

*Randal Park Community
Development District*

Agenda

June 21, 2019

AGENDA

Randal Park

Community Development District

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

June 14, 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, June 21, 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 May 17, 2019 Meeting
4. Discussion of Proposed Fiscal Year 2020 Budget
5. Consideration of Proposals for Janitorial Services
6. Consideration of Proposal from Berry Construction, Inc. to Refurbish Bridge Walkway
7. 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
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date
11. 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 May 17, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the discussion of the proposed Fiscal Year 2020 budget. A copy of the budget is enclosed for your review.

The fifth order of business is the consideration of proposals for janitorial services. The proposals from three (3) vendors is enclosed for your review.

The sixth order of business is the consideration of proposal from Berry Construction, Inc. to refurbish a portion of the bridge walkway. A copy of the proposal is enclosed for your review.

Section C of the seventh 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 blue ink, appearing to read 'G. S. Flint', is written above the printed name.

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, May 17, 2019 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
James Hoffman	District Engineer
William Viasalyers	Field Manager
Marcia Calleja	Amenity Manager
Alex Panagos	Community Manager
Lathan Smith	Yellowstone

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 April 19, 2019 Meeting

On MOTION by Mr. Franklin seconded by Ms. Steuck with all in favor the minutes of the April 19, 2019 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Amendment to Agreement with Latham, Shuker, Eden & Beaudine, LLP for Legal Services

Mr. d'Adesky stated when we first became District Counsel we said that we could increase our rates 5% a year and we actually haven't increased rates since 2014 and benefits and costs have gone up since then. Overall there shouldn't be an impact to the budget, the majority of our costs other than meeting attendance are related to turnover of assets and since that is pretty much done our costs should be going down.

On MOTION by Ms. Cornelius seconded by Mr. Franklin with all in favor the amendment to the agreement with Latham, Shuker, Eden & Beaudine, LLP was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-12 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing

Mr. Flint stated this is a resolution approving a proposed budget and setting the date, place and time of the public hearing. CDDs are required by Statute to approve a proposed budget by June 15th of each year and set the date, place and time of the public hearing and the public hearing has to be at least 60 days from the time you approve the budget. We are suggesting your August 16, 2019 meeting at 9:30 a.m. in this location for the public hearing. We emailed the proposed budget yesterday and I know you haven't had a chance to look at it and I apologize but we were working through the issue of bringing the townhomes on and the discounted O&M that they were going to have as well as other items in the budget. The proposed budget is not binding on you, if you approve it today you can amend it next month, you can amend it in July, you can amend it at the public hearing but if there is a proposed increase in the O&M assessments it requires a mailed notice and some additional advertising so that needs to be decided early on either today or at the latest at your June meeting. You will want to approve the proposed budget today because you have the June 15th deadline.

The current adopted budget we projected using \$71,000 of fund balance to actually balance the budget so in the current year you are basically using cash on hand in addition to the assessments to balance your expenses. Your assessments weren't directly covering 100% of your expenses. That was okay, that was a Board decision to do that; we made sure you continued to have a three-month operating reserve even using the \$71,000, but that is not something you can continue to do year after year. We are at the point where we have a three-month operating reserve in your General Fund and you don't really want to use any of that to

balance your budget so there will need to be some adjustment to cover that. On the revenue side the last column to the right you will see the last line is carry forward surplus and that is zero and that means your budget is being balanced solely on your assessment revenue, the contribution from Colonial for their cost share at the front and some interest earnings and miscellaneous revenue from renting the clubhouse, etc.

On the expense side the administrative expenses have gone up but most of those adjustments are related to Trustee fees, dissemination agent and arbitrage, which are all driven by the number of bond issues you have. There is a 3% inflationary adjustment proposed in the management fee line item. Under supervisor fees, in the past we only budgeted \$6,000, which assumes \$200 a meeting, five Board members meeting six times a year. Since you are transitioning next November you will have four residents on the Board, some Board members accepting and some waiving compensation. You really need to budget for five Board members getting paid for 12 meetings and that is \$12,000. That assumes all five Board members getting paid and you are meeting monthly, which under the Statutes you are entitled to get paid so you really have to budget for it because you don't know if a Board member is going to waive it or not. Typically, non-developer Board members don't waive compensation.

Mr. d'Adesky stated if there is less going on you can always go to a bi-monthly schedule if you wanted to drop it down.

Mr. Flint stated you could do that, we could keep it at \$6,000 and decide to meet every other month. We have plenty of boards that do that, we have some that meet four times a year, some meet six and some that meet 24.

On the maintenance side the total maintenance is going from \$822,000 to \$894,000 but \$50,000 of that is the increase in the transfer out to capital reserve. Most of your major line items such as streetlights and landscape maintenance remain fairly flat because all the areas that are anticipated to be taken over and maintained are already being maintained. There is not a significant impact on items in the past that we have seen go up as we take on new phases of development. Those line items are fairly flat. The big driver there is the transfer out to capital reserve and you have discretion with that line item, we had a reserve study done and the reserve study recommends you set aside about \$78,000 a year in a capital reserve and in the proposed budget we budgeted \$80,000 assuming you fully fund the recommendation in the capital reserve study.

We hired a consultant to look at all the District's assets, they do a site visit and look at the condition of the assets and the useful life. In this building they will look at the roof and determine when it was constructed, the useful life of the shingles, the roof will need to be replaced in a certain year, the pool and when it was constructed. Pools need to be re-marced every X number of years and they have the estimated cost and they lay all that out and determine how much you need to put aside each year so when each of those expenses are incurred you have the money set aside to do that. We wouldn't blindly follow the study if it said in 2030 the roof needed to be replaced, we would obviously evaluate whether we could get another five years out of it or not. If the pool is re-marced, if the alleys needed to be repaved you want to have money set aside to be able to repair those when it is needed. You are not legally obligated to fully fund your reserves like an HOA is obligated to do some boards choose to fully fund it and others choose to partially fund it and monitor it over time. Even though we have the \$80,000 in here you are not legally obligated to fully fund that \$80,000, it is more of a policy decision of the Board.

The other thing with this budget is you do have some additional revenue that is generated from the 107 townhomes in Randal Walk. As you recall the agreement when the boundaries were amended to incorporate the townhomes the Board recorded a restriction or covenant on that land that prevents them from being able to use the Randal House and its associated amenities, the pool, fitness room, the splash pad. We have a worksheet in here towards the back where we have taken all the District's expenses and we backed out the amenity related expenses and anything related to this amenity; we prorated things like property insurance based on the property values, security understanding that our estimate is 75% of their time is here at the clubhouse and 25% is driving around the parks and those sort of line items we have gone through and made prorations or backed out 100% depending on whether it is amenity related and how that relates to the townhomes. As a result of that the discounted townhome O&M rate is about \$700 so it is about \$400 lower than what everyone else is paying in Phases 1 – 5. We believe that is reasonable as we backed out all those expenses. The only expense we are really incurring as a result of the townhomes is some of those expenses, the dissemination agent, trustee fees are going up because there was a bond that was issued but it was \$7,000 or so and you are still gaining \$68,000 from those townhomes being there. Even with the additional Randal Walk revenue you have a proposed increase in this budget as it is set up right now.

You are not bound by what we have in here if the Board decides you don't want to fully fund reserves you have that discretion, if you want to make adjustments to the expenses you have that discretion but what we have provided is what we believe if you fully fund your reserves and eliminate the use of your fund balance and cover any other increases in expenses with what would need to be changed.

Ms. Steuck asked when was the last time we raised it?

Mr. Flint responded we did it in 2018. We had a couple fairly good jumps a few years apart but the way the CDDs are funded is all the property within the CDD pays assessments whether it is developed or not so early on you have a lot of units and proposed units covering a smaller number of expenses but then over time as you add areas and increasing landscaping and all that, your expenses are going up while the units are staying the same. The residents are benefiting early on from the developer basically paying on undeveloped land but as the expenses come on your units aren't increasing so your per unit assessment has to go up. Now that all the phases are basically constructed, and you have a good handle on what your expenses are it is bringing your assessments in line with where the expenses are now.

The thing you need to consider is if you are going to increase the assessments we believe you have to do it at least to cover your carry forward so you are not using cash to balance your budget, it requires a mailed notice and whatever number is in the mailed notice would serve as the ceiling for what you could do at the public hearing. You could choose to do a mailed notice based on this and then at the public hearing you might decide we are only going to fund 50% of capital reserves and then that number would come down or you decide to keep it fully funded. You can't go higher than that number so if you decide to do a mailed notice on a lower number then later you want to fully fund reserves you are not going to have the flexibility to do that without the mailed notice.

Ms. Steuck asked since inception of the District how many times has the assessments increased?

Mr. Flint stated I think twice.

Mr. d'Adesky stated this would be the third.

Ms. Steuck stated it seems a lot of times.

Mr. Flint stated the reason is as I explained before they were artificially low because you had everyone paying and your expenses were low. As you take on new areas and expenses go up

you don't have more people paying. Those jumps were a fact that everyone was paying assessments from the beginning.

Ms. Steuck asked is that pretty standard for most communities?

Mr. Flint responded yes, we do have communities set up where initially you do a build out budget and only the developed areas pay but that is not really benefiting the homeowners, the developers get a good deal.

Ms. Steuck stated if we are going to raise them just do it instead of having to do it again next year. If we do the \$130 this year is there a chance that we will have to raise it next year?

Mr. Flint responded no.

Ms. Steuck stated do it now. What's the difference between doing \$100 and \$130? I would rather do \$130 now and nothing next year.

Mr. Bell stated that is \$130 for the year so basically \$10 a month.

Mr. Flint stated you are covering \$70,000 in fund balance and increasing the capital reserve transfer. The easy answer to why is it going up is the Board has decided to fund capital reserves, which in the past they haven't proactively done. There has been revenue available we have moved over there but you never really budgeted it until this year and you need to true-up your assessments with your expenses because you were using some cash to balance the budget.

Ms. Steuck asked are there no expenses we can cut?

Mr. Flint stated there are no major expenses. You can adjust service levels, landscaping we bid that out a couple times and my feeling is if you bid it out it is going to go up versus go down because you have a current contract where they have agreed to hold their price and they held it for several years so the likelihood is if you bid it out it is going to give your current contractor an opportunity to go up. I have seen that happen. I have seen it with pool cleaning, janitorial, boards think they are going to save money by bidding it out and it doesn't work that way.

Mr. Franklin stated there are people who would bid less but the level of service would deteriorate and by the time you get to the end you are going to spend more money fixing it or cleaning it up.

Mr. d'Adesky stated next year since the community is going to be fully built out your prices are going to be kind of stable and as you stabilize you can start honing in on where the

budget is and what can be brought down a little bit, what service level can be brought down a little bit and finetune it once you have buildout and you are totally developed.

Mr. Flint stated there are things you can do. Security services last year you spent \$30,000 but the hourly rate we are paying is very competitive plus they are providing a vehicle but it is discretionary if you don't want to do that but this place is wide open it is not a gated community, you have city streets in here and that was to help address some of the after-hours use and some vandalism we were getting. You need to approve a proposed budget by June 15th and the suggestion is you adopt something today and at your June 21st meeting we can set aside time for the budget. You will have more time to review it and you can ask me questions and we can put the proposed budget back on the agenda and spend additional time if you want to go into more detail. The mailed notice doesn't have to go out until after the June meeting. You can amend the budget at your June meeting and base the mailed notice on whatever action you take in June.

Mr. d'Adesky stated George can bring back a couple different assessment scenarios for the capital reserve funding.

Mr. Bell stated the Colonial contribution is going down a little bit.

Mr. Flint stated that is because I took Randal Walk out. Randal Walk originally was part of the acreage that was supposed to be paying for and all those properties were paying 50% of the costs of the prorated maintenance and Randal Walk was about 17% of the total acreage so I adjusted 8 ½% of 50%. It is fair to Colonial because they were paying based on the entire piece.

Mr. Franklin stated since you both live here and will be ultimately responsible we are waiting on your cue.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor Resolution 2019-12 approving the proposed fiscal year 2020 budget and setting the public hearing for August 16, 2019 at 9:30 AM at the Randal House Clubhouse was approved.

Mr. Flint stated we will put this back on your June meeting agenda and at that time you can choose to amend or revise the proposed budget.

SIXTH ORDER OF BUSINESS

Appoint of Audit Committee and Chairman

Mr. Flint stated it is not really an Audit Committee but an audit selection committee. The CDD as a governmental entity is required to have an annual independent audit and the Statutes prescribe the process the Board has to go through to pick that independent auditor and that includes the Board appointing an Audit Committee and the only role of the Committee is they approve the form of the notice and the request for proposal document and the selection criteria. Most of that is boilerplate, the selection criteria is laid out, the discretion you have on those is whether you include price as one of the factors or exclude it. We always recommend you include price because there are only four or five firms that do 95% of these and they all compete with each other. All of them are qualified and it usually comes down to price. In the past and what we recommend from an administrative simplicity perspective is that the Board appoint themselves as the Audit Committee, however, you can point non-Board members to that Committee if you chose to do that. We have advertised an Audit Committee meeting immediately after the Board meeting in anticipation you may appoint yourselves as the Audit Committee. If you appoint someone else we will have to re-advertise that. Traditionally on all my boards with very few exceptions most boards appoint themselves. We notice it in the Orlando Sentinel but we also direct mail it to the five or six firms.

On MOTION by Ms. Cornelius seconded by Mr. Franklin with all in favor the Board members were appointed to serve as the audit committee and Ms. Steuck was appointed as Chair.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Hoffman stated the alley “no stopping, no parking, no standing” signs were installed in Phase 3 since the last meeting. We are working with District staff to relocate one of them. The townhome resident only signs are posted as well. We will monitor if that has any effect on parents dropping off and picking up there.

Mr. Flint stated from Board discussion the plan going into the next school year the first couple of weeks we will have Orlando police officers stationed out there.

C. Manager**i. Approval of Check Registers**

Mr. Flint presented the check register from April 12, 2019 through May 10, 2019 in the amount of \$53,308.81.

On MOTION by Mr. Franklin seconded by Ms. Cornelius 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. No Board action was required.

iii. Presentation of Number of Registered Voters – 1, 271

A copy of the letter from the supervisor of elections indicating that there are 1,271 registered voters residing within the District was included in the agenda package.

iv. Field Manager's Report

Mr. Viasalyers stated I have been working with Yellowstone on the modifications to Tibbetts Park but it is too wet to cut sod and hopefully next week they will have the sod and be ready to go. Staff has been working with Ms. Steuck to meet with the construction manager on the shade structure. Last week we met and did get some preliminary costs for any kind of damages that may happen with the construction equipment. We won't have actual numbers until the work is completed so we know what has been damaged and what hasn't. We are scheduled for May 27th for a start date and they project a week for each shade structure as a worse case scenario.

Mr. Flint stated thanks to Katie's good work the City is going to provide signs at each park identifying the donors.

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

Ms. Steuck asked can you remind me what the pool cleaning schedule is?

Ms. Calleja stated Monday, Wednesday, Friday, Saturday, and at least one other day they come almost every day, it is five days.

Mr. Franklin stated I think the two resident representatives on here have really moved forward very well because I have been on a lot of different boards over the years and at the end of two or three years, resident Board members don't have a grip on it but you both do. I appreciate you taking the interest you are taking.

NINTH ORDER OF BUSINESS**Other Business**

Mr. Flint stated the next meeting date is June 21st at 9:30 a.m. and we will schedule discussion of the proposed budget again for that day. Right after this we will have a quick Audit Committee meeting.

On MOTION by Ms. Cornelius seconded by Mr. Franklin with all in favor the meeting adjourned at 10:27 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



Randal Park
Community Development
District

Proposed Budget
FY 2020



Randal Park
Community Development District

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Randal Park

Community Development District

General Fund

Description	Adopted FY2019 Budget	Actual Thru 5/31/19	Projected Next 4 Months	Total as of 9/30/19	Proposed FY2020 Budget
Revenues					
Special Assessments	\$796,630	\$799,934	\$0	\$799,934	\$964,838
Colonial Properties Contribution	\$54,176	\$33,768	\$16,000	\$49,768	\$46,221
Shade Project Contributions	\$0	\$36,100	\$0	\$36,100	\$0
Miscellaneous Revenue	\$1,000	\$7,011	\$100	\$7,111	\$1,000
Activities	\$7,000	\$5,288	\$1,000	\$6,288	\$7,000
Rentals	\$7,000	\$9,500	\$1,000	\$10,500	\$7,000
Carry Forward Surplus	\$71,641	\$85,698 *	\$0	\$85,698	\$0
Total Revenues	\$937,448	\$977,299	\$18,100	\$995,399	\$1,026,059
Expenditures					
Administrative					
Supervisor Fees	\$6,000	\$4,000	\$4,000	\$8,000	\$12,000
FICA Expense	\$459	\$306	\$300	\$606	\$900
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,500
Trustee Fees	\$8,000	\$4,500	\$3,500	\$8,000	\$12,500
Dissemination Agent	\$7,000	\$6,125	\$3,500	\$9,625	\$10,500
Arbitrage	\$1,200	\$0	\$1,200	\$1,200	\$1,800
Engineering	\$10,000	\$4,054	\$4,000	\$8,054	\$10,000
Attorney	\$20,000	\$7,439	\$8,000	\$15,439	\$20,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$39,393	\$26,262	\$13,131	\$39,393	\$40,575
Information Technology	\$1,000	\$667	\$333	\$1,000	\$1,000
Telephone	\$100	\$48	\$30	\$78	\$100
Postage	\$1,500	\$288	\$400	\$688	\$1,500
Insurance	\$5,500	\$4,928	\$0	\$4,928	\$5,500
Printing & Binding	\$1,500	\$1,388	\$500	\$1,888	\$1,500
Legal Advertising	\$2,500	\$7,929	\$600	\$8,529	\$2,500
Other Current Charges	\$350	\$254	\$100	\$354	\$350
Office Supplies	\$200	\$108	\$75	\$183	\$200
Property Appraiser	\$800	\$797	\$0	\$797	\$800
Property Taxes	\$250	\$241	\$0	\$241	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$114,927	\$78,508	\$39,669	\$118,177	\$131,650
Maintenance					
Contract Services:					
Field Management	\$16,883	\$11,255	\$5,628	\$16,883	\$17,390
Wetland Maintenance	\$9,600	\$0	\$3,200	\$3,200	\$9,600
Mitigation Monitoring	\$2,500	\$0	\$1,000	\$1,000	\$2,500
Landscape Maintenance	\$282,504	\$188,336	\$94,168	\$282,504	\$288,264
Lake Maintenance	\$8,940	\$5,960	\$2,980	\$8,940	\$9,600
Security Patrol	\$30,000	\$19,048	\$11,500	\$30,548	\$30,000
Repairs & Maintenance					
Facility Maintenance	\$29,120	\$13,090	\$14,000	\$27,090	\$29,120
Repairs & Maintenance	\$15,000	\$602	\$5,000	\$5,602	\$10,000
Operating Supplies	\$5,000	\$829	\$1,500	\$2,329	\$5,000
Landscape Replacement	\$10,000	\$568	\$8,500	\$9,068	\$10,000
Irrigation Repairs	\$8,000	\$7,936	\$1,000	\$8,936	\$12,000
Alley Maintenance	\$1,500	\$0	\$500	\$500	\$1,500
Stormwater Repairs & Maintenance	\$1,500	\$0	\$500	\$500	\$1,500
Fountain Maintenance	\$3,500	\$1,150	\$800	\$1,950	\$3,500
Sign Maintenance	\$1,000	\$0	\$400	\$400	\$1,000
Pressure Washing	\$10,000	\$8,000	\$2,000	\$10,000	\$10,000

Randal Park

Community Development District

General Fund

Description	Adopted FY2019 Budget	Actual Thru 5/31/19	Projected Next 4 Months	Total as of 9/30/19	Proposed FY2020 Budget
Utilities					
Utilities - Common Area	\$30,000	\$16,696	\$8,000	\$24,696	\$30,000
Streetlighting	\$98,769	\$73,572	\$33,600	\$107,172	\$110,000
Amenity Center					
Amenity Management	\$72,700	\$48,467	\$24,233	\$72,700	\$74,881
Pool Attendants	\$18,000	\$6,079	\$10,000	\$16,079	\$18,000
Pool Permit	\$550	\$505	\$0	\$505	\$550
Cable TV/Internet/Telephone	\$4,000	\$2,166	\$1,100	\$3,266	\$4,000
Utilities - Amenity Center	\$22,000	\$13,662	\$6,400	\$20,062	\$22,000
Refuse Service	\$2,400	\$1,677	\$750	\$2,427	\$2,400
Amenity Center Access Cards	\$1,000	\$0	\$1,000	\$1,000	\$1,000
HVAC Maintenance	\$574	\$0	\$574	\$574	\$574
Special Events	\$15,000	\$8,652	\$6,000	\$14,652	\$15,000
Holiday Decorations	\$4,000	\$4,009	\$0	\$4,009	\$4,000
Security Monitoring	\$600	\$280	\$140	\$420	\$600
Janitorial Services	\$21,000	\$12,875	\$6,500	\$19,375	\$21,000
Pool Maintenance	\$15,330	\$9,150	\$5,112	\$14,262	\$15,330
Pool Repairs & Maintenance	\$5,000	\$3,071	\$1,500	\$4,571	\$5,000
Fitness Repairs & Maintenance	\$2,000	\$3,451	\$500	\$3,951	\$2,000
Amenity Repairs & Maintenance	\$0	\$0	\$0	\$0	\$5,000
Pest Control	\$1,100	\$900	\$200	\$1,100	\$1,100
Other					
Property Insurance	\$31,000	\$28,372	\$0	\$28,372	\$31,000
Contingency	\$10,000	\$13,080	\$1,500	\$14,580	\$10,000
Shade Project Expenses	\$0	\$38,504	\$9,626	\$48,130	\$0
Transfer Out - Capital Reserve	\$32,450	\$0	\$65,869	\$65,869	\$80,000
Total Maintenance	\$822,520	\$541,942	\$335,280	\$877,222	\$894,409
Total Expenditures	\$937,447	\$620,450	\$374,949	\$995,399	\$1,026,059
Excess Revenue/(Expenditures)	\$0	\$356,849	(\$356,849)	\$0	(\$0)

*Reflects carry forward surplus less first quarter operating reserves of \$235,000.

	Adopted Budget FY2017	Adopted Budget FY2018	Adopted Budget FY2019	Proposed Budget FY2020
Net Assessments	\$703,996	\$796,630	\$796,630	\$964,838
Add: Discounts & Collections 6%	44,936	50,849	50,849	61,585
Gross Assessments	\$748,931	\$847,479	\$847,479	\$1,026,423
Assessable Units	797	797	797	904
Per Unit Assessment - Phases 1 - 5	\$939.69	\$1,063.34	\$1,063.34	\$1,193.56
Per Unit Assessment - Randal Walk	\$0.00	\$0.00	\$0.00	\$702.37

Notes:

(1 thru 6) is shared costs with Colonial Properties

	FY 2019 Budget	Total Prop FY 2020 Budget	Shared Costs	Colonial Properties Allocation
1 Facilities Management & Maintenance	\$16,883	\$17,390	\$8,695	\$3,695
2 Landscape Maintenance	\$282,504	\$288,264	\$74,400	\$31,620
3 Lake Maintenance	\$8,940	\$9,600	\$1,260	\$536
4 Irrigation Repairs	\$8,000	\$12,000	\$2,000	\$850
5 Utilities	\$30,000	\$30,000	\$16,000	\$6,800
6 Streetlighting	\$98,769	\$110,000	\$6,400	\$2,720
Totals:			\$108,755	\$46,221

Randal Park
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Colonial Properties Contribution

Per the cost share arrangement, this amount reflects 50% of the estimated maintenance cost for Dowden Rd and the offsite portion of Randal Park Blvd.

Miscellaneous Revenue

Represents estimated income the District may receive that is not accounted for in other categories.

Activities

Represents fees collected by onsite management company related to various activities operated by the District.

Rentals

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc.

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Annual Audit

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

Randal Park
Community Development District
GENERAL FUND BUDGET

Trustee Fees

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

Dissemination Agent

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

Arbitrage

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

Engineering

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

Attorney

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

Assessment Administration

The District will contract to levy and administer the collection of a non-ad valorem assessment on all assessable property within the District.

Management Fees

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

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Randal Park
Community Development District
GENERAL FUND BUDGET

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Property Appraiser

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

Property Taxes

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

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Randal Park

Community Development District

GENERAL FUND BUDGET

Maintenance:

Contract Services:

Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

Wetland Maintenance/Mitigation Monitoring

The District will be required to maintain and monitor the 298 acres of Jurisdictional Wetlands, Wetland Buffers, and Wetland Mitigation throughout the District. The amounts are based upon the estimated cost for the fiscal year.

Landscape Maintenance

The District has contracted with Yellowstone Landscape – Southeast, LLC to maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, weeding, mulching, irrigation inspections and litter removal.

Description	Monthly	Annually
Landscape Maintenance		
Dowden Road/AC-1	\$6,200	\$74,400
Phase 1-3/Amenity Center	\$12,336	\$148,032
Phase 4	\$1,874	\$22,488
Phase 5	\$3,132	\$37,584
Randal Walk	\$480	\$5,760
TOTAL		\$288,264

Lake Maintenance

The District has stormwater management facilities designed to conform to the City of Orlando and South Florida Water Management District (SFWMD) criteria for pre-development versus post-development allowable discharge criteria and water quality treatment. The District has contracted with Applied Aquatic Management Inc. to maintain the lakes throughout the community that provide stormwater management.

Description	Monthly	Annually
Lake Maintenance	\$800	\$9,600
TOTAL		\$9,600

Randal Park
Community Development District
GENERAL FUND BUDGET

Security Patrol

The District has contracted with Community Watch Solutions, LLC to provide security services throughout the fiscal year. Services are provided by one security guard who works four eight hour shifts a week at \$16 an hour.

Repairs & Maintenance:

Facility Maintenance

The District has contracted with Governmental Management Services – Central Florida, LLC to provide routine repairs and maintenance on the District's common areas and amenities. Services are usually provided twice a week at eight hour shifts by one maintenance personnel.

Repairs & Maintenance

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

Operating Supplies

Estimated cost of supplies purchased for operating and maintaining the clubhouse.

Landscape Replacement

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

Irrigation Repairs

To record expenses for repairs to the irrigation system.

Alley Maintenance

To record expenses for repairs and maintenance to the alley.

Stormwater Repairs & Maintenance

Represents estimated costs that the District will incur for repairs and maintenance on the stormwater management facilities, including: outfall structures, pipes and other miscellaneous facilities.

Randal Park
Community Development District
GENERAL FUND BUDGET

Fountain Maintenance

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

Description	Amount	Annually
Fountain Maintenance		
Clubhouse: Fountain Design Group, Inc. (Quarterly)	\$175	\$700
Phase II Park: Roberts Pool Service (Monthly)	\$100	\$1,200
Contingency		\$1,600
TOTAL		\$3,500

Sign Maintenance

To record expenses to replace miscellaneous signs throughout the fiscal year.

Pressure Washing

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

Utilities:

Utilities – Common Area

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

Streetlighting

Orlando Utilities Commission provides for the streetlights within the community.

Amenity Center:

Amenity Management

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

Pool Attendants

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

Randal Park
Community Development District
GENERAL FUND BUDGET

Pool Permit

Estimated cost for required pool permit.

Cable TV/Internet/Telephone

The District will obtain cable television, cable and internet service at the Amenity Center.

Description	Monthly	Annually
Cable TV/Internet/Telephone		
Brighthouse Networks	\$250	\$3,000
Emergency Phone Lines (est.)	\$55	\$660
Contingency		\$340
TOTAL		\$4,000

Utilities – Amenity Center

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

Refuse Service

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

Description	Monthly	Annually
Refuse Services	\$200	\$2,400
TOTAL		\$2,400

Amenity Center Access Cards

Represents the estimated cost for providing and maintaining access card system.

HVAC Maintenance

The District will contract with Del-Air Condition Heating Refrigeration, Inc. to perform semi-annual preventative maintenance to the HVAC system.

Description	Semi-Annual	Annually
HVAC Maintenance	\$287	\$574
TOTAL		\$574

Randal Park Community Development District

GENERAL FUND BUDGET

Special Events

The Leisure Activities Coordinator will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Holiday Decorations

The District will incur costs to related to the decoration of common areas during the Holidays.

Security Monitoring

The District incurs charges for the monitoring of the Amenity Center security system.

Description	Monthly	Annually
Security Monitoring	\$35	\$420
Contingency		\$180
TOTAL		\$600

Janitorial Services

The District has contracted with Westwood Interior Cleaning, Inc. to provide janitorial services for the Amenity Center. The amount is based upon five days per week throughout the fiscal year.

Description	Monthly	Annually
Westwood Interior Cleaning, Inc.	\$1,700	\$20,400
Contingency		\$600
TOTAL		\$21,000

Pool Maintenance

The District will contract with respective companies to provide pool chemicals and pool maintenance services. Pool maintenance services are provided five days a week from June to August and three days a week from September to May.

Description	Monthly	Annually
Pool Maintenance		
Spies Pools (Chemicals)	\$750	\$9,000
Roberts Pool Service	\$528	\$6,330
TOTAL		\$15,330

Randal Park
Community Development District
GENERAL FUND BUDGET

Pool Repairs & Maintenance

Estimated miscellaneous pool maintenance cost not included under the agreements with Spies Pools and Roberts Pool Service.

Fitness Repairs & Maintenance

Represents costs related to repairing and maintaining the fitness equipment owned by the District. The amount includes preventative maintenance provided at \$25 bi monthly for 7 fitness machines.

Amenity Repairs & Maintenance

Represents estimated cost for repairs and maintenance of the amenity center.

Pest Control

The District has contracted with 4 All Seasons Pest Control for monthly treatment at the Amenity Center. Also included in the budget is an annual fee for termite bond provided by Turner Pest Control.

Description	Monthly	Annually
Pest Control	\$50	\$600
Termite Bond		\$500
TOTAL		\$1,100

Other:

Property Insurance

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

Contingency

Represents unforeseen cost not budgeted in other line items.

Transfer Out - Capital Reserve

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

Randal Park

Community Development District

Capital Reserve Fund

Description	Adopted FY2019 Budget	Actual Thru 5/31/19	Projected Next 4 Months	Total as of 9/30/19	Proposed FY2020 Budget
Revenues					
Transfer In	\$32,450	\$0	\$65,869	\$65,869	\$80,000
Interest	\$0	\$3,439	\$750	\$4,189	\$2,000
Carry Forward Surplus	\$229,626	\$199,613	\$0	\$199,613	\$256,671
Total Revenues	\$262,076	\$203,052	\$66,619	\$269,671	\$338,671
Expenditures					
Capital Outlay	\$17,340	\$0	\$13,000	\$13,000	\$25,000
Reserve Study	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$17,340	\$0	\$13,000	\$13,000	\$25,000
Excess Revenue/(Expenditures)	\$244,736	\$203,052	\$53,619	\$256,671	\$313,671

Randal Park

Community Development District

Debt Service - Series 2012

Description	Adopted FY2019 Budget	Actual Thru 5/31/19	Projected Next 4 Months	Total as of 9/30/19	Proposed FY2020 Budget
Revenues					
Assessments	\$397,350	\$398,998	\$0	\$398,998	\$397,350
Interest	\$0	\$9,688	\$1,500	\$11,188	\$5,000
Carry Forward Surplus	\$297,417	\$297,839	\$0	\$297,839	\$315,081
Total Revenues	\$694,767	\$706,525	\$1,500	\$708,025	\$717,431
Expenditures					
Principal Payment - 11/01	\$85,000	\$85,000	\$0	\$85,000	\$90,000
Interest Payment - 11/01	\$155,194	\$155,194	\$0	\$155,194	\$152,750
Interest Payment - 05/01	\$152,750	\$152,750	\$0	\$152,750	\$150,163
Total Expenditures	\$392,944	\$392,944	\$0	\$392,944	\$392,913
Excess Revenue/(Expenditures)	\$301,823	\$313,581	\$1,500	\$315,081	\$324,519

11/1/20	Interest Payment	\$150,163
	Principal Payment	\$95,000
		<u>\$245,163</u>

	Proposed Budget FY2020
Net Assessments	\$397,350
Add: Discounts & Collections 6%	\$25,363
Gross Assessment:	<u>\$422,713</u>

Randal Park Community Development District

DEBT SERVICE SCHEDULE - SERIES 2012

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/19	\$4,670,000.00	\$90,000.00	\$152,750.00	\$395,500.00
05/01/20	\$4,580,000.00		\$150,162.50	
11/01/20	\$4,580,000.00	\$95,000.00	\$150,162.50	\$395,325.00
05/01/21	\$4,485,000.00		\$147,431.25	
11/01/21	\$4,485,000.00	\$100,000.00	\$147,431.25	\$394,862.50
05/01/22	\$4,385,000.00		\$144,556.25	
11/01/22	\$4,385,000.00	\$105,000.00	\$144,556.25	\$394,112.50
05/01/23	\$4,280,000.00		\$141,537.50	
11/01/23	\$4,280,000.00	\$115,000.00	\$141,537.50	\$398,075.00
05/01/24	\$4,165,000.00		\$138,015.63	
11/01/24	\$4,165,000.00	\$125,000.00	\$138,015.63	\$401,031.26
05/01/25	\$4,040,000.00		\$134,187.50	
11/01/25	\$4,040,000.00	\$125,000.00	\$134,187.50	\$393,375.00
05/01/26	\$3,915,000.00		\$130,359.38	
11/01/26	\$3,915,000.00	\$135,000.00	\$130,359.38	\$395,718.76
05/01/27	\$3,780,000.00		\$126,225.00	
11/01/27	\$3,780,000.00	\$140,000.00	\$126,225.00	\$392,450.00
05/01/28	\$3,640,000.00		\$121,937.50	
11/01/28	\$3,640,000.00	\$150,000.00	\$121,937.50	\$393,875.00
05/01/29	\$3,490,000.00		\$117,343.75	
11/01/29	\$3,490,000.00	\$160,000.00	\$117,343.75	\$394,687.50
05/01/30	\$3,330,000.00		\$112,443.75	
11/01/30	\$3,330,000.00	\$170,000.00	\$112,443.75	\$394,887.50
05/01/31	\$3,160,000.00		\$107,237.50	
11/01/31	\$3,160,000.00	\$180,000.00	\$107,237.50	\$394,475.00
05/01/32	\$2,980,000.00		\$101,725.00	
11/01/32	\$2,980,000.00	\$190,000.00	\$101,725.00	\$393,450.00
05/01/33	\$2,790,000.00		\$95,906.25	
11/01/33	\$2,790,000.00	\$205,000.00	\$95,906.25	\$396,812.50
05/01/34	\$2,585,000.00		\$88,859.38	
11/01/34	\$2,585,000.00	\$215,000.00	\$88,859.38	\$392,718.75
05/01/35	\$2,370,000.00		\$81,468.75	
11/01/35	\$2,370,000.00	\$230,000.00	\$81,468.75	\$392,937.50
05/01/36	\$2,140,000.00		\$73,562.50	
11/01/36	\$2,140,000.00	\$250,000.00	\$73,562.50	\$397,125.00
05/01/37	\$1,890,000.00		\$64,968.75	
11/01/37	\$1,890,000.00	\$265,000.00	\$64,968.75	\$394,937.50
05/01/38	\$1,625,000.00		\$55,859.38	
11/01/38	\$1,625,000.00	\$285,000.00	\$55,859.38	\$396,718.75
05/01/39	\$1,340,000.00		\$46,062.50	
11/01/39	\$1,340,000.00	\$300,000.00	\$46,062.50	\$392,125.00
05/01/40	\$1,040,000.00		\$35,750.00	
11/01/40	\$1,040,000.00	\$325,000.00	\$35,750.00	\$396,500.00
05/01/41	\$715,000.00		\$24,578.13	
11/01/41	\$715,000.00	\$345,000.00	\$24,578.13	\$394,156.25
05/01/42	\$370,000.00		\$12,718.75	
11/01/42	\$370,000.00	\$370,000.00	\$12,718.75	\$395,437.50
		\$4,670,000.00	\$4,658,543.77	\$9,481,293.77

Randal Park

Community Development District

Debt Service - Series 2015

Description	Adopted FY2019 Budget	Actual Thru 5/31/19	Projected Next 4 Months	Total as of 9/30/19	Proposed FY2020 Budget
Revenues					
Assessments	\$596,080	\$598,552	\$0	\$598,552	\$596,080
Interest	\$0	\$13,919	\$3,000	\$16,919	\$7,000
Carry Forward Surplus	\$438,631	\$443,699	\$0	\$443,699	\$432,609
Total Revenues	\$1,034,711	\$1,056,171	\$3,000	\$1,059,171	\$1,035,689
Expenditures					
Principal Payment - 11/01	\$155,000	\$155,000	\$0	\$155,000	\$155,000
Interest Payment - 11/01	\$217,746	\$217,746	\$0	\$217,746	\$213,603
Special Call Principal - 11/01	\$0	\$20,000	\$0	\$20,000	\$0
Special Call Principal - 02/01	\$0	\$20,000	\$0	\$20,000	\$0
Special Call Interest - 02/01	\$0	\$213	\$0	\$213	\$0
Interest Payment - 05/01	\$214,453	\$213,603	\$0	\$213,603	\$210,309
Total Expenditures	\$587,199	\$626,561	\$0	\$626,561	\$578,911
Excess Revenue/(Expenditure)	\$447,512	\$429,609	\$3,000	\$432,609	\$456,778

11/1/20	Interest Payment	\$210,309
	Principal Payment	\$165,000
		<u>\$375,309</u>

	Proposed Budget FY2020
Net Assessments	\$596,080
Add: Discounts & Collections 6%	\$38,048
Gross Assessments	<u>\$634,128</u>

Randal Park

Community Development District

DEBT SERVICE SCHEDULE - SERIES 2015

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/19	\$8,550,000.00	\$155,000.00	\$213,602.50	\$582,205.00
5/1/20	\$8,395,000.00		\$210,308.75	
11/1/20	\$8,395,000.00	\$165,000.00	\$210,308.75	\$585,617.50
5/1/21	\$8,230,000.00		\$206,802.50	
11/1/21	\$8,230,000.00	\$170,000.00	\$206,802.50	\$583,605.00
5/1/22	\$8,060,000.00		\$203,190.00	
11/1/22	\$8,060,000.00	\$180,000.00	\$203,190.00	\$586,380.00
5/1/23	\$7,880,000.00		\$199,365.00	
11/1/23	\$7,880,000.00	\$185,000.00	\$199,365.00	\$583,730.00
5/1/24	\$7,695,000.00		\$195,433.75	
11/1/24	\$7,695,000.00	\$195,000.00	\$195,433.75	\$585,867.50
5/1/25	\$7,500,000.00		\$191,290.00	
11/1/25	\$7,500,000.00	\$200,000.00	\$191,290.00	\$582,580.00
5/1/26	\$7,300,000.00		\$187,040.00	
11/1/26	\$7,300,000.00	\$220,000.00	\$187,040.00	\$594,080.00
5/1/27	\$7,080,000.00		\$181,540.00	
11/1/27	\$7,080,000.00	\$230,000.00	\$181,540.00	\$593,080.00
5/1/28	\$6,850,000.00		\$175,790.00	
11/1/28	\$6,850,000.00	\$240,000.00	\$175,790.00	\$591,580.00
5/1/29	\$6,610,000.00		\$169,790.00	
11/1/29	\$6,610,000.00	\$255,000.00	\$169,790.00	\$594,580.00
5/1/30	\$6,355,000.00		\$163,415.00	
11/1/30	\$6,355,000.00	\$265,000.00	\$163,415.00	\$591,830.00
5/1/31	\$6,090,000.00		\$156,790.00	
11/1/31	\$6,090,000.00	\$280,000.00	\$156,790.00	\$593,580.00
5/1/32	\$5,810,000.00		\$149,790.00	
11/1/32	\$5,810,000.00	\$295,000.00	\$149,790.00	\$594,580.00
5/1/33	\$5,515,000.00		\$142,415.00	
11/1/33	\$5,515,000.00	\$310,000.00	\$142,415.00	\$594,830.00
5/1/34	\$5,205,000.00		\$134,665.00	
11/1/34	\$5,205,000.00	\$325,000.00	\$134,665.00	\$594,330.00
5/1/35	\$4,880,000.00		\$126,540.00	
11/1/35	\$4,880,000.00	\$340,000.00	\$126,540.00	\$593,080.00
5/1/36	\$4,540,000.00		\$118,040.00	
11/1/36	\$4,540,000.00	\$360,000.00	\$118,040.00	\$596,080.00
5/1/37	\$4,180,000.00		\$108,680.00	
11/1/37	\$4,180,000.00	\$375,000.00	\$108,680.00	\$592,360.00
5/1/38	\$3,805,000.00		\$98,930.00	
11/1/38	\$3,805,000.00	\$395,000.00	\$98,930.00	\$592,860.00
5/1/39	\$3,410,000.00		\$88,660.00	
11/1/39	\$3,410,000.00	\$415,000.00	\$88,660.00	\$592,320.00
5/1/40	\$2,995,000.00		\$77,870.00	
11/1/40	\$2,995,000.00	\$440,000.00	\$77,870.00	\$595,740.00
5/1/41	\$2,555,000.00		\$66,430.00	
11/1/41	\$2,555,000.00	\$460,000.00	\$66,430.00	\$592,860.00
5/1/42	\$2,095,000.00		\$54,470.00	
11/1/42	\$2,095,000.00	\$485,000.00	\$54,470.00	\$593,940.00
5/1/43	\$1,610,000.00		\$41,860.00	
11/1/43	\$1,610,000.00	\$510,000.00	\$41,860.00	\$593,720.00
5/1/44	\$1,100,000.00		\$28,600.00	
11/1/44	\$1,100,000.00	\$535,000.00	\$28,600.00	\$592,200.00
5/1/45	\$565,000.00		\$14,690.00	
11/1/45	\$565,000.00	\$565,000.00	\$14,690.00	\$594,380.00
		\$8,550,000.00	\$7,411,995.00	\$15,961,995.00

Randal Park

Community Development District

Debt Service - Series 2018

Description	Adopted FY2019 Budget	Actual Thru 5/31/19	Projected Next 4 Months	Total as of 9/30/19	Proposed FY2020 Budget
Revenues					
Bond Proceeds	\$0	\$135,841	\$0	\$135,841	\$0
Assessments	\$0	\$0	\$0	\$0	\$117,674
Interest	\$0	\$1,147	\$200	\$1,347	\$500
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$77,778
Total Revenues	\$0	\$136,988	\$200	\$137,188	\$195,952
Expenditures					
Interest Payment - 11/01	\$0	\$0	\$0	\$0	\$44,143
Principal Payment - 05/01	\$0	\$0	\$0	\$0	\$30,000
Interest Payment - 05/01	\$0	\$32,862	\$0	\$32,862	\$44,143
Total Expenditures	\$0	\$32,862	\$0	\$32,862	\$118,285
Excess Revenue/(Expenditure)	\$0	\$104,126	\$200	\$104,326	\$77,667
11/1/20 Interest Payment					
					\$43,528
					<u>\$43,528</u>

		Proposed Budget FY2020
Net Assessments		\$117,674
Add: Discounts & Collections 6%		7,511
Gross Assessments		<u>\$125,185</u>

Randal Park Community Development District

DEBT SERVICE SCHEDULE - SERIES 2018

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Annual
11/1/19	\$1,770,000.00		\$44,142.50	\$77,004.14
5/1/20	\$1,770,000.00	\$30,000.00	\$44,142.50	
11/1/20	\$1,740,000.00		\$43,527.50	\$117,670.00
5/1/21	\$1,740,000.00	\$30,000.00	\$43,527.50	
11/1/21	\$1,710,000.00		\$42,912.50	\$116,440.00
5/1/22	\$1,710,000.00	\$30,000.00	\$42,912.50	
11/1/22	\$1,680,000.00		\$42,297.50	\$115,210.00
5/1/23	\$1,680,000.00	\$30,000.00	\$42,297.50	
11/1/23	\$1,650,000.00		\$41,682.50	\$113,980.00
5/1/24	\$1,650,000.00	\$30,000.00	\$41,682.50	
11/1/24	\$1,620,000.00		\$41,067.50	\$112,750.00
5/1/25	\$1,620,000.00	\$35,000.00	\$41,067.50	
11/1/25	\$1,585,000.00		\$40,280.00	\$116,347.50
5/1/26	\$1,585,000.00	\$35,000.00	\$40,280.00	
11/1/26	\$1,550,000.00		\$39,492.50	\$114,772.50
5/1/27	\$1,550,000.00	\$35,000.00	\$39,492.50	
11/1/27	\$1,515,000.00		\$38,705.00	\$113,197.50
5/1/28	\$1,515,000.00	\$40,000.00	\$38,705.00	
11/1/28	\$1,475,000.00		\$37,805.00	\$116,510.00
5/1/29	\$1,475,000.00	\$40,000.00	\$37,805.00	
11/1/29	\$1,435,000.00		\$36,905.00	\$114,710.00
5/1/30	\$1,435,000.00	\$45,000.00	\$36,905.00	
11/1/30	\$1,390,000.00		\$35,768.75	\$117,673.75
5/1/31	\$1,390,000.00	\$45,000.00	\$35,768.75	
11/1/31	\$1,345,000.00		\$34,632.50	\$115,401.25
5/1/32	\$1,345,000.00	\$45,000.00	\$34,632.50	
11/1/32	\$1,300,000.00		\$33,496.25	\$113,128.75
5/1/33	\$1,300,000.00	\$50,000.00	\$33,496.25	
11/1/33	\$1,250,000.00		\$32,233.75	\$115,730.00
5/1/34	\$1,250,000.00	\$50,000.00	\$32,233.75	
11/1/34	\$1,200,000.00		\$30,971.25	\$113,205.00
5/1/35	\$1,200,000.00	\$55,000.00	\$30,971.25	
11/1/35	\$1,145,000.00		\$29,582.50	\$115,553.75
5/1/36	\$1,145,000.00	\$60,000.00	\$29,582.50	
11/1/36	\$1,085,000.00		\$28,067.50	\$117,650.00
5/1/37	\$1,085,000.00	\$60,000.00	\$28,067.50	
11/1/37	\$1,025,000.00		\$26,552.50	\$114,620.00
5/1/38	\$1,025,000.00	\$65,000.00	\$26,552.50	
11/1/38	\$960,000.00		\$24,911.25	\$116,463.75
5/1/39	\$960,000.00	\$65,000.00	\$24,911.25	
11/1/39	\$895,000.00		\$23,270.00	\$113,181.25
5/1/40	\$895,000.00	\$70,000.00	\$23,270.00	
11/1/40	\$825,000.00		\$21,450.00	\$114,720.00
5/1/41	\$825,000.00	\$75,000.00	\$21,450.00	
11/1/41	\$750,000.00		\$19,500.00	\$115,950.00
5/1/42	\$750,000.00	\$80,000.00	\$19,500.00	
11/1/42	\$670,000.00		\$17,420.00	\$116,920.00
5/1/43	\$670,000.00	\$85,000.00	\$17,420.00	
11/1/43	\$585,000.00		\$15,210.00	\$117,630.00
5/1/44	\$585,000.00	\$85,000.00	\$15,210.00	
11/1/44	\$500,000.00		\$13,000.00	\$113,210.00
5/1/45	\$500,000.00	\$90,000.00	\$13,000.00	
11/1/45	\$410,000.00		\$10,660.00	\$113,660.00
5/1/46	\$410,000.00	\$95,000.00	\$10,660.00	
11/1/46	\$315,000.00		\$8,190.00	\$113,850.00
5/1/47	\$315,000.00	\$100,000.00	\$8,190.00	
11/1/47	\$215,000.00		\$5,590.00	\$113,780.00
5/1/48	\$215,000.00	\$105,000.00	\$5,590.00	
11/1/48	\$110,000.00		\$2,860.00	\$113,450.00
5/1/49	\$110,000.00	\$110,000.00	\$2,860.00	\$112,860.00
Totals		\$1,770,000.00	\$1,757,229.14	\$3,527,229.14

Randal Park

Community Development District

General Fund Assessment Calculation

Description	Proposed FY2020 Budget	Randal Park	Randal Walk	Combined	Proposed FY2020 Total
Revenues					
Special Assessments	\$964,838	\$432,051	\$8,600	\$524,187	\$964,838
Colonial Properties Contribution	\$46,221	\$0	\$0	\$46,221	\$46,221
Miscellaneous Revenue	\$1,000	\$0	\$0	\$1,000	\$1,000
Activities	\$7,000	\$7,000	\$0	\$0	\$7,000
Rentals	\$7,000	\$7,000	\$0	\$0	\$7,000
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$1,026,059	\$446,051	\$8,600	\$571,408	\$1,026,059
Expenditures					
Administrative					
Supervisor Fees	\$12,000	\$0	\$0	\$12,000	\$12,000
FICA Expense	\$900	\$0	\$0	\$900	\$900
Annual Audit	\$4,500	\$0	\$0	\$4,500	\$4,500
Trustee Fees	\$12,500	\$8,000	\$4,500	\$0	\$12,500
Dissemination Agent	\$10,500	\$7,000	\$3,500	\$0	\$10,500
Arbitrage	\$1,800	\$1,200	\$600	\$0	\$1,800
Engineering	\$10,000	\$0	\$0	\$10,000	\$10,000
Attorney	\$20,000	\$0	\$0	\$20,000	\$20,000
Assessment Administration	\$5,000	\$0	\$0	\$5,000	\$5,000
Management Fees	\$40,575	\$0	\$0	\$40,575	\$40,575
Information Technology	\$1,000	\$0	\$0	\$1,000	\$1,000
Telephone	\$100	\$0	\$0	\$100	\$100
Postage	\$1,500	\$0	\$0	\$1,500	\$1,500
Insurance	\$5,500	\$0	\$0	\$5,500	\$5,500
Printing & Binding	\$1,500	\$0	\$0	\$1,500	\$1,500
Legal Advertising	\$2,500	\$0	\$0	\$2,500	\$2,500
Other Current Charges	\$350	\$0	\$0	\$350	\$350
Office Supplies	\$200	\$0	\$0	\$200	\$200
Property Appraiser	\$800	\$0	\$0	\$800	\$800
Property Taxes	\$250	\$0	\$0	\$250	\$250
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$175	\$175
Total Administrative	\$131,650	\$16,200	\$8,600	\$106,850	\$131,650
Maintenance					
Contract Services:					
Field Management	\$17,390	\$0	\$0	\$17,390	\$17,390
Wetland Maintenance	\$9,600	\$0	\$0	\$9,600	\$9,600
Mitigation Monitoring	\$2,500	\$0	\$0	\$2,500	\$2,500
Landscape Maintenance (75%/25%)	\$288,264	\$70,626	\$0	\$217,638	\$288,264
Lake Maintenance	\$9,600	\$0	\$0	\$9,600	\$9,600
Security Patrol (75%/25%)	\$30,000	\$22,500	\$0	\$7,500	\$30,000
Repairs & Maintenance					
Facility Maintenance (75%/25%)	\$29,120	\$21,840	\$0	\$7,280	\$29,120
Repairs & Maintenance (75%/25%)	\$10,000	\$7,500	\$0	\$2,500	\$10,000
Operating Supplies (75%/25%)	\$5,000	\$3,750	\$0	\$1,250	\$5,000
Landscape Replacement (75%/25%)	\$10,000	\$7,500	\$0	\$2,500	\$10,000
Irrigation Repairs	\$12,000	\$0	\$0	\$12,000	\$12,000
Alley Maintenance	\$1,500	\$0	\$0	\$1,500	\$1,500
Stormwater Repairs & Maintenance	\$1,500	\$0	\$0	\$1,500	\$1,500
Fountain Maintenance	\$3,500	\$0	\$0	\$3,500	\$3,500
Sign Maintenance	\$1,000	\$0	\$0	\$1,000	\$1,000
Pressure Washing (20%/80%)	\$10,000	\$2,000	\$0	\$8,000	\$10,000

Randal Park

Community Development District
General Fund Assessment Calculation

Description	Proposed FY2020 Budget	Randal Park	Randal Walk	Combined	Proposed FY2020 Total
Utilities					
Utilities - Common Area	\$30,000	\$0	\$0	\$30,000	\$30,000
Streetlighting	\$110,000	\$0	\$0	\$110,000	\$110,000
Amenity Center					
Amenity Management	\$74,881	\$74,881	\$0	\$0	\$74,881
Pool Attendants	\$18,000	\$18,000	\$0	\$0	\$18,000
Pool Permit	\$550	\$550	\$0	\$0	\$550
Cable TV/Internet/Telephone	\$4,000	\$4,000	\$0	\$0	\$4,000
Utilities - Amenity Center	\$22,000	\$22,000	\$0	\$0	\$22,000
Refuse Service	\$2,400	\$2,400	\$0	\$0	\$2,400
Amenity Center Access Cards	\$1,000	\$1,000	\$0	\$0	\$1,000
HVAC Maintenance	\$574	\$574	\$0	\$0	\$574
Special Events	\$15,000	\$15,000	\$0	\$0	\$15,000
Holiday Decorations	\$4,000	\$4,000	\$0	\$0	\$4,000
Security Monitoring	\$600	\$600	\$0	\$0	\$600
Janitorial Services	\$21,000	\$21,000	\$0	\$0	\$21,000
Pool Maintenance	\$15,330	\$15,330	\$0	\$0	\$15,330
Pool Repairs & Maintenance	\$5,000	\$5,000	\$0	\$0	\$5,000
Fitness Repairs & Maintenance	\$2,000	\$2,000	\$0	\$0	\$2,000
Amenity Repairs & Maintenance	\$5,000	\$5,000	\$0	\$0	\$5,000
Pest Control	\$1,100	\$1,100	\$0	\$0	\$1,100
Other					
Property Insurance (70%/30%)	\$31,000	\$21,700	\$0	\$9,300	\$31,000
Contingency	\$10,000	\$0	\$0	\$10,000	\$10,000
Transfer Out - Capital Reserve	\$80,000	\$80,000	\$0	\$0	\$80,000
Total Maintenance	\$894,409	\$429,851	\$0	\$464,558	\$894,409
Total Expenditures	\$1,026,059	\$446,051	\$8,600	\$571,408	\$1,026,059
Excess Revenue/(Expenditures)	\$0	\$0	\$0	\$0	\$0
Net Assessments		\$432,051	\$8,600	\$524,187	\$964,838
Add: Discounts and Collections (6%)		\$27,578	\$549	\$33,459	\$61,585
Gross Assesment		\$459,629	\$9,149	\$557,646	\$1,026,424
Assessable Units		797	107	904	Total
Per Unit Assessments - Phases 1 - 5		\$576.70	\$0.00	\$616.86	\$1,193.56
Per Unit Assessments - Randal Walk		\$0.00	\$85.50	\$616.86	\$702.37

Randal Park

Community Development District Assessments Schedule - FY2020

Phase 1A and 1B	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	83	\$1,194	\$1,072	\$0	\$0	\$2,266
Single Family 50'	106	\$1,194	\$1,126	\$0	\$0	\$2,319
Single Family 60'	50	\$1,194	\$1,179	\$0	\$0	\$2,373
Townhome	0	\$0	\$0	\$0	\$0	\$0

Phase 2 & 3	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	27	\$1,194	\$1,072	\$301	\$0	\$2,566
Single Family 50'	27	\$1,194	\$1,126	\$251	\$0	\$2,571
Single Family 60'	24	\$1,194	\$1,179	\$202	\$0	\$2,575
Townhome	83	\$1,194	\$805	\$314	\$0	\$2,312
Townhome	5	\$1,194	\$0	\$1,117		\$2,311

Phase 4 & 5	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	33	\$1,194	\$0	\$1,551	\$0	\$2,745
Single Family 50'	119	\$1,194	\$0	\$1,631	\$0	\$2,824
Single Family 60'	105	\$1,194	\$0	\$1,705	\$0	\$2,898
Townhome	135	\$1,194	\$0	\$1,165	\$0	\$2,358

Randal Walk	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	0	\$0	\$0	\$0	\$0	\$0
Single Family 50'	0	\$0	\$0	\$0	\$0	\$0
Single Family 60'	0	\$0	\$0	\$0	\$0	\$0
Townhome	107	\$702	\$0	\$0	\$1,170	\$1,872

Total Units 904

SECTION V

RANDAL PARK CCD
PROPOSAL/SCOPE OF WORK

EACH VISIT

POOL AREA

- Empty trash cans, replace liners
- Pick up trash etc., pool deck

RESTROOMS (INSIDE AND OUT)

- Clean toilets, sinks and fixtures
- Replace toilet paper and paper towels and hand soap as needed
- Clean mirrors, walls, floors, partitions, dispensers and water receptacles
- Clean vanities
- Empty waste cans
- Mop floors

EXERCISE ROOM

- Clean and disinfect all exercise equipment
- Clean Walls, mirrors and doors
- Empty waste cans
- Clean interior windows and doors
- Vacuum/mop floors
- Refill hand sanitizer as needed

GENERAL AREA

- Mop/Vacuum floors
- Vacuum carpets
- Empty waste cans
- Dust furniture/fixtures
- Clean interior entranceway windows and doors

KITCHEN AREA

- Wipe countertops, clean appliance surfaces
- Clean sinks
- Mop floor
- Empty waste cans

RANDAL PARK CCD
PROPOSAL/SCOPE OF WORK

EACH VISIT, continued...

OFFICES

- Empty waste cans
- Clean desks (free of papers)
- Mop floors
- Clean entry doors and windows

WEEKLY

- Wipe windowsills
- De-cob entry doors and windows
- Dust baseboards
- Incline treadmills and clean/vacuum under them

MONTHLY

- Clean AC vents
- Clean ceiling fans

Price quoted includes all labor, equipment and cleaning supplies. Exterior window washing and pressure washing available for an additional charge. Price does not include paper towels, toilet tissue, hand soap or sanitizers. Westwood Interior Cleaning will purchase and maintain inventory of these items and bill customer for purchases.

PRICE

3 times per week service \$230.00 per clean

5 times per week service \$200.00 per clean

MONTHLY EXTERIOR SERVICE

De-cobbing around each building and cleaning of exterior windows \$165.00 per month

*We will need a key to the dumpster.

RANDAL PARK CCD
PROPOSAL/SCOPE OF WORK

ACCEPTED BY: _____

TITLE/COMPANY: _____

DATE: _____

ACCEPTED BY: _____

TITLE/COMPANY: _____

DATE: _____

Either party may terminate this agreement with 30 days' notice.

Rugby Commercial Cleaning
PO Box 540810
Orlando FL 32854
United States



Randal Park
Alex Penagos

Estimate # 0118023
Estimate Date June 10, 2019
Estimate Total (USD) \$176.17

Item	Description	Unit Cost	Quantity	Line Total
Toilet Paper	2 ply, 96 rolls	55.24	1	55.24
Multi-Fold Towels	Multi-Fold Towels, 4000 Sheets, White	32.35	1	32.35
Large Liners	55-60 Gallon size, 1.7 mil, Black, 100/cs	42.15	1	42.15
Medium Liners	15 Gallon Size, clear, 1000/cs	35.68	1	35.68

Subtotal 165.42
Sales Tax 6.5% 10.75
Estimate Total (USD) \$176.17

Rugby Commercial Cleaning
CLEANING SERVICE AGREEMENT

The parties, Randall Park, ("Customer") and Rugby Commercial Cleaning, LLC ("Contractor") hereby agree to the following:

PROPERTY: 8730 Randall Park Blvd Orlando, FL 32827

SQUARE FOOTAGE: Contractor will be responsible for cleaning common areas and office space totaling approximately 5,000 square feet. Customer will notify Contractor monthly of changes in occupancy and the square footage affected.

CLEANING SERVICE: The RUGBY COMPLETE cleaning service will be performed by Contractor four days per week as outlined in exhibit A.

COMMENCEMENT: Contractor will commence performance of the RUGBY COMPLETE cleaning service on __/__/2019. The term of this agreement is one year from the date Contractor's service begins. This agreement shall automatically renew on each anniversary date for an additional one year period under the same terms and conditions, plus a 3% cost increase. Should either party desire to terminate this agreement early for any reason, a written notice of intent to cancel must be provided and termination of contract shall be effective 30 days from receipt of cancellation notice.

RESPONSIBILITY: Contractor will provide all chemicals, equipment, labor and supervision. Contractor may store chemicals and equipment at the Property. Contractor will provide all consumable supplies such as restroom paper products, hand soap, and can liners and invoice customer at the end of the month.

SUPERVISION: Contractor will provide adequate supervision and quality control measures

INSURANCE: Contractor shall maintain \$3,000,000 General Liability coverage, \$1,000,000 automobile coverage, \$1,000,000 Worker's Compensation coverage as required by state law and \$25,000 janitorial bond.

HOLIDAYS: Contractor will not provide service on holiday's observed by Customer. Additionally, Contractor will provide standard service on any holiday not observed by Customer.

ADDITIONAL SERVICES: Quoted Upon Request and/or outlined in Exhibit B

RATE: \$1,185 per month (4 days per week nightly cleaning)
\$15.85/hr day porter services (\$1,095/mo estimate, 16 hrs/week)
\$19.00/hr day porter services (\$985/mo estimate, 12 hrs/week)

BILLING: Contractor will invoice Customer monthly with payment due on the 1st of the month following service and delinquent after 5 business days.

In witness hereof the parties hereby execute this agreement on the ____ day of _____, 2019.

CUSTOMER

Randall Park

By: _____

Title: _____

CONTRACTOR

Rugby Commercial Cleaning, LLC

By: _____

Title: _____

RANDAL PARK CCD
PROPOSAL/SCOPE OF WORK

EACH VISIT

POOL AREA

- Empty trash cans
- Pick up trash etc., pool deck

RESTROOMS (INSIDE AND OUT)

- Clean toilets, sinks and fixtures
- Replace toilet paper and paper towels
- Clean mirrors, walls, floors, partitions, dispensers and water receptacles
- Clean vanities
- Empty waste cans
- Mop floors
- Wipe down entrance doors and the Bathroom stalls

AS NEEDED

- Refill hand soap/sanitizers

EXERCISE ROOM

- Clean and disinfect all exercise equipment
- Clean Walls, mirrors and doors
- Empty waste cans
- Clean interior windows and doors
- Vacuum/mop floors

AS NEEDED

- Refill hand sanitizers

WEEKLY

- Wipe windowsills
- De-cob entry doors and windows
-

BI-WEEKLY

- Incline treadmills and clean/vacuum under them

MONTHLY

- Wipe down fans inside the gym and the exterior entrance fan
- AC vents dust

RANDAL PARK CCD PROPOSAL/SCOPE OF WORK

GENERAL AREA

- Mop/Vacuum floors
- Vacuum carpets
- Empty waste cans
- Dust furniture/fixtures
- Clean interior entranceway windows and doors
- Wipe entrance doors and the Bathroom stalls

KITCHEN AREA

- Wipe countertops, clean appliance surfaces
- Clean sinks
- Mop floor
- Empty waste cans

OFFICES

- Empty waste cans
- Clean desks (free of papers)
- Mop floors
- Clean entry doors and windows

All supplies for cleaning and toiletries must be included.

Exhibit B

Consumable Product Supplies

Contractor will purchase and deliver all Consumable Product Supplies ("Consumables"), including but not limited to, paper towels, toilet tissue, & hand soap. All Consumables will be of a quality, brand and type currently used at the Property unless specific request otherwise is made by Customer. Contractor will bill Customer separately for Consumables with a detailed, itemized invoice at the time of delivery.

Exhibit C

Additional Services Quoted Upon Request

- Deep extraction cleaning of carpet
 - \$.15 / SF
- VCT stripping & waxing
 - \$.45 / SF
- Ceramic Tile & Grout Cleaning
- Stone refinishing
- Clean interior of refrigerators, dishwashers and appliances
- Clean interior of Kitchen cabinets



Dear Alexandra Penagos,

On behalf of JAN-PRO it is our privilege to submit our formal cleaning proposal for your review today. In situations like this, every vendor wants to show their services in their best light and JAN-PRO is no exception. What we hope will serve to differentiate our proposal today are the customer benefits that make us a different type of cleaning partner to our portfolio of over 35,000 global clients every day.

In our initial meeting, we identified the following areas of concern regarding your current cleaning program. JAN-PRO will make sure the following items receive special attention:

- *Regular communication with your operations team.*
- *Attention to corners and edges*
- *Complete restroom cleaning*

Whether you judge us by our reputation, our franchise owner commitment, our unique cleaning processes themselves or by our written service guarantee we hope you will find JAN-PRO to be a worthy partner for your organization and look forward to addressing any additional questions you may have.

Yours Sincerely,

Manuel Navarro
Field Services Consultant



Measurable Cleaning. Guaranteed Results.®

Since 1991, we've paved the way in commercial cleaning. Trust, reliability, innovation, and leadership are the core of who we are, and that's how we've become a proven, global brand with the best support and expertise in the business.

We lead the commercial cleaning industry through our:

- Lasting client relationships
- Quality service guarantee
- Stable, reliable cleaning owner-operators
- Extensive training program
- Best-in-class cleaning process
- Efficient, eco-friendly technology
- Innovative products & equipment
- Performance evaluation & reporting

We're committed to the deepest, most trustworthy partnerships in commercial cleaning...

So don't let the dirty work keep you from running your business. Trust JAN-PRO for a consistent clean from the same reliable owner-operators every time – guaranteed.

At JAN-PRO, we mean clean.



The Right Commercial Cleaning Partner

**At JAN-PRO, our reputation sets us apart.
We're proud of the relationships we've built
and the accomplishments we've achieved:**

- #1 Commercial Cleaning Franchise in 2018 and for 10 years by *Entrepreneur* magazine
- #2 Top Low-Cost Franchise to Own Under \$50,000 in 2018 by *Entrepreneur* magazine
- #4 Top Fastest-Growing Franchise in 2018 by *Entrepreneur* magazine
- Ranked as a Top Global Franchise in 2018 and for 8 years by *Entrepreneur* magazine
- Ranked as a Top 200 Franchise in 2018 and for 9 years by *Franchise Business Review* magazine
- Ranked as a Top 50 Franchise for Minorities for 7 years by *USA Today* newspaper
- Top 100 Global Franchises for 2018 by *Franchise Direct*
- Ranked as a Top Franchise for Veterans in 2017 by *Entrepreneur* magazine

**JAN-PRO was founded in 1991 by a veteran.
We created our VetConnectionSM program to
serve those who have served our country:**

- The VetConnectionSM program is the 1st franchise commercial cleaning program designed specifically around veterans' needs, including veteran discounts and additional incentives on equipment and supplies.
- The VetConnectionSM program helps put veterans in business where they can apply their team skills and other disciplines.

**As a leader in our industry, we're committed to
advancing the leaders of tomorrow through the
JAN-PRO Your Family First Scholarship[®] program:**

- The JAN-PRO Your Family First Scholarship[®] program has awarded over \$277,000 in scholarships to almost 200 students.
- Through our partnership with Scholarship America, the nation's leading nonprofit scholarship and educational support organization, we help fund college tuition for eligible JAN-PRO candidates.



2018 Franchisee
Satisfaction Awards
FranchiseBusinessREVIEW

VetConnectionSM
JAN-PRO ★ YOUR NEXT MISSION





OUR PROCESS



The process is simple: Trusted + Clean = Guaranteed.

The JAN-PRO Process is designed to guarantee customer satisfaction through quality, technology, and measurement for a consistent clean from the same reliable owner-operators – every time.

STEP 1:

JAN-PRO Signature Clean® Services = Quality Commitment

Every JAN-PRO professional goes through the most in-depth certification in the industry, ours.

Our 5-week certification program includes:

- How to work safely in public areas
- How to maintain bacteria-free surfaces
- How to work faster & greener
- How to dust offices without disturbing them
- The importance of chemical dwell time
- Treatments for hard floors
- Thorough carpet-cleaning techniques
- OSHA safety protocols

Our owner-operators are uniformed, bonded, and insured – so you can trust us to get the job done safely and professionally.



STEP 2:

JAN-PRO Technics® Technology = Quality Delivered

The JAN-PRO Technics® technology is the science behind our services. We deliver quality using the most advanced products and equipment, including:

- Hospital-strength disinfectants for the broadest kill range of surface bacteria
- HEPA-rated backpack vacuums that filter out 99.9% of particles from the air
- Microfiber cloths and mops that trap dirt more efficiently and effectively
- Eco-friendly cleaning chemicals that cover a greater area while using less product
- The best safety equipment available

STEP 3:

JAN-PRO Tracker® Inspections = Quality Measured

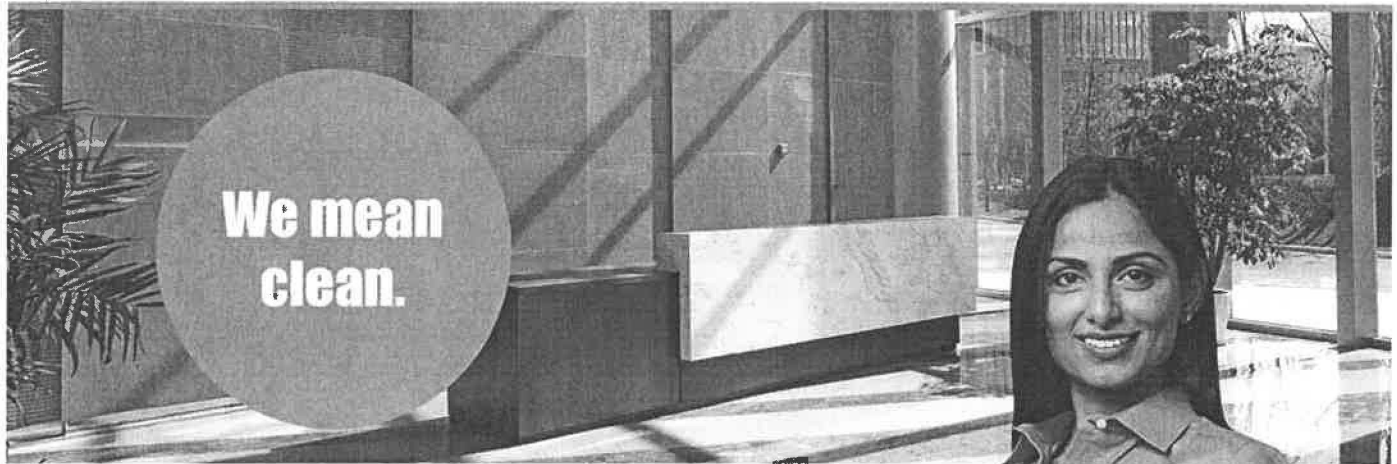
We mean clean – but it's only clean when we confirm it's clean. With our JAN-PRO Tracker® inspections, we routinely check our work and benchmark our results:

- First, we assess your cleaning needs and decide where to focus our expertise.
- After the initial period (usually 30 days), a JAN-PRO field service consultant inspects your property using our 50-point checklist – so no spot, nook, or cranny is overlooked.
- Adjustments are made if needed, and the inspections continue on a regular schedule.





OUR GUARANTEE



**Every cleaning company
promises great service –
But only JAN-PRO
guarantees it.**

The JAN-PRO Guarantee reflects our commitment to the best training, newest technology, most measurable results, and highest quality commercial cleaning service available.

We promise to:

- Complete all regularly scheduled cleaning commitments on time
- Respond to and promptly resolve any service issues within 1 business day
- Schedule a complimentary cleaning if we fail to meet either of these obligations

When it's all said and done, we tell you what we do.
We do what we say. And you can trust that we mean it – every time.

Trusted. Clean. Guaranteed.



Jan-Pro of Central Florida
<http://www.commercialcleaningfl.com>



SCHEDULE 3-4 Days Per Week

Cleaning Time: 6am to 10am

Day(s) of the Week: Tuesday, Thursday,
Saturday, Sunday

Nightly

Entrance Lobbies/Common Area/Hallways:

- Vacuum and spot clean carpet in high traffic areas.
- Wipe clean all horizontal surfaces.
- Arrange all magazines/literature on lobby tables for customers.
- Wipe and polish all metal surfaces within hand reach.
- Empty and clean waste receptacles, replace liners.
- Dust pictures and clean glass, if necessary.
- Vacuum or brush all lobby furniture.
- Clean directory, spot clean lobby glass.
- Spot clean doors and walls.
- Dust mop and damp mop all hard surface floors.
- Damp mop tile using neutral cleaner only.
- Disinfect and wash clean all water fountains and/or water coolers.

Break Room/Kitchen:

- Empty all waste receptacles, wipe clean, and remove trash to designated trash area.
- Sweep or dust all hard surface flooring. Pick up spillage as needed.
- Wipe clean all horizontal surfaces; tables, chairs, sinks, counters, etc.
- Polish sinks and wipe back splash.
- Wipe clean outside of all appliances.
- Dust mop all hard surface flooring.
- Damp mop and thoroughly clean hard surface flooring.

Nightly

Offices/Conference Room:

- Vacuum all high-traffic areas.
- Sweep or dust all hard surface flooring. Pick up spillage as needed.
- Damp mop and thoroughly clean hard surface flooring.
- Dust all desks, if cleared.
- Remove all gum and foreign matter in sight.
- Empty and clean all waste receptacles and replace plastic liners. Remove waste material to building trash bin.
- Clean all furniture tops.
- Check all high and low ledges, shelves, bookcases, credenzas, file cabinets, tables, pictures, etc., and clean if necessary.

Restrooms:

- Wash all floors with germicidal disinfectant and remove all spots and stains.
- Wash and polish all mirrors and bright work.
- Wash and wipe dry all plumbing fixtures.
- Wash and disinfect all toilet seats, both sides.
- Scour, wash and disinfect all basins and bowls.
- Empty paper towel trash receptacles and dispose in building trash receptacle. Replace trash liners.
- Fill soap dispensers and paper towel dispensers.
- Fill toilet tissue dispensers.
- Clean and wash receptacles and dispensers.
- Remove fingerprints and spots from walls.
- Remove all unauthorized marks and writing from walls, etc.
- Report all maintenance problems to building manager (dripping faucets, broken fixture handles, etc.)
- NOTE: Masking deodorants will not be used in lieu of disinfectants.

Office Facilities (cont'd)

Monthly

Weekly

All Areas:

- Dust and spot clean walls and baseboards.
- Clean door jambs.
- Disinfect and thoroughly clean all telephones.
- Wipe clean all bright work.
- Thoroughly vacuum and spot clean all carpeted areas wall to wall.
- Remove fingerprints from all painted surfaces near light switches, entrance doors, etc.

Restrooms:

- Pour germicidal/water mix down floor drains to eliminate odors.

All Areas:

- Thoroughly hand dust and wipe clean with a chemically treated cloth all furniture, file cabinets, shelves fixtures, picture frames, and all other high or low dusting areas.
- Dust all baseboards with damp cloth.
- Vacuum or brush all upholstered furniture.
- High dust lighting and ventilating ducts.

Kitchen/Break Room Areas:

•

Restrooms:

- Dust and clean walls. Washed tiled walls and partitions.
- High dust wall, light fixtures and ventilation grilles.

Special Customer Requirements

PRICE INCLUDES CARPET EXTRACTION EVERY 6 MONTHS OF FITNESS CENTER

Pool area to lift up chairs, check for debris left, pick up trashcans in premises, wipe picnic tables and check bbq area.

Monthly high dusting of area between fitness center and restrooms..

PROPOSAL/SCOPE OF WORK

EACH VISIT

POOL AREA

- Empty trash cans
- Pick up trash etc., pool deck

RESTROOMS (INSIDE AND OUT)

- Clean toilets, sinks and fixtures
- Replace toilet paper and paper towels
- Clean mirrors, walls, floors, partitions, dispensers and water receptacles
- Clean vanities
- Empty waste cans
- Mop floors
- Wipe down entrance doors and the Bathroom stalls

AS NEEDED

- Refill hand soap/sanitizers

EXERCISE ROOM

- Clean and disinfect all exercise equipment
- Clean Walls, mirrors and doors
- Empty waste cans
- Clean interior windows and doors
- Vacuum/mop floors

AS NEEDED

- Refill hand sanitizers

WEEKLY

- Wipe windowsills
- De-cob entry doors and windows
-

BI-WEEKLY

- Incline treadmills and clean/vacuum under them

- Wipe down fans inside the gym and the exterior entrance fan
- AC vents dust

RANDAL PARK CCD
PROPOSAL/SCOPE OF WORK

GENERAL AREA

- Mop/Vacuum floors
- Vacuum carpets
- Empty waste cans
- Dust furniture/fixtures
- Clean interior entranceway windows and doors
- Wipe entrance doors and the Bathroom stalls

KITCHEN AREA

- Wipe countertops, clean appliance surfaces
- Clean sinks
- Mop floor
- Empty waste cans

OFFICES

- Empty waste cans
- Clean desks (free of papers)
- Mop floors
- Clean entry doors and windows

All supplies for cleaning and toiletries must be included.

This Agreement is made between Jan-Pro of Central Florida ("JAN-PRO") AND Governmental Management Services- Central Florida, LLC ("Client"). Client and JAN-PRO agree that JAN-PRO will begin service at the location(s) identified above and under the below terms.

1. JAN-PRO agrees to perform the recurring janitorial services and at the frequencies stated in pricing agreement.
2. JAN-PRO will provide all chemicals, equipment, labor, and supervision. Client will provide all restroom paper products, hand soap and can liners.
3. JAN-PRO will fulfill its obligations under this Agreement through its franchised system. JAN-PRO will identify the franchisee selected to service Client before the start date of service. Each franchisee has been successfully trained on the JAN-PRO methods and procedures and is bound by the terms of this Agreement. Client has the right to request a change in franchisee at any time.
4. JAN-PRO sends invoices at the beginning of each month for the recurring janitorial services, with payment terms at net 30 days. All additional services are invoiced as incurred, with payment terms at net 15 days. A finance charge of 30% per month (minimum is \$15.00) is assessed on all delinquent accounts over 60 days.
5. This Agreement is a month to month agreement from the start date of service. This Agreement automatically renews every 30 days with the same terms and conditions.
6. Client agrees to verbally notify JAN-PRO of any service issues before Client provides any written notification.
7. terminating party must give the other party written notice specifying in detail the nature of any non-performance. The non-terminating party will then have 5 working days to cure to the reasonable satisfaction of the terminating party. If the non-performance is not cured within the 5 working days the terminating party will notify the non-terminating party in writing of the failure to cure, and this Agreement will terminate 30 days after the date of the notice. All written notices must be timely and by overnight courier.
8. Client agrees that during the term of this Agreement and for 90 days after the expiration or termination of this Agreement, Client will not employ directly or indirectly any JAN-PRO employees, agent representatives, franchisees, or former franchisees.
9. In addition to any other rights, JAN-PRO may have, if Client breaches this Agreement, JAN-PRO is entitled to all costs of JAN-PRO's costs of collection, including reasonable attorney fees, paralegal fees, and collection agency fees, in addition to JAN-PRO's lost revenues for the remainder of the term.
10. JAN-PRO annually observes the following federally recognized holidays: New Years' Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas. JAN-PRO will not provide services on these days. Other conditions may apply that preempt a cleaning. No credit will be given for holiday as this is already factored into pricing.
11. JAN-PRO and JAN-PRO's franchisee will each maintain commercial general liability insurance of at least \$1,000,000 per occurrence. \$2,000,000 in the aggregate automobile liability, coverage of at least \$1,000,000 and janitorial bonding of at least \$50,000.
12. JAN-PRO and JAN-PRO franchisee will indemnify Client from any claims, damages, injury, liability, losses or compensation, whether or injury to person or damage to property as a result of negligence, gross negligence or willful misconduct in performing the services under this Agreement. By signing below, Client and JAN-PRO agree to the terms of this Janitorial Services Agreement.

Governmental Management Services-
Central Florida, LLC

Sign:  SIGNATURE
Print: Alexandra Penagos

Print: _____

Title: _____

Date: _____

Jan-Pro of Central Florida

Sign: _____

Print:  SIGNATURE
Manuel Navarro

Title: _____

Date: _____

PRICING AGREEMENT:

CLIENT: Governmental Management Services- Central Florida, LLC
CLEANING LOCATION: Randal Park CCD
DESCRIPTION OF CLEANABLE AREA: 9145 Narcoossee Road, Suite A-206, Orlando FL 32827
SEE ATTACHED SCOPE OF WORK
START DATE: TBD

Description	Price/Month
<input type="checkbox"/> Janitorial Services: 3 Days Per Week	\$1,185

Does not include state sales tax

<input type="checkbox"/> Janitorial Services: 4 Days Per Week	\$1,425
--	---------

Does not include state sales tax

Total	\$0
-------	-----

DAY RATE OF \$80 PER SERVICE. (TO BE BILLED SEPARATE)

Service Start Date/Janitorial Agreement Effective Date: _____

NOTE: Pricing is valid for 30 days from the proposal date unless specifically extended by JAN-PRO at its sole discretion.

HOLIDAYS (Days not serviced): New Year's, Labor Day, Memorial Day, Thanksgiving Day, Independence Day & Christmas Day

By executing this Agreement, the parties agree to be bound by these terms and the conditions set forth in the accompanying Janitorial Services Agreement.

Governmental Management Services-
Central Florida, LLC
Sign:

Print:  SIGNATURE
Alexandra Penagos

Title:

Date:

Jan-Pro of Central Florida

Sign:  SIGNATURE
Manuel Navarro

Print: Manuel Navarro

Title: Account Executive

Date: June 07, 2019

SECTION VI



4421 Reaves Road
Kissimmee, FL 34746
Ph: (407) 933-8791

Proposal

Proposal To: William Viasalyers
GMS Central Florida
9145 Narcoossee Rd. Ste. A206
Orlando, FL 32827

Proposal No: 02019-57
Proposal Date: 5/9/19

Submitted By: Chet Berry

Proposal Amount: \$ 11,360.00

Phone: 407-451-4047
Fax:

Re: Refurbishment of 235 l. ft of bridge walkway at Randall Park Community.

Scope of Work:

1. Replace 40 – 2x6x12 walkway deck boards at several locations on the boardwalk.
2. Prep new deck boards for stain.
3. Apply one coat of Sherwin Williams water base stain a shade darker than existing.
4. Prep and stain railings on opposite side of road from the walk bridge.

Materials, equipment and labor included.

NOTE: Work will take 2 weeks to complete.

ACCEPTANCE OF PROPOSAL

The Purchaser by signing this document represents the he/ she has read and fully understands the above work and services availability of material and/ or labor to be provided and further understands that this signed proposal constitutes full acceptance and agreement for services. Pricing of material and labor subject to availability at this time. Any alteration, or unforeseen conditions or deviation from the above description of services and work involve extra costs will be executed only upon written order, and will become an extra change over and above the agreed quoted proposal herein stated.

The above prices, specifications and conditions are satisfactory and are hereby accepted:

Owners Acceptance Signature & Date
This Proposal valid for 30 days from date issued.
(in lieu of pricing of labor and materials)

Contractor's Authorized Signature & Date
TERMS: DUE UPON COMPLETION OF WORK

SECTION VII

SECTION C

SECTION 1

Randal Park

Community Development District

Check Run Summary

May 11, 2019 thru June 16, 2019

Fund	Date	Check No.'s	Amount
General Fund	5/13/19	1699-1702	\$ 16,304.52
	5/22/19	1703-1704	\$ 24,362.88
	5/30/19	1705-1706	\$ 687.11
	6/5/19	1707-1712	\$ 5,996.60
	6/13/19	1713-1716	\$ 12,867.76
			<hr/>
			\$ 60,218.87
Payroll	<u>May 2019</u>		
	Kathryn F Steuck	50059	\$ 184.70
	Stephany C Cornelius	50060	\$ 184.70
	Thomas O Franklin	50061	\$ 184.70
			<hr/>
			\$ 554.10
			<hr/>
			\$ 60,772.97

*** CHECK DATES 05/11/2019 - 06/16/2019 ***

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 #
5/13/19	00001	5/01/19 419	201905 310-51300-34000	MANAGEMENT FEES-MAY19	*	3,282.75	
		5/01/19 419	201905 310-51300-35100	INFO TECH-MAY19	*	83.33	
		5/01/19 419	201905 310-51300-31300	DISSEMINATION-MAY19	*	875.00	
		5/01/19 419	201905 310-51300-51000	OFFICE SUPPLIES	*	1.05	
		5/01/19 419	201905 310-51300-42000	POSTAGE	*	26.14	
		5/01/19 419	201905 310-51300-42500	COPIES	*	297.00	
		5/01/19 420	201905 320-53800-12000	FIELD MANAGEMENT-MAY19	*	1,406.92	
		5/01/19 421	201905 320-53800-12100	AMENITY MANAGEMENT-MAY19	*	6,058.33	
				GOVERNMENTAL MANAGEMENT SERVICES			12,030.52 001699
5/16/19	00069	5/01/19 1520	201905 320-53800-47600	SECURITY MAY19	*	2,864.00	
				COMMUNITY WATCH SOLUTIONS, LLC			2,864.00 001700
5/16/19	00039	5/01/19 5146	201905 320-53800-46400	POOL MAINT MAY19	*	450.00	
		5/01/19 5147	201905 320-53800-46900	FOUNTAIN MAINT MAY19	*	100.00	
				ROBERTS POOL SERVICE AND REPAIR INC			550.00 001701
5/16/19	00026	5/02/19 287591	201904 310-51300-31100	CDD BOARD MEETING & PREP	*	320.00	
		5/02/19 287592	201904 310-51300-31100	PREP SIGNAGE DETAIL	*	540.00	
				VANASSE HANGEN BRUSTLIN, INC			860.00 001702
5/22/19	00043	5/20/19 9887543	201905 320-53800-46800	PEST CONTROL MAY19	*	50.00	
				ARROW ENVIRONMENTAL SERVICES			50.00 001703
5/22/19	00066	5/15/19 ON 23283	201905 320-53800-46200	MTHLY LANDSCAPE MNT MAY19	*	17,342.00	
		5/15/19 ON 23283	201905 320-53800-46200	LNSDCAPE-MT-COLON-MAY19	*	3,100.00	
		5/15/19 ON 23283	201905 320-53800-46200	LNSDCAPE-MT-SHARED-MAY19	*	3,100.00	
		5/31/19 ON 23630	201905 320-53800-46500	NEW SOD IRR TIBBET	*	770.88	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			24,312.88 001704

RAND RANDAL PARK KCOSTA

*** CHECK DATES 05/11/2019 - 06/16/2019 ***

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 #
5/30/19	00025	5/14/19 85571	201904 310-51300-31500	REVIEW/PREP/CDD BOARD MTG	*	502.11	
				LATHAM, SHUKER, EDEN & BEAUDINE LLP			502.11 001705
5/30/19	00074	5/23/19 6517	201905 320-53800-47700	REPLACE HANDLES/TABLET	*	185.00	
				ZACHS TREADMILL REPAIR			185.00 001706
6/05/19	00031	5/31/19 177711	201905 320-53800-47000	LAKE MAINT-5 PONDS-MAY19	*	285.00	
		5/31/19 177711	201905 320-53800-47000	LKMT-DOWN-COLON-MAY19	*	27.50	
		5/31/19 177711	201905 320-53800-47000	LKMT-DOWN-SHARED-MAY19	*	27.50	
		5/31/19 177711	201905 320-53800-47000	LKMT-AC1-COLON-MAY19	*	25.00	
		5/31/19 177711	201905 320-53800-47000	LKMT-AC1-SHARED-MAY19	*	25.00	
		5/31/19 177711	201905 320-53800-47000	LAKE MAINT-4 PONDS-MAY19	*	355.00	
				APPLIED AQUATIC MANAGMENT, INC.			745.00 001707
6/05/19	00087	6/04/19 509	201906 320-53800-49000	STEAM RUGS/UPHOLSTERY	*	225.00	
				CARPET CLINIC OF ORLANDO INC.			225.00 001708
6/05/19	00001	5/29/19 425	201905 320-53800-12200	POOL ATTEDANTS-MAY19	*	2,171.60	
				GOVERNMENTAL MANAGEMENT SERVICES			2,171.60 001709
6/05/19	00038	5/18/19 336715	201906 320-53800-46400	CHEMICAL CONTROLLER JUN19	*	750.00	
				SPIES POOL, LLC			750.00 001710
6/05/19	00026	5/28/19 288875	201905 310-51300-31100	CDD BOARD MEETING & PREP	*	480.00	
				VANASSE HANGEN BRUSTLIN, INC			480.00 001711
6/05/19	00047	5/29/19 19-3954	201905 320-53800-46700	CLUBHOUSE CLEANING-MAY19	*	1,625.00	
				WESTWOOD INTERIOR CLEANING INC.			1,625.00 001712
6/13/19	00001	6/01/19 426	201906 310-51300-34000	MANAGEMENT FEE JUN19	*	3,282.75	
		6/01/19 426	201906 310-51300-35100	INFO TECH JUN19	*	83.33	

RAND RANDAL PARK KCOSTA

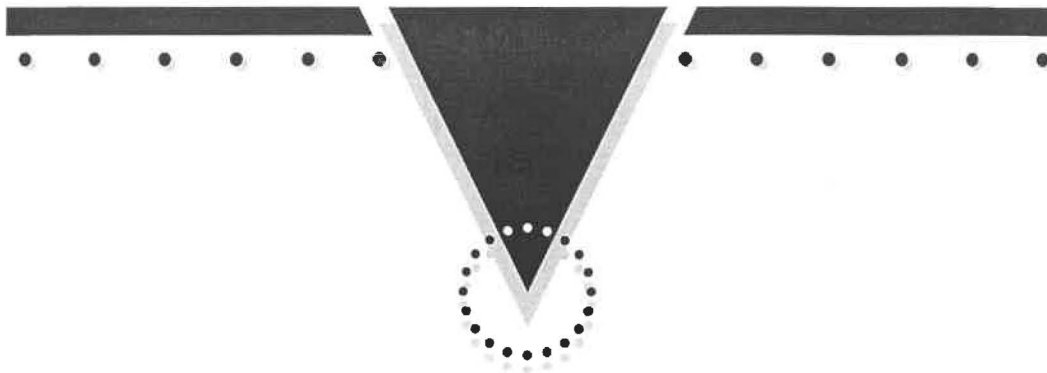
*** CHECK DATES 05/11/2019 - 06/16/2019 ***

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 #
6/01/19	426	201906 310-51300-31300			*	875.00	
		DISSEMINATION JUN19					
6/01/19	426	201906 310-51300-51000			*	.63	
		OFFICE SUPPLIES					
6/01/19	426	201906 310-51300-42000			*	8.40	
		POSTAGE					
6/01/19	426	201906 310-51300-42500			*	206.55	
		COPIES					
6/01/19	427	201906 320-53800-12000			*	1,406.92	
		FIELD MANAGEMENT JUN19					
6/01/19	428	201906 320-53800-12100			*	6,058.33	
		AMENITY MANAGEMENT JUN19					
GOVERNMENTAL MANAGEMENT SERVICES						11,921.91	001713
6/13/19	00039	6/02/19 5213	201906 320-53800-46400		*	760.00	
		POOL MAINT JUN19					
		6/02/19 5214	201906 320-53800-46900		*	100.00	
		FOUNTAIN MAINT JUN19					
ROBERTS POOL SERVICE AND REPAIR INC						860.00	001714
6/13/19	00038	5/23/19 336990	201905 320-53800-46300		*	50.85	
		DEGREASER GAL					
SPIES POOL, LLC						50.85	001715
6/13/19	00049	6/01/19 113606	201905 320-53800-34500		*	35.00	
		SECURITY MONITORING MAY19					
SYNERGY FL						35.00	001716
TOTAL FOR BANK A						60,218.87	
TOTAL FOR REGISTER						60,218.87	

RAND RANDAL PARK KCOSTA

SECTION 2



Randal Park

Community Development District

Unaudited Financial Reporting
May 31, 2019



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

	<u>Governmental Fund</u>				<u>Totals</u> (memorandum only)
<i>Assets</i>	<u>General</u>	<u>Capital Reserves</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>2019</u>
Cash	\$589,861	-----	-----	-----	\$589,861
Cash - Debit Card	\$2,479	-----	-----	-----	\$2,479
Investments					
Custody Account	-----	\$203,052	-----	-----	\$203,052
Bond Series - 2012					
Reserve	-----	-----	\$402,572	-----	\$402,572
Revenue	-----	-----	\$305,609	-----	\$305,609
Interest	-----	-----	\$44	-----	\$44
Principal	-----	-----	\$12	-----	\$12
Prepayment	-----	-----	\$1	-----	\$1
Bond Series - 2015					
Reserve	-----	-----	\$598,366	-----	\$598,366
Revenue	-----	-----	\$416,318	-----	\$416,318
Interest	-----	-----	\$14	-----	\$14
Prepayment	-----	-----	\$1,413	-----	\$1,413
Construction	-----	-----	-----	\$430	\$430
Bond Series - 2018					
Reserve	-----	-----	\$59,063	-----	\$59,063
Cap Interest	-----	-----	\$45,063	-----	\$45,063
Construction	-----	-----	-----	\$19,516	\$19,516
Cost of Issuance	-----	-----	-----	\$18,410	\$18,410
Due from Colonial Properties	\$22,507	-----	-----	-----	\$22,507
Due From General Fund	-----	-----	\$17,891	-----	\$17,891
Total Assets	\$614,847	\$203,052	\$1,846,368	\$38,355	\$2,702,623
<i>Liabilities</i>					
Accounts Payable	\$5,107	-----	-----	-----	\$5,107
Due to Debt Service	\$17,891	-----	-----	-----	\$17,891
<i>Fund Equity</i>					
Fund Balances					
Unassigned Fund Balance	\$591,849	\$203,052	-----	-----	\$794,901
Restricted for Debt Service - 2012	-----	-----	\$715,394	-----	\$715,394
Restricted for Debt Service - 2015	-----	-----	\$1,026,847	-----	\$1,026,847
Restricted for Debt Service - 2018	-----	-----	\$104,126	-----	\$104,126
Restricted for Capital Projects - 2015	-----	-----	-----	\$430	\$430
Restricted for Capital Projects - 2018	-----	-----	-----	\$37,926	\$37,926
Total Liabilities & Fund Equity	\$614,847	\$203,052	\$1,846,368	\$38,355	\$2,702,623

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2019

	Adopted Budget	Prorated Budget Thru 05/31/19	Actual Thru 05/31/19	Variance
<u>Revenues:</u>				
Assessments - Tax Collector	\$796,630	\$796,630	\$799,934	\$3,304
Colonial Properties Contributions	\$54,176	\$36,117	\$33,768	(\$2,349)
Shade Project Contributions	\$0	\$0	\$36,100	\$36,100
Miscellaneous Revenue	\$1,000	\$667	\$7,011	\$6,345
Miscellaneous Revenue - Activities	\$7,000	\$4,667	\$5,288	\$621
Rentals	\$7,000	\$4,667	\$9,500	\$4,833
Total Revenues	\$865,806	\$842,747	\$891,601	\$48,854
<u>Expenditures:</u>				
<u>Administrative</u>				
Supervisor Fees	\$6,000	\$4,000	\$4,000	\$0
FICA Expense	\$459	\$306	\$306	\$0
Annual Audit	\$4,000	\$4,000	\$4,000	\$0
Trustee Fees	\$8,000	\$4,500	\$4,500	\$0
Dissemination Agent	\$7,000	\$4,667	\$6,125	(\$1,458)
Arbitrage	\$1,200	\$0	\$0	\$0
Engineering	\$10,000	\$6,667	\$4,054	\$2,613
Attorney	\$20,000	\$13,333	\$7,439	\$5,894
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Management Fees	\$39,393	\$26,262	\$26,262	\$0
Information Technology	\$1,000	\$667	\$667	\$0
Telephone	\$100	\$67	\$48	\$19
Postage	\$1,500	\$1,000	\$288	\$712
Insurance	\$5,500	\$5,500	\$4,928	\$572
Printing & Binding	\$1,500	\$1,000	\$1,388	(\$388)
Legal Advertising	\$2,500	\$1,667	\$7,929	(\$6,263)
Other Current Charges	\$350	\$233	\$254	(\$20)
Office Supplies	\$200	\$133	\$108	\$25
Property Appraiser	\$800	\$800	\$797	\$3
Property Taxes	\$250	\$250	\$241	\$9
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$114,927	\$80,226	\$78,508	\$1,718

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2019

	Adopted Budget	Prorated Budget Thru 05/31/19	Actual Thru 05/31/19	Variance
<u>Maintenance</u>				
<u>Contract Services</u>				
Field Management	\$16,883	\$11,255	\$11,255	(\$0)
Facilities Management	\$72,700	\$48,467	\$48,467	\$0
Pool Attendants	\$18,000	\$12,000	\$6,079	\$5,921
Landscape Maintenance	\$282,504	\$188,336	\$188,336	\$0
Wetland Maintenance	\$9,600	\$6,400	\$0	\$6,400
Mitigation Monitoring	\$2,500	\$1,667	\$0	\$1,667
Janitorial Services	\$21,000	\$14,000	\$12,875	\$1,125
Pool Maintenance	\$15,330	\$10,220	\$9,150	\$1,070
Lake Maintenance	\$8,940	\$5,960	\$5,960	\$0
Pest Control	\$1,100	\$550	\$900	(\$350)
HVAC Maintenance	\$574	\$383	\$0	\$383
Security Patrol	\$30,000	\$20,000	\$19,048	\$952
<u>Repairs & Maintenance</u>				
Facilities Maintenance	\$29,120	\$19,413	\$13,090	\$6,323
Repairs & Maintenance	\$15,000	\$10,000	\$602	\$9,398
Operating Supplies	\$5,000	\$3,333	\$829	\$2,505
Landscape Replacement	\$10,000	\$6,667	\$568	\$6,099
Pool Repairs & Maintenance	\$5,000	\$3,333	\$3,071	\$262
Irrigations Repairs	\$8,000	\$5,333	\$7,936	(\$2,602)
Alley Maintenance	\$1,500	\$1,000	\$0	\$1,000
Stormwater Repairs & Maintenance	\$1,500	\$1,000	\$0	\$1,000
Fountain Maintenance	\$3,500	\$2,333	\$1,150	\$1,183
Fitness Repairs & Maintenance	\$2,000	\$1,333	\$3,451	(\$2,118)
Signs	\$1,000	\$667	\$0	\$667
Pressure Washing	\$10,000	\$6,667	\$8,000	(\$1,333)
<u>Utilities</u>				
Utilities - Common Area	\$30,000	\$20,000	\$16,696	\$3,304
Utilities - Amenity Center	\$22,000	\$14,667	\$13,662	\$1,004
Refuse Service	\$2,400	\$1,600	\$1,677	(\$77)
Streetlighting	\$98,769	\$65,846	\$73,572	(\$7,726)
<u>Amenity Center</u>				
Property Insurance	\$31,000	\$31,000	\$28,372	\$2,628
Pool Permit	\$550	\$550	\$505	\$45
Cable TV/Internet/Telephone	\$4,000	\$2,667	\$2,166	\$501
Recreation Center Access Cards	\$1,000	\$667	\$0	\$667
Special Events	\$15,000	\$10,000	\$8,652	\$1,348
Holiday Decorations	\$4,000	\$4,000	\$4,009	(\$9)
Security Monitoring	\$600	\$400	\$280	\$120
Contingency	\$10,000	\$6,667	\$13,080	(\$6,413)
Shade Project Expenses	\$0	\$0	\$38,504	(\$38,504)
Capital Reserve	\$32,450	\$0	\$0	\$0
Total Maintenance	\$822,520	\$538,380	\$541,942	(\$3,562)
Total Expenditures	\$937,447	\$618,606	\$620,450	(\$1,844)
Excess Revenues (Expenditures)	(\$71,641)		\$271,151	
Fund Balance - Beginning	\$71,641		\$320,698	
Fund Balance - Ending	\$0		\$591,849	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

CAPITAL RESERVE FUND
Statement of Revenues & Expenditures
For The Period Ending May 31, 2019

	Adopted Budget	Prorated Budget Thru 05/31/19	Actual Thru 05/31/19	Variance
<u>Revenues:</u>				
Transfer In	\$32,450	\$0	\$0	\$0
Interest	\$0	\$0	\$3,439	\$3,439
Total Revenues	\$32,450	\$0	\$3,439	\$3,439
<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		\$3,439	
Fund Balance - Beginning	\$229,626		\$199,613	
Fund Balance - Ending	\$244,736		\$203,052	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

DEBT SERVICE FUND - SERIES 2012

Statement of Revenues & Expenditures

For The Period Ending May 31, 2019

	Adopted Budget	Prorated Budget Thru 05/31/19	Actual Thru 05/31/19	Variance
Revenues:				
Assessments - Tax Collector	\$397,350	\$397,350	\$398,998	\$1,648
Interest	\$0	\$0	\$9,688	\$9,688
Total Revenues	\$397,350	\$397,350	\$408,687	\$11,337
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	\$152,750	\$152,750	\$0
Total Expenditures	\$392,944	\$392,944	\$392,944	\$0
Excess Revenues (Expenditures)	\$4,406		\$15,743	
Fund Balance - Beginning	\$297,417		\$699,651	
Fund Balance - Ending	\$301,823		\$715,394	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

DEBT SERVICE FUND - SERIES 2015

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

	Adopted Budget	Prorated Budget Thru 05/31/19	Actual Thru 05/31/19	Variance
Revenues:				
Assessments - Tax Collector	\$596,080	\$596,080	\$598,552	\$2,472
Interest	\$0	\$0	\$13,919	\$13,919
Total Revenues	\$596,080	\$596,080	\$612,471	\$16,391
Expenditures:				
Principal Payment - 1 1/4/01	\$155,000	\$155,000	\$155,000	\$0
Interest Payment - 1 1/4/01	\$217,746	\$217,746	\$217,746	(\$0)
Special Call Principal Payment - 1 1/4/01	\$0	\$0	\$20,000	(\$20,000)
Special Call Principal Payment - 02/01	\$0	\$0	\$20,000	(\$20,000)
Special Call Interest Payment - 02/01	\$0	\$0	\$213	(\$213)
Interest Payment - 05/01	\$214,453	\$214,453	\$213,603	\$851
Total Expenditures	\$587,199	\$587,199	\$626,561	(\$39,362)
Excess Revenues (Expenditures)	\$8,881		(\$14,090)	
Fund Balance - Beginning	\$438,631		\$1,040,937	
Fund Balance - Ending	\$447,512		\$1,026,847	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

DEBT SERVICE FUND - SERIES 2018

Statement of Revenues & Expenditures

For The Period Ending May 31, 2019

	Adopted Budget	Prorated Budget Thru 05/31/19	Actual Thru 05/31/19	Variance
<u>Revenues:</u>				
Bond Proceeds	\$0	\$0	\$135,841	\$135,841
Interest	\$0	\$0	\$1,147	\$1,147
Total Revenues	\$0	\$0	\$136,988	\$136,988
<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	\$32,862	(\$32,862)
Total Expenditures	\$0	\$0	\$32,862	(\$32,862)
Excess Revenues (Expenditures)	\$0		\$104,126	
Fund Balance - Beginning	\$438,631		\$0	
Fund Balance - Ending	\$438,631		\$104,126	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

CAPITAL PROJECTS FUND - SERIES 2015

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

	Adopted Budget	Prorated Budget Thru 05/31/19	Actual Thru 05/31/19	Variance
<u>Revenues:</u>				
Interest	\$0	\$0	\$6	\$6
Total Revenues	\$0	\$0	\$6	\$6
<u>Expenditures:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$0		\$6	
Fund Balance - Beginning	\$0		\$423	
Fund Balance - Ending	\$0		\$430	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

CAPITAL PROJECTS FUND - SERIES 2018

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

	Adopted Budget	Prorated Budget Thru 05/31/19	Actual Thru 05/31/19	Variance
<u>Revenues:</u>				
Bond Proceeds	\$0	\$0	\$1,634,159	\$1,634,159
Interest	\$0	\$0	\$1,140	\$1,140
Total Revenues	\$0	\$0	\$1,635,299	\$1,635,299
<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		\$37,926	
Fund Balance - Beginning	\$0		\$0	
Fund Balance - Ending	\$0		\$37,926	

**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	\$8,877	\$5,470	\$0	\$0	\$0	\$0	\$799,934
Colonial Properties Contribution	\$3,763	\$3,764	\$3,734	\$0	\$10,615	\$4,021	\$3,966	\$3,904	\$0	\$0	\$0	\$0	\$33,768
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	\$241	\$170	\$0	\$0	\$0	\$0	\$7,011
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	\$1,750	\$0	\$0	\$0	\$0	\$9,500
Total Revenues	\$10,583	\$38,334	\$722,356	\$21,096	\$45,482	\$29,372	\$13,085	\$11,294	\$0	\$0	\$0	\$0	\$891,601
Expenditures:													
Administrative													
Supervisors Fees	\$200	\$0	\$1,200	\$600	\$0	\$600	\$800	\$600	\$0	\$0	\$0	\$0	\$4,000
FICA Expense	\$15	\$0	\$92	\$46	\$0	\$46	\$61	\$46	\$0	\$0	\$0	\$0	\$306
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$4,000
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	\$875	\$875	\$0	\$0	\$0	\$0	\$6,125
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$0	\$600	\$1,630	\$300	\$34	\$0	\$1,010	\$480	\$0	\$0	\$0	\$0	\$4,054
Attorney	\$72	\$2,222	\$527	\$2,568	\$0	\$1,549	\$502	\$0	\$0	\$0	\$0	\$0	\$7,439
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	\$3,283	\$3,283	\$0	\$0	\$0	\$0	\$26,262
Information Technology	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Telephone	\$0	\$41	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Postage	\$9	\$20	\$72	\$53	\$47	\$48	\$13	\$26	\$0	\$0	\$0	\$0	\$288
Insurance	\$4,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,928
Printing & Binding	\$144	\$143	\$153	\$76	\$105	\$113	\$357	\$297	\$0	\$0	\$0	\$0	\$1,388
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	\$104	\$25	\$0	\$0	\$0	\$0	\$254
Office Supplies	\$1	\$1	\$1	\$104	\$1	\$0	\$1	\$1	\$0	\$0	\$0	\$0	\$108
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	\$11,197	\$11,088	\$5,716	\$0	\$0	\$0	\$0	\$78,508

**Randal Park
Community Development District**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Maintenance</u>													
Contract Services													
Field Management	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$0	\$0	\$0	\$0	\$11,255
Facilities Management	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$0	\$0	\$0	\$0	\$48,467
Pool Attendants	\$880	\$1,870	\$416	\$0	\$502	\$240	\$0	\$2,172	\$0	\$0	\$0	\$0	\$6,079
Landscape Maintenance	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$0	\$0	\$0	\$0	\$188,336
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	\$1,625	\$1,625	\$0	\$0	\$0	\$0	\$12,875
Pool Maintenance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$750	\$0	\$0	\$0	\$0	\$9,150
Lake Maintenance	\$745	\$745	\$745	\$745	\$745	\$745	\$745	\$745	\$0	\$0	\$0	\$0	\$5,960
Pest Control	\$550	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$900
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	\$2,184	\$2,864	\$0	\$0	\$0	\$0	\$19,048
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	\$51	\$0	\$0	\$0	\$0	\$3,071
Irrigation Repairs	\$1,617	\$1,617	\$0	\$3,930	\$0	\$0	\$0	\$771	\$0	\$0	\$0	\$0	\$7,936
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	\$100	\$100	\$0	\$0	\$0	\$0	\$1,150
Fitness Repairs & Maintenance	\$0	\$367	\$2,274	\$405	\$135	\$0	\$85	\$185	\$0	\$0	\$0	\$0	\$3,451
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	\$1,902	\$2,011	\$0	\$0	\$0	\$0	\$16,696
Utilities - Amenity Center	\$1,912	\$3,330	\$0	\$1,772	\$1,882	\$1,574	\$1,561	\$1,631	\$0	\$0	\$0	\$0	\$13,662
Refuse Service	\$186	\$373	\$0	\$373	\$186	\$186	\$186	\$186	\$0	\$0	\$0	\$0	\$1,677
Streetlighting	\$7,370	\$16,006	\$0	\$16,679	\$8,379	\$8,379	\$8,379	\$8,379	\$0	\$0	\$0	\$0	\$73,572
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	\$505	\$0	\$0	\$0	\$0	\$0	\$505
Cable TV/Internet/Telephone	\$270	\$270	\$270	\$270	\$270	\$270	\$272	\$272	\$0	\$0	\$0	\$0	\$2,166
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	\$488	\$0	\$0	\$0	\$0	\$0	\$8,652
Holiday Decorations	\$4,009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,009
Security Monitoring	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$0	\$0	\$0	\$0	\$280
Contingency	\$0	\$216	\$557	\$10,266	\$289	\$237	\$565	\$950	\$0	\$0	\$0	\$0	\$13,080
Shade Project Expenses	\$0	\$24,065	\$0	\$0	\$0	\$0	\$14,439	\$0	\$0	\$0	\$0	\$0	\$38,504
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	\$51,179	\$64,879	\$54,235	\$0	\$0	\$0	\$0	\$541,942
Total Expenditures	\$109,269	\$111,844	\$57,595	\$83,913	\$59,535	\$62,376	\$75,967	\$59,951	\$0	\$0	\$0	\$0	\$620,450
Excess Revenues (Expenditures)	(\$98,686)	(\$73,511)	\$664,762	(\$62,817)	(\$14,053)	(\$33,004)	(\$62,882)	(\$48,657)	\$0	\$0	\$0	\$0	\$271,151

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 :	\$402,572
Bonds Outstanding - 09/30/2013	\$5,115,000
Less : November 1, 2013 (Mandatory)	(\$65,000)
Less : November 1, 2014 (Mandatory)	(\$70,000)
Less : November 1, 2015 (Mandatory)	(\$70,000)
Less : November 1, 2016 (Mandatory)	(\$75,000)
Less : November 1, 2017 (Mandatory)	(\$80,000)
Current Bonds Outstanding	<u>\$4,755,000</u>

Series 2015 Special Assessment Bonds	
Interest Rate :	Various (4.25% , 5% , 5.2%)
Maturity Date :	11/1/2045
Maximum Annual Debt Service :	\$596,080
Reserve Fund Requirement :	\$596,080
Reserve Fund Balance :	\$598,366
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 : November 1, 2018 (Mandatory)	(\$155,000)
Less : November 1, 2018 (Special Call)	(\$20,000)
Less : February 1, 2019 (Special Call)	(\$20,000)
Current Bonds Outstanding	<u>\$8,550,000</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 :	\$59,063
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
4/1/19		Interest		\$0.83
5/1/19		Interest		\$0.81
TOTAL				\$6.06
Acquisition/Construction Fund at 10/1/18				\$423.49
Interest Earned thru 05/31/19				\$6.06
Requisitions Paid thru 05/31/19				\$0.00
Remaining Acquisition/Construction Fund				\$429.55

**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
4/1/19		Interest		\$37.63
5/1/19		Interest		\$36.81
		TOTAL		\$979.72
		Acquisition/Construction Fund at 12/17/18		\$1,375,158.98
		Interest Earned thru 05/31/19		\$979.72
		Requisitions Paid thru 05/31/19		(\$1,356,622.93)
		Remaining Acquisition/Construction Fund		\$19,515.77

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

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

Date Received	Dist.#	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2012			Total 100%
							General Fund 44.50%	Debt Svc Fund 22.20%	Debt Svc Fund 33.30%	
11/8/18	1	\$ 2,194.74	\$ 82.70	\$ -	\$ -	\$ 2,112.04	\$ 939.92	\$ 468.82	\$ 703.30	\$ 2,112.04
11/15/18	2	\$ 27,606.51	\$ 1,104.27	\$ -	\$ -	\$ 26,502.24	\$ 11,794.28	\$ 5,882.86	\$ 8,825.10	\$ 26,502.24
12/3/18	3	\$ 53,764.22	\$ 2,150.55	\$ -	\$ -	\$ 51,613.67	\$ 22,969.62	\$ 11,456.99	\$ 17,187.07	\$ 51,613.67
12/6/18	4	\$ 352,943.65	\$ 14,117.64	\$ -	\$ -	\$ 338,826.01	\$ 150,787.65	\$ 75,211.18	\$ 112,827.18	\$ 338,826.01
12/13/18	5	\$ 184,567.01	\$ 7,382.64	\$ -	\$ 538.06	\$ 177,722.43	\$ 79,091.76	\$ 39,450.08	\$ 59,180.58	\$ 177,722.43
12/20/18	6	\$ 1,063,770.35	\$ 42,550.75	\$ -	\$ -	\$ 1,021,219.60	\$ 454,473.07	\$ 226,686.06	\$ 340,060.46	\$ 1,021,219.60
1/10/19	7	\$ 34,075.48	\$ 1,363.01	\$ -	\$ -	\$ 32,712.47	\$ 14,558.02	\$ 7,261.38	\$ 10,893.07	\$ 32,712.47
2/14/19	8	\$ 71,113.13	\$ 2,822.27	\$ 617.20	\$ -	\$ 67,673.66	\$ 30,116.79	\$ 15,021.92	\$ 22,534.95	\$ 67,673.66
3/14/19	9	\$ 44,843.13	\$ 1,241.59	\$ -	\$ 3,262.18	\$ 46,863.72	\$ 20,855.75	\$ 10,402.61	\$ 15,605.36	\$ 46,863.72
4/11/19	10	\$ 20,149.48	\$ 201.50	\$ -	\$ -	\$ 19,947.98	\$ 8,877.44	\$ 4,427.97	\$ 6,642.57	\$ 19,947.98
5/9/19	11	\$ 12,290.30	\$ -	\$ -	\$ -	\$ 12,290.30	\$ 5,469.55	\$ 2,728.15	\$ 4,092.60	\$ 12,290.30
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 1,867,318.00	\$ 73,016.92	\$ 617.20	\$ 3,800.24	\$ 1,797,484.12	\$ 799,933.86	\$ 398,998.02	\$ 598,552.24	\$ 1,797,484.12

% Collected: 100.41%

SECTION 3

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

Memorandum

DATE: June 21st, 2019

TO: George Flint
District Manager

via email

FROM: William Viasalyers
Field Services Manager

RE: Randal Park CDD Monthly Managers Report – June 21st, 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 update
4. Palm tree trimming update

Other:

- ### 1. Shade structures update

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

Respectfully,

William Viasalyers