,940	$2,235	$2,235	$0
Pest Control	$1,100	$550	$600	($50)
HVAC Maintenance	$574	$144	$0	$144
Security Patrol	$30,000	$7,500	$7,064	$436
Repairs & Maintenance				
Facilties Maintenance	$29,120	$7,280	$2,065	$5,215
Repairs & Maintenance	$15,000	$3,750	$602	$3,148
Operating Supplies	$5,000	$1,250	$569	$681
Landscape Replacement	$10,000	$2,500	$568	$1,932
Pool Repairs & Maintenance	$5,000	$1,250	$2,434	($1,184)
Irrigations Repairs	$8,000	$2,000	$3,235	($1,235)
Alley Maintenance	$1,500	$375	$0	$375
Stormwater Repairs & Maintenance	$1,500	$375		
Fountain Maintenance	$3,500	$875	$475	$400
Fitness Repairs & Maintenance	$2,000	$500	$542	($42)
Signs	$1,000	$250	$0	$250
Pressure Washing	$10,000	$2,500	$0	$2,500
Utilities				
Utilities - Common Area	$30,000	$7,500	$6,523	$977
Utilities - Amenity Center	$22,000	$5,500	$5,242	$258
Refuse Service	$2,400	$600	$559	$41
Streetlighting	$98,769	$24,692	$23,376	$1,316
Amenity Center				
Property Insurance	$31,000	$31,000	$28,372	$2,628
Pool Permit	$550	$0	$0	$0
Cable TV/Internet/Telephone	$4,000	$1,000	$811	$189
Recreation Center Access Cards	$1,000	$250	$0	$250
Special Events	$15,000	$3,750	$6,473	($2,723)
Holiday Decorations	$4,000	$4,000	$4,009	($9)
Newsletter	$0	$0	$0	$0
Security Monitoring	$600	$150	$35	$115
Contingency	$10,000	$2,500	$718	$1,782
Shade Project Expenses	$0	$0	$24,065	($24,065)
Capital Reserve	$32,450	$0	$0	$0
Total Maintenance	$822,520	$223,905	$223,610	($80)
Total Expenditures	$937,447	$257,081	$259,314	($2,608)
Excess Revenues (Expenditures)	($71,641)		$512,529	
Fund Balance - Beginning	$71,641		$321,545	
Fund Balance - Ending	$0		$834,075	

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND
Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
Revenues:				
Transfer In	$32,450	$0	$0	$0
Interest	$0	$0	$1,239	$1,239
Total Revenues	**$32,450**	**$0**	**$1,239**	**$1,239**
Expenditures:				
Capital Outlay	$17,340	$0	$0	$0
Reserve Study	$0	$0	$0	$0
Total Expenditures	**$17,340**	**$0**	**$0**	**$0**
Excess Revenues (Expenditures)	**$15,110**		**$1,239**	
Fund Balance - Beginning	**$229,626**		**$199,613**	
Fund Balance - Ending	**$244,736**		**$200,852**	

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2012
Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
Revenues:				
Assessments - Tax Collector	$397,350	$359,156	$359,156	$0
Interest	$0	$0	$3,032	$3,032
Total Revenues	**$397,350**	**$359,156**	**$362,188**	**$3,032**
Expenditures:				
Principal Payment - 11/01	$85,000	$85,000	$85,000	$0
Interest Payment - 11/01	$155,194	$155,194	$155,194	$0
Interest Payment - 05/01	$152,750	$0	$0	$0
Total Expenditures	**$392,944**	**$240,194**	**$240,194**	**$0**
Excess Revenues (Expenditures)	**$4,406**		**$121,994**	
Fund Balance - Beginning	**$297,417**		**$699,651**	
Fund Balance - Ending	**$301,823**		**$821,645**	

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2015
Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
Revenues:				
Assessments - Tax Collector	$596,080	$538,784	$538,784	$0
Interest	$0	$0	$4,432	$4,432
Total Revenues	**$596,080**	**$538,784**	**$543,215**	**$4,432**
Expenditures:				
Principal Payment - 1 1/01	$155,000	$155,000	$175,000	($20,000)
Interest Payment - 1 1/01	$217,746	$217,746	$217,746	($0)
Interest Payment - 05/01	$214,453	$0	$0	$0
Total Expenditures	**$587,199**	**$372,746**	**$392,746**	**($20,000)**
Excess Revenues (Expenditures)	**$8,881**		**$150,469**	
Fund Balance - Beginning	**$438,631**		**$1,040,937**	
Fund Balance - Ending	**$447,512**		**$1,191,406**	

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2018
Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
Revenues:				
Bond Proceeds	$0	$0	$135,841	$135,841
Interest	$0	$0	$0	$0
Total Revenues	**$0**	**$0**	**$135,841**	**$135,841**
Expenditures:				
Principal Payment - 11/01	$0	$0	$0	$0
Interest Payment - 11/01	$0	$0	$0	$0
Interest Payment - 05/01	$0	$0	$0	$0
Total Expenditures	**$0**	**$0**	**$0**	**$0**
Excess Revenues (Expenditures)	**$0**		**$135,841**	
Fund Balance - Beginning	**$438,631**		**$0**	
Fund Balance - Ending	**$438,631**		**$135,841**	

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2015
Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
Revenues:				
Interest	$0	$0	$2	$2
Total Revenues	**$0**	**$0**	**$2**	**$2**
Expenditures:				
Capital Outlay	$0	$0	$0	$0
Total Expenditures	**$0**	**$0**	**$0**	**$0**
Excess Revenues (Expenditures)	**$0**		**$2**	
Fund Balance - Beginning	**$0**		**$423**	
Fund Balance - Ending	**$0**		**$426**	

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2018

Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
Revenues:				
Bond Proceeds	$0	$0	$1,634,159	$1,634,159
Interest	$0	$0	$0	$0
Total Revenues	**$0**	**$0**	**$1,634,159**	**$1,634,159**
Expenditures:				
Capital Outlay - COI	$0	$0	$239,250	($239,250)
Capital Outlay	$0	$0	$1,356,623	($1,356,623)
Total Expenditures	**$0**	**$0**	**$1,595,873**	**($1,595,873)**
Excess Revenues (Expenditures)	**$0**		**$38,286**	
Fund Balance - Beginning	**$0**		**$0**	
Fund Balance - Ending	**$0**		**$38,286**	

Randal Park

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Collector	$0	$12,734	$707,322	$0	$0	$0	$0	$0	$0	$0	$0	$0	$720,056
Colonial Properties Contribution	$3,763	$3,764	$3,734	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,262
Shade Project Contribution	$5,725	$20,325	$10,050	$0	$0	$0	$0	$0	$0	$0	$0	$0	$36,100
Miscellaneous Revenue	$95	$10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$105
Miscellaneous Revenue - Activities	$0	$0	$570	$0	$0	$0	$0	$0	$0	$0	$0	$0	$570
Rentals	$1,000	$1,500	$1,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,750
Total Revenues	$10,583	$38,334	$722,926	$0	$0	$0	$0	$0	$0	$0	$0	$0	$771,843
Expenditures:													
Administrative													
Supervisors Fees	$200	$0	$1,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,400
FICA Expense	$15	$0	$92	$0	$0	$0	$0	$0	$0	$0	$0	$0	$107
Annual Audit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Trustee Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Dissemination Agent	$583	$583	$583	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,750
Arbitrage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Engineering	$0	$600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$600
Attorney	$72	$2,222	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,294
Assessment Administration	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
Management Fees	$3,283	$3,283	$3,283	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,848
Information Technology	$83	$83	$83	$0	$0	$0	$0	$0	$0	$0	$0	$0	$250
Telephone	$0	$41	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$41
Postage	$9	$20	$72	$0	$0	$0	$0	$0	$0	$0	$0	$0	$101
Insurance	$4,928	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,928
Printing & Binding	$144	$143	$153	$0	$0	$0	$0	$0	$0	$0	$0	$0	$440
Legal Advertising	$4,223	$3,506	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,729
Other Current Charges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Supplies	$1	$1	$1	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2
Property Appraiser	$797	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$797
Property Taxes	$0	$241	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$241
Dues, Licenses, & Subscriptions	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175
Total Administrative	$19,513	$10,724	$5,467	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,704

Randal Park

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Maintenance													
Contract Services													
Field Management	$1,407	$1,407	$1,407	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,221
Facilities Management	$6,058	$6,058	$6,058	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,175
Pool Attendants	$880	$1,870	$416	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,166
Landscape Maintenance	$23,542	$23,542	$23,542	$0	$0	$0	$0	$0	$0	$0	$0	$0	$70,626
Wetland Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mitigation Monitoring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Janitorial Services	$1,625	$1,625	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,250
Pool Maintenance	$1,200	$1,200	$1,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,600
Lake Maintenance	$745	$745	$745	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,235
Pest Control	$550	$50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$600
HVAC Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Security Patrol	$2,184	$2,312	$2,568	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,064
Repairs & Maintenance													
Facilities Maintenance	$2,065	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,065
Repairs & Maintenance	$75	$0	$527	$0	$0	$0	$0	$0	$0	$0	$0	$0	$602
Operating Supplies	$569	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$569
Landscape Replacement	$219	$349	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$568
Pool Repairs & Maintenance	$2,386	$0	$48	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,434
Irrigation Repairs	$1,617	$1,617	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,235
Alley Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Stormwater Repairs & Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fountain Maintenance	$100	$100	$275	$0	$0	$0	$0	$0	$0	$0	$0	$0	$475
Fitness Repairs & Maintenance	$0	$367	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$542
Signs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pressure Washing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Utilities													
Utilities - Common Area	$2,378	$4,146	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,523
Utilities - Amenity Center	$1,912	$3,330	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,242
Refuse Service	$186	$373	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$559
Streetlighting	$7,370	$16,006	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,376
Amenity Center													
Property Insurance	$28,372	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,372
Pool Permit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cable TV/Internet/Telephone	$270	$270	$270	$0	$0	$0	$0	$0	$0	$0	$0	$0	$811
Recreation Center Access Cards	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Special Events	$0	$112	$6,361	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,473
Holiday Decorations	$4,009	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,009
Newsletter	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Security Monitoring	$0	$35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35
Contingency	$0	$216	$502	$0	$0	$0	$0	$0	$0	$0	$0	$0	$718
Shade Project Expenses	$0	$24,065	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,065
Capital Reserve	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Maintenance	$89,721	$89,795	$44,094	$0	$0	$0	$0	$0	$0	$0	$0	$0	$223,610
Total Expenditures	$109,234	$100,519	$49,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$259,314
Excess Revenues (Expenditures)	($98,651)	($62,186)	$673,366	$0	$0	$0	$0	$0	$0	$0	$0	$0	$512,529

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

COST SHARE CONTRIBUTION SCHEDULE

Cost Share Invoice #	Date Prepared	Date Received	Check Amount	Colonial Shared Amount FY2018	Colonial Shared Amount FY2019	Over and (short) Balance Due
09302018	10/24/18	11/13/18	$ 3,745.68	$ 3,745.68	$ -	$ -
10312018	11/9/18		$ -	$ -	$ 3,763.11	$ 3,763.11
11302018	11/30/18		$ -	$ -	$ 3,764.45	$ 3,764.45
12302018	12/30/18		$ -	$ -	$ 3,734.10	$ 3,734.10
			$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -
Due from Colonial Properties			$ 3,745.68	$ 3,745.68	$ 11,261.66	$ 11,261.66

Total Colonial Shared Contributions FY19 **$ 11,261.66**

The Colonial Shared Amount reflected under FY2017 does not represent the full amount invoiced for the fiscal year.

RANDAL PARK

COMMUNITY DEVELOPMENT DISTRICT

Long Term Debt Report

Series 2012 Special Assessment Bonds	
Interest Rate :	Various (5.75% , 6.125% , 6.875%)
Maturity Date :	11/1/2042
Maximum Annual Debt Service :	$397,203
Reserve Fund Requirement :	$397,203
Reserve Fund Balance :	$403,002
Bonds Outstanding - 09/30/2013	$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)
Current Bonds Outstanding	**$4,755,000**

Series 2015 Special Assessment Bonds	
Interest Rate :	Various (4.25% , 5% , 5.2%)
Maturity Date :	11/1/2045
Maximum Annual Debt Service :	$596,080
Reserve Fund Requirement :	$596,080
Reserve Fund Balance :	$596,080
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)
Current Bonds Outstanding	**$8,745,000**

Series 2018 Special Assessment Bonds	
Interest Rate :	Various (4.100% , 4.500% , 5.050%, 5.200%)
Maturity Date :	11/1/2049
Maximum Annual Debt Service :	$117,674
Reserve Fund Requirement :	$58,837
Reserve Fund Balance :	$58,837
Bonds Outstanding - 12/17/2018	$1,770,000
Current Bonds Outstanding	**$1,770,000**

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2015

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
		TOTAL		**$0.00**
Fiscal Year 2019				
10/1/18		Interest		$0.64
11/1/18		Interest		$0.72
12/1/18		Interest		$0.72
		TOTAL		**$2.08**
		Acquisition/Construction Fund at 10/1/18		**$423.49**
		Interest Earned thru 12/31/18		**$2.08**
		Requisitions Paid thru 12/31/18		**$0.00**
		Remaining Acquisition/Construction Fund		**$425.57**

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
	1	Mattamy Homes	Reimburse Construction Costs	$1,356,622.93
		TOTAL		**$1,356,622.93**
Fiscal Year 2019				
		TOTAL		**$0.00**

Acquisition/Construction Fund at 12/17/18	**$1,375,158.98**
Interest Earned thru 12/31/18	**$0.00**
Requisitions Paid thru 12/31/18	($1,356,622.93)
Remaining Acquisition/Construction Fund	**$18,536.05**

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

Gross Assessments	$ 1,904,320	$ 847,479	$ 422,713	$ 634,128
Net Assessments	$ 1,790,061	$ 796,630	$ 397,350	$ 596,080

Date Received	Dist.#	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 44.50%	2012 Debt Svc Fund 22.20%	2015 Debt Svc Fund 33.30%	Total 100%
11/8/18	1	$ 2,194.74	$ 82.70	$ -	$ -	$ 2,112.04	$ 939.92	$ 468.82	$ 703.30	$ 2,112.04
11/15/18	2	$ 27,606.51	$ 1,104.27	$ -	$ -	$ 26,502.24	$ 11,794.28	$ 5,882.86	$ 8,825.10	$ 26,502.24
12/3/18	3	$ 53,764.22	$ 2,150.55	$ -	$ -	$ 51,613.67	$ 22,969.62	$ 11,456.99	$ 17,187.07	$ 51,613.67
12/6/18	4	$ 352,943.65	$ 14,117.64	$ -	$ -	$ 338,826.01	$ 150,787.65	$ 75,211.18	$ 112,827.18	$ 338,826.01
12/13/18	5	$ 184,567.01	$ 7,382.64	$ -	$ 538.06	$ 177,722.43	$ 79,091.76	$ 39,450.08	$ 59,180.58	$ 177,722.43
12/20/18	6	$ 1,063,770.35	$ 42,550.75	$ -	$ -	$ 1,021,219.60	$ 454,473.07	$ 226,686.06	$ 340,060.46	$ 1,021,219.60
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Totals		$ 1,684,846.48	$ 67,388.55	$ -	$ 538.06	$ 1,617,995.99	$ 720,056.31	$ 359,155.99	$ 538,783.69	$ 1,617,995.99

% Collected: 90.39%

SECTION 3

Randal Park Community Development District

135 W Central Blvd. Suite 320, Orlando Florida 32801

Memorandum

DATE: January 18th, 2019

TO: George Flint **via email**
District Manager

FROM: William Viasalyers
Field Services Manager

RE: Randal Park CDD Monthly Managers Report – January 18th, 2019

The following is a summary of activities related to the field operations of the Randal Park Community Development District.

Lakes:

1. Aquatic contractor continues to work on the lakes addressing any issues present.

2. Yellowstone is assisting with removing trash from the edge of the lakes during their weekly maintenance.

Landscaping:

1. Staff continues to meet with Yellowstone once a week to review landscaping and irrigation concerns.

2. Staff has been working with Yellowstone to review areas throughout the property that show signs of turf issues to identify and correct.

3. Staff has been working with Yellowstone to get several fallen pine trees removed around the community.

Other:

1. Staff has been working with Florida Pest Control to review areas in the community where we are experiencing nuisance bird issues commonly.

Should you have any questions please call me at 407-451-4047

Respectfully,

William Viasalyers