

*Randal Park Community
Development District*

Agenda

April 19, 2019

AGENDA

Randal Park

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 12, 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, April 19, 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 March 15, 2019 Meeting
4. Review and Acceptance of Fiscal Year 2018 Audit Report
5. Consideration of Proposals for Landscape Modifications at Tibbetts Park
6. 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
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date
10. 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 March 15, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the review and acceptance of the Fiscal Year 2018 audit report. A copy of report is enclosed for your review.

The fifth order of business is the consideration of proposals for landscape modifications at Tibbetts Park. The three proposals are enclosed for your review.

Section C of the sixth 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,

A handwritten signature in black ink, appearing to read 'George S. Flint', with a stylized flourish at the end.

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, March 15, 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:

Jason Showe	District Manager
Andrew d'Adesky	District Counsel
James Hoffman	District Engineer by phone
Marcia Calleja	Amenity Manager
Alex Panagos	Community Manager
William Viasalyers	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 28, 2019 Meeting

On MOTION by Mr. Franklin seconded by Ms. Cornelius with all in favor the minutes of the January 28, 2019 meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from Little Aquatics to Provide Swim Lessons

Mr. Flint stated next is the renewal of the agreement with Little Aquatics to provide swim lessons. It is the same arrangement we had last swim season, the fees are the same, the structure of the program is the same and the 10% back to the District is the same.

Mr. d'Adesky stated that is our standard form contract that has indemnification and insurance requirements, so we are protected in case there are any issues.

Ms. Steuck stated it says the lessons are intended to be for Randal Park residents. Does that mean they are only for Randal Park residents?

Mr. Flint responded yes, that was part of the deal and we can change the word "intended" to "shall be."

Mr. Franklin stated shouldn't it say it is for non-resident user fee payers?

Mr. d'Adesky stated I can change it to read only for Randal Park residents or non-resident user fee payers.

On MOTION by Mr. Franklin seconded by Ms. Cornelius with all in favor the proposal from Little Aquatics to provide swim lessons was approved, as amended.

FIFTH ORDER OF BUSINESS

Consideration of Proposal from Trisha Loubier to Provide Yoga Instruction & Wellness Services

Mr. Flint stated this is an agreement to provide yoga instruction. It is the same arrangement, same form of contract that we have for the swim lessons. This is just a renewal of that agreement. The schedule can be changed subject to mutual agreement.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the proposal from Trisha Loubier to provide yoga instruction and wellness services, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing Report for Randal Walk

Mr. Flint stated next is approval of the Disclosure of Public Financing for the Randal Walk bond issue. The statutes require the District to take affirmative steps in disclosing the existence of the CDD but also any time we issue bonds we have to take affirmative steps and disclose that those bonds have been issued. One of the ways we do that is through this document called, Disclosure of Public Financing. It gets recorded in the public records of Orange County,

it has a legal description attached of the Randal Walk assessment area that way anyone who is buying property within the Randal Walk assessment area when the title work is done it will bring up this Disclosure of Public Financing. They will be made aware that bonds have been issued, that there are debt service assessments that are due, how much those debt service assessments are, what the money went to pay for. A lot of the information is taken out of the Engineer's Report, but we also include the schedule of the per unit assessment amount and contact information if they have any questions.

Mr. d'Adesky stated this is not the only document that discloses that, when we did the bonds we filed a notice of lien so they saw that, there is a declaration of consent, which shows that there are going to be bonds and landowner consent to that and also there is a notice of establishment so they see the CDD is on that property. When somebody is buying property they have a lot of disclosure as to debt being on that property.

Mr. Flint stated on the sales contract also, they have to have bold and conspicuous disclosure next to the signature line saying that they are buying property within a CDD. This disclosure has been done on the other two bond issues that we have done.

On MOTION by Mr. Bell seconded by Ms. Cornelius with all in favor the Disclosure of Public Financing for Randal Walk was approved and staff was authorized to record the document in the County records.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from Robert's Pool Service for Pool Maintenance Services

Mr. Flint stated there are two agreements, one for the pool and splash pad and one is for fountain maintenance. They are both provided by Robert's Pool Service. The only difference in the pool, we have a schedule of September through May we have the pool maintained three days a week and during peak summer June through August we have it five days a week. The prior agreement had different monthly fees charged, during the three days a week one monthly fee would be charged and during the five days a week another monthly fee would be charged. The only thing this agreement does is make that monthly fee uniform through the course of the 12 months and it is a little bit lower than the alternative. This makes it simpler from an invoicing and accounting standpoint because the fee is fixed.

On MOTION by Ms. Cornelius seconded by Mr. Franklin with all in favor the proposals from Robert's Pool Service for the pool and splash pad maintenance was approved.

Mr. Flint stated we also have a service agreement for the fountain maintenance one day a week for \$100 per month. They are currently providing the service.

On MOTION by Mr. Franklin seconded by Ms. Cornelius with all in favor the proposal from Robert's Pool Service for fountain maintenance was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Resident Request to Remove Landscaping in Tibbetts Park

Mr. Flint stated item eight is a discussion item. Mr. Garcia lives in the Tibbetts Park portion of the community and he has been communicating with William regarding the landscaping in Tibbetts Park. There is some shrubbery, landscaping and palm trees and the request of Mr. Garcia is that all the landscaping except for the palm trees be removed and the area be sodded with similar grass.

Ms. Steuck stated I think a lot of these parks are over landscaped as opposed for an area for kids to play but 60% of it is landscaped. I don't think that is unreasonable to remove it.

Mr. Trace stated irrigation lines have to be moved and modified and it ends up being a little more than just tearing out landscaping.

Mr. Flint stated I believe we have an initial quote from Yellowstone for this and it was much higher than what anyone would expect.

Mr. Viasalyers stated they revised the proposal and it came to around \$15,000.

Mr. Flint stated it sounds like the Board is receptive to the idea and it also sounds like this is not the right time of year to buy Zoysia so we are probably not hurting ourselves by waiting another month and bringing back additional information to the Board at your next meeting. When we bring the information to the Board at the next meeting, we will also look at more cost effective options.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Flint stated we have had some ongoing communication with a resident Ms. Fitzpatrick, she expressed concern about the traffic by the school. We had subsequent conversations with her and she suggested that the direction of traffic on the alleyway furthest to the east be changed and Jimmy put together an email explaining why that was not advisable based on the traffic configuration in that area. I forwarded that to her, she thanked us for the information but asked what else we could do in that regard. We are limited in what we can do, the roads are City roads, the issue is being created by the school, which is the School Board. We own that alleyway and the townhome association owns the parking lot. The source of the concern is parents parking on that alleyway dropping off their kids and picking them up and also parking in the association parking lot.

When we had this issue with the other alleyway directly across from the school parking lot we stationed a security guard out there during morning school start hours and we might want to consider doing something like that. We can also put tow away signs on the parking lot. The issue is enforcement. We can pay an off-duty police officer, I think it is about \$40 an hour, to be out there certain days. There are options and they are all going to cost money.

Mr. Hoffman stated the tough thing about the towing is it doesn't seem to be people parking and leaving their cars, they are in their cars. I'm pulling up the plans for that development and there is no parking proposed in the alley, there was nothing ever intended that to be parking so we could add no parking signs along the edge of the alley. If you do the spacing right you can make it quite annoying to pull off and if you do have anybody off-duty out there on a limited basis they can maybe enforce that. The other option we have, and something we can explore is posting that as an emergency clear zone for fire access and so forth. Instead of a no parking sign maybe no parking or stopping, emergency access along the alley.

Mr. Flint stated we can put signage up that says, resident only no through street, but I doubt that is going to deter many folks.

Mr. d'Adesky stated blocking an emergency way is a higher criminal penalty. Even if you do it on a temporary basis you can modify the behavior.

Mr. Flint stated we can start with security being out there and just asking people to move along or telling them you can't park here. They won't be able to write a ticket or enforce any

laws, but they can move people along. Jimmy, if the Board is amenable can you put together a sign plan?

Mr. Hoffman responded yes.

Mr. Flint stated these are standard signs, but it would be location and spec for the sign and we can get a quote and bring it back to the Board.

Ms. Steuck stated you have to make sure the school is informed and that parents know you can't go there so the kid isn't walking over there and the parent isn't there.

Mr. Flint stated we will let the school know but the school hasn't been real active in helping with the offsite situation.

Mr. Hoffman stated they are limited in terms of what they can do off their property but the access is fairly controlled, basically they have to get out of the school and there is a fence on the southern end of that alley so they have to immediately turn and walk down that alley. If the school posted an administrator right there for a day or a cop says no drop-off here and just don't let kids walk that way to get to the alley. There is probably a lot they can be making an effort on as well but it is a complicated issue particularly with the different ownership and enforceability.

Mr. Flint stated it sounds like we might want to move on this quicker than the next meeting. Are there any thoughts on the level of staffing the Board would like? Do you want to use security? Do you want to use OPD off-duty? It is \$16 versus \$40 per hour. They have minimums of three hours. We will put signage up.

Ms. Steuck stated once the signs are up then do it for a couple days a week for two weeks and see if that starts to alleviate the problem.

Ms. Cornelius stated I think it should be every day for a week then see.

Mr. Trace stated I don't think you can split the minimum so it would be \$120 in the morning and \$120 in the afternoon.

Mr. Flint stated we can have them in the morning and then they can spend the balance of the three hours somewhere else in the community. Do you want to start with three days a week?

Ms. Steuck stated yes and see how much of an impact that makes.

On MOTION by Mr. Trace seconded by Mr. Franklin with all in favor staff was authorized an amount not to exceed \$2,000 for signage and off-duty officers for the parking enforcement by the school and alleyway.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from January 14, 2019 through March 7, 2019 in the amount of \$804,333.56.

On MOTION by Mr. Franklin seconded by Ms. Steuck with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

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

iii. Field Manager's Report

Mr. Viasalyers gave an overview of the field operations report, copy of which was included in the agenda package.

Ms. Calleja gave an update on upcoming activities.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Steuck stated at the meeting last night they were talking about a 30-minute rule such that if there is lightning then the kids have to wait 30 minutes before they can leave. That puts communities in gridlock because cars aren't moving, people are coming home and some asked if the CDD could implement a texting program that residents can sign up for and if something is going on that we need to know about everyone could get a text instead of an email.

Mr. d'Adesky stated it is a very good idea. George retains information on property ownership but not necessarily the people living there so the HOA typically has better records. Also it could be construed as semi-private. I see the public benefit of that and I don't think there would be an issue with the CDD doing it but typically the HOA does.

Mr. Flint stated all the phone numbers would become a public record.

Ms. Steuck stated it could be voluntary, people could sign up.

Mr. Trace stated we can look into it.

Ms. Cornelius stated with the HOA there wouldn't be the privacy issue.

Mr. d'Adesky stated I think people are more comfortable with that knowing that their phone number isn't going to be subject to a public records request.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none,

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the meeting adjourned at 10:30 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Randal Park Community Development District
City of Orlando, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Randal Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated March 28, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

March 28, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Randal Park Community Development District, City of Orlando, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$5,709,397).
- The change in the District's total net position in comparison with the prior fiscal year was \$146,071, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$2,261,322, an increase of \$99,134, in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, assigned for capital reserves and subsequent years expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2018	2017
Current and other assets	\$ 2,272,470	\$ 2,204,367
Capital assets, net of depreciation	5,705,192	5,902,670
Total assets	7,977,662	8,107,037
Current liabilities	321,931	357,802
Long-term liabilities	13,365,128	13,604,703
Total liabilities	13,687,059	13,962,505
Net position		
Net investment in capital assets	(7,659,513)	(7,701,615)
Restricted	1,429,805	1,362,672
Unrestricted	520,311	483,475
Total net position	\$ (5,709,397)	\$ (5,855,468)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2018	2017
Program revenues		
Charges for services	\$ 1,863,519	\$ 1,751,963
Operating grants and contributions	67,890	53,715
Capital grants and contributions	5	4,062
General revenues		
Unrestricted investment earnings	3,794	2,491
Total revenues	1,935,208	1,812,231
Expenses:		
General government	100,751	97,245
Maintenance and operations	935,955	623,020
Interest	752,431	763,791
Conveyances of infrastructure	-	6,113,868
Total expenses	1,789,137	7,597,924
Change in net position	146,071	(5,785,693)
Net position - beginning	(5,855,468)	(69,775)
Net position - ending	\$ (5,709,397)	\$ (5,855,468)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$1,789,137. The costs of the District's activities were paid by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years. The decrease in current fiscal year expenses is primarily the result of the conveyance of capital assets to other entities for maintenance and ownership responsibilities in the prior year that did not reoccur in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$5,902,670 invested in capital assets. In the government-wide financial statements depreciation of \$197,478 has been taken, which resulted in a net book value of \$5,705,192. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2018, the District had \$13,500,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District issued \$1,770,000 of Series 2018 Bonds in order to fund its capital improvement project. In addition, the District used the Bond proceeds to acquire improvements from the Developer valued at \$1,356,623.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Randal Park Community Development District's Finance Department at 9145 Narcoossee Road, Suite A206, Orlando, Florida, 32827.

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 289,300
Investments	199,613
Due from others	3,746
Prepays and other assets	38,800
Restricted assets:	
Investments	1,741,011
Capital assets:	
Depreciable, net	<u>5,705,192</u>
Total assets	<u>7,977,662</u>
 LIABILITIES	
Accounts payable	11,148
Accrued interest payable	310,783
Non-current liabilities:	
Due within one year	240,000
Due in more than one year	<u>13,125,128</u>
Total liabilities	<u>13,687,059</u>
 NET POSITION	
Net investment in capital assets	(7,659,513)
Restricted for debt service	1,429,805
Unrestricted	<u>520,311</u>
Total net position	<u>\$ (5,709,397)</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 100,751	\$ 100,751	\$ -	\$ -	\$ -
Maintenance and operations	935,955	726,018	45,501	5	(164,431)
Interest on long-term debt	752,431	1,036,750	22,389	-	306,708
Total governmental activities	1,789,137	1,863,519	67,890	5	142,277
General revenues:					
Unrestricted investment earnings					3,794
Total general revenues					3,794
Change in net position					146,071
Net position - beginning					(5,855,468)
Net position - ending					<u>\$ (5,709,397)</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 289,300	\$ -	\$ -	\$ 289,300
Investments	199,613	1,740,588	423	1,940,624
Due from others	3,746	-	-	3,746
Prepays and other assets	38,800	-	-	38,800
Total assets	<u>\$ 531,459</u>	<u>\$ 1,740,588</u>	<u>\$ 423</u>	<u>\$ 2,272,470</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 11,148	\$ -	\$ -	\$ 11,148
Total liabilities	<u>11,148</u>	<u>-</u>	<u>-</u>	<u>11,148</u>
Fund balances:				
Nonspendable:				
Prepaid items	38,800	-	-	38,800
Restricted for:				
Debt service	-	1,740,588	-	1,740,588
Capital projects	-	-	423	423
Assigned for:				
Capital reserve	199,613	-	-	199,613
Subsequent year's expenditures	71,641	-	-	71,641
Unassigned	210,257	-	-	210,257
Total fund balances	<u>520,311</u>	<u>1,740,588</u>	<u>423</u>	<u>2,261,322</u>
Total liabilities and fund balances	<u>\$ 531,459</u>	<u>\$ 1,740,588</u>	<u>\$ 423</u>	<u>\$ 2,272,470</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

Fund balance - governmental funds	\$	2,261,322
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	5,902,670	
Accumulated depreciation	<u>(197,478)</u>	5,705,192

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(310,783)	
Bonds payable	<u>(13,365,128)</u>	<u>(13,675,911)</u>
Net position of governmental activities		<u>\$ (5,709,397)</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 814,197	\$ 1,036,750	\$ -	\$ 1,850,947
Developer contributions	45,501	-	-	45,501
Miscellaneous revenue	12,572	-	-	12,572
Interest	3,794	22,389	5	26,188
Total revenues	<u>876,064</u>	<u>1,059,139</u>	<u>5</u>	<u>1,935,208</u>
EXPENDITURES				
Current:				
General government	100,751	-	-	100,751
Maintenance and operations	738,477	-	-	738,477
Debt service:				
Principal	-	245,000	-	245,000
Interest	-	751,846	-	751,846
Total expenditures	<u>839,228</u>	<u>996,846</u>	<u>-</u>	<u>1,836,074</u>
Excess (deficiency) of revenues over (under) expenditures	36,836	62,293	5	99,134
Fund balances - beginning	<u>483,475</u>	<u>1,678,295</u>	<u>418</u>	<u>2,162,188</u>
Fund balances - ending	<u>\$ 520,311</u>	<u>\$ 1,740,588</u>	<u>\$ 423</u>	<u>\$ 2,261,322</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds	\$ 99,134
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(197,478)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	4,840
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(5,425)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	245,000
Change in net position of governmental activities	<u>\$ 146,071</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Randal Park Community Development District ("District") was established December 11, 2006. The District was created by Ordinance of the City of Orlando, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District. During the current fiscal year, the boundaries of the District were expanded by approximately 18 acres bringing the total acreage coverage of the District to approximately 595 acres.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2018, one Board member was affiliated with MAA (entity which has acquired Colonial Properties Services, Inc., the "Original Developer") and three Board members were affiliated with Mattamy Homes ("Current Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure - stormwater	30
Recreational facilities and other	30
Furniture, fixtures and equipment	10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Maturities
Wells Fargo Advantage Government Money Market Fund	\$ 1,741,011	S&P AAAM	Weighted average of the fund portfolio: 35 days
Local Government Surplus Trust Funds (FL PRIME)	199,613	S&P AAAM	Weighted average of the fund portfolio: 33 days
Total Investments	<u>\$ 1,940,624</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2018, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure - stormwater	\$ 1,211,967	\$ -	\$ -	\$ 1,211,967
Recreational facilities and other	4,679,872	-	-	4,679,872
Furniture, fixtures and equipment	10,831	-	-	10,831
Total capital assets, being depreciated	5,902,670	-	-	5,902,670
Less accumulated depreciation for:				
Infrastructure - stormwater	-	40,399	-	40,399
Recreational facilities and other	-	155,996	-	155,996
Furniture, fixtures and equipment	-	1,083	-	1,083
Total accumulated depreciation	-	197,478	-	197,478
Total capital assets, being depreciated, net	5,902,670	(197,478)	-	5,705,192
Governmental activities capital assets	\$ 5,902,670	\$ (197,478)	\$ -	\$ 5,705,192

The cost of the intended infrastructure development within the District had been estimated at approximately \$15,951,000. The project will include a stormwater system, roadways, water and sewer improvements and recreational amenities. Subsequent to fiscal year end, the District issued its Series 2018 Bonds in order to fund certain project costs. See Note 12 – Subsequent Events for further details regarding the Bond issuance and the acquisition of improvements from the Developer subsequent to fiscal year end.

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES

Series 2012

On May 17, 2012, the District issued \$5,115,000 of Special Assessment Revenue Bonds, Series 2012 consisting of \$835,000 Term Bonds Series 2012 due on November 1, 2022 with a fixed interest rate of 5.75%, \$1,490,000 Term Bonds Series 2012 due on November 1, 2032 with a fixed interest rate of 6.125%, and \$2,790,000 Term Bonds Series 2012 due on November 1, 2042 with a fixed interest rate of 6.875%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid serially on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2013 through November 1, 2042.

The Series 2012 Bonds due November 1, 2042 are subject to redemption at the option of the District after November 1, 2032 as outlined in the Bond Indenture. The remaining Series 2012 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Series 2015

On March 18, 2015, the District issued \$9,055,000 of Special Assessment Revenue Bonds, Series 2015 consisting of \$1,755,000 Term Bonds Series 2015 due on November 1, 2025 with a fixed interest rate of 4.25%, \$2,760,000 Term Bonds Series 2015 due on November 1, 2035 with a fixed interest rate of 5.00%, and \$4,540,000 Term Bonds Series 2015 due on November 1, 2045 with a fixed interest rate of 5.20%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid serially on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2016 through November 1, 2045.

The Series 2015 Bonds due November 1, 2035, and thereafter, are subject to redemption at the option of the District on or after November 1, 2025 as outlined in the Bond Indenture. The Series 2015 Bonds due on November 1, 2025 are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2012	\$ 4,835,000	\$ -	\$ 80,000	\$ 4,755,000	\$ 85,000
Less original issue discount	(64,226)	-	(2,608)	(61,618)	-
Series 2015	8,910,000	-	165,000	8,745,000	155,000
Less original issue discount	(76,071)	-	(2,817)	(73,254)	-
Total	\$ 13,604,703	\$ -	\$ 239,575	\$ 13,365,128	\$ 240,000

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Principal	Interest	Total
2019	\$ 240,000	\$ 740,143	\$ 980,143
2020	250,000	728,418	978,418
2021	265,000	716,086	981,086
2022	275,000	703,149	978,149
2023	290,000	687,844	977,844
2024-2028	1,690,000	3,202,711	4,892,711
2029-2033	2,185,000	2,693,119	4,878,119
2034-2038	2,875,000	1,986,679	4,861,679
2039-2043	3,820,000	1,009,728	4,829,728
2044-2046	1,610,000	128,440	1,738,440
Total	<u>\$ 13,500,000</u>	<u>\$ 12,596,317</u>	<u>\$ 26,096,317</u>

NOTE 7 – DEVELOPERS TRANSACTIONS

The Developers own a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developers.

The District has a cost sharing agreement with the Original Developer whereby the Original Developer has agreed to reimburse the District fifty percent of certain maintenance costs. During the fiscal year ended September 30, 2018, the Original Developer reimbursed the District in the amount of \$45,501 which includes a receivable of \$3,746.

NOTE 8 – CONCENTRATION

The Developers own a majority of the land within the District. Therefore, the District's activity is dependent upon the continued involvement of the Developers, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – INTERLOCAL AGREEMENT

During the fiscal year ended September 30, 2013, the District entered into an interlocal agreement ("Agreement") with the City of Orlando ("City") regarding maintenance of City owned rights of way ("City ROW") within and adjacent to the District. The Agreement acknowledges that the City has ultimate responsibility for the maintenance of the ROW but provides the option and mechanism for the District to maintain the ROW to a higher standard than the City would otherwise provide.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. The District has also contracted with the same management company to perform field management services, which include monthly inspection of the District's irrigation system. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 12 – SUBSEQUENT EVENTS

Bond Issuance and Acquisition of Improvements from the Developer

Subsequent to fiscal year end, the District issued \$1,770,000 of Series 2018 Bonds in order to fund its capital improvement project. In addition, the District used the Bond proceeds to acquire improvements from the Developer valued at \$1,356,623.

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 796,630	\$ 814,197	\$ 17,567
Contributions	53,934	45,501	(8,433)
Miscellaneous revenue	12,500	12,572	72
Interest	-	3,794	3,794
Total revenues	<u>863,064</u>	<u>876,064</u>	<u>13,000</u>
EXPENDITURES			
Current:			
General government	118,190	100,751	17,439
Maintenance and operations	805,414	738,477	66,937
Total expenditures	<u>923,604</u>	<u>839,228</u>	<u>84,376</u>
Excess (deficiency) of revenues over (under) expenditures	(60,540)	36,836	97,376
OTHER FINANCING SOURCES AND USES			
Carryforward surplus	60,540	-	(60,540)
Total other financing sources and uses	<u>60,540</u>	<u>-</u>	<u>(60,540)</u>
Net change in fund balances	<u>\$ -</u>	36,836	<u>\$ 36,836</u>
Fund balance - beginning		<u>483,475</u>	
Fund balance - ending		<u>\$ 520,311</u>	

See notes to required supplementary information

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Randal Park Community Development District
City of Orlando, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Randal Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 28, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 28, 2019



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Randal Park Community Development District
City of Orlando, Florida

We have examined Randal Park Community Development District, City of Orlando, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Randal Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 28, 2019



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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Fax (561) 994-5823
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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Randal Park Community Development District
City of Orlando, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Randal Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated March 28, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 28, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Randal Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Randal Park Community Development District, City of Orlando, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 28, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SECTION V



Proposal #8064

Date: 04/03/2019

From: Lathan Smith

Proposal For

GMS-CF, LLC

9145 Narcoossee Rd
Suite A-206
Orlando, FL 32827

main:
mobile:

Location

Randall Park Blvd
Orlando, FL 32832

Property Name: Randal Park CDD

Sod install at Tibbitt park

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Sod Installation (Sub)	3750.00	\$1.37	\$5,137.50

Client Notes

Remove plant material at Tibbett Park and replace with Zoysia turf.

Signature

x

SUBTOTAL \$5,137.50

SALES TAX \$0.00

TOTAL \$5,137.50

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Lathan Smith

Office:

lsmith@yellowstonelandscape.com



Proposal #9020
Date: 03/27/2019
From: Peter Skwyra

Proposal For

GMS-CF, LLC
9145 Narcoossee Rd
Suite A-206
Orlando, FL 32827

main:
mobile:

Location

Randall Park Blvd
Orlando, FL 32832

Property Name: Randal Park CDD

Revamp Irrigation for New Sod at Tibbett Island

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor Rate	4.00	\$67.18	\$268.70
Install 16 Rainbird Pressure Regulating heads to replace the risers originally installed for plant material.			
Heads will be installed at grade for new sod being proposed at island.			
Irrigation Materials	16.00	\$35.00	\$560.00
Rainbird PRS Spray Heads (16)			
Misc PVC			
Flex Pipe			

Client Notes

Signature

x

SUBTOTAL \$770.88

SALES TAX \$0.00

TOTAL \$770.88

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Peter Skwyr

Office:

pskwyr@yellowstonelandscape.com

Date
4/10/2019



Proposal #
4567

Landscape Installation Proposal

Property Name: Randal Park Townhomes

Service Address: 8730 Randal Park Blvd
Orlando, FL 32832

Billing Address:

Contact Information: William Viasalyers
407-451-4047

WViasalyers@gmail.com

Submitted By: Mike LeRoy

877-282-6611

support@paradiselawnsfl.com

Description of Work: This proposal covers the defined material below per plan. Paradise will provide all necessary materials, labor and equipment to perform the jobs as defined. Any Change Orders will be defined and priced accordingly to job specific tasks.

Tibbett Street Island

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
Removal and Prep		Removal of the unwanted plant material			1	EA	\$ -	\$ -
Irrigation Modifications		Modify existing Irrigation for New Sod					\$ -	\$ -
		Budget not to exceed \$1,250.00.			1	EA	\$ 850.00	\$ 850.00
		CDD will only be for materials and labor used for this job.					\$ -	\$ -
Installation of	Sod - Zoysia	Install new Sod			4800	SF	\$ 1.25	\$ 6,000.00

Sub Total: \$ 6,850.00

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -

Sub Total: \$ -

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -

Sub Total: \$ -

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -

Sub Total: \$ -

Total: \$ 6,850.00

Customer:

Phone: 407-398-2890

Email: wviasalvers@gmscfl.com



Date:

3/21/19

JOB NAME

Randal Park CDD

Tilden Park: Demolition- Remove approx. 330 plants, fill holes with 13 yds fill dirt. Irrigation- Convert 17 risers and 26 (12") pop up sprays to 6" pop up sprays. We will use the existing mp rotator nozzles. Turf- Install 20 pallets of Zoysia in place of removed landscape material.

[illegible]

SECTION VI

SECTION C

SECTION 1

Randal Park Community Development District

Check Run Summary

March 8, 2019 thru April 11, 2019

Fund	Date	Check No.'s	Amount
General Fund	3/12/19	1655	\$ 4,130.00
	3/14/19	1656-1661	\$ 5,572.97
	3/15/19	1662	\$ 420.00
	3/22/19	1663	\$ 100.00
	3/23/19	1664-1665	\$ 63,564.84
	3/28/19	1666-1668	\$ 28,278.90
	4/2/19	1669-1670	\$ 1,220.00
	4/5/19	1671-1675	\$ 3,954.00
	4/11/19	1676-1681	\$ 20,291.08
			<hr/>
			\$ 127,531.79
Payroll	<u>March 2019</u>		
	Kathryn F Steuck	50052	\$ 184.70
	Stephany C Cornelius	50053	\$ 184.70
	Thomas O Franklin	50054	\$ 184.70
			<hr/>
			\$ 554.10
			<hr/>
			\$ 128,085.89

*** CHECK DATES 03/08/2019 - 04/11/2019 ***

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#
3/12/19	00001	3/11/19	CF0021	201901 320-53800-12300	FACILITY MAINT-JAN19	*	1,995.00		
		3/11/19	CF0022	201902 320-53800-12300	FACILITY MAINT-FEB19	*	2,135.00		
								4,130.00	001655
GOVERNMENTAL MANAGEMENT SERVICES									
3/14/19	00043	3/13/19	9460952	201903 320-53800-46800	PEST CONTROL MAR19	*	50.00		
								50.00	001656
ARROW ENVIRONMENTAL SERVICES									
3/14/19	00039	3/01/19	5007	201903 320-53800-46400	POOL MAINT MAR19	*	450.00		
		3/01/19	5008	201903 320-53800-46900	FOUNTAIN MAINT MAR19	*	100.00		
								550.00	001657
ROBERTS POOL SERVICE AND REPAIR INC									
3/14/19	00038	2/18/19	332699	201903 320-53800-46400	CHEMICAL CONTROLLER MAR19	*	750.00		
		3/07/19	333489	201903 320-53800-46300	JUMBO SITCKS/DEGREASER	*	223.75		
								973.75	001658
SPIES POOL, LLC									
3/14/19	00049	3/01/19	105041	201902 320-53800-34500	SECURITY MONITORING FEB19	*	35.00		
								35.00	001659
SYNERGY FL									
3/14/19	00026	3/08/19	0283646	201902 310-51300-31100	REIMB TRAVEL EXPENSES	*	34.12		
								34.12	001660
VANASSE HANGEN BRUSTLIN, INC									
3/14/19	00066	2/28/19	250872	201902 320-53800-46500	REPAIR LINE BREAKS	*	1,520.10		
		2/28/19	250873	201902 320-53800-46500	RPLC DECODRES POOL CLOCK	*	1,370.50		
		2/28/19	250874	201902 320-53800-46500	REPLACE 3 VALVES WEEPING	*	1,039.50		
								3,930.10	001661
YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC									
3/15/19	00001	3/12/19	CF0030	201901 320-53800-12300	CURVE PAINTING-JAN19	*	175.00		
		3/12/19	CF0031	201902 320-53800-12300	CURVE PAINTING-FEB19	*	245.00		
								420.00	001662
GOVERNMENTAL MANAGEMENT SERVICES									
3/22/19	00079	3/11/19	2	201903 310-51300-49000	AMORT SCH-SERIES 2015	*	100.00		
								100.00	001663
DISCLOSURE SERVICES LLC									

RAND RANDAL PARK KCOSTA

*** CHECK DATES 03/08/2019 - 04/11/2019 ***

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 #
3/23/19	00033	3/23/19 03232019	201903 300-20700-10300		*	25,424.53	
			FY19 DEBT SERVICE-SER12				
				RANDAL PARK CDD C/O WELLS FARGO			25,424.53 001664
3/23/19	00033	3/23/19 03232019	201903 300-20700-10300		*	38,140.31	
			FY19 DEBT SERVICE-SER15				
				RANDAL PARK CDD C/O WELLS FARGO			38,140.31 001665
3/28/19	00061	3/22/19 125312	201903 320-53800-49000		*	236.90	
			LITTER PICK UP BAGS				
				PROPET DISTRIBUTORS, INC.			236.90 001666
3/28/19	00035	3/14/19 1674672	201903 310-51300-32300		*	4,500.00	
			SER 15-TRUSTEE FEES				
				WELLS FARGO BANK			4,500.00 001667
3/28/19	00066	3/15/19 ON 8644	201903 320-53800-46500		*	17,342.00	
			MTHLY LANDSCAPE MNT MAR19				
		3/15/19 ON 8644	201903 320-53800-46500		*	3,100.00	
			LNSDCAPE-MT-COLON-MAR19				
		3/15/19 ON 8644	201903 320-53800-46500		*	3,100.00	
			LNSDCAPE-MT-SHARED-MAR19				
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			23,542.00 001668
4/02/19	00001	3/31/19 CF0045	201903 320-53800-12300		*	980.00	
			FACILITY MAINT 3/04-3/17				
				GOVERNMENTAL MANAGEMENT SERVICES			980.00 001669
4/02/19	00001	3/31/19 CF0047	201903 320-53800-12200		*	240.00	
			POOL ATTENDANTS-MAR19				
				GOVERNMENTAL MANAGEMENT SERVICES			240.00 001670
4/05/19	00031	3/31/19 176390	201903 320-53800-47000		*	285.00	
			LAKE MAINT-5 PONDS-MAR19				
		3/31/19 176390	201903 320-53800-47000		*	27.50	
			LKMT-DOWN-SHARED-MAR19				
		3/31/19 176390	201903 320-53800-47000		*	27.50	
			LKMT-DOWN-COLON-MAR19				
		3/31/19 176390	201903 320-53800-47000		*	25.00	
			LKMT-AC1-SHARED-MAR19				
		3/31/19 176390	201903 320-53800-47000		*	25.00	
			LKMT-AC1-COLON-MAR19				
		3/31/19 176390	201903 320-53800-47000		*	355.00	
			LAKE MAINT-4 PONDS-MAR19				
				APPLIED AQUATIC MANAGMENT,INC.			745.00 001671

RAND RANDAL PARK KCOSTA

*** CHECK DATES 03/08/2019 - 04/11/2019 ***

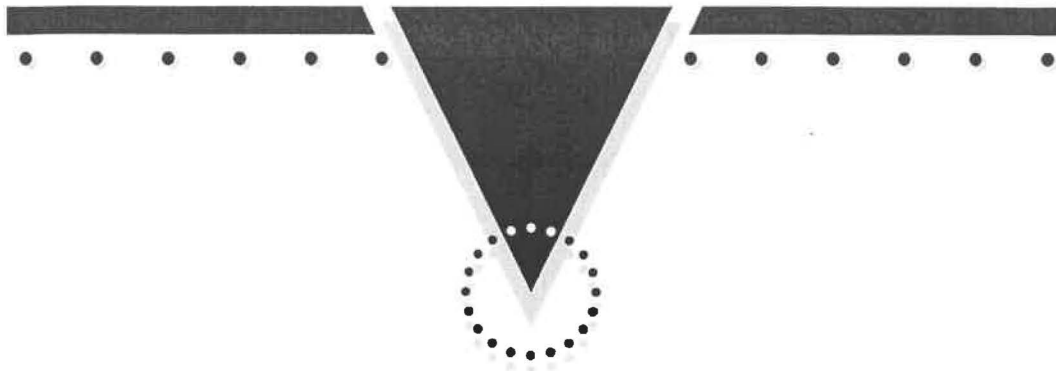
RANDAL PARK CDD

BANK A RANDAL PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/05/19	00069	4/01/19 1509	201904 320-53800-47600	SECURITY APR19	*	2,184.00	
							2,184.00 001672
COMMUNITY WATCH SOLUTIONS, LLC							
4/05/19	00046	3/21/19 17757A	201903 320-53800-46900	QTRLY FOUNTAIN MNT MAR19	*	175.00	
							175.00 001673
FOUNTAIN DESIGN GROUP, INC.							
4/05/19	00039	4/01/19 5076	201904 320-53800-46900	FOUNTAIN MAINT-APR19	*	100.00	
							100.00 001674
ROBERTS POOL SERVICE AND REPAIR INC							
4/05/19	00038	3/18/19 333853	201904 320-53800-46400	CHEMICAL CONTROLLER APR19	*	750.00	
							750.00 001675
SPIES POOL, LLC							
4/11/19	00002	4/02/19 6-508-44	201903 310-51300-42000	DELIVERY 3/26/19	*	42.08	
							42.08 001676
FEDEX							
4/11/19	00015	4/01/19 17920	201904 310-51300-31200	AUDIT FY18 THRU 9/30/18	*	4,000.00	
							4,000.00 001677
GRAU & ASSOCIATES							
4/11/19	00049	4/01/19 107802	201904 320-53800-34500	SECURITY MONITORING MAR19	*	35.00	
							35.00 001678
SYNERGY FL							
4/11/19	00089	4/10/19 18-142B-	201904 320-53800-52000	2 FRAME SHADE STRUCTURE	*	14,439.00	
							14,439.00 001679
THINK SHADE LLC							
4/11/19	00026	4/04/19 285513	201904 310-51300-31100	CDD BOARD MEETING & PREP	*	150.00	
							150.00 001680
VANASSE HANGEN BRUSTLIN, INC							
4/11/19	00047	3/24/19 19-3210	201903 320-53800-46700	CLUBHOUSE CLEANING MAR19	*	1,625.00	
							1,625.00 001681
WESTWOOD INTERIOR CLEANING INC.							
TOTAL FOR BANK A						127,531.79	
TOTAL FOR REGISTER						127,531.79	

RAND RANDAL PARK KCOSTA

SECTION 2



Randal Park

Community Development District

Unaudited Financial Reporting
March 31, 2019



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RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
For The Period Ending March 31, 2019

<i>Assets</i>	<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	\$686,455	-----	-----	-----	\$686,455
Cash - Debit Card	\$2,479	-----	-----	-----	\$2,479
Investments					
Custody Account	-----	\$202,174	-----	-----	\$202,174
Bond Series - 2012					
Reserve	-----	-----	\$401,031	-----	\$401,031
Revenue	-----	-----	\$456,675	-----	\$456,675
Interest	-----	-----	\$34	-----	\$34
Principal	-----	-----	\$12	-----	\$12
Prepayment	-----	-----	\$1	-----	\$1
Bond Series - 2015					
Reserve	-----	-----	\$596,080	-----	\$596,080
Revenue	-----	-----	\$627,605	-----	\$627,605
Prepayment	-----	-----	\$1,413	-----	\$1,413
Construction	-----	-----	-----	\$428	\$428
Bond Series - 2018					
Reserve	-----	-----	\$59,107	-----	\$59,107
Cap Interest	-----	-----	\$77,358	-----	\$77,358
Construction	-----	-----	-----	\$19,441	\$19,441
Cost of Issuance	-----	-----	-----	\$18,340	\$18,340
Due from Colonial Properties	\$14,636	-----	-----	-----	\$14,636
Due from Other	\$5,000	-----	-----	-----	\$5,000
Prepaid Expenses	\$188	-----	-----	-----	\$188
Total Assets	\$708,758	\$202,174	\$2,219,316	\$38,209	\$3,168,457
<i>Liabilities</i>					
Accounts Payable	\$3,807	-----	-----	-----	\$3,807
<i>Fund Equity</i>					
Fund Balances					
Unassigned Fund Balance	\$704,764	\$202,174	-----	-----	\$906,938
Restricted for Debt Service - 2012	-----	-----	\$857,753	-----	\$857,753
Restricted for Debt Service - 2015	-----	-----	\$1,225,098	-----	\$1,225,098
Restricted for Debt Service - 2018	-----	-----	\$136,465	-----	\$136,465
Restricted for Capital Projects - 2015	-----	-----	-----	\$428	\$428
Restricted for Capital Projects - 2018	-----	-----	-----	\$37,781	\$37,781
Total Liabilities & Fund Equity	\$708,758	\$202,174	\$2,219,316	\$38,209	\$3,168,457

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	Adopted Budget	Prorated Budget Thru 03/31/19	Actual Thru 03/31/19	Variance
Revenues:				
Assessments - Tax Collector	\$796,630	\$785,587	\$785,587	\$0
Colonial Properties Contributions	\$54,176	\$27,088	\$25,898	(\$1,190)
Shade Project Contributions	\$0	\$0	\$36,100	\$36,100
Miscellaneous Revenue	\$1,000	\$500	\$6,600	\$6,100
Miscellaneous Revenue - Activities	\$7,000	\$3,500	\$5,288	\$1,788
Rentals	\$7,000	\$3,500	\$7,750	\$4,250
Total Revenues	\$865,806	\$820,175	\$867,223	\$47,048
Expenditures:				
<u>Administrative</u>				
Supervisor Fees	\$6,000	\$3,000	\$2,600	\$400
FICA Expense	\$459	\$230	\$199	\$31
Annual Audit	\$4,000	\$0	\$0	\$0
Trustee Fees	\$8,000	\$0	\$4,500	(\$4,500)
Dissemination Agent	\$7,000	\$3,500	\$4,375	(\$875)
Arbitrage	\$1,200	\$0	\$0	\$0
Engineering	\$10,000	\$5,000	\$2,564	\$2,436
Attorney	\$20,000	\$10,000	\$5,388	\$4,612
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Management Fees	\$39,393	\$19,697	\$19,697	\$0
Information Technology	\$1,000	\$500	\$500	\$0
Telephone	\$100	\$50	\$48	\$2
Postage	\$1,500	\$750	\$270	\$480
Insurance	\$5,500	\$5,500	\$4,928	\$572
Printing & Binding	\$1,500	\$750	\$734	\$16
Legal Advertising	\$2,500	\$1,250	\$7,929	(\$6,679)
Other Current Charges	\$350	\$175	\$125	\$50
Office Supplies	\$200	\$100	\$107	(\$7)
Property Appraiser	\$800	\$0	\$797	(\$797)
Property Taxes	\$250	\$0	\$241	(\$241)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$114,927	\$55,676	\$60,176	(\$4,500)

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	Adopted Budget	Prorated Budget Thru 03/31/19	Actual Thru 03/31/19	Variance
<u>Maintenance</u>				
<u>Contract Services</u>				
Field Management	\$16,883	\$8,442	\$8,442	(\$0)
Facilities Management	\$72,700	\$36,350	\$36,350	\$0
Pool Attendants	\$18,000	\$9,000	\$3,907	\$5,093
Landscape Maintenance	\$282,504	\$141,252	\$141,252	\$0
Wetland Maintenance	\$9,600	\$4,800	\$0	\$4,800
Mitigation Monitoring	\$2,500	\$1,250	\$0	\$1,250
Janitorial Services	\$21,000	\$10,500	\$9,625	\$875
Pool Maintenance	\$15,330	\$7,665	\$7,200	\$465
Lake Maintenance	\$8,940	\$4,470	\$4,470	\$0
Pest Control	\$1,100	\$550	\$800	(\$250)
HVAC Maintenance	\$574	\$287	\$0	\$287
Security Patrol	\$30,000	\$15,000	\$14,000	\$1,000
<u>Repairs & Maintenance</u>				
Facilities Maintenance	\$29,120	\$14,560	\$13,090	\$1,470
Repairs & Maintenance	\$15,000	\$7,500	\$602	\$6,898
Operating Supplies	\$5,000	\$2,500	\$829	\$1,671
Landscape Replacement	\$10,000	\$5,000	\$568	\$4,432
Pool Repairs & Maintenance	\$5,000	\$2,500	\$3,021	(\$521)
Irrigations Repairs	\$8,000	\$4,000	\$7,165	(\$3,165)
Alley Maintenance	\$1,500	\$750	\$0	\$750
Stormwater Repairs & Maintenance	\$1,500	\$750	\$0	\$750
Fountain Maintenance	\$3,500	\$1,750	\$950	\$800
Fitness Repairs & Maintenance	\$2,000	\$1,000	\$3,181	(\$2,181)
Signs	\$1,000	\$500	\$0	\$500
Pressure Washing	\$10,000	\$5,000	\$8,000	(\$3,000)
<u>Utilities</u>				
Utilities - Common Area	\$30,000	\$15,000	\$12,783	\$2,217
Utilities - Amenity Center	\$22,000	\$11,000	\$10,470	\$530
Refuse Service	\$2,400	\$1,200	\$1,304	(\$104)
Streetlighting	\$98,769	\$49,385	\$56,814	(\$7,429)
<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	\$2,000	\$1,622	\$378
Recreation Center Access Cards	\$1,000	\$500	\$0	\$500
Special Events	\$15,000	\$7,500	\$8,164	(\$664)
Holiday Decorations	\$4,000	\$4,000	\$4,009	(\$9)
Newsletter	\$0	\$0	\$0	\$0
Security Monitoring	\$600	\$300	\$175	\$125
Contingency	\$10,000	\$5,000	\$11,564	(\$6,564)
Shade Project Expenses	\$0	\$0	\$24,065	(\$24,065)
Capital Reserve	\$32,450	\$0	\$0	\$0
Total Maintenance	\$822,520	\$412,260	\$422,793	(\$10,533)
Total Expenditures	\$937,447	\$467,936	\$482,969	(\$15,033)
Excess Revenues (Expenditures)	(\$71,641)		\$384,254	
Fund Balance - Beginning	\$71,641		\$320,698	
Fund Balance - Ending	\$0		\$704,951	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures
For The Period Ending March 31, 2019

	Adopted Budget	Prorated Budget Thru 03/31/19	Actual Thru 03/31/19	Variance
<u>Revenues:</u>				
Transfer In	\$32,450	\$0	\$0	\$0
Interest	\$0	\$0	\$2,561	\$2,561
Total Revenues	\$32,450	\$0	\$2,561	\$2,561
<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		\$2,561	
Fund Balance - Beginning	\$229,626		\$199,613	
Fund Balance - Ending	\$244,736		\$202,174	

RANDAL PARK **COMMUNITY DEVELOPMENT DISTRICT**

DEBT SERVICE FUND - SERIES 2012

Statement of Revenues & Expenditures
For The Period Ending March 31, 2019

	Adopted Budget	Prorated Budget Thru 03/31/19	Actual Thru 03/31/19	Variance
Revenues:				
Assessments - Tax Collector	\$397,350	\$391,842	\$391,842	\$0
Interest	\$0	\$0	\$6,454	\$6,454
Total Revenues	\$397,350	\$391,842	\$398,295	\$6,454
Expenditures:				
Principal Payment - 11/01	\$85,000	\$85,000	\$85,000	\$0
Interest Payment - 11/01	\$155,194	\$155,194	\$155,194	\$0
Interest Payment - 05/01	\$152,750	\$0	\$0	\$0
Total Expenditures	\$392,944	\$240,194	\$240,194	\$0
Excess Revenues (Expenditures)	\$4,406		\$158,102	
Fund Balance - Beginning	\$297,417		\$699,651	
Fund Balance - Ending	\$301,823		\$857,753	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

DEBT SERVICE FUND - SERIES 2015

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	Adopted Budget	Prorated Budget Thru 03/31/19	Actual Thru 03/31/19	Variance
<u>Revenues:</u>				
Assessments - Tax Collector	\$596,080	\$587,817	\$587,817	\$0
Interest	\$0	\$0	\$9,302	\$9,302
Total Revenues	\$596,080	\$587,817	\$597,119	\$9,302
<u>Expenditures:</u>				
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		\$184,161	
Fund Balance - Beginning	\$438,631		\$1,040,937	
Fund Balance - Ending	\$447,512		\$1,225,098	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

DEBT SERVICE FUND - SERIES 2018

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	Adopted Budget	Prorated Budget Thru 03/31/19	Actual Thru 03/31/19	Variance
<u>Revenues:</u>				
Bond Proceeds	\$0	\$0	\$135,841	\$135,841
Interest	\$0	\$0	\$624	\$624
Total Revenues	\$0	\$0	\$136,465	\$136,465
<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		\$136,465	
Fund Balance - Beginning	\$438,631		\$0	
Fund Balance - Ending	\$438,631		\$136,465	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

CAPITAL PROJECTS FUND - SERIES 2015

Statement of Revenues & Expenditures
For The Period Ending March 31, 2019

	Adopted Budget	Prorated Budget Thru 03/31/19	Actual Thru 03/31/19	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		\$428	

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2018

Statement of Revenues & Expenditures
For The Period Ending March 31, 2019

	Adopted Budget	Prorated Budget Thru 03/31/19	Actual Thru 03/31/19	Variance
<u>Revenues:</u>				
Bond Proceeds	\$0	\$0	\$1,634,159	\$1,634,159
Interest	\$0	\$0	\$995	\$995
Total Revenues	\$0	\$0	\$1,635,154	\$1,635,154
<u>Expenditures:</u>				
Capital Outlay - COI	\$0	\$0	\$240,750	(\$240,750)
Capital Outlay	\$0	\$0	\$1,356,623	(\$1,356,623)
Total Expenditures	\$0	\$0	\$1,597,373	(\$1,597,373)
Excess Revenues (Expenditures)	\$0		\$37,781	
Fund Balance - Beginning	\$0		\$0	
Fund Balance - Ending	\$0		\$37,781	

**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	\$20,856	\$0	\$0	\$0	\$0	\$0	\$0	\$785,587
Cobnial Properties Contribution	\$3,763	\$3,764	\$3,734	\$0	\$10,615	\$4,021	\$0	\$0	\$0	\$0	\$0	\$0	\$25,898
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	\$1,495	\$0	\$0	\$0	\$0	\$0	\$0	\$6,600
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)	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$7,750
Total Revenues	\$10,583	\$38,334	\$722,356	\$21,096	\$45,482	\$29,372	\$0	\$0	\$0	\$0	\$0	\$0	\$867,223
Expenditures:													
Administrative													
Supervisors Fees	\$200	\$0	\$1,200	\$600	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
FICA Expense	\$15	\$0	\$92	\$46	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$199
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500
Dissemination Agent	\$583	\$583	\$583	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$4,375
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$0	\$600	\$1,630	\$300	\$34	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,564
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	\$3,283	\$0	\$0	\$0	\$0	\$0	\$0	\$19,697
Information Technology	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Telephone	\$0	\$41	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Postage	\$9	\$20	\$72	\$53	\$47	\$68	\$0	\$0	\$0	\$0	\$0	\$0	\$270
Insurance	\$4,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,928
Printing & Binding	\$144	\$143	\$153	\$76	\$105	\$113	\$0	\$0	\$0	\$0	\$0	\$0	\$734
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	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$125
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	\$4,459	\$9,669	\$0	\$0	\$0	\$0	\$0	\$0	\$60,176

**Randal Park
Community Development District**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Maintenance													
Contract Services													
Field Management	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$0	\$0	\$0	\$0	\$0	\$0	\$8,442
Facilities Management	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$0	\$0	\$0	\$0	\$0	\$0	\$36,350
Pool Attendants	\$880	\$1,870	\$416	\$0	\$502	\$240	\$0	\$0	\$0	\$0	\$0	\$0	\$3,907
Landscape Maintenance	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$0	\$0	\$0	\$0	\$0	\$0	\$141,252
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	\$1,625	\$0	\$0	\$0	\$0	\$0	\$0	\$9,625
Pool Maintenance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$7,200
Lake Maintenance	\$745	\$745	\$745	\$745	\$745	\$745	\$0	\$0	\$0	\$0	\$0	\$0	\$4,470
Pest Control	\$550	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$800
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	\$2,184	\$0	\$0	\$0	\$0	\$0	\$0	\$14,000
Repairs & Maintenance													
Facilities Maintenance	\$2,065	\$3,325	\$2,170	\$2,170	\$2,380	\$980	\$0	\$0	\$0	\$0	\$0	\$0	\$13,090
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	\$224	\$0	\$0	\$0	\$0	\$0	\$0	\$3,021
Irrigation Repairs	\$1,617	\$1,617	\$0	\$3,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,165
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	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$950
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	\$1,967	\$0	\$0	\$0	\$0	\$0	\$0	\$12,783
Utilities - Amenity Center	\$1,912	\$3,330	\$0	\$1,772	\$1,882	\$1,574	\$0	\$0	\$0	\$0	\$0	\$0	\$10,470
Refuse Service	\$186	\$373	\$0	\$373	\$186	\$186	\$0	\$0	\$0	\$0	\$0	\$0	\$1,304
Streetlighting	\$7,370	\$16,006	\$0	\$16,679	\$8,379	\$8,379	\$0	\$0	\$0	\$0	\$0	\$0	\$56,814
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	\$270	\$0	\$0	\$0	\$0	\$0	\$0	\$1,622
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	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Contingency	\$0	\$216	\$557	\$10,266	\$289	\$237	\$0	\$0	\$0	\$0	\$0	\$0	\$11,564
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	\$101,120	\$49,772	\$75,925	\$55,076	\$51,144	\$0	\$0	\$0	\$0	\$0	\$0	\$422,793
Total Expenditures	\$109,269	\$111,844	\$57,595	\$83,913	\$59,535	\$60,813	\$0	\$0	\$0	\$0	\$0	\$0	\$482,969
Excess Revenues (Expenditures)	(\$98,686)	(\$73,511)	\$664,762	(\$62,817)	(\$14,053)	(\$31,441)	\$0	\$0	\$0	\$0	\$0	\$0	\$384,254

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 :	\$401,031
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 :	\$596,080
Bonds Outstanding - 03/18/2015	\$9,055,000
Less : November 1, 2016 (Mandatory)	(\$145,000)
Less : November 1, 2017 (Mandatory)	(\$150,000)
Less : February 1, 2018 (Special Call)	(\$15,000)
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 :	\$59,107
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
3/1/19		Interest		\$0.74
TOTAL				\$4.42
Acquisition/Construction Fund at 10/1/18				\$423.49
Interest Earned thru 03/31/19				\$4.42
Requisitions Paid thru 03/31/19				\$0.00
Remaining Acquisition/Construction Fund				\$427.91

**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
3/1/19		Interest		\$33.75
		TOTAL		\$905.28
		Acquisition/Construction Fund at 12/17/18		\$1,375,158.98
		Interest Earned thru 03/31/19		\$905.28
		Requisitions Paid thru 03/31/19		(\$1,356,622.93)
		Remaining Acquisition/Construction Fund		\$19,441.33

SPECIAL ASSESSMENT RECEIPTS - FY2019

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

% Collected: 98.61%

SECTION 3

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

Memorandum

DATE: April 19th, 2019

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

FROM: William Viasalyers
Field Services Manager

RE: Randal Park CDD Monthly Managers Report – April 19th, 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 continues with removing trash from the edge of the lakes during their weekly maintenance.

Landscaping:

1. Staff continues to meet with Yellowstone once a week to review landscaping and irrigation concerns.
2. Staff has been working with Yellowstone to review areas throughout the property that show signs of turf issues to identify and correct.
3. Tibbett Park updates-Vendor will repurpose some of the plants in Tibbett Park and use to fill in some voids around the clubhouse and pool areas.

Other:

1. Shade structures update.

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

Respectfully,

William Viasalyers