

*Randal Park Community
Development District*

Agenda

March 15, 2019

AGENDA

Randal Park

Community Development District

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

March 8, 2019

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

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, March 15, 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 January 18, 2019 Meeting
4. Consideration of Proposal from Little Aquatics to Provide Swim Lessons
5. Consideration of Proposal from Trisha Loubier to Provide Yoga Instruction & Wellness Services
6. Consideration of Disclosure of Public Financing Report for Randal Walk
7. Consideration of Proposal from Robert's Pool Service for Pool Maintenance Services
8. Discussion of Resident Request to Remove Landscaping in Tibbets Park
9. 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
10. Supervisor's Requests
11. Other Business
12. Next Meeting Date
13. 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 January 18, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Proposal from Little Aquatics to provide swim lessons. A copy of the proposal is enclosed for your view.

The fifth order of business is the consideration of proposal from Trisha Loubier to provide yoga instruction & wellness services. A copy of the proposal and sample agreement is enclosed for your review.

The sixth order of business is the consideration of the disclosure of public financing report for the Randal Walk assessment area. A copy of the report is enclosed for your review.

The seventh order of business is the consideration of proposal from Robert's Pool Service for pool maintenance services. A copy of the proposal will be provided under separate cover.

The eighth order of business is the discussion of a resident request to remove the landscaping in Tibbets Park. This is an open discussion item.

Section C of the ninth 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, January 18, 2019 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
William Viasalyers	Field Manager
Marcia Calleja	Amenity Manager
Alex Penagos	Community Manager
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

A resident stated I moved in about six months ago and I noticed the gym is extremely dirty. I spoke with Alex and expressed my concerns on multiple occasions and it was never taken care of. Yesterday when I went to the office on a different subject I was introduced to this gentleman and I spoke to him about the issues and he said it was part of their contract to be cleaning the equipment but after six months it had not been cleaned. I believe there is a breakdown in communications between the office and cleaning staff.

My second issue is by the school there is a driveway for the townhomes, in the mornings and afternoons there is a big problem with people from this community and not from this community and the cars are stopping in the crosswalk and driveway causing traffic jams and children are unable to cross the street. I have addressed this with the school since last year but

since it is not on school property there is nothing they can do about it. I came in the office to have a conversation about it and asked for the emails of all of you so I could send out a mass email and I got a little pushback from that. I asked for it on multiple occasions and he said I could come to the meeting. I don't see a problem if I want to send the Board a mass email including everyone who works here to say what the issue is. Parents are walking their children to school and it is a dangerous situation with the cars by the townhomes.

I propose that we look at changing the direction of that loop then parents won't be backing out into the crosswalk, they could make a left into the opposite side and come around.

Mr. Flint stated we typically don't address the issues during public comment, but we will discuss it under other business.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 16, 2018, November 30, 2018 and December 14, 2018 Board of Supervisors Meetings and Acceptance of Minutes of the November 16, 2018 Landowners' Meeting

On MOTION by Mr. Trace seconded by Mr. Franklin with all in favor the minutes of the November 16, 2018, November 30, 2018 and December 14, 2018 Board Meetings were approved and the November 16, 2018 Landowners' Meeting minutes were accepted.

FOURTH ORDER OF BUSINESS

Acceptance of Conveyance of Wetland from Developer to District

Mr. d'Adesky stated the form of specialty warranty deed is the same deed that we have used to convey property from the developer to the District from the beginning of this District. Mattamy's Counsel is reviewing it now and I do not anticipate any comments or changes. The exhibit depicts the wetlands that will be transferred to the CDD for operation and maintenance.

Mr. Hoffman stated the permits are all certified complete with the District and the Corps of Engineers. The ownership transfer of the wetland is one of the last remnant parcels. There is still a chunk by the borrow pit in the northeast that we anticipate will be done in the future.

On MOTION by Mr. Trace seconded by Mr. Bell with all in favor the conveyance of the wetland from the developer to the District was accepted.

FIFTH ORDER OF BUSINESS**Ratification of Migratory Bird Depredation
Permit Agreement with Mattamy Florida,
LLC**

Mr. Flint stated you have had an issue with the vultures and they are a protected species and we have had to go through a number of steps including putting shock strips and other things on the roofs of these buildings, sound emitters by the pond, we have used pyrotechnics and taken all the steps that are available to us and the final step is what is called a depredation permit. You have to do the other stuff before you can apply for a depredation permit. We were awarded a depredation permit some time ago and it allows us to take a certain number of birds and at this point we are planning to move forward and we provided you with an agreement between the CDD and Mattamy where Mattamy would actually do the taking of the birds. This agreement is providing liability and indemnification to the District. Mattamy is coordinating with the Orlando Police Department, we will be communicating with the school and we will send communication out to the community to make sure that no one is concerned when they hear shotguns going off. In an effort to move forward the agreement was executed by the Chairman and we are asking the Board to ratify his action in doing that.

Ms. Steuck asked who is paying for this?

Mr. Flint stated up to this point we may have paid some minimal costs, I think the POA paid some minimal costs associated with the pyrotechnics. The CDD paid for the sound emitters and the other steps that were taken. There is not going to be an expense necessarily to taking the birds but the expense will be with the taxidermy and we have reached out to every taxidermist within a reasonable distance and we only found one that would agree to perform those services because it requires them to be federally licensed and they are also a protected species and they are also an undesirable species. There is one taxidermist located in Lake County and we were proposing to do ten and it is \$1,000 per bird to have them stuffed. We have called around to get other proposals and have not been able to get anybody. There are recommended guidelines as to how they are prepared and how they are displayed in effigy. The whole idea in having them stuffed is to hang them in effigy and that is supposed to repel the other birds. There are two species out there and we are going to take ten of one species and five of the other. It is going to take two months to get the first three because taxidermy takes a long time. We have asked the POA if they would consider splitting the cost and we have not yet had an answer.

Ms. Steuck asked can someone draft something for the neighborhood to let them know what is happening and what to expect?

Mr. Flint stated we can do that.

On MOTION by Mr. Franklin seconded by Ms. Cornelius with all in favor the Migratory Bird Depredation Permit agreement with Mattamy Florida, LLC was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Series 2018 Requisition No. 1

Mr. Flint stated requisition no. 1 is for the Series 2018 Bonds that the District issued for the Randal Walk project. The assessment area to repay that debt is just the 17 or 18 acres that the Randal Walk project is constructed on. Those bonds were issued and the first requisition was processed, which basically depleted the acquisition/construction account and it is in the amount of \$1,356,622. Per the trust indenture the only requirement to process the requisition is that the Engineer certify the expenses are in accordance with the Engineer's Report that he prepared, that the Board approved and it has to be signed by a responsible officer of the District. We always bring them back and put them on the agenda so that the Board is aware and it gets into the record.

On MOTION by Mr. Franklin seconded by Ms. Cornelius with all in favor Requisition no. 1 in the amount of \$1,356,622 from the Series 2018 bonds was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-11 Ratifying Past Board Actions

Mr. Flint stated we had to schedule a meeting for the bond issue and we were not able to meet the seven day standard notice requirement. We ran the notice, we had the meeting, the Board took action. The actions the Board took at that meeting are required to be reapproved at the next regular meeting.

Mr. d'Adesky stated Chapter 189.015 requires that you ratify at the next meeting and that you grant reasonable notice, as much notice as you could grant.

On MOTION by Mr. Franklin seconded by Ms. Cornelius with all in favor Resolution 2019-11 Ratifying Past Board Actions, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky stated we are working on finalizing those conveyances and we will work with any other conveyance that might come up. When they are ready to convey that last conservation area we will bring that back for your approval.

B. Engineer

Mr. Flint stated on the gym I don't have all the background on her prior concerns about the cleanliness. I do know that as a result of the communication yesterday our contractor was called, they came back onsite, they did go through and clean all the equipment and we are going to do a better job going forward and staying on top of them to make sure that continues.

Mr. Hoffman stated I'm not an owner so I don't use the gym, but we do have spray bottles there for folks to wipe them down with towels.

Mr. Flint stated we will do more regular inspections of that and make sure the contractor stays on top of that.

Mr. d'Adesky stated since some of the equipment is older what you may be seeing with older equipment is stuff that is caked in.

Ms. Steuck asked how often does the cleaning crew come here?

Ms. Calleja stated three times a week.

Mr. Flint stated three days is probably borderline not enough. If we need to we can increase that level of service.

On the concerns about the school traffic the streets except for the alleyways are owned by the City of Orlando. The City of Orlando has traffic enforcement responsibility and the issues are being caused by the school, which is controlled by the School Board. We did have some issues with the alleyway that we do control and we had the Engineer look at it and ended up reversing the direction of that alleyway and we also allowed a chain to be put across there during certain periods of time. Those homeowners along that road couldn't get out of their driveway because there were cars that were stacked up in that alleyway going toward the school. As far as that loop that goes around there, we don't have traffic enforcement or police authority, plus we don't own the road so the only thing we can try to do is facilitate and I think we have done that to a certain extent with the City Commissioner for this area and with the School Board. I don't know if the Board has any thoughts.

Mr. Hoffman stated just to add from the engineering perspective when the school expanded their parking facility and added an additional access point off Macaris we met extensively with the City, together with the School Board and their Engineer and discussed at

length the option for traffic patterns to make it as safe as we can for students. Children are unpredictable, we understand parents create a chaotic situation to drop off and pick up and we discussed numerous options. There is only so much you can do but all things were vetted and some of the suggestions about reversing the flow of the alleys and everything may seem okay but creates additional conflict points and people turning in close proximity to different areas and increasing the likelihood of accidents. You can never say anything is perfect but it has been reviewed at length. About a year ago at certain points of the day on Randal Park Boulevard you couldn't traverse across it because of the stacking issue. We alleviated that problem which was a huge safety concern for the entire area. This has been ongoing and will continue to be ongoing. The school has done informational notices to the parents that strongly discourage offsite pick-up and encourages them to be onsite where they can control the environment. They can't force the parents to not park on a public street.

Mr. Trace stated it is difficult to regulate normal human courtesy of folks picking up after their dogs or cleaning up after themselves or picking up and dropping off where they know they shouldn't.

Ms. Steuck stated the parents know what they are supposed to do and what they are not supposed to do regardless of what street you block off or whatever you do they are going to find another place to drop off and pick up their kids and that is the price you pay for living in a neighborhood that has an elementary school in it.

Mr. d'Adesky stated the important thing is we have already spent significant staff resources and time on this issue to do the maximum that we can do.

Mr. Trace stated the best thing you can do when there are issues is to call the City, call the PD and make sure you voice your concerns.

Mr. Hoffman stated I believe when the school issue was investigated the School Board worked with OPD to step up enforcement or onsite monitoring when school starts in the fall. They do make an effort to show a presence.

Mr. d'Adesky stated the CDD even transferred a portion of land to the School Board in order to help them with modifying their parking lot.

Mr. Flint stated I don't know of any other steps the CDD can take other than to forward on that we received concerns at our Board Meeting.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from November 9, 2018 through January 13, 2019 in the amount of \$397,113.43.

On MOTION by Mr. Franklin seconded by Mr. Trace 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. There was no Board action required.

iii. Field Manager's Report

Mr. Viasalyers stated the lake right behind the school is experiencing heavy trash recently and we continue to monitor that on our weekly visits. The vendor for the shade structure is working with the Engineer to get the drawing submitted and the permit to move forward. Once they have the permit we will meet onsite and go over the easement access areas and meet with the landscapers as well. Within the next couple weeks we should have that done.

Ms. Steuck asked after it is permitted how long does he expect it to be?

Mr. Viasalyers stated I'm waiting for him to get back to me with that information.

Ms. Steuck stated this will happen before summer.

Mr. Flint stated yes.

Mr. Hoffman stated the City review process is generally a three-week cycle sometimes a little faster so six to eight weeks should be a reasonable time for permitting.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Steuck stated it seems like a lot of money is spent on the security guard. Has he helped? Has he stopped anything from happening? What does he do? I have seen his car parked in the parking lot and I don't know if he is doing walk throughs here.

Mr. Flint stated his concern and the only thing you can do from a legal standpoint is protect CDD facilities. Although he may drive through the community to look at the playground and the pocket parks because they are CDD facilities, he is not here to protect private property or reduce crime. Those are all things that need to be handled by the Orlando Police Department. We didn't always have security here but we had a number of incidents of vandalism at the clubhouse. We had a number of incidents of people using the facilities after hours. It is not hard to climb over a four-foot fence and as a result of those issues that is when the security was

implemented and even though it looks expensive we did it on a limited basis on a rotating schedule. I think it has had a positive impact.

Ms. Steuck stated I think people think he is here for the neighborhood.

Mr. Flint stated he is not and legally we cannot. If the POA at some point wants to do something like that they can do that or they could supplement it so they are driving through. The POA has the ability to do things that the CDD cannot. All we can do is protect things that we own. The rate we are paying is very good and if we were to bid it out we are not going to save any money. The question is do you want to reduce the hours that they are working. We were also getting resident complaints about people being in the pool after hours. We can't have a staff person here all the time. This was a way to deter vandalism.

A resident stated my neighbor did see changes after you hired the security guard and she is very happy with that.

Mr. Flint stated during the budget process if you decide you don't want to do that anymore, there is a 30-day cancelation provision in the contract and we can change at any time but it might make sense to talk about that during the budget process, which is going to start in May.

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint stated the next meeting is scheduled for February 15, 2019.

On MOTION by Mr. Franklin seconded by Ms. Cornelius with all in favor the meeting adjourned at 10:24 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



Re: Swim Lessons Proposal for Renewal at Randal Park

About Us: Little Aquatics has been teaching swim lessons in Central Florida for over 11 years and we are interested in continuing our partnership with Randal Park for the second year to offer swim lessons to your residents for the 2019 season. We had a very successful response from Randal Park residents last year with dozens of residents already contacting us again to reserve spots for the spring/summer season with some of their favorite instructors. All of our instructors are CPR certified, background checked and insured with limited liability insurance. Insurance policy is update for the season to include Randal Park as an additional insured as requested.

Time Frame: April 2019 – November 2019 (request to continue for future seasons ongoing)

Class Structure:

Private (1 student)

Semi-Private (2 students)

Group (3 students)

Classes are 30 minutes long. We offer swim lessons 7 days per week and match our availability with client's scheduling preferences. To mirror last year, designated lesson times would be offered weekday mornings (8AM – 12PM), weekday evenings (3PM – 7PM) and weekend mornings (8AM – 11AM).

Cost:

Little Aquatics swim lessons offered at Randall Park would be intended for Randal Park residents only.

Little Aquatics will contribute 10% of earnings for lessons conducted at the Randal Park pool to the Randal Park CDD.

Private Lessons (1 student)

8 Lessons: \$220/student 12 lessons: \$330/student 16 lessons: \$420/student

*\$20 registration fee per family.

Semi-Private Lessons (2 students)

8 Lessons; \$150/student 12 lessons: \$225/student 16 lessons: \$280/student

*\$20 registration fee per family

Group Lessons (3-5 students)

8 Lessons; \$110/student 12 lessons: \$165/student 16 lessons: \$200/student

*\$20 registration fee per family

We look forward to continuing to offer swim lessons to Randal Park residents in 2019! Please contact me by phone or email with any additional questions.

Stefanie Phelps

Owner

Little Aquatics, LLC

www.littleaquatics.com

(407)913-SWIM

SECTION V

TRISHA LOUBIER

PROPOSAL FOR YOGA CLASS / WELLNESS SERVICES – 2/20/2019

For Randal Park Community

Overview

Trisha Loubier is pleased to submit this proposal for teaching Yoga / Wellness Sessions that will support the Randal Park Community Development group as they establish a new Fitness/Yoga/Wellness program for the Randal Park Residents. The focus of this proposal is Yoga classes which would run continuously year-round, and potentially begin on March 2, 2019 (in continuation from previous existing contract). Weekly Yoga sessions would run from 8:30 a.m.- 9:30 a.m. , with at least 15 minutes prior to and after class for receiving and releasing students and laying out and putting away Yoga mats.

This proposal will address a Yoga sessions description, promotion of weekly sessions, class location parameters, student fees description and the teacher's contribution (to Randal Park) agreement.

Objectives

- To supply Yoga classes with safe teaching practices, excellent content, and student-centered responsiveness.
- To provide professional oversight of
 - student fees collection and fees contribution to the Randal Park organization
 - monitoring of student participation and satisfaction
 - interfacing with Randal Park staff for promotional activities, space usage and other pertinent tasks
- To collaborate with Randal Park staff on promoting classes to the Randal Park Community and to complete any mutually agreed-upon paperwork, logistical or monetary tasks.

Yoga Sessions

Trisha Loubier proposes to initially provide weekly Yoga sessions: **Rise and Shine Vinyasa Yoga**. Other potential classes or workshops may include: Mindfulness and Meditation, Couples Yoga, Beginner Yoga

- **Vinyasa Yoga**, suitable for students brand new to yoga or for students preferring an active style of yoga, Vinyasa can accommodate multiple students' levels within one class. Vinyasa Yoga helps students to link movement with breath while enjoying uplifting music. It is both energizing and stress-relieving. Benefits include building strength, increasing stretch-ability, improving organ function, an overall boost in mood and expanding the capacity for mindfulness.

Session Space - Within the Randal Park Community Center, the floor space between the kitchen and main "great room" can accommodate 11 students. With Yoga mats laid out safely, there is plenty of Yoga Practice space on and around each mat.

PRICING FOR STUDENTS AND CONTRIBUTION PLAN FOR RANDAL PARK CDD

This pricing is valid for one year from the date of this proposal.

Two sessions at a time	8 sessions at a time	12 sessions at a time	Contribution to Randal Park CDD:
\$20 for 2 sessions \$10 per session	\$75 for 8 sessions Save \$5	\$100 for 12 sessions Save \$20	10% of all fees collected. Summarized on paper with student signatures, fees will be given to Randal Park on a monthly basis.

Disclaimer: The prices listed in the preceding table are an estimate for the services discussed. This summary is not a warranty of final price. Estimates are subject to change if project specifications are changed or costs for outsourced services change before a contract is executed.

Conclusion

I look forward to continuing involvement with the Randal Park Community and to delivering an effective and engaging Yoga class that meets program objectives.

For answers to any questions about this proposal, feel free to contact Trisha Loubier by email at YogaTeacherTrishaL@gmail.com or by phone at 407-460-0177. I look forward to any questions or feedback.

Thank you for your consideration,

Trisha Loubier
Owner, Full Sun Wellness and Yoga



SPORTS & FITNESS
INSURANCE CORPORATION

FITNESS PROFESSIONAL INSURANCE INFORMATION

POLICY NUMBER
LPF-9654496

EFFECTIVE DATE
2/15/2018

EXPIRATION DATE
2/15/2019

INSURED

Patricia Anne Loubier
1781 King Edward Drive
Kissimmee, FL 34744

LIMITS

Professional & General Liability
Each Occurrence \$500,000
General Aggregate \$1,000,000

TO VERIFY THIS COVERAGE, VISIT WWW.SPORTSFITNESS.COM/VERIFY

INSURANCE COMPANY : GENERAL INSURANCE, INC., A LIBERTY MUTUAL COMPANY



Yoga Class Fees – Instructor Percentage Paid to Randal Park

Monthly Summary (3/2018–1/2019): 10% of all Yoga Students' Class Fees

Class Location: Randal Park Community House

Duration of Fee Collection: March 2018 through January 2019

Month	Total # of students	10% of fees paid		Month	Total # of students	10% of fees paid
March	18	\$18.00		September	21	\$21.00
April	24	\$24.00		October	22	\$22.00
May	20	\$20.00		November	18	\$18.00
June	16	\$16.00		December	14	\$14.00
July	15	\$15.00		January	16	\$16.00
August	17	\$17.00		Totals	201	\$201.00

YOGA INSTRUCTION SERVICE AGREEMENT
(RANDAL PARK CDD)

THIS YOGA INSTRUCTION SERVICE AGREEMENT ("Agreement") is made and entered into effective as of the 1st day of March, 2019 (the "Effective Date"), between the **RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is 135 W. Central Boulevard, Suite 320, Orlando, Florida, 32801 and **FULL SUN WELLNESS AND YOGA**, a Florida company (hereinafter referred to as "Instructor"), whose address is 1781 King Edward Drive, Kissimmee, Florida 34744.

WITNESSETH:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Instructor agree as follows:

1. **DEFINITIONS.**

(a) **Agreement.** The Agreement consists of this Yoga Instruction Service Agreement and the Scope of Service. The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 15 - **MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.**

(b) **Services.** The term Services as used in this Agreement shall be construed to include all Services set forth in Exhibit 1, all obligations of Instructor under this Agreement, including any addenda or special conditions.

2. **SCOPE OF SERVICE.**

(a) A description of the nature, scope and schedule of services to be performed by Instructor under this Agreement shall be as follows: The Yoga Instruction services as described in Exhibit 1, attached hereto and incorporated herein by reference.

(b) The following List of Exhibits, all of which are attached hereto and incorporated herein, is applicable to the Services:

1. Exhibit 1, Scope of Service

3. **DATE AND TIME OF SERVICES.** The Services will be provided upon Notice to Proceed (as defined herein) from the District Manager and continue until April 1, 2020, at the times specified in the proposal. The date and time of Services may be changed, altered or modified only with the express written approval of the District.

4. USE OF FACILITIES. The Instructor shall have a non-exclusive license to use a portion of the Randal Park Community Center, as designated by District staff (which may include exterior areas adjacent to the Community Center) and as may be modified from time to time in the District's sole discretion.

5. 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 Instructor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Instructor 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 Instructor for all sums required to be paid by the District to the Instructor hereunder.

6. TERM AND PAYMENTS.

(a) This Contract shall commence on March 1, 2019 and end March 31, 2020. The term may be extended for an additional term of up to one (1) year by mutual written agreement between Instructor and District.

(b) Instructor shall pay ten percent (10%) of gross revenues from the Service to the District, as describe in Exhibit 1 - Scope of Service

7. REPRESENTATATIONS, WARRANTIES AND COVENANTS.

(a) Instructor 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. EMPLOYEES: INDEPENDENT INSTRUCTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion and discharge of any employees of Instructor or of entities retained by Instructor are the sole responsibility of Instructor. Instructor 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. Instructor shall obtain, for each individual Instructor 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 Instructor's industry. Instructor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Instructor's employ, and Instructor shall make all background checks available for District's review upon request. Instructor shall enforce strict discipline and good order among its employees on the District's premises.

(b) Instructor is an independent Instructor 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 Instructor. Instructor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

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

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

(b) Instructor 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 Instructor or its services provided hereunder, at Instructor's sole cost and expense, and Instructor 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 Instructor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Instructor shall not comply with the same. Instructor 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*. Instructor 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 Instructor.

10. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Instructor 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. Instructor 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, Instructor shall comply with all federal, state and local laws and regulations related to health and safety.

(b) The Instructor 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) Instructor will provide employees with training to perform their jobs safely.

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

11. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Instructor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Instructor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Instructor 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"). Instructor 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 Instructor 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 INSTRUCTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE INSTRUCTORS 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@GMSCEF .COM OR BY REGULAR MAIL AT 135 W. CENTRAL BOULEVARD, SUITE 320, ORLANDO, FLORIDA, 32801, ATTN: RANDAL PARK DISTRICT PUBLIC RECORDS CUSTODIAN.

12. INSURANCE.

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

(i) Occurrence based professional and general liability insurance (including broad form contractual coverage), with a limit of \$500,000 per occurrence and \$1,000,000 general aggregate 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 Instructor's services under this Agreement or from or out of any act or omission of Instructor, its officers, directors, agents, and employees; and

(b) All such insurance required in Paragraph 12(a)(i) 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 12(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, Instructor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

13. 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.

14. INDEMNIFICATION. Instructor 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) Instructor's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Instructor, its agents, employees or sub-Instructors, related to or in the performance of this Agreement.

15. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICE

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Instructor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Instructor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Instructor, if any, shall be governed by the provisions of Article 7 in this Agreement.

16. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Instructor 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 Instructor, its Sub-instructors, 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 Instructor shall at all times keep the general area in which the Services are to be performed, including but not limited to the Randal House 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. In the event the Instructor 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 Instructor.

(d) Instructor 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 Instructor. In the event of termination, District's sole obligation and liability to Instructor, if any, shall be to pay to Instructor that portion of the fee earned by it, plus any earned amounts for Extra Services performed pursuant to Articles 7, through the date of termination.

(b) If the Instructor 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 Sub-instructors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Instructor 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 Instructor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Instructor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such a manner as District deems appropriate, the Scope of Service to be performed by the Instructor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

18. NOTICE.

(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
ATTN: George Flint, District Manager

Copy to: LATHAM, SHUKER, EDEN & BEAUDINE
111 N. Magnolia Ave, Suite 1400
Orlando, FL 32801
ATTN: Andrew d'Adesky, District Counsel

If to Instructor: FULL SUN WELLNESS AND YOGA
1781 King Edward Drive
Kissimmee, Florida 34744
ATTN: Patricia Loubier

(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 Lee 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 a contract in writing signed by all parties hereto or their respective successors in interest.

24. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

25. 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 Instructor 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. Instructor 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.

26. COUNTERPART 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.

[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE TO
YOGA INSTRUCTION SERVICE AGREEMENT**

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed effective as of the day and year first above written.

DISTRICT:

WITNESSES:

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

Print:_____

By:_____

Print:_____

Title:_____

INSTRUCTOR:

WITNESSES:

**FULL SUN WELLNESS AND YOGA, a
Florida company**

Print:_____

By:_____

Print:_____

Title:_____

EXHIBIT 1

SCOPE OF SERVICE

SECTION VI

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Randal Park Community Development District
c/o Governmental Management Services – Central
Florida, LLC
135 W. Central Blvd., Suite 320
Orlando, Florida 32801

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
FOR RANDAL WALK**

Board of Supervisors¹

Randal Park Community Development District

Keith Trace
Chairperson

Stephany Cornelius
Assistant Secretary

Ralph Bell
Vice Chairperson

Kathryn Steuck
Assistant Secretary

Thomas Franklin
Assistant Secretary

Governmental Management Services - – Central Florida, LLC
135 W. Central Blvd., Suite 320
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services and are available for public inspection upon request during normal business hours.

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RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Randal Park Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of certain on-site collector roadway and drainage improvements, on-site utility improvements, stormwater management, underground electrical conduit, landscaping, hardscape, and signage.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Randal Park Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the "Act"), and established by Ordinance bearing documentary No. 0612111005 on December 11, 2006. The District boundaries were amended by City Ordinance bearing documentary No. 1012131104 approved on December 13, 2010, and subsequently amended by City Ordinance No. 2015-60 bearing documentary number 1512071203. The District boundaries were then amended again by Ordinance No. 2018-48 on September 14, 2018 (collectively, the "Ordinance") enacted by the City Council of Orlando, Florida. The District encompasses approximately 595 acres of land located entirely within the boundaries of the City of Orlando, Orange County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Orange County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 595 acres located entirely within Orange County, Florida. The portion of the District known as Randal Walk consists of approximately 18.3 developable acres within the District. The legal description of the lands encompassed within Randal Walk is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District's development program for Randal Walk includes, but is not limited to, certain on-site collector roadway and drainage improvements, on-site utility improvements, stormwater management, underground electrical conduit, landscaping, hardscape, and signage. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted a Master Engineer's Report dated November 29, 2011 which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvement Plan"), which was supplemented for Randal Walk by its Supplemental Engineer's Report dated October 4, 2018 (the "2018 Project"). Copies of the Capital Improvement Plan are available for review in the District's public records.

These public infrastructure improvements have been and will be funded by the District's sale of bonds. On February 12, 2012 the Circuit Court of the State of Florida, in and for Orange County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$20,000,000 in Special Assessment Revenue Bonds for infrastructure needs of the District.

On December 18, 2018, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the Capital Improvement Plan. On that date, the District issued its Randal Park Community Development District, Special Assessment Revenue Bonds, Series 2018 (Series 2018 Bonds), in the amount of \$1,770,000. Proceeds of the Series 2018 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the 2018 Project.

2018 Project

On-Site Collector Roadway and Drainage Improvements

The Development's roadway network is governed by the PD Ordinance. The PD Ordinance defines the major roadways within the Development, including typical cross sections, geometry of the roadways, and lane requirements for thru traffic. Work to be completed by the District and/or the Developer include clearing the roadway right-of-way, earthwork and grading, installation of the required storm drainage inlets, manholes and pipes and construction of the

roadway sub-base, base, asphalt, curbing and pedestrian/bike ways. All roadways will be constructed in accordance with then-current City of Orlando standards.

The Series 2018 Project will include the portions of the Series 2015 Project that were constructed and/or acquired by the District but not reimbursed with the Series 2015 Bonds. The Series 2018 Project on-site collector roadway and drainage improvements were constructed by the Developer and acquired by the District upon completion. Those improvements were subsequently dedicated to the City of Orlando which will thereafter own, operate and maintain those completed improvements.

The Development is located within the City of Orlando wastewater treatment service area. Specifically, the Development is in the Conserve I Wastewater Treatment Plant service area. Under the District Improvement Plan, the District will construct and/or acquire a central wastewater collection system primarily consisting of gravity mains, sanitary manholes, and two (2) on-site pump stations and associated forcemains to serve the Development. The wastewater collection and transmission system will be designed in accordance with the City of Orlando and Florida Department of Environmental Protection ("FDEP") regulations.

The completed wastewater collection system improvements were acquired by the District and conveyed to the City of Orlando which now owns, operates and maintains those completed improvements as detailed in the Second Supplemental Engineer's Report.

Stormwater Management

The District's stormwater management facilities will be designed to conform to the City of Orlando and South Florida Water Management District ("SFWMD") criteria for pre-development versus post-development allowable discharge and water quality treatment. The Development is located within the Lake Hart watershed. The District will construct and/or acquire stormwater ponds, interconnecting culverts and discharge control structures which in conjunction with the on-site preserved wetlands will constitute the master stormwater management facilities for the District.

A portion of the excavated soil material resulting from the stormwater management construction is anticipated to be utilized for the construction of the District Improvement Plan including road sub-base, landscape berming, drainage fill requirements, open-space fill requirements and other grading of public property. Excess excavation material generated from the construction of the stormwater ponds will be placed within the future development parcels. The costs to place the excess fill in the future development parcels and any lot grading of the private building pads will be funded by the Developer.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system which includes water quality treatment and attenuation.
2. To adequately protect the Development from regulatory-defined rainfall events.

3. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development.
4. To satisfactorily accommodate off-site contributing drainage areas which under existing conditions drain through the District.

The pond outfall system will utilize control structures discharging to wetland flow-ways. The stormwater management system infrastructure for each Phase will be installed as each of the Phases are developed. The stormwater management system will be constructed and/or acquired by the District and thereafter owned and maintained by the District with a drainage easement being dedicated to the City of Orlando as required by the City to allow for, among other items, emergency maintenance and/or repairs to the stormwater management system.

The Series 2018 Project will include construction of onsite ponds SW-1 and SW-2 and the associated outfall structures within the Randal Walk phase as shown on Exhibit 4. The Series 2018 Project stormwater management improvements will be constructed by the Developer and acquired by the District upon completion. The District will thereafter own, operate and maintain those completed improvements, and will dedicate a drainage easement to the City of Orlando as required by the City to allow for emergency maintenance and/or repairs to the stormwater management system.

Underground Electrical System

The Development lies within area served by OUC for electrical power service. OUC will provide underground electric service to the Development from existing underground power lines located within the public right-of-way of Dowden Road. The Development's internal electric power system will consist of underground cable, duct banks, manholes, appurtenant transformers and service pedestals (hereafter collectively referred to as the "Underground Electric System").

The Series 2018 Project will include the portions of the Series 2015 Project that were constructed and/or acquired by the District but not reimbursed with the Series 2015 Bonds. The Series 2018 Project Underground Electric System improvements will be constructed by the Developer and acquired by the District upon completion. Those improvements will subsequently be dedicated to OUC which will thereafter own, operate and maintain those completed improvements.

Landscaping, Hardscape and Signage

Landscaping, hardscape and signage will be provided along the public roadways and within public park and open-space areas. Landscaping, hardscape and District related signage within public roadways and public park and open space areas may be installed, constructed and/or acquired by the District and thereafter maintained by the District.

The Series 2018 Project will include the portions of the Series 2015 Project that were constructed and/or acquired by the District but not reimbursed with the Series 2015 Bonds. These improvements were constructed and/or installed by the Developer and acquired by the District upon completion. The District currently owns, operates, and maintains those completed improvements.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2018 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual debt assessment levels for property within Randal Walk for the Series 2018 Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

The current maximum annual debt assessments for the Series 2018 Bonds per unit within the Randal Walk Project are as follows:

Product Type	Series 2018 Maximum Annual Debt Assessment Per Unit
Townhome	\$1,170

Note: The maximum annual debt assessments have been grossed up to include collection costs from Orange County and a maximum discount for early payment as authorized by law.

The Series 2018 Bond Debt Assessments described above exclude any operations and maintenance assessments ("O&M Assessments") which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District's Series 2018 Bond Debt Assessments and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Orange County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts for early payment as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Randal Park Community Development District, 135 W. Central Blvd., Suite 320, Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2019, and recorded in the Official Records of Orange County, Florida.

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: Keith Trace
Chairperson

Witness

Witness

Print Name

Print Name

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Keith Trace, Chairperson of the Randal Park Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

EXHIBIT A

Legal Descriptions for Expansion Area

A TRACT OF LAND LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF RANDAL PARK BOULEVARD AS RECORDED IN PLAT BOOK 77, PAGE 64 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, SAID POINT BEING ON A NON TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NON TANGENT CURVE AND THE EASTERLY RIGHT OF WAY OF SAID RANDAL PARK BOULEVARD, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 70.69 FEET, A CHORD BEARING OF NORTH 27°05'41" WEST AND A CHORD DISTANCE OF 63.64 FEET TO THE POINT OF TANGENCY; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE OF RANDAL PARK BOULEVARD: NORTH 17°54'19" EAST, 6.03 FEET; THENCE RUN NORTH 11°21'22" EAST, 61.37 FEET; THENCE RUN NORTH 17°54'19" EAST, 163.30 FEET; THENCE RUN NORTH 17°54'19" EAST, 494.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 17°54'19" EAST, 541.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID CURVE HAVING A CENTRAL ANGLE OF 30°05'57", A RADIUS OF 350.30 FEET, AN ARC LENGTH OF 184.02 FEET, A CHORD BEARING OF NORTH 02°51'20" EAST AND A CHORD DISTANCE OF 181.91 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10418, PAGE 4765 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 68°36'09" EAST ALONG THE SOUTH LINE THEREOF, 106.03 FEET; THENCE RUN SOUTH 59°52'40" EAST FOR A DISTANCE OF 201.60 FEET; THENCE RUN NORTH 79°51'06" EAST FOR A DISTANCE OF 103.78 FEET; THENCE RUN NORTH 83°46'50" EAST FOR A DISTANCE OF 99.43 FEET; THENCE RUN SOUTH 35°46'03" EAST FOR A DISTANCE OF 17.24 FEET; THENCE RUN NORTH 24°41'05" EAST FOR A DISTANCE OF 213.58 FEET; THENCE RUN NORTH 36°06'09" EAST FOR A DISTANCE OF 167.99 FEET; THENCE RUN NORTH 54°32'12" EAST FOR A DISTANCE OF 55.05 FEET; THENCE RUN NORTH 39°04'26" EAST FOR A DISTANCE OF 119.68 FEET; THENCE RUN NORTH 81°54'48" EAST FOR A DISTANCE OF 40.92 FEET; THENCE RUN NORTH 84°14'55" EAST FOR A DISTANCE OF 75.23 FEET; THENCE RUN SOUTH 70°28'28" EAST FOR A DISTANCE OF 73.02 FEET; THENCE RUN SOUTH 40°50'11" EAST FOR A DISTANCE OF 35.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 417, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4307, PAGE 315 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: SOUTH 10°49'31" WEST, 650.75 FEET; THENCE RUN SOUTH 28°02'59" WEST, 667.53 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN NORTH 72°05'41" WEST, 776.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 18.37 ACRES MORE OR LESS.

SECTION VII

*This item will be provided under
separate cover*

SECTION IX

SECTION C

SECTION 1

Randal Park

Community Development District

Check Run Summary

January 14, 2019 thru March 7, 2019

Fund	Date	Check No.'s		Amount
General Fund	1/17/19	1606-1609	\$	2,390.99
	1/22/19	1610-1617	\$	26,767.06
	1/24/19	1618-1620	\$	1,627.00
	1/25/19	1621-1622	\$	683,531.64
	1/29/19	1623-1625	\$	7,404.95
	2/1/19	1626-1634	\$	17,317.08
	2/12/19	1635-1638	\$	12,207.11
	2/14/19	1639-1640	\$	8,135.00
	2/21/19	1641	\$	-
	2/26/19	1642	\$	23,542.00
	2/28/19	1643	\$	501.60
	3/1/19	1644-1647	\$	2,891.84
	3/6/19	1648	\$	11,825.56
	3/7/19	1649-1654	\$	5,637.63
			\$	803,779.46
Payroll	<u>January 2019</u>			
	Kathryn F Steuck	50049	\$	184.70
	Stephany C Cornelius	50050	\$	184.70
	Thomas O Franklin	50051	\$	184.70
			\$	554.10
			\$	804,333.56

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 3/08/19

PAGE 1

*** CHECK DATES 01/14/2019 - 03/07/2019 ***

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 #
1/17/19	00043	12/28/18 9032475	201812 320-53800-46800	PEST CONTROL DEC18	*	50.00	
							50.00 001606
ARROW ENVIRONMENTAL SERVICES							
1/17/19	00039	12/14/18 4819	201809 320-53800-46400	POOL MAINT SEP18	*	450.00	
		12/14/18 4823	201809 320-53800-46900	FOUNTAIN MAINT SEP18	*	100.00	
							550.00 001607
ROBERTS POOL SERVICE AND REPAIR INC							
1/17/19	00049	11/01/18 93514	201810 320-53800-34500	SECURITY MONITORING OCT18	*	35.00	
		1/01/19 99366	201812 320-53800-34500	SECURITY MONITORING DEC18	*	35.00	
							70.00 001608
SYNERGY FL							
1/17/19	00047	12/18/18 18-6082	201812 320-53800-46700	CLUBHOUSE CLEANING DEC18	*	1,500.00	
		1/08/19 18-6241	201812 320-53800-51000	TP/PAPER TOWEL/BAGS	*	220.99	
							1,720.99 001609
WESTWOOD INTERIOR CLEANING INC.							
1/22/19	00043	1/15/19 9260446	201901 320-53800-46800	PES CONTROL JAN19	*	50.00	
							50.00 001610
ARROW ENVIRONMENTAL SERVICES							
1/22/19	00001	1/08/19 394	201901 300-15500-10000	INITIAL DEP EVENT 2/2/19	*	238.05	
							238.05 001611
GOVERNMENTAL MANAGEMENT SERVICES							
1/22/19	00025	1/15/19 84016	201812 310-51300-31500	PRE/REVIEW-MTG	*	526.50	
							526.50 001612
LATHAM, SHUKER, EDEN & BEAUDINE LLP							
1/22/19	00061	1/16/19 124622	201901 320-53800-49000	LITTER PICKUP BAGS	*	216.00	
							216.00 001613
PROPET DISTRIBUTORS, INC.							
1/22/19	00038	12/12/18 330390	201812 320-53800-46300	ACCUTAB 55LB PAIL	*	159.95	
							159.95 001614
SPIES POOL, LLC							
1/22/19	00026	1/10/19 279550	201812 310-51300-31100	CDD BOARD MEETING & PREP	*	1,629.56	
							1,629.56 001615
VANASSE HANGEN BRUSTLIN, INC							

RAND RANDAL PARK KCOSTA

*** CHECK DATES 01/14/2019 - 03/07/2019 ***

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 #
1/22/19	00066	1/15/19 246842	201901 320-53800-46200		*	17,342.00	
			MTFLY LANDSCAPE MNT JAN19				
		1/15/19 246842	201901 320-53800-46200		*	3,100.00	
			LNSDCAPE-MT-SHARED-JAN19				
		1/15/19 246842	201901 320-53800-46200		*	3,100.00	
			LNSDCAPE-MT-COLON-JAN19				
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			23,542.00 001616
1/22/19	00074	1/09/19 6511	201901 320-53800-47700		*	405.00	
			REBUILD 3 UNITS				
				ZACHS TREADMILL REPAIR			405.00 001617
1/24/19	00095	1/16/19 10117	201901 300-15500-10000		*	187.50	
			SPECIAL EVENTS/EASTER				
				CAPTAIN CARNIVAL			187.50 001618
1/24/19	00096	1/23/19 4361	201901 300-15500-10000		*	1,239.50	
			SHADE DONOR EVENT				
				EVENTS BY JOHN MICHAEL INC			1,239.50 001619
1/24/19	00003	12/31/18 33561050	201812 310-51300-48000		*	200.00	
			NOT OF MTG 12/14/18				
				ORLANDO SENTINEL COMMUNICATIONS			200.00 001620
1/25/19	00033	1/25/19 01252019	201901 300-20700-10300		*	273,397.52	
			FY19 DEBT SERVICE-SER12				
				RANDAL PARK CDD C/O WELLS FARGO			273,397.52 001621
1/25/19	00033	1/25/19 01252019	201901 300-20700-10300		*	410,134.12	
			FY19 DEBT SERVICE-SER15				
				RANDAL PARK CDD C/O WELLS FARGO			410,134.12 001622
1/29/19	00001	1/22/19 395	201911 320-53800-12300		*	3,325.00	
			FACILITY MAINT NOV18				
		1/22/19 396	201912 320-53800-12300		*	2,170.00	
			FACILITY MAINT DEC18				
				GOVERNMENTAL MANAGEMENT SERVICES			5,495.00 001623
1/29/19	00038	1/17/19 331570	201901 320-53800-46300		*	159.95	
			50 LB PAIL JUMBO STICKS				
				SPIES POOL, LLC			159.95 001624
1/29/19	00047	1/25/19 19-2673	201901 320-53800-46700		*	1,750.00	
			CLUBHOUSE CLEANING JAN19				
				WESTWOOD INTERIOR CLEANING INC.			1,750.00 001625

RAND RANDAL PARK KCOSTA

*** CHECK DATES 01/14/2019 - 03/07/2019 ***

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 #
2/01/19	00097	1/03/19 010319	201901 320-53800-49000 10 VULTURES	MASTER TAXIDERMY STUDIO	*	10,000.00	10,000.00 001626
2/01/19	00031	1/31/19 175135	201901 320-53800-47000 LAKE MAINT-5 PONDS JAN19		*	285.00	
		1/31/19 175135	201901 320-53800-47000 LKMT-DOWN SHARED-JAN19		*	27.50	
		1/31/19 175135	201901 320-53800-47000 LKMT-DOWN COLON-JAN19		*	27.50	
		1/31/19 175135	201901 320-53800-47000 LKMT-AC1 SHARED-JAN19		*	25.00	
		1/31/19 175135	201901 320-53800-47000 LKMT-AC1 COLON-JAN19		*	25.00	
		1/31/19 175135	201901 320-53800-47000 LAKE MAINT-5 PONDS-JAN19		*	355.00	
			APPLIED AQUATIC MANAGMENT, INC.				745.00 001627
2/01/19	00069	2/01/19 1488	201902 320-53800-47600 SECURITY FEB19	COMMUNITY WATCH SOLUTIONS, LLC	*	2,184.00	2,184.00 001628
2/01/19	00001	12/18/18 387	201812 320-53800-49000 BRIDGE WOOD REPAIR		*	54.57	
		12/26/18 389	201812 320-53800-51000 DISINFECTING/CLEANERS		*	38.54	
		12/26/18 389	201812 320-53800-47700 PARTS FOR TREADMILLS		*	594.64	
		12/26/18 389	201812 320-53800-47700 PARTS FOR TREADMILLS		*	1,504.41	
		1/22/19 397	201901 310-51300-51000 OFFICE SUPPLIES		*	102.81	
		1/22/19 397	201901 320-53800-49400 WINE & CHEESE		*	45.61	
			GOVERNMENTAL MANAGEMENT SERVICES				2,340.58 001629
2/01/19	00025	10/17/18 82974	201809 310-51300-31500 PREP/REVIEW/REVISE/RECORD	LATHAM, SHUKER, EDEN & BEAUDINE LLP	*	847.50	847.50 001630
2/01/19	00039	2/02/19 4939	201902 320-53800-46900 FOUNTAIN MAINT FEB19	ROBERTS POOL SERVICE AND REPAIR INC	*	100.00	100.00 001631
2/01/19	00038	1/18/19 331706	201902 320-53800-46400 CHEMICAL CONTROLLER FEB19	SPIES POOL, LLC	*	750.00	750.00 001632

RAND RANDAL PARK KCOSTA

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 3/08/19

PAGE 4

*** CHECK DATES 01/14/2019 - 03/07/2019 ***

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	CHECK #
2/01/19	00098	1/30/19	013019	201901 300-36900-10200	RANDAL HOUSE PARTY CANCEL	*	250.00		
					SRI HARSH CHAVA			250.00	001633
2/01/19	00082	2/04/19	020419	201902 320-53800-49000	DEPREDAATION PERMIT	*	100.00		
					U.S. FISH AND WILDLIFE SERVICE			100.00	001634
2/12/19	00002	2/05/19	6-450-45	201901 310-51300-42000	DELIVERY 1/28/19	*	41.49		
					FEDEX			41.49	001635
2/12/19	00001	2/01/19	398	201902 310-51300-34000	MANAGEMENT FEES FEB19	*	3,282.75		
		2/01/19	398	201902 310-51300-35100	INFO TECH FEB19	*	83.33		
		2/01/19	398	201902 310-51300-31300	DISSEMINATION FEB19	*	875.00		
		2/01/19	398	201902 310-51300-51000	OFFICE SUPPLIES	*	.75		
		2/01/19	398	201902 310-51300-42000	POSTAGE	*	12.49		
		2/01/19	398	201902 310-51300-42500	COPIES	*	104.55		
		2/01/19	398	201902 310-51300-41000	TELEPHONE	*	6.50		
		2/01/19	399	201902 320-53800-12000	FIELD MANAGEMENT FEB19	*	1,406.92		
		2/01/19	400	201902 320-53800-12100	AMENITY MANAGEMENT FEB19	*	6,058.33		
					GOVERNMENTAL MANAGEMENT SERVICES			11,830.62	001636
2/12/19	00049	2/01/19	102355	201901 320-53800-34500	SECURITY MONITORING JAN19	*	35.00		
					SYNERGY FL			35.00	001637
2/12/19	00026	2/06/19	0281433	201901 310-51300-31100	CDD BOARD MEETING/PREP	*	300.00		
					VANASSE HANGEN BRUSTLIN, INC			300.00	001638
2/14/19	00099	11/12/18	1446	201811 320-53800-47500	PRESSURE WASH SIDEWALKS	*	8,000.00		
					PRSSURE WASH THIS			8,000.00	001639
2/14/19	00074	2/07/19	6513	201902 320-53800-47700	TREADMILL REPAIRS	*	135.00		
					ZACHS TREADMILL REPAIR			135.00	001640

RAND RANDAL PARK KCOSTA

*** CHECK DATES 01/14/2019 - 03/07/2019 ***

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 #
2/21/19	00066	2/15/19 249839	201902 320-53800-46200	MTHLY LANDSCAPE MNT FEB19	*	17,342.00	
		2/15/19 249839	201902 320-53800-46200	LNSDCAPE-MT-SHARED-FEB19	*	3,100.00	
		2/15/19 249839	201902 320-53800-46200	LNSDCAPE-MT-COLON-FEB19	*	3,100.00	
		2/15/19 249839	201902 320-53800-46200	MTHLY LANDSCAPE MNT FEB19	V	17,342.00-	
		2/15/19 249839	201902 320-53800-46200	LNSDCAPE-MT-SHARED-FEB19	V	3,100.00-	
		2/15/19 249839	201902 320-53800-46200	LNSDCAPE-MT-COLON-FEB19	V	3,100.00-	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			.00 001641
2/26/19	00066	2/15/19 249839	201902 320-53800-46200	MTHLY LANDSCAPE MNT FEB19	*	17,342.00	
		2/15/19 249839	201902 320-53800-46200	LNSDCAPE-MT-SHARED-FEB19	*	3,100.00	
		2/15/19 249839	201902 320-53800-46200	LNSDCAPE-MT-COLON-FEB19	*	3,100.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			23,542.00 001642
2/28/19	00001	2/21/19 401	201902 320-53800-12200	POOL ATTENDANTS-FEB19	*	501.60	
				GOVERNMENTAL MANAGEMENT SERVICES			501.60 001643
3/01/19	00043	2/19/19 9390609	201902 320-53800-46800	PEST CONTROL FEB19	*	50.00	
				ARROW ENVIRONMENTAL SERVICES			50.00 001644
3/01/19	00009	1/01/19 64084	201901 320-53800-49000	FALSE COMMERCIAL ALARM	*	50.00	
		2/25/19 2/25/19-	201902 320-53800-49000	POLICE PATROL VULTURES	*	189.00	
				CITY OF ORLANDO			239.00 001645
3/01/19	00002	2/12/19 6-457-62	201902 310-51300-42000	DELIVERY 2/5/19	*	34.98	
				FEDEX			34.98 001646
3/01/19	00025	2/21/19 84439	201901 310-51300-31500	RESTRICT/DEPREDAATION/MTG	*	2,546.76	
		2/21/19 84440	201901 310-51300-31500	LEGAL DISBURSEMENTS JAN19	*	21.10	
				LATHAM, SHUKER, EDEN & BEAUDINE LLP			2,567.86 001647
				RAND RANDAL PARK KCOSTA			

*** CHECK DATES 01/14/2019 - 03/07/2019 ***

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 #
3/06/19	00001	3/01/19 402	201903 310-51300-34000	MANAGEMENT FEES-MAR19	*	3,282.75	
		3/01/19 402	201903 310-51300-35100	INFO TECH-MAR19	*	83.33	
		3/01/19 402	201903 310-51300-31300	DISSEMINATION-MAR19	*	875.00	
		3/01/19 402	201903 310-51300-51000	OFFICE SUPPLIES	*	.33	
		3/01/19 402	201903 310-51300-42000	POSTAGE	*	5.50	
		3/01/19 402	201903 310-51300-42500	COPIES	*	113.40	
		3/01/19 403	201903 320-53800-12000	FIELD MANAGEMENT-MAR19	*	1,406.92	
		3/01/19 404	201903 320-53800-12100	AMENITY MANAGEMENT-MAR19	*	6,058.33	
GOVERNMENTAL MANAGEMENT SERVICES							11,825.56 001648
3/07/19	00031	2/28/19 175745	201902 320-53800-47000	LAKE MAINT-5 PONDS FEB19	*	285.00	
		2/28/19 175745	201902 320-53800-47000	LKMT-DOWN-SHARED-FEB19	*	27.50	
		2/28/19 175745	201902 320-53800-47000	LKMT-DOWN-COLON-FEB19	*	27.50	
		2/28/19 175745	201902 320-53800-47000	LKMT-ACL-SHARED-FEB19	*	25.00	
		2/28/19 175745	201902 320-53800-47000	LKMT-ACL-COLON-FEB19	*	25.00	
		2/28/19 175745	201902 320-53800-47000	LAKE MAINT04 PONDS-FEB19	*	355.00	
APPLIED AQUATIC MANAGMENT, INC.							745.00 001649
3/07/19	00069	3/01/19 1499	201903 320-53800-47600	SECURITY MAR19	*	2,184.00	
COMMUNITY WATCH SOLUTIONS, LLC							2,184.00 001650
3/07/19	00100	1/28/19 1495	201902 320-53800-49400	ICE CREAM SOCIAL	*	818.63	
MAGICAL CREAMERY & CATERING							818.63 001651
3/07/19	00101	2/28/19 022819	201902 300-36900-10200	PRIVATE PARTY CANCELED	*	250.00	
MAOLINE A. HERRERA							250.00 001652
3/07/19	00039	2/25/19 4964	201902 320-53800-46400	POOL MAINT FEB19	*	140.00	
ROBERTS POOL SERVICE AND REPAIR INC							140.00 001653

RAND RANDAL PARK KCOSTA

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/08/19

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*** CHECK DATES 01/14/2019 - 03/07/2019 ***

RANDAL PARK CDD

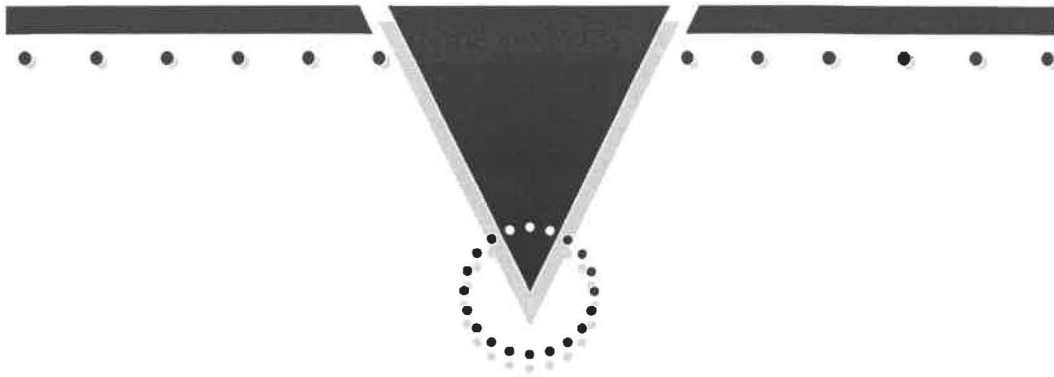
BANK A RANDAL PARK CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/07/19	00047	2/20/19 19-2893	201902 320-53800-46700	CLUBHOUSE CLEANING FEB19	*	1,500.00	
							1,500.00 001654

						TOTAL FOR BANK A	803,779.46
						TOTAL FOR REGISTER	803,779.46

RAND RANDAL PARK KCOSTA

SECTION 2



Randal Park

Community Development District

Unaudited Financial Reporting
February 28, 2019



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7	<u>Debt Service Fund - Series 2018</u>
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15	<u>Assessment Receipt Schedule</u>

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
For The Period Ending February 28, 2019

Assets	<u>Governmental Fund</u>				<u>Totals</u> (memorandum only)
	<u>General</u>	<u>Capital Reserves</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>2018</u>
Cash	\$763,044	-----	-----	-----	\$763,044
Cash - Debit Card	\$2,500	-----	-----	-----	\$2,500
Investments					
Custody Account	-----	\$201,719	-----	-----	\$201,719
Bond Series - 2012					
Reserve	-----	-----	\$404,522	-----	\$404,522
Revenue	-----	-----	\$426,314	-----	\$426,314
Interest	-----	-----	\$34	-----	\$34
Principal	-----	-----	\$12	-----	\$12
Prepayment	-----	-----	\$1	-----	\$1
Bond Series - 2015					
Reserve	-----	-----	\$598,343	-----	\$598,343
Revenue	-----	-----	\$585,140	-----	\$585,140
Prepayment	-----	-----	\$1,413	-----	\$1,413
Construction	-----	-----	-----	\$427	\$427
Bond Series - 2018					
Reserve	-----	-----	\$59,005	-----	\$59,005
Cap Interest	-----	-----	\$77,224	-----	\$77,224
Construction	-----	-----	-----	\$19,408	\$19,408
Cost of Issuance	-----	-----	-----	\$19,805	\$19,805
Due from Colonial Properties	\$18,113	-----	-----	-----	\$18,113
Due from Other	\$5,000	-----	-----	-----	\$5,000
Prepaid Expenses	\$188	-----	-----	-----	\$188
Due From General Fund	-----	-----	\$37,557	-----	\$37,557
Total Assets	\$788,844	\$201,719	\$2,189,566	\$39,640	\$3,219,769
Liabilities					
Accounts Payable	\$850	-----	-----	-----	\$850
Due to Debt Service	\$37,557	-----	-----	-----	\$37,557
Fund Equity					
Fund Balances					
Unassigned Fund Balance	\$750,249	\$201,719	-----	-----	\$951,968
Restricted for Debt Service - 2012	-----	-----	\$845,905	-----	\$845,905
Restricted for Debt Service - 2015	-----	-----	\$1,207,432	-----	\$1,207,432
Restricted for Debt Service - 2018	-----	-----	\$136,228	-----	\$136,228
Restricted for Capital Projects - 2015	-----	-----	-----	\$427	\$427
Restricted for Capital Projects - 2018	-----	-----	-----	\$39,213	\$39,213
Total Liabilities & Fund Equity	\$788,844	\$201,719	\$2,189,566	\$39,640	\$3,219,769

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
<u>Revenues:</u>				
Assessments - Tax Collector	\$796,630	\$764,731	\$764,731	\$0
Colonial Properties Contributions	\$54,176	\$22,573	\$21,877	(\$696)
Shade Project Contributions	\$0	\$0	\$36,100	\$36,100
Miscellaneous Revenue	\$1,000	\$417	\$5,105	\$4,688
Miscellaneous Revenue - Activities	\$7,000	\$2,917	\$5,288	\$2,371
Rentals	\$7,000	\$2,917	\$4,750	\$1,833
Total Revenues	\$865,806	\$793,554	\$837,851	\$44,296
<u>Expenditures:</u>				
<u>Administrative</u>				
Supervisor Fees	\$6,000	\$2,500	\$2,000	\$500
FICA Expense	\$459	\$191	\$153	\$38
Annual Audit	\$4,000	\$0	\$0	\$0
Trustee Fees	\$8,000	\$0	\$0	\$0
Dissemination Agent	\$7,000	\$2,917	\$3,500	(\$583)
Arbitrage	\$1,200	\$0	\$0	\$0
Engineering	\$10,000	\$4,167	\$2,530	\$1,637
Attorney	\$20,000	\$8,333	\$5,388	\$2,945
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Management Fees	\$39,393	\$16,414	\$16,414	\$0
Information Technology	\$1,000	\$417	\$417	\$0
Telephone	\$100	\$42	\$48	(\$6)
Postage	\$1,500	\$625	\$202	\$423
Insurance	\$5,500	\$5,500	\$4,928	\$572
Printing & Binding	\$1,500	\$625	\$621	\$4
Legal Advertising	\$2,500	\$1,042	\$7,929	(\$6,888)
Other Current Charges	\$350	\$146	\$25	\$121
Office Supplies	\$200	\$83	\$107	(\$23)
Property Appraiser	\$800	\$0	\$797	(\$797)
Property Taxes	\$250	\$0	\$241	(\$241)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$114,927	\$48,176	\$50,473	(\$2,297)

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
<u>Maintenance</u>				
<u>Contract Services</u>				
Field Management	\$16,883	\$7,035	\$7,035	(\$0)
Facilities Management	\$72,700	\$30,292	\$30,292	\$0
Pool Attendants	\$18,000	\$7,500	\$3,667	\$3,833
Landscape Maintenance	\$282,504	\$117,710	\$117,710	\$0
Wetland Maintenance	\$9,600	\$4,000	\$0	\$4,000
Mitigation Monitoring	\$2,500	\$1,042	\$0	\$1,042
Janitorial Services	\$21,000	\$8,750	\$8,000	\$750
Pool Maintenance	\$15,330	\$6,388	\$6,000	\$388
Lake Maintenance	\$8,940	\$3,725	\$3,725	\$0
Pest Control	\$1,100	\$550	\$750	(\$200)
HVAC Maintenance	\$574	\$239	\$0	\$239
Security Patrol	\$30,000	\$12,500	\$11,816	\$684
<u>Repairs & Maintenance</u>				
Facilities Maintenance	\$29,120	\$12,133	\$2,065	\$10,068
Repairs & Maintenance	\$15,000	\$6,250	\$602	\$5,648
Operating Supplies	\$5,000	\$2,083	\$829	\$1,255
Landscape Replacement	\$10,000	\$4,167	\$568	\$3,599
Pool Repairs & Maintenance	\$5,000	\$2,083	\$2,797	(\$714)
Irrigations Repairs	\$8,000	\$3,333	\$3,235	\$99
Alley Maintenance	\$1,500	\$625	\$0	\$625
Stormwater Repairs & Maintenance	\$1,500	\$625	\$0	\$625
Fountain Maintenance	\$3,500	\$1,458	\$675	\$783
Fitness Repairs & Maintenance	\$2,000	\$833	\$3,181	(\$2,348)
Signs	\$1,000	\$417	\$0	\$417
Pressure Washing	\$10,000	\$4,167	\$8,000	(\$3,833)
<u>Utilities</u>				
Utilities - Common Area	\$30,000	\$12,500	\$10,816	\$1,684
Utilities - Amenity Center	\$22,000	\$9,167	\$8,896	\$271
Refuse Service	\$2,400	\$1,000	\$1,118	(\$118)
Streetlighting	\$98,769	\$41,154	\$48,435	(\$7,281)
<u>Amenity Center</u>				
Property Insurance	\$31,000	\$31,000	\$28,372	\$2,628
Pool Permit	\$550	\$0	\$0	\$0
Cable TV/Internet/Telephone	\$4,000	\$1,667	\$1,351	\$315
Recreation Center Access Cards	\$1,000	\$417	\$0	\$417
Special Events	\$15,000	\$6,250	\$8,164	(\$1,914)
Holiday Decorations	\$4,000	\$4,000	\$4,009	(\$9)
Newsletter	\$0	\$0	\$0	\$0
Security Monitoring	\$600	\$250	\$140	\$110
Contingency	\$10,000	\$4,167	\$11,328	(\$7,161)
Shade Project Expenses	\$0	\$0	\$24,065	(\$24,065)
Capital Reserve	\$32,450	\$0	\$0	\$0
Total Maintenance	\$822,520	\$349,475	\$357,639	(\$8,164)
Total Expenditures	\$937,447	\$397,651	\$408,112	(\$10,461)
Excess Revenues (Expenditures)	(\$71,641)		\$429,739	
Fund Balance - Beginning	\$71,641		\$320,698	
Fund Balance - Ending	\$0		\$750,437	

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures
For The Period Ending February 28, 2019

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
<u>Revenues:</u>				
Transfer In	\$32,450	\$0	\$0	\$0
Interest	\$0	\$0	\$2,106	\$2,106
Total Revenues	\$32,450	\$0	\$2,106	\$2,106
<u>Expenditures:</u>				
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		\$2,106	
Fund Balance - Beginning	\$229,626		\$199,613	
Fund Balance - Ending	\$244,736		\$201,719	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

DEBT SERVICE FUND - SERIES 2012

Statement of Revenues & Expenditures
For The Period Ending February 28, 2019

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
<u>Revenues:</u>				
Assessments - Tax Collector	\$397,350	\$381,439	\$381,439	\$0
Interest	\$0	\$0	\$5,009	\$5,009
Total Revenues	\$397,350	\$381,439	\$386,448	\$5,009
<u>Expenditures:</u>				
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		\$146,254	
Fund Balance - Beginning	\$297,417		\$699,651	
Fund Balance - Ending	\$301,823		\$845,905	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

DEBT SERVICE FUND - SERIES 2015

Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
Revenues:				
Assessments - Tax Collector	\$596,080	\$572,212	\$572,212	\$0
Interest	\$0	\$0	\$7,242	\$7,242
Total Revenues	\$596,080	\$572,212	\$579,454	\$7,242
Expenditures:				
Principal Payment - 11/01	\$155,000	\$155,000	\$175,000	(\$20,000)
Interest Payment - 11/01	\$217,746	\$217,746	\$217,746	(\$0)
Special Call Principal Payment - 02/01	\$0	\$0	\$20,000	(\$20,000)
Special Call Interest Payment - 02/02	\$0	\$0	\$218	(\$218)
Interest Payment - 05/01	\$214,453	\$0	\$0	\$0
Total Expenditures	\$587,199	\$372,746	\$412,959	(\$40,213)
Excess Revenues (Expenditures)	\$8,881		\$166,495	
Fund Balance - Beginning	\$438,631		\$1,040,937	
Fund Balance - Ending	\$447,512		\$1,207,432	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

DEBT SERVICE FUND - SERIES 2018

Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
<u>Revenues:</u>				
Bond Proceeds	\$0	\$0	\$135,841	\$135,841
Interest	\$0	\$0	\$387	\$387
Total Revenues	\$0	\$0	\$136,228	\$136,228
<u>Expenditures:</u>				
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		\$136,228	
Fund Balance - Beginning	\$438,631		\$0	
Fund Balance - Ending	\$438,631		\$136,228	

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2015

Statement of Revenues & Expenditures
For The Period Ending February 28, 2019

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
<u>Revenues:</u>				
Interest	\$0	\$0	\$4	\$4
Total Revenues	\$0	\$0	\$4	\$4
<u>Expenditures:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$0		\$4	
Fund Balance - Beginning	\$0		\$423	
Fund Balance - Ending	\$0		\$427	

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2018

Statement of Revenues & Expenditures
For The Period Ending February 28, 2019

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
<u>Revenues:</u>				
Bond Proceeds	\$0	\$0	\$1,634,159	\$1,634,159
Interest	\$0	\$0	\$927	\$927
Total Revenues	\$0	\$0	\$1,635,086	\$1,635,086
<u>Expenditures:</u>				
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		\$39,213	
Fund Balance - Beginning	\$0		\$0	
Fund Balance - Ending	\$0		\$39,213	

**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	\$14,558	\$30,117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$764,731
Colonial Properties Contribution	\$3,763	\$3,764	\$3,734	\$0	\$10,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,877
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	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,105
Miscellaneous Revenue - Activities	\$0	\$0	\$0	\$5,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,288
Rentals	\$1,000	\$1,500	\$1,250	\$1,250	(\$250)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,750
Total Revenues	\$10,583	\$38,334	\$722,356	\$21,096	\$45,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$837,851
Expenditures:													
Administrative													
Supervisors Fees	\$200	\$0	\$1,200	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
FICA Expense	\$15	\$0	\$92	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153
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	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$0	\$600	\$1,630	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,530
Attorney	\$72	\$2,222	\$527	\$2,568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,388
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	\$3,283	\$3,283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,414
Information Technology	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
Telephone	\$0	\$41	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Postage	\$9	\$20	\$72	\$53	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$202
Insurance	\$4,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,928
Printing & Binding	\$144	\$143	\$153	\$76	\$105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$621
Legal Advertising	\$4,223	\$3,506	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,929
Other Current Charges	\$0	\$0	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
Office Supplies	\$1	\$1	\$1	\$104	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107
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	\$7,823	\$7,988	\$4,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,473

**Randal Park
Community Development District**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Maintenance</u>													
Contract Services													
Field Management	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,035
Facilities Management	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,292
Pool Attendants	\$890	\$1,870	\$416	\$0	\$502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,667
Landscape Maintenance	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,710
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	\$1,500	\$1,750	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000
Pool Maintenance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000
Lake Maintenance	\$745	\$745	\$745	\$745	\$745	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,725
Pest Control	\$550	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750
HVAC Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Patrol	\$2,184	\$2,312	\$2,568	\$2,568	\$2,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,816
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	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$829
Landscape Replacement	\$219	\$349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$568
Pool Repairs & Maintenance	\$2,386	\$0	\$208	\$203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,797
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	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$675
Fitness Repairs & Maintenance	\$0	\$367	\$2,274	\$405	\$135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,181
Signs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$0	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000
Utilities													
Utilities - Common Area	\$2,378	\$4,146	\$0	\$2,357	\$1,935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,816
Utilities - Amenity Center	\$1,912	\$3,330	\$0	\$1,772	\$1,882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,896
Refuse Service	\$186	\$373	\$0	\$373	\$186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,118
Streetlighting	\$7,370	\$16,006	\$0	\$16,679	\$8,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,435
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	\$270	\$270	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,351
Recreation Center Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$0	\$112	\$5,711	\$46	\$2,296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,164
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	\$35	\$35	\$35	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140
Contingency	\$0	\$216	\$557	\$10,266	\$289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,328
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	\$89,756	\$97,795	\$47,602	\$69,825	\$52,661	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$357,639
Total Expenditures	\$109,269	\$108,519	\$55,425	\$77,813	\$57,086	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$408,112
Excess Revenues (Expenditures)	(\$98,686)	(\$70,186)	\$666,932	(\$56,717)	(\$11,604)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$429,739

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 :	\$404,522
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	<u>\$4,755,000</u>

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 :	\$598,343
Bonds Outstanding - 03/18/2015	\$9,055,000
Less : November 1, 2016 (Mandatory)	(\$145,000)
Less : November 1, 2017 (Mandatory)	(\$150,000)
Less : February 1, 2018 (Special Call)	(\$15,000)
Less : February 1, 2019 (Special Call)	(\$20,000)
Current Bonds Outstanding	<u>\$8,725,000</u>

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 :	\$59,005
Bonds Outstanding - 12/17/2018	\$1,770,000
Current Bonds Outstanding	<u>\$1,770,000</u>

**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
1/1/19		Interest		\$0.78
2/1/19		Interest		\$0.82
TOTAL				\$3.68
Acquisition/Construction Fund at 10/1/18				\$423.49
Interest Earned thru 02/28/19				\$3.68
Requisitions Paid thru 02/28/19				\$0.00
Remaining Acquisition/Construction Fund				\$427.17

**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				
1/1/19		Interest		\$834.13
2/1/19		Interest		\$37.40
		TOTAL		\$871.53
		Acquisition/Construction Fund at 12/17/18		\$1,375,158.98
		Interest Earned thru 02/28/19		\$871.53
		Requisitions Paid thru 02/28/19		(\$1,356,622.93)
		Remaining Acquisition/Construction Fund		\$19,407.58

% Collected: 96.00%

SECTION 3

Randal Park Community Development District
135 W Central Blvd. Suite 320, Orlando Florida 32801

Memorandum

DATE: March 15th, 2019

TO: George Flint
District Manager

via email

FROM: William Viasalyers
Field Services Manager

RE: Randal Park CDD Monthly Managers Report – March 15th, 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.

Other:

1. Gym updates
2. Shade structure update

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

Respectfully,

William Viasalyers