

*Randal Park Community  
Development District*

*Agenda*

*August 15, 2019*

# AGENDA



# ***Randal Park***

## ***Community Development District***

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

August 8, 2019

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

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Thursday, August 15, 2019 at 6:00 PM** at the Randal House Clubhouse, 8730 Randal Park Blvd., Orlando, FL. Following is the advance agenda for the meeting:

### **Audit Committee Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 17, 2019 Meeting
4. Tally of Audit Committee Member Rankings and Selection of an Auditor
5. Adjournment

### **Board of Supervisors 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 June 21, 2019 Meeting
4. Engineer's Report
5. Consideration of Resolution 2019-13 Amending the Date and Time of the Public Hearing for the Adoption of the Fiscal Year 2020 Budget
6. Public Hearing
  - A. Consideration of Resolution 2019-14 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2019-15 Imposing Special Assessments and Certifying an Assessment Roll
7. Acceptance of Audit Committee Recommendation and Selection of an Auditor
8. Ratification of Janitorial Services Agreement with Rugby Cleaning Services
9. Consideration of Randal Walk Conveyance Documents
10. Consideration of Proposal from VGlobalTech for Website Compliance Services
11. Staff Reports
  - A. Attorney
  - B. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Arbitrage Rebate Calculation Report
    - iv. Approval of Fiscal Year 2020 Meeting Schedule
    - v. Field Manager's Report
12. Supervisor's Requests

13. Other Business
14. Next Meeting Date
15. Adjournment

The second order of business of the Audit Committee Meeting 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. The third order of business is the approval of the minutes from the May 17, 2019 meeting. The minutes are enclosed for your review. The third order of business is the tally of the audit committee members rankings and selection of an auditor. Rankings from all audit committee members will be tallied at the meeting to develop an overall audit committee ranking. The RFP responses have been provided separately and the tally sheet has been enclosed in your agenda package.

The second order of business of the Board of Supervisors Meeting 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 June 21, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the Engineer's Report.

The fifth order of business is the consideration of Resolution 2019-13 amending the date and time of the public hearing to adopt the Fiscal Year 2020 budget. A copy of the Resolution is enclosed for your review.

The sixth order of business opens the public hearing for the Fiscal Year 2020 budget and assessments. Section A is the consideration of Resolution 2019-14 adopting the Fiscal Year 2020 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review. Section B is the consideration of Resolution 2019-15 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for review.

The seventh order of business is the acceptance of the Audit Committee recommendation and selection of the #1 ranked firm to provide auditing services for the Fiscal Year 2019. There is no back-up material.

The eighth order of business is the ratification of the janitorial services agreement with Rugby Cleaning Services. A copy of the agreement is enclosed for your review.

The ninth order of business is the consideration of the Randal Walk conveyances. The Special Warranty Deed, Owner's Affidavit and Agreement Regarding Taxes are enclosed for your review.

The tenth order of business is the consideration of proposal from VGlobalTech to provide ADA website compliance services. A copy of the proposal is enclosed for your review.

Section B of the eleventh 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 arbitrage rebate calculation report for the Series 2015 bonds. A copy of the report is enclosed for your review. Section 4 is the approval of the Fiscal Year 2020 meeting schedule. A sample meeting notice is enclosed for your review. Section 5 is the presentation of the Field Manager's Report that contains the details of the field issues going on in the community. 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 dark ink, appearing to read 'G. S. Flint', with a stylized, cursive script.

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

# AUDIT COMMITTEE MEETING

# MINUTES

MINUTES OF MEETING  
RANDAL PARK  
COMMUNITY DEVELOPMENT DISTRICT

The Randal Park Community Development District audit committee met Friday, May 17, 2019 at 10:27 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present were:

Katie Steuck	Chair
Charles "Chuck" Bell	
Thomas Franklin	
Stephanie Cornelius	
George Flint	
Andrew d'Adesky	
James Hoffman	
Marcia Calleja	
Alex Panagos	
William Viasalyers	

**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**

**Audit Services**

**A. Approval of Request for Proposals and Selection Criteria**

Mr. Flint stated we provided you the instructions to proposers, these are standard instructions and indicates that any qualified firm would need to provide a sealed proposal to my office by August 9, 2019 at 2:00 p.m. We will publicly open them at that time. We are asking them to submit seven copies and one electronic copy. We are asking them to provide five years of pricing, we would enter into separate one-year agreements, but we are asking them for five years, that way we lock in the price. We also have the evaluation criteria, which include the ability of the firm's personnel, their experience, their understanding of the scope, ability to furnish the services and price. Each one of those are weighted evenly at 20 points. You could

exclude price if you chose to do so but we recommend you include it and you can also change the weighting if you felt one criteria was more important than the other. This is the standard request for proposals and the standard weighting that we typically use.

On MOTION by Mr. Bell seconded by Ms. Cornelius with all in favor the request for proposals and the selection criteria were approved.

**B. Approval of Notice of Request for Proposals for Audit Services**

Mr. Flint stated we also provided the form of the notice that will be run in the Orlando Sentinel.

On MOTION by Mr. Bell seconded by Ms. Cornelius with all in favor the notice of the request for proposals for audit services was approved.

**C. Public Announcement of Opportunity to Provide Audit Services**

Mr. Flint stated we will publicly announce the opportunity for any qualified firm to provide auditing services and pursuant to the RFP and notice they can submit proposals for that.

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

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Attest

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Chair

## SECTION IV



**Randal Park CDD Auditor Selection**

	<b>Ability of Personnel (20 pts)</b>	<b>Proposer's Experience (20 pts)</b>	<b>Understanding of Scope of Work (20 pts)</b>	<b>Ability to Furnish the Required Services (20 pts)</b>	<b>Price (20 pts)</b>	<b>Total Points Earned</b>	<b>Ranking (1 being highest)</b>
<b>Grau &amp; Associates</b>					2019 - \$4,200 2020 - \$4,300 2021 - \$4,400 2022 - \$4,500 2023 - \$4,600		

**BOARD OF SUPERVISORS  
MEETING**

# 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, June 21, 2019 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

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

Also present were:

Jill Burns	District Manager
Andrew d'Adesky	District Counsel
James Hoffman	District Engineer
William Viasalyers	Field Manager
Marcia Calleja	Amenity Manager
Alex Penagos	Community Manager
Lathan Smith	Yellowstone Landscape

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 9:30 a.m. 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 May 17, 2019 Meeting**

On MOTION by Mr. Trace seconded by Ms. Steuck with all in favor the minutes of the May 17, 2019 meeting were approved as presented.
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#### **FOURTH ORDER OF BUSINESS**

#### **Discussion of Proposed Fiscal Year 2020 Budget**

Ms. Burns stated some of the narrative was updated but the line items in the budget are the same as the Board saw last month.

Ms. Steuck stated I know we both individually met with George. Do all of the CDDs that you manage have security patrols?

Ms. Burns stated not all, but a lot do.

Ms. Steuck asked you are finding it is worth it?

Mr. d'Adesky stated they typically serve a function and when they are hired they accomplish that function. A lot of districts with amenity centers use them for protection of the amenity center. In terms of police patrols those are also used and usually that is for traffic purposes. It depends on your objectives; you start with the objective.

Ms. Steuck stated we have to get a before and after comparison, like this was happening and no longer happens.

Mr. d'Adesky stated there were things happening.

Ms. Burns stated you see a lot of damage to amenities especially in the summer and that is common in all districts.

Ms. Steuck asked does the security person provide a log?

Ms. Calleja stated typically they report the incident when it happens. At the beginning of the contract there were a lot of incidents. It is a matter of knowing he is around there now. He also reports streetlights sometimes to confirm they are working. He stays within the community.

Mr. d'Adesky stated typically they do make a report after they find something.

Ms. Burns stated it is a good sign that incidents are going down it means the security is working.

Ms. Steuck stated when I met with George we talked about the printing and binding and receiving everything electronically to get rid of that line item. That was the only thing that made sense to remove. Also, the engineering fees seem high.

Mr. d'Adesky stated with a lot of meetings the District Engineer will sometimes be moved to the front of the agenda and if he has something to report then he reports and then can leave the meeting.

Mr. Hoffman stated our role is limited, the development is built out and we are here to address any issues that come up. If you would like to reduce the frequency of being at the

meetings, that is fine, we are here at the Board's request. As issues come up, we can attend or address.

Mr. d'Adesky stated he can call in, there are options.

Ms. Steuck stated if we do it meeting by meeting if something comes up we can ask you to attend.

Ms. Cornelius stated you bill hourly.

Mr. Hoffman stated we are consultants we sell our time and expertise and we are here to offer advice on things that come up and we are here for our clients. Our billing most months are limited to meeting attendance, but everything is built out and it just addressing issues as they come up. If the Board would like to reduce the frequency of our attendance or have us call in or do other things to minimize those costs, we have no issues with that.

Ms. Cornelius asked how much is that per meeting?

Mr. Hoffman stated it is probably \$300 per meeting.

Mr. d'Adesky stated both Jimmy and I as this community was building out there was a lot more work and once we are built out things drop down as long as nothing crazy happens or you build another building or do something else. As long as nothing like that is happening then those costs should come down. You can always call him in or call him up if there is a specific item. Jimmy is very responsive.

Mr. Hoffman stated if you call my desk it rings my cellphone at the same time.

Ms. Steuck stated I'm not saying completely eliminate having an engineer on call but if we have nothing then he doesn't need to be at the meetings.

Mr. d'Adesky stated you need a District Engineer.

Mr. Hoffman stated if you would like to propose a certain budget of that line item that you would be comfortable with then I can weigh in after we have that number and in order to hit that number we may go every other meeting or reduce as needed and that will leave an amount for issues that come up. If any major issues come up typically those require more attention for the manager and me.

Ms. Steuck asked can we leave the budget number the same and just not use it all?

Mr. d'Adesky stated the budget is a ceiling not a floor.

Mr. Franklin stated we discussed this once before. If for some reason you need an engineer and go overboard then you have to amend the budget. If your budget is set and you are spending less that is fine and that should be the goal all the way across the board.

Ms. Burns asked do you want to leave the budget and have him call in?

Ms. Steuck stated leave the budget as it is and if you have nothing to report this month and we don't have any questions for him then why attend the meeting?

Mr. Trace stated he can call in if we have a question at the beginning of the meeting.

Mr. Bell stated another thing to consider when you are trying to curb expenditures is how many meetings per year do we have and since development is curtailing down there are districts that meet three or four times a year.

Ms. Burns stated you will set that fiscal year meeting schedule in August and you can set the number of meetings at that time or you can advertise a full schedule and authorize the chair to cancel if there are no items that need to come to the attention of the Board.

Mr. Franklin stated the events you are going to have in the future are going to be less other than social things you do in the community and community problem that might pop up.

Ms. Steuck stated then we can discuss that meeting schedule in August.

Mr. Trace stated wetland maintenance we have only spent \$3,200 but we budget \$9,600.

Mr. Hoffman stated we will get the environmental consultant to confirm the permit requirements and if everything is done that may sunset.

Mr. Trace stated on the capital reserve the \$80,000, is that fully funded?

Ms. Steuck stated he said we didn't have to do that but we are going to have fund some of it and if we don't fund a portion of it doesn't mean we aren't going to raise CDD fees; we are going to raise them no matter what so we might as well do it all.

Mr. Trace stated that is what we did last time.

Ms. Burns stated it is usually better to do an increase in one chunk opposed to an increase every year.

Ms. Steuck asked does the capital reserves earn any interest?

Ms. Burns stated yes, it is a small amount. We are limited in what we can invest in because they are public funds.

Mr. Trace stated there is a breakdown for the Colonial Properties piece. Do you want to do a breakdown for Randal Walk because certain things are in Randal Walk assessment and

certain things are not? Just to show the map of what they are paying for. They are paying for the normal community stuff but not Randal House.

Ms. Burns stated we can do that. It looks like the only line item we removed is printing and binding and the rest will stay the same and this is the budget on which we will base the mailed notice.

Ms. Steuck asked can we change the time of that meeting? The biggest comment we hear is you are meeting at the worst time and we can't attend. Let's do a 6:00 p.m. meeting and maybe five more people will show up. It gives people the opportunity to ask questions.

Ms. Burns stated it is on a Friday and if you want to meet at 6:00 p.m. then we can move it to the day before, Thursday, August 15<sup>th</sup>.

Ms. Steuck asked what is the format of the budget meeting?

Mr. d'Adesky stated we have the same format that we have now but when we go to the item on adopting the budget that is a separate public hearing, so there is separate public comment for that. We just say, now we are going to open the public hearing, now we take separate comment on the budget.

Ms. Burns stated they get three minutes to speak and give their opinion and the Board doesn't have to respond, you can just say thank you for your comment.

Mr. d'Adesky stated just like the county does, thank you for your comment, it closes and goes back to you and you vote on it.

Ms. Steuck asked based on their public comment if we wanted to change anything else can we do that?

Mr. d'Adesky stated you can change it down you can't change it upward.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the printing and binding line item was removed and the previously adopted resolution was amended to reset the budget hearing to Thursday, August 15, 2019 at 6:00 p.m. at the same location.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Proposals for Janitorial Services**

Mr. Viasalyers stated we have a lot of residents using the gym and staff went out for proposals for janitorial services. The first one is from our current vendor, Westwood, they



propose \$230 per cleaning, 3 days a week and that comes to \$35,880 a year, we are currently budgeted for \$21,000 so they are already way over budget. The next one is \$200 per cleaning, 5 days a week and it comes out to \$52,000 a year which does not seem very feasible. Next is Rugby and his price was \$14,220 a year for a four-day service and it would be done at night so it wouldn't interfere with any of the residents. They would have a supervisor come in and make sure the inspections are good and that the person doing the job is actually doing what we hired them to do. The proposal from JanPro is comparable to Rugby and their proposal is for a three-day service came out to the same as it was for four-day service if we went with Rugby.

This is for the amenity center, the gym, pool area. Alex and I worked on a revision of scope of work and services that we would include in whoever we choose that is a little more detailed than what we included in the first proposal. We currently have a three-day service, Tuesday, Thursday and Saturday and we want to add Sunday.

Mr. Trace asked since they will be cleaning at night, would it be Monday night, Wednesday night, Friday night and Saturday night?

Mr. Viasalyers stated it would be Tuesday in the a.m.

Ms. Steuck asked are they cleaning four times a week now?

Mr. Viasalyers stated no, currently it is three days a week and we have another staff member who comes Monday and Friday and he takes care of some of the outside issues as well.

Ms. Steuck asked is there a reason we are getting this whole clubhouse cleaned four times a week?

Mr. Viasalyers stated the real issue is the rentals that happen and people come in and they don't use the vacuum and things like that and dusting and all that kind of stuff and they also straighten the pool furniture, empty all the trash cans. We have a lot of parties on the weekends.

Ms. Steuck stated I feel like cleaning this room four times a week is excessive. Can we do everything else four days a week then do this one time a week?

Mr. Viasalyers stated we can tweak it a little.

Ms. Steuck asked am I the only one who thinks cleaning this room four times a week is excessive?

Ms. Cornelius stated I don't think it makes a big difference if you add that to the contract or not. I don't think it will make a dollar amount of difference they are probably going to charge the same.

Ms. Calleja stated we have parties, Friday night, Saturday night and sometimes Sundays and we can ask for a break on the prices.

Ms. Steuck stated I would recommend maybe twice a week.

Ms. Calleja stated they do the restrooms and people use the clubhouse to work from and sometimes they are here every single day. In the summer we do have more traffic and we want to make sure it is always clean.

Ms. Steuck stated I think we should cut down to twice a week and see. Four times a week seems crazy.

Ms. Calleja stated I don't know that they will change the price.

Ms. Cornelius stated I don't think there is going to be a drastic change in the amount.

Mr. Steuck stated even if it is a few hundred bucks a month.

Mr. d'Adesky stated they can ask, they may or may not, sometimes they don't.

Ms. Burns asked when is the contract up or are you looking to terminate?

Ms. Penagos stated this was proactive right now. There is a 30 day cancellation.

Ms. Burns stated you can terminate the current contract then hire them.

Mr. Franklin stated one thing that gets overlooked on cleaning is if anything starts to deteriorate at all you will be surprised at how people start treating it. I probably have eight community centers and every one of them if you don't keep them up or if they start to deteriorate in the least amount people all of a sudden start treating it the same way that it looks. You have to be careful.

Ms. Steuck stated I'm not saying let it deteriorate, but I think one person might come in there and work during the day and to get it clean for him might not make that big of a difference in the final bottom line, but a little here and there is helpful.

Mr. Franklin stated that is up to you. Did you confirm the consumables?

Mr. Viasalyers stated that one would be an extra \$165 a month, that is a projected amount, it comes out to around \$2,000 a year if we hit that target. It takes too much production time away from what we are doing and it is better to use the janitorial company, it is a lot easier.

Mr. Trace stated they probably have better purchasing power and time to deal with it.

Ms. Steuck asked what company do you want to use?

Ms. Penagos stated we thought Rugby was the best one for the pricing and more bang for our buck and their fee was \$14,220 and add \$2,000 and it will be \$16,220 and we are still under budget.

Mr. Trace stated I would like to approve Rugby in an amount not to exceed their proposal and if you are able to weak it some for level of service then we are still within the budget.

Ms. Penagos stated we are pretty attuned to that.

Mr. d'Adesky stated you need someone delegated to sign off on it.

Mr. Trace stated we can delegate the District Manager.

Ms. Burns stated or Board member.

Ms. Steuck asked can't Alex sign off on it?

Ms. Burns stated yes you can designate a staff member to the extent someone wants to make the decision. If it is only going to save us \$500 a year we may as well take the four day a week cleaning because it is minimal.

Ms. Steuck stated we can delegate Marcia.

On MOTION by Mr. Trace seconded by Mr. Bell with all in favor the contract for janitorial services was awarded to Rugby for the four-day service in an amount not to exceed their proposal and Ms. Calleja was authorized to sign off on the final contract.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Proposal from Berry Construction, Inc. to Refurbish Bridge Walkway**

Ms. Burns stated next is consideration of a proposal from Berry Construction to refurbish the bridge walkway.

Mr. Viasalyers stated at a previous meeting a couple of residents reported that there were nails sticking up through the bridge and staff inspected it and thought it was best to be proactive and get a proposal. We do have money available in the capital reserve. The vender is about five to six weeks out right now and it will take roughly a week to have area shut down and corrected.

Ms. Steuck stated that is an insane amount of money to replace 40 boards and stain it.

Mr. Viasalyers stated they are also doing the other side of the bridge, the railings and repairing the damage to that as well. Remove, replace, stain it two coats.

Mr. Bell asked did we only have one bid?

Mr. Viasalyers stated this is a vendor we have used several times in the past.

Ms. Steuck stated I just think it is insane. The last quote we got for sod replacement was \$18,000 and then we got it re-quoted and it was \$4,000.

Mr. Viasalyers stated if you want me to, I can get more proposals.

Ms. Steuck stated I think that would be a good idea. Am I the only one who thinks this is a crazy amount of money?

Ms. Cornelius stated I don't know if they got instructions.

Mr. Trace stated I did check it and there is a safety concern of some degree.

Mr. d'Adesky stated it if needs to be done, if it is a safety concern you can do a not to exceed but have him rebid it and if he gets anyone that comes under that you can authorize him to go down.

Mr. Trace stated this is probably re-staining the whole thing because it is not protected.

Mr. Franklin stated if you don't re-stain it, it will deteriorate.

Ms. Steuck stated I'm not saying not do it, clearly it needs to be done.

Mr. d'Adesky stated a couple more bids won't hurt anything.

Mr. Trace stated it might help if he breaks out replacing the boards and material.

Mr. Franklin stated if they use pressure treated wood that is more pricey than a regular 2x6.

Mr. Bell stated make sure they are pressure treated and get other bids. You have replace, but removal and disposal should be part of the bid. It is probably in the price but make sure so the scope is accurate and correct.

Ms. Steuck asked don't we have a maintenance guy? Can't we pay him to stain it?

Mr. Viasalyers stated that is a little bit above his ability right now. It is more or a two to three-person type job.

Mr. Trace stated for a residential type grade like that six years doesn't shock me, you certainly have the upkeep and maintenance of the staining that really saves the rest of it and for it to have 40 boards and some things to be replaced with all the rain and irrigation and Florida sunlight that part doesn't shock me. I think replacing the bridge is in the reserve study, full replacement and this is just surface boards.

Mr. Viasalyers stated I can get more bids.

Mr. Trace asked is it the end of the world if the bridge gets closed down during school?

Ms. Steuck stated it is not the end of the world people will survive but a lot of kids walk to school. It should be done before school starts.

Ms. Burns asked do you want to approve a not to exceed \$11,360 and William will get at least two more quotes to compare and we will authorize Ms. Steuck to sign off on the final quote selected?

On MOTION by Mr. Trace seconded by Mr. Bell with all in favor an amount not to exceed \$11,360 was approved for the refurbishment of the bridge walkway, staff was authorized to get additional proposals for the work and Ms. Steuck was authorized to sign off on the final quote selected.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. d'Adesky stated Jimmy brought up one issue that I will reach out to the City on. There are certain walking paths that are within the City right of way in particular the area by the mail kiosk they are showing some wear. Technically, since they are within the City right of way they are the City's responsibility but the City will typically let things get to a point where it is a lower grade than the community might want to accept. We might want to have an interlocal with them, they do this with landscaping and other things thereby if we want to come in and fix something we could so we at least have that option. It gives us the option but not the obligation. Right now, we don't have the ability to do it even if we wanted to.

Ms. Cornelius asked shouldn't they be addressing this?

Mr. Hoffman stated Stephanie reached out since the last meeting with questions from residents and there were several questions and complaints about cracking in the asphalt and the asphalt trail in front of the mail kiosk was brought up. All the asphalt out here was built on soil cement, soil cement is a type of cement and all concrete cement shrinks when it cures and have cracks. That is why we put sawcut joints in sidewalks and curbs so they crack where we want them to. You don't have joints in asphalt in the middle of the road so you get this kind of block cracking that looks like it follows different blocks and that is typical and expected. The overall majority of the time that does not indicate any kind of structural issue or impact to the integrity of the asphalt. It is expected. The reason for that bay section is because on this side of the county you have high groundwater and other alternatives materials that wouldn't have that

cracking don't hold up well with the groundwater issues, they would tend to deteriorate much more rapidly and you would have more potholes and things like that. There are some issues in the community particularly in Phase 5, which both us, as the District Engineer, Mattamy as the developer and the City are all aware of. Phase 5 is still in the developer's hands, the City is not going to accept the roads and pavement for maintenance yet. There is a two year maintenance period after construction, some of these issues have been ongoing and we have been working with the City and an outside independent geotechnical engineer who has been engaged to review and identify what needs to be done to get this back up to the standard the City wants before they accept it for maintenance. Particularly on Randal Park Boulevard around Corkfield going up to the northern part and there are some other things around the lift station and the road that goes to the wetlands. There are some little divots observed sometimes they have some white discoloring in them, there are a few areas that are wavy, that is being worked on. I just spoke to the geotechnical engineer this morning and the final report should be wrapped up by the middle of next week and we will be meeting with the City to get their concurrence on those resolutions and address any issues that are actual issues in the pavement. That part is being worked on.

Almost all the other areas are accepted by the City for maintenance so if there are any actual issues with the street pavement those would be City of Orlando responsibility. I have not observed any crazy issues, but I admittedly do not crisscross every single street before the meeting. If residents have any particular issues the most helpful thing for us to review and provide feedback to them is their address or where they are specifically observing this and what they think is an issue and we will come out and look at it.

One of the other areas you brought up was some concerns with sidewalks, a lot of cracks and everything and the only information you had was it was sidewalks on Lot Avenue and I walked every inch of sidewalk this morning on Lot Avenue and found one panel that had cracks in it and those cracks were totally flat, they were just cracks in the concrete, probably from someone driving over it to maintaining the landscape area would be my guess and they were not a trip hazard and didn't create a safety issue. I did see lots of over irrigation, which is creating some of the pavement issues, broken sprinkler heads, water sheet flowing over the sidewalks and curb and those are things that we have been working to try to educate the residents to address. Most of the sidewalks unless they front a common area those were installed as each house comes in house by house and sometimes if they don't meet up correctly or things like that we can look

at those issues and identify things that represent a safety problem or just a severe maintenance issue. Specifically, in front of the mail kiosk the asphalt trail is the same construction type as the roads, it is still prone to that block cracking. The difference I think we see and it is not prevalent along the entire trail is you see reflective cracks every 15 to 20 feet but for the most part they stay flush. In front of the mail kiosk there is a little more pronounced cracking. It is not really unexpected for the soil cement, for whatever reasons with all the conditions it happens to be a little worse right there, but part of the reason you may see a little bit more on the trail is a little more susceptible to cracking is you don't have any actual vehicle loads going over it. That tends to help. The asphalt is very stiff, but it is sort of a flexible pavement. We have heavy trucks and school buses and lots of cars and that tends to knead it like dough and helps keep some of those cracks smooth. In certain areas we don't have it where you have subdivisions that were partially developed and never turned over and it sat vacant for ten years you get much more blistering. Most of those did not appear to be a raised blistering at this point but some of the cracks weren't excessively wide, I don't think a children's bike tire would be caught in it at this point but if you are on a road bike or skinny tire I can see how that could be an issue of concern for some of the parents. We discussed with Andrew the possibility of the CDD entering into an interlocal agreement to have the ability to do some minor milling or patch work if some of those areas get bad. The City has a tremendous amount of assets and while they may be responsible for it, getting their attention to actually come and correct that issue is on like a triage basis, if it is a safety issue then where do they have the resources and what is the most needed repair and they will do that first. You will see them come out in areas downtown where the sidewalks are all disjointed from the tree roots and it will be like that for a decade then they come out and mill two miles of it. You have the ability to request directly with the City and be more vocal and sometimes that helps but for issues like that it may still not get to the point where it is an immediate safety concern. There is the ability for the CDD to do some spot maintenance to maintain things to the level the residents would expect.

Mr. d'Adesky stated an interlocal agreement essentially gives us the authority to go in there and we do it with landscaping all the time.

Ms. Cornelius asked does it cost us to get that agreement?

Mr. d'Adesky stated no, just the cost of me writing that.



On MOTION by Ms. Cornelius seconded by Mr. Trace with all in favor staff was authorized to draft an interlocal agreement with the City of Orlando for sidewalk maintenance.

Mr. Hoffman stated if there are any concerns, more specific information helps and forward that to District staff and they can compile that and we can come out. That would be the most effective way for us to look at certain areas and try to respond and make people feel like they are getting a response.

Mr. Franklin stated the cracking you referred to on soil cement streets is going to happen and is expected to happen and it should be relatively right-angle cracking.

Mr. Hoffman stated in more narrow sections like the trail the stresses work in both directions so if it is narrow you will get cracks that match that width and they will create these blocks. On narrow roads they tend to be perpendicular to the road but we have wider sections we reviewed with the City in front of Phase 3 of the school where you have 50 feet of asphalt that happens in both directions because the asphalt is not magically going to stretch or shrink in both directions. It is relatively right-angle they do meander, it is not a saw cut joint. We had those areas the City had concern with reviewed by an outside geotechnical engineer and they said there are some things that need to be addressed.

Mr. Franklin stated if you are in a high-water area usually on a hot afternoon you might see a little water coming out, it just draws it out.

Ms. Cornelius asked the roads in the back with the cracking is the City going to fix that?

Mr. Hoffman stated the City hasn't accepted responsibility for those yet, they have the two year period to say let's watch this and make sure you did a good job before we accept it and before they accept it they have a large bond from the developer as they do for every phase and they hold that bond until the developer fixes the issues to the satisfaction of the City before they accept the maintenance. If the developer doesn't they will cash the bond in and that will pay to fix it. They may call the bond, but it doesn't mean they will go out and fix it immediately, they will put that in their maintenance budget and they will take care of it whenever. We are negotiating with the City to confirm the limits of what is going to constitute repairs to their satisfaction.

Mr. Bell stated as part of the ending of the maintenance bond period to get the bond released you have the final walk through and they say here are areas of concern, what are those



and have a geotechnical engineer look at it, make recommendations, get concurrence that we all agree this is the fix, this is how we are doing it.

Ms. Cornelius asked if they say a section of road needs to be repaired does the CDD pay for that?

Mr. Bell stated the onus is on the developer.

Mr. Hoffman stated the roads will ultimately be the City's but until the City accepts them they are developer. The alleyways are the only thing the CDD actually accepts for maintenance and we haven't had any issues with any of the alleyways. There are some things in 1A and B out here that were more construction issues and they were rectified a few years ago.

Ms. Cornelius stated it is good to let the people know it is in process.

**B. Engineer**

There being no additional report, the next item followed.

**C. Manager**

**i. Approval of Check Register**

Ms. Burns presented the check register from May 11, 2019 through June 16, 2019 in the amount of \$60,772.97.

On MOTION by Mr. Trace seconded by Ms. Cornelius with all in favor the check register was approved.
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**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. Field Manager's Report**

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

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. Cornelius asked what is the vulture update? Have the birds worked?

Mr. Viasalyers stated I haven't seen any.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Nest Meeting Date**

Ms. Burns stated our next meeting is scheduled for July 19, 2019 at 9:30 a.m. at this location.

On MOTION by Mr. Trace seconded by Mr. Bell with all in favor the meeting adjourned at 10:32 a.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

## **RESOLUTION 2019-13**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2019-12 TO RE-SET THE DATE AND TIME OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Randal Park Community Development District (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, on May 17, 2019, at a duly noticed public meeting, the District's Board of Supervisors (the "Board") adopted Resolution 2019-12, approving the proposed budget for fiscal year 2019/2020, and setting a public hearing on the proposed budget for Friday, August 16, 2019 at 9:30 a.m., at the Randal House Clubhouse, 8730 Randal Park Blvd., Orlando, FL 32832; and

**WHEREAS**, due to the need to have an evening hearing, the District desires to change the date and time of the public hearing to Thursday, August 15, 2019 at 6:00 PM, and instructs the District Manager to cause a notice of public hearing, with the new date and time, to be published in a newspaper of general circulation in Orange County, Florida consistent with the requirements of Chapters 190 and 197, *Florida Statutes*.

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

**SECTION 1. PUBLIC HEARING LOCATION RE-SET.** Resolution 2019-12 is hereby amended to reflect that the public hearing as declared in Resolution 2019-12 is to be:

Date: August 15, 2019  
Time: 6:00 p.m.  
Location: Randal House Clubhouse  
8730 Randal Park Blvd.  
Orlando, FL 32832

**SECTION 2. RESOLUTION 2019-12 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2019-12 continue in full force and effect.

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board of Supervisors of the Randal Park Community Development District.

**PASSED AND ADOPTED** this 15th day of August, 2019.

ATTEST:

**RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman,  
Board of Supervisors

## SECTION VI

# SECTION A

## **RESOLUTION 2019-14**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2019, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Randal Park Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 15, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes,



and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019 and/or revised projections for Fiscal Year 2020.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Randal Park Community Development District for the Fiscal Year Ending September 30, 2020", as adopted by the Board of Supervisors on August 15, 2019.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Randal Park Community Development District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2012	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2015	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2018	\$ _____
TOTAL ALL FUNDS	\$ _____

## **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided

such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 15<sup>th</sup> day of August, 2019.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_



# **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 6/30/19	Projected Next 3 Months	Total as of 9/30/19	Proposed FY2020 Budget
<b>Revenues</b>					
Special Assessments	\$796,630	\$803,391	\$0	\$803,391	\$963,338
Colonial Properties Contribution	\$54,176	\$37,684	\$7,505	\$45,189	\$46,221
Shade Project Contributions	\$0	\$36,100	\$0	\$36,100	\$0
Miscellaneous Revenue	\$1,000	\$7,318	\$100	\$7,418	\$1,000
Activities	\$7,000	\$5,288	\$0	\$5,288	\$7,000
Rentals	\$7,000	\$10,000	\$500	\$10,500	\$7,000
Carry Forward Surplus	\$71,641	\$85,698 *	\$0	\$85,698	\$0
<b>Total Revenues</b>	<b>\$937,448</b>	<b>\$985,479</b>	<b>\$8,105</b>	<b>\$993,584</b>	<b>\$1,024,559</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Fees	\$6,000	\$4,800	\$2,400	\$7,200	\$12,000
FICA Expense	\$459	\$367	\$180	\$547	\$900
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,500
Trustee Fees	\$8,000	\$8,000	\$0	\$8,000	\$12,500
Dissemination Agent	\$7,000	\$7,000	\$2,625	\$9,625	\$10,500
Arbitrage	\$1,200	\$0	\$1,200	\$1,200	\$1,800
Engineering	\$10,000	\$4,054	\$2,000	\$6,054	\$10,000
Attorney	\$20,000	\$9,037	\$3,012	\$12,049	\$20,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$39,393	\$29,545	\$9,848	\$39,393	\$40,575
Information Technology	\$1,000	\$750	\$3,575	\$4,325	\$2,200
Telephone	\$100	\$48	\$30	\$78	\$100
Postage	\$1,500	\$338	\$113	\$451	\$550
Insurance	\$5,500	\$4,928	\$0	\$4,928	\$5,500
Printing & Binding	\$1,500	\$1,594	\$531	\$2,126	\$0
Legal Advertising	\$2,500	\$7,929	\$818	\$8,748	\$2,250
Other Current Charges	\$350	\$254	\$100	\$354	\$350
Office Supplies	\$200	\$109	\$36	\$145	\$200
Property Appraiser	\$800	\$797	\$0	\$797	\$800
Property Taxes	\$250	\$241	\$0	\$241	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$114,927</b>	<b>\$88,966</b>	<b>\$26,469</b>	<b>\$115,435</b>	<b>\$130,150</b>
<b>Maintenance</b>					
<b>Contract Services:</b>					
Field Management	\$16,883	\$12,662	\$4,221	\$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	\$211,878	\$70,626	\$282,504	\$288,264
Lake Maintenance	\$8,940	\$6,705	\$2,235	\$8,940	\$9,600
Security Patrol	\$30,000	\$21,488	\$4,880	\$26,368	\$30,000
<b>Repairs &amp; Maintenance</b>					
Facility Maintenance	\$29,120	\$19,338	\$6,446	\$25,783	\$29,120
Repairs & Maintenance	\$15,000	\$1,250	\$4,450	\$5,700	\$10,000
Operating Supplies	\$5,000	\$4,361	\$1,454	\$5,815	\$5,000
Landscape Replacement	\$10,000	\$568	\$6,285	\$6,853	\$10,000
Irrigation Repairs	\$8,000	\$10,281	\$1,600	\$11,881	\$12,000
Alley Maintenance	\$1,500	\$1,160	\$500	\$1,660	\$1,500
Stormwater Repairs & Maintenance	\$1,500	\$0	\$500	\$500	\$1,500
Fountain Maintenance	\$3,500	\$1,425	\$475	\$1,900	\$3,500
Sign Maintenance	\$1,000	\$246	\$400	\$646	\$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 6/30/19	Projected Next 3 Months	Total as of 9/30/19	Proposed FY2020 Budget
<b>Utilities</b>					
Utilities - Common Area	\$30,000	\$18,703	\$6,234	\$24,937	\$30,000
Streetlighting	\$98,769	\$81,951	\$25,138	\$107,089	\$110,000
<b>Amenity Center</b>					
Amenity Management	\$72,700	\$54,525	\$18,175	\$72,700	\$74,881
Pool Attendants	\$18,000	\$8,969	\$2,990	\$11,958	\$18,000
Pool Permit	\$550	\$505	\$0	\$505	\$550
Cable TV/Internet/Telephone	\$4,000	\$2,438	\$817	\$3,255	\$4,000
Utilities - Amenity Center	\$22,000	\$15,359	\$5,120	\$20,479	\$22,000
Refuse Service	\$2,400	\$1,864	\$559	\$2,423	\$2,400
Amenity Center Access Cards	\$1,000	\$0	\$0	\$0	\$1,000
HVAC Maintenance	\$574	\$0	\$574	\$574	\$574
Special Events	\$15,000	\$10,645	\$3,548	\$14,193	\$15,000
Holiday Decorations	\$4,000	\$4,009	\$0	\$4,009	\$4,000
Security Monitoring	\$600	\$315	\$105	\$420	\$600
Janitorial Services	\$21,000	\$14,500	\$4,875	\$19,375	\$21,000
Pool Maintenance	\$15,330	\$11,110	\$4,530	\$15,640	\$15,330
Pool Repairs & Maintenance	\$5,000	\$4,962	\$1,654	\$6,616	\$5,000
Fitness Repairs & Maintenance	\$2,000	\$3,650	\$1,217	\$4,867	\$2,000
Amenity Repairs & Maintenance	\$0	\$0	\$0	\$0	\$5,000
Pest Control	\$1,100	\$950	\$150	\$1,100	\$1,100
<b>Other</b>					
Property Insurance	\$31,000	\$28,372	\$0	\$28,372	\$31,000
Contingency	\$10,000	\$13,305	\$1,356	\$14,660	\$10,000
Shade Project Expenses	\$0	\$49,475	\$0	\$49,475	\$0
Transfer Out - Capital Reserve	\$32,450	\$0	\$65,869	\$65,869	\$80,000
<b>Total Maintenance</b>	<b>\$822,520</b>	<b>\$624,969</b>	<b>\$253,180</b>	<b>\$878,150</b>	<b>\$894,409</b>
<b>Total Expenditures</b>	<b>\$937,447</b>	<b>\$713,935</b>	<b>\$279,650</b>	<b>\$993,585</b>	<b>\$1,024,559</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>	<b>\$271,545</b>	<b>(\$271,545)</b>	<b>(\$0)</b>	<b>(\$0)</b>

\*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	\$963,338
Add: Discounts & Collections 6%	44,936	50,849	50,849	61,490
Gross Assessments	\$748,931	\$847,479	\$847,479	\$1,024,828
Assessable Units	797	797	797	904
Per Unit Assessment - Phases 1 - 5	\$939.69	\$1,063.34	\$1,063.34	\$1,191.80
Per Unit Assessment - Randal Walk	\$0.00	\$0.00	\$0.00	\$700.60

### 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
<b>Totals:</b>			<b>\$108,755</b>	<b>\$46,221</b>

**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.

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**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 Bank.

*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.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
<b>Landscape Maintenance</b>		
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
<b>TOTAL</b>		<b>\$288,264</b>

##### **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.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Lake Maintenance	\$800	\$9,600
<b>TOTAL</b>		<b>\$9,600</b>

**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.

***Repairs & Maintenance:***

*Facility Maintenance*

The District has contracted with Governmental Management Services – Central Florida, LLC to provide routine repairs and maintenance on the District's common areas and amenities.

*Repairs & Maintenance*

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

*Operating Supplies*

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

*Landscape Replacement*

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

*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.

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

*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.

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

## 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.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Refuse Services	\$200	\$2,400
<b>TOTAL</b>		<b>\$2,400</b>

## 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.

<b>Description</b>	<b>Semi-Annual</b>	<b>Annually</b>
HVAC Maintenance	\$287	\$574
<b>TOTAL</b>		<b>\$574</b>

# 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.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Security Monitoring	\$35	\$420
Contingency		\$180
<b>TOTAL</b>		<b>\$600</b>

### Janitorial Services

The District has contracted with Westwood Interior Cleaning, Inc. to provide janitorial services for the Amenity Center. The amount is based upon 5 days per week throughout the fiscal year.

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

### Pool Maintenance

The District will contract with respective companies to provide pool chemicals and pool maintenance services.

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

### Pool Repairs & Maintenance

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

**Randal Park**  
**Community Development District**  
GENERAL FUND BUDGET

*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.

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

***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 6/30/19	Projected Next 3 Months	Total as of 9/30/19	Proposed FY2020 Budget
<b>Revenues</b>					
Transfer In	\$32,450	\$0	\$65,869	\$65,869	\$80,000
Interest	\$0	\$3,865	\$1,288	\$5,153	\$2,000
Carry Forward Surplus	\$229,626	\$199,613	\$0	\$199,613	\$257,635
<b>Total Revenues</b>	<b>\$262,076</b>	<b>\$203,478</b>	<b>\$67,157</b>	<b>\$270,635</b>	<b>\$339,635</b>
<b>Expenditures</b>					
Capital Outlay	\$17,340	\$0	\$13,000	\$13,000	\$25,000
Reserve Study	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$17,340</b>	<b>\$0</b>	<b>\$13,000</b>	<b>\$13,000</b>	<b>\$25,000</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$244,736</b>	<b>\$203,478</b>	<b>\$54,157</b>	<b>\$257,635</b>	<b>\$314,635</b>



# Randal Park

Community Development District

## Debt Service - Series 2012

Description	Adopted FY2019 Budget	Actual Thru 6/30/19	Projected Next 3 Months	Total as of 9/30/19	Proposed FY2020 Budget
<b>Revenues</b>					
Assessments	\$397,350	\$400,723	\$0	\$400,723	\$397,350
Interest	\$0	\$4,540	\$1,513	\$6,053	\$5,000
Carry Forward Surplus	\$297,417	\$297,839	\$0	\$297,839	\$311,670
<b>Total Revenues</b>	<b>\$694,767</b>	<b>\$703,101</b>	<b>\$1,513</b>	<b>\$704,614</b>	<b>\$714,020</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$392,944</b>	<b>\$392,944</b>	<b>\$0</b>	<b>\$392,944</b>	<b>\$392,913</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$301,823</b>	<b>\$310,157</b>	<b>\$1,513</b>	<b>\$311,670</b>	<b>\$321,108</b>

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

	<b>Proposed Budget FY2020</b>
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 6/30/19	Projected Next 3 Months	Total as of 9/30/19	Proposed FY2020 Budget
<b>Revenues</b>					
Assessments	\$596,080	\$601,139	\$0	\$601,139	\$596,080
Interest	\$0	\$15,868	\$5,289	\$21,157	\$7,000
Carry Forward Surplus	\$438,631	\$443,699	\$0	\$443,699	\$439,435
<b>Total Revenues</b>	<b>\$1,034,711</b>	<b>\$1,060,707</b>	<b>\$5,289</b>	<b>\$1,065,996</b>	<b>\$1,042,515</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$587,199</b>	<b>\$626,561</b>	<b>\$0</b>	<b>\$626,561</b>	<b>\$578,911</b>
<b>Excess Revenue/(Expenditure)</b>	<b>\$447,512</b>	<b>\$434,145</b>	<b>\$5,289</b>	<b>\$439,435</b>	<b>\$463,604</b>

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

	<b>Proposed Budget FY2020</b>
Net Assessments	\$596,080
Add: Discounts & Collections 6%	\$38,048
Gross Assessment:	<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
		<b>\$8,550,000.00</b>	<b>\$7,411,995.00</b>	<b>\$15,961,995.00</b>

# Randal Park

## Community Development District

### Debt Service - Series 2018

Description	Adopted FY2019 Budget	Actual Thru 6/30/19	Projected Next 3 Months	Total as of 9/30/19	Proposed FY2020 Budget
<b>Revenues</b>					
Bond Proceeds	\$0	\$135,841	\$0	\$135,841	\$0
Assessments	\$0	\$0	\$0	\$0	\$117,674
Interest	\$0	\$1,346	\$449	\$1,795	\$500
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$77,778
<b>Total Revenues</b>	<b>\$0</b>	<b>\$137,187</b>	<b>\$449</b>	<b>\$137,636</b>	<b>\$195,952</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$32,862</b>	<b>\$0</b>	<b>\$32,862</b>	<b>\$118,285</b>
<b>Excess Revenue/(Expenditure)</b>	<b>\$0</b>	<b>\$104,326</b>	<b>\$449</b>	<b>\$104,775</b>	<b>\$77,667</b>

11/1/20 Interest Payment \$43,528  
\$43,528

	<b>Proposed Budget FY2020</b>
Net Assessments	\$117,674
Add: Discounts & Collections 6%	7,511
Gross Assessment:	<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	<del>\$1,770,000.00</del>	\$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
<b>Revenues</b>					
Special Assessments	\$963,338	\$432,051	\$8,600	\$522,687	\$963,338
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
<b>Total Revenues</b>	<b>\$1,024,559</b>	<b>\$446,051</b>	<b>\$8,600</b>	<b>\$569,908</b>	<b>\$1,024,559</b>
<b>Expenditures</b>					
<b>Administrative</b>					
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	\$2,200	\$0	\$0	\$2,200	\$2,200
Telephone	\$100	\$0	\$0	\$100	\$100
Postage	\$550	\$0	\$0	\$550	\$550
Insurance	\$5,500	\$0	\$0	\$5,500	\$5,500
Printing & Binding	\$0	\$0	\$0	\$0	\$0
Legal Advertising	\$2,250	\$0	\$0	\$2,250	\$2,250
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
<b>Total Administrative</b>	<b>\$130,150</b>	<b>\$16,200</b>	<b>\$8,600</b>	<b>\$105,350</b>	<b>\$130,150</b>
<b>Maintenance</b>					
<b>Contract Services:</b>					
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
<b>Repairs &amp; Maintenance</b>					
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
<b>Utilities</b>					
Utilities - Common Area	\$30,000	\$0	\$0	\$30,000	\$30,000
Streetlighting	\$110,000	\$0	\$0	\$110,000	\$110,000
<b>Amenity Center</b>					
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
<b>Other</b>					
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
<b>Total Maintenance</b>	<b>\$894,409</b>	<b>\$429,851</b>	<b>\$0</b>	<b>\$464,558</b>	<b>\$894,409</b>
<b>Total Expenditures</b>	<b>\$1,024,559</b>	<b>\$446,051</b>	<b>\$8,600</b>	<b>\$569,908</b>	<b>\$1,024,559</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Net Assessments		\$432,051	\$8,600	\$522,687	\$963,338
Add: Discounts and Collections (6%)		\$27,578	\$549	\$33,363	\$61,490
Gross Assessment		\$459,629	\$9,149	\$556,050	\$1,024,828
Assessable Units		797	107	904	Total
Per Unit Assessments - Phases 1 - 5		\$576.70	\$0.00	\$615.10	\$1,191.80
Per Unit Assessments - Randal Walk		\$0.00	\$85.50	\$615.10	\$700.60



# Randal Park

## Community Development District Assessments Schedule - FY2020

<b>Phase 1A and 1B</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
Single Family 40'	83	\$1,192	\$1,072	\$0	\$0	\$2,264
Single Family 50'	106	\$1,192	\$1,126	\$0	\$0	\$2,318
Single Family 60'	50	\$1,192	\$1,179	\$0	\$0	\$2,371
Townhome	0	\$0	\$0	\$0	\$0	\$0

<b>Phase 2 &amp; 3</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
Single Family 40'	27	\$1,192	\$1,072	\$301	\$0	\$2,565
Single Family 50'	27	\$1,192	\$1,126	\$251	\$0	\$2,569
Single Family 60'	24	\$1,192	\$1,179	\$202	\$0	\$2,573
Townhome	83	\$1,192	\$805	\$314	\$0	\$2,310
Townhome	5	\$1,192	\$0	\$1,117		\$2,309

<b>Phase 4 &amp; 5</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
Single Family 40'	33	\$1,192	\$0	\$1,551	\$0	\$2,743
Single Family 50'	119	\$1,192	\$0	\$1,631	\$0	\$2,822
Single Family 60'	105	\$1,192	\$0	\$1,705	\$0	\$2,896
Townhome	135	\$1,192	\$0	\$1,165	\$0	\$2,356

<b>Randal Walk</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
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	\$701	\$0	\$0	\$1,170	\$1,871

Total Units 904

## SECTION B

## **RESOLUTION 2019-15**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Randal Park Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Orange County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2019-2020 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2019-2020; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, The District has previously levied an assessment for debt service, which the District desires to directly collect, and which is also indicated on Exhibit “A”; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on both platted lots and un-platted lands as set forth in the budget; and

**WHEREAS**, the District desires to levy and directly collect on both the platted and un-platted lands special assessments reflecting their portion of the District’s operations and maintenance budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Randal Park Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein as the Orange County Property Appraiser updates the property roll for Orange County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The previously levied debt service assessments and operations and maintenance assessments on both platted lots and on undeveloped and un-platted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2019, 25% due no later than February 1, 2020 and 25% due no later than May 1, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2020 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any

amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Randal Park Community Development District.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of August, 2019.

ATTEST:

**RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

## SECTION VIII

**CLEANING SERVICE AGREEMENT**  
(Randal Park CDD)

**THIS CLEANING SERVICE AGREEMENT** ("Agreement") is made and entered into effective as of the 19th day of August, 2019 (the "Effective Date"), between the **RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is 135 W. Central Boulevard, Suite 320, Orlando, Florida, 32801 and **RUGBY COMMERCIAL CLEANING, LLC**, a Florida limited liability company (hereinafter referred to as "Contractor"), whose address is 3455 Edgewater Drive, Suite B, Orlando, Florida 32804.

**W I T N E S S E T H:**

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

1. **DEFINITIONS.**

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

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

2. **SCOPE OF SERVICE.**

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

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

- i. Exhibit 1, Rugby Cleaning Service Agreement with Randal Park Proposal / Scope of Service and additional services Exhibit B and Exhibit C listed upon request.

3. DATE AND TIME OF SERVICES. The Services will be provided Four (4) days per week with Two (2) days of those days to include Clubhouse cleaning. The Services shall be completed at night after regular business hours. Contractor will not provide Services on holiday's observed by the District. However, Contractor will provide Services on a holiday if it is not observed by the District. The date and time of Services may be changed, altered or modified only with the express written approval of the District.

4. USE OF FACILITIES. N/A

5. DISTRICT MANAGER.

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

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

6. TERM AND PAYMENTS FROM THE DISTRICT.

(a) This Agreement shall commence on August 19, 2019 and end August 19, 2020.

(b) Contractor shall invoice the District monthly with the payment being due by the First (1<sup>st</sup>) of the proceeding month. Contractor shall find payment delinquent after the Fifth (5<sup>th</sup>) day of proceeding month from the date of original invoice (as described in Exhibit 1 - Scope of Service).

7. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and



character of the area in which the Services are to be performed including, without limitation and (b) all other matters or things which could in any manner affect the performance of the Services.

8. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

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

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

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

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

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

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

10. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District). In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety.

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

(c) Contractor will provide employees with training to perform their jobs safely.

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

11. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

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

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

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

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

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

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT GFLINT@GMSCFL.COM OR BY REGULAR MAIL AT 135 W. CENTRAL BOULEVARD, SUITE 320, ORLANDO, FLORIDA, 32801, ATTN: RANDAL PARK DISTRICT PUBLIC RECORDS CUSTODIAN.**

12. INSURANCE. Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum professional and general limited liability in an amount acceptable by the District Manager. Insurance shall not be less than limits that Contractor has stated in the Cleaning Service Agreement under Insurance heading.

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

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

15. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District.

(b) The Contractor upon request from the District is willing to provide additional services which are outlined in Exhibit B and Exhibit C of the attached Exhibit 1 – Cleaning Service Agreement for an additional cost which shall be provided by Contractor upon request.

16. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

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

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

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to the pool, pool deck and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

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

17. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (15) days prior written notice to Contractor.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to any subcontractors, or otherwise, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in

default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, three (3) days written notice, terminate the Contract and the employment of Contractor.

18. NOTICE.

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

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

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

If to Contractor: RUGBY COMMERCIAL CLEANING, LLC  
3455 Edgewater Drive, Suite B  
Orlando, FL 32804  
ATTN: Manager

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

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

20. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Orange

County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN ORANGE COUNTY, FLORIDA.**

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

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

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

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

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

***[SIGNATURE ON FOLLOWING PAGE]***

**SIGNATURE PAGE TO  
CLEANING SERVICE AGREEMENT**

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

**DISTRICT:**

**RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT**

**WITNESSES:**

Print: \_\_\_\_\_

Print: \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**CONTRACTOR:**

**RUGBY COMMERCIAL CLEANING,  
LLC, a Florida limited liability company**

**WITNESSES:**

*Angel Berrios*

Print: Angel Berrios

Print: \_\_\_\_\_

By: *Darrell Carpenter*

Print: Darrell Carpenter

Title: Owner

**EXHIBIT 1**

**Rugby Commercial Cleaning – Cleaning Service Agreement**



**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 8/19/2019. 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:** **\$945 per month (4 days per week nightly cleaning with only 2 days of clubhouse cleaning)**

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

In witness hereof the parties hereby execute this agreement on the 26th day of July, 2019.

**CUSTOMER**

Randall Park

By: \_\_\_\_\_

Title: \_\_\_\_\_

**CONTRACTOR**

Rugby Commercial Cleaning, LLC

By: 

Title: Owner

**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

## SECTION IX

**PREPARED BY AND RETURN TO:**

Leslie C. Candes, Esq.  
Mattamy Homes Corporation  
4901 Vineland Road, Suite 450  
Orlando, Florida 32811

**SPECIAL WARRANTY DEED**

(Randal Park - Randal Walk)

**THIS SPECIAL WARRANTY DEED** made as of this 30<sup>th</sup> day of July, 2019 by **MATTAMY ORLANDO LLC**, a Delaware limited liability company (the "Grantor"), whose address is 1900 Summit Tower Boulevard, Suite 500, Orlando, Florida 32801, to **RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services – Central Florida, LLC, 135 West Central Boulevard, Suite 320, Orlando, Florida 32801.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Orange County, Florida, more particularly described as follows (the "Property").

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREIN BY REFERENCE.**

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2019 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**[SIGNATURE APPEARS ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

"MATTAMY"

MATTAMY ORLANDO LLC,  
a Delaware limited liability company

Kristina M. Stephens  
(Signature)  
Kristina M. Stephens  
(Print Name)

By: Leslie C. Candes

Name: Leslie C. Candes

Title: Vice President

Jennifer Thomas  
(Signature)  
Jennifer Thomas  
(Print Name)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2019, by Leslie C. Candes, as Vice President of **MATTAMY ORLANDO LLC**, a Delaware limited liability company, on behalf of the company. She [☒] is personally known to me, or [☐] produced \_\_\_\_\_ as identification.



Kristina M. Stephens  
Print Name: Kristina M. Stephens  
Notary Public-State of Florida at Large  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Randal Walk**

Tract SW-1 and Tract SW-2, Randal Walk, according to the plat thereof as recorded in Plat Book 98, Page 51 through 55, inclusive, of the public records of Orange County, Florida.



## **OWNER'S AFFIDAVIT**

(Randal Park - Randal Walk)

### **STATE OF FLORIDA COUNTY OF ORANGE**

**BEFORE ME**, the undersigned authority, personally appeared Leslie C. Candes ("Affiant") as Vice President of Mattamy Orlando LLC, a Delaware limited liability company, authorized to do business in Florida, whose address is 1900 Summit Tower Boulevard, Suite 500, Orlando, Florida 32801, on behalf of said limited liability company, who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that Mattamy Orlando LLC, a Delaware limited liability company ("Owner") is the owner of the fee simple title in and to certain lands located in Orange County, Florida, and more particularly described on Exhibit "A" attached hereto (the "Property"), and that Affiant is Vice President of Owner, and is making this Affidavit in that capacity only, and no recourse shall be made against Affiant individually.
2. That the Property is free and clear of all liens and encumbrances except for those encumbrances and matters affecting title set forth in First American Title Insurance Company's Ownership and Encumbrance Report bearing file number of 2140-2603992 and an effective date of July 24, 2019 (the "Title Report").
3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely to owner.
4. That there have been no liens filed against the Property as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property either in the construction or repair of any of the improvements thereon, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.
5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.
6. That Affiant knows of no action or proceeding relating to the Property which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.
7. That, except as set forth in the Title Report, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public

utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Randal Park Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property between the effective date of the Title Report and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property.

10. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

**[SIGNATURE APPEARS ON FOLLOWING PAGE]**

FURTHER AFFIANT SAYETH NAUGHT.

DATED: July 30, 2019

Signed, sealed and delivered in our presence:

"MATTAMY"

MATTAMY ORLANDO LLC,  
a Delaware limited liability company

Kristina M. Stephens  
(Signature)  
Kristina M. Stephens  
(Print Name)

Jennifer Thomas  
(Signature)  
Jennifer Thomas  
(Print Name)

By: Leslie C. Candes

Name: Leslie C. Candes

Title: Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2019, by Leslie C. Candes, as Vice President of MATTAMY ORLANDO LLC, a Delaware limited liability company, on behalf of the company. She ☒ is personally known to me, or ☐ produced \_\_\_\_\_ as identification.



Kristina M. Stephens  
Print Name: Kristina M. Stephens  
Notary Public-State of Florida at Large  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

**Legal Description of the Property**

**Randal Walk**

Tract SW-1 and Tract SW-2, Randal Walk, according to the plat thereof as recorded in Plat Book 98, Page 51 through 55, inclusive, of the public records of Orange County, Florida.

## **AGREEMENT REGARDING TAXES**

(Randal Park – Randal Walk)

**THIS AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this \_\_\_\_ day of \_\_\_\_, 2019, by and between **MATTAMY ORLANDO LLC**, a Delaware limited liability company, whose address is 1900 Summit Tower Boulevard, Suite 500, Orlando, Florida 32801 (“Developer”), and **RANDAL PARK COMMUNITY DEVELOPMENT**, a Florida community development district, whose address is c/o Governmental Management Services - Central Florida, LLC, 135 West Central Boulevard, Suite 320, Orlando, FL 32801 (“District”).

### **WITNESSETH**

**WHEREAS**, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, the Randal Park Community Development District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property to the District via Special Warranty Deed; and

**WHEREAS**, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Orange County Property Appraiser because of the District’s status as a governmental entity; and

**WHEREAS**, in conjunction with the conveyance of the Property from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2018 and all prior years have been paid in full.
3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2019.

4. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property from the Orange County Property Appraiser, and, subsequent to tax year 2019, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property.

*[SIGNATURE PAGE BELOW]*

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

**WITNESSES:**

X Kristina M. Stephens

Print: Kristina M. Stephens

X Jennifer Thomas

Print: Jennifer Thomas

**MATTAMY ORLANDO LLC,**  
a Delaware limited liability company

By: Leslie C. Candes

Name: Leslie C. Candes

Title: Vice President

**RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT,**  
a Florida community development district

**ATTEST:**

X \_\_\_\_\_

Print: \_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT "A"**

**Legal Description of the Property**

**Randal Walk**

Tract SW-1 and Tract SW-2, Randal Walk, according to the plat thereof as recorded in Plat Book 98, Page 51 through 55, inclusive, of the public records of Orange County, Florida.



# SECTION X

# Randal Park CDD Website Compliance Proposal

(URL: New CDD URL) Website Type: Large

Website Accessibility for People with Disabilities as per

Nondiscrimination requirements of Title II of the American Disabilities Act (ADA)

Date	Version#	Comments	Author
August 13, 2018	1.0	Updated The Law, ADA and WCAG section details	VB Joshi, Kristen T
January 10 <sup>th</sup> , 2019	2.0	Updated conversion and support costs based on discussed scope	VB Joshi
February 25, 2019	2.2	Updated fee-simple pricing and human audit seal	VB Joshi
March 21, 2019	2.3	Added quarterly audit as per insurance requirement	VB Joshi
March 28, 2019	2.4	Updated Annual Maintenance price for ADA support only	VB Joshi
May 7, 2019	2.5	Updated for CDD specific info after conversing with CDD Manager	VB Joshi
May 20, 2019	2.6	Added Human Audit Details	VB Joshi
May 30, 2019	2.7	Updated pricing for only CDD content and documents	VB Joshi

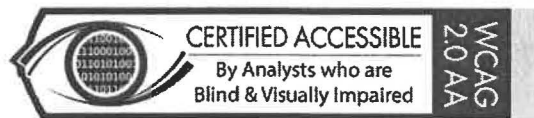


BBB Rating: A+

[Click for Profile](#)

## VGlobalTech's Compliance Seal & Human Audit Compliance Seal\*

(\* Quarterly Human Audit Contract required)



***VGlobalTech the ADA, WCAG Compliance Experts, with over 100 ADA & WCAG compliant websites created (....and counting) to-date! We have also partnered with a non-profit agency to conduct Human Audit and Certification Seal***

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## 1.0 The Law

### Source:

[http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0189/Sections/0189.069.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html)

189.069 Special districts; required reporting of information; web-based public access.—

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.
  8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
  9. The primary contact information for the special district for purposes of communication from the department.
  10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
  11. The budget of the special district and any amendments thereto in accordance with s.189.016.
  12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.
  13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).
  14. The public facilities report, if applicable.
  15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
  16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.
- (b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

## 2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The **Americans with Disabilities Act (ADA)** and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are similar to Section 508, but on an international level. WCAG 2.0 and 2.1 requires specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: <https://www.w3.org/WAI/standards-guidelines/wcag/>

**Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.**

## **2.1 Common Problems and VGlobalTech Solutions for Website Accessibility**

### **2.1.1 Problem: Images Without Text Equivalents**

#### **Solution: Add a Text Equivalent to Every Image**

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

### **2.1.2 Problem: Documents Are Not Posted In an Accessible Format**

#### **Solution: Post Documents in a Text-Based Format**

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

### **2.1.3 Problem: Specifying Colors and Font Sizes**

#### **Solution: Avoid Dictating Colors and Font Settings**

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

## 2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

### Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

## 2.1.5 Web Content Accessibility Guidelines (WCAG)

### Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
  - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
  - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
  - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
  - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

**If any of these are not true, users with disabilities will not be able to use the Web.**



Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

**VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.**

**Upon full remediation the CDD Website shall receive VGlobalTech's and Human Audit Compliance Seals**

### 3.0 Pricing

#### Website Complexity: Large Level Websites

**VGlobalTech team shall complete the following critical tasks for client website.**  
**All costs below are per website / CDD:**

##### 3.1 Existing Website Remediation / New Website Build:

	Task
1.	Remediate existing website / Build new website from start for ADA and WCAG compliance requirements – ALL webpages on the website. Create accessibility document, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc.). Braille Readers, Other assistance technology compatibility
3.	<b>ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)</b>
4.	PDF Documents conversion (to Text, HTML etc.) as needed for ADA Compliance / Reader Compliance (up to 2 years of documents shall be converted)
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footer with <b>VGlobalTech's ADA Compliance Seal</b> (valid for 1 year only)
	<b>Web Design Total: \$3575/- (one time)</b>

### 3.2 ADA Compliance Monthly Maintenance and Upgrade

Maintenance contract starts after initial conversion is completed (Optional Maintenance – It is critical to maintain compliance as websites get updated):

The Annual Maintenance **DOES NOT** include the quarterly audits proposed in the previous section.

Maintenance contract is required to receive VGlobalTech's proprietary document conversion software (PDF to RTF) that allows you to easily convert documents or submit to VGlobalTech and get docs converted within less than 24 hrs.

	Task
1.	Assist with ADA Website Compliance tasks for current / new website on an ongoing basis – All new webpages and content that is put on the website – Customer must notify what updates are made ( <i>content shall be uploaded by client, VGlobalTech shall provide feedback on the content ADA requirements – This is as per customers' request. Please contact VGlobalTech if a full maintenance, including content upload is required</i> )
2.	PDF Documents conversion (to Text, HTML etc) as needed ( <b><i>new documents during the maintenance year only</i></b> ) for ADA Compliance / Reader Compliance. VGlobalTech's <b>proprietary batch conversion software</b> is included as long as the contract is valid (big time saver that creates compliant documents that can be uploaded to the website). There is no limit on how many documents you can convert using VGlobalTech's software. If Auto conversion fails, VGlobalTech team shall perform manual OCR and conversion within 24 hrs.
	<b>Monthly Maintenance: (starts after initial compliance engagement quoted above is complete):</b>  <b>\$1550 /- (annually – can be broken into equal monthly charges)</b>  *support beyond 8 hrs / month shall be billed at \$55 / hr separately **Annual maintenance can be broken up into smaller monthly bills.

### 3.3 Quarterly Technical and Human Audit

This audit is as per the Florida Insurance Alliance guidelines. Please check with your insurance agency for specific requirements. **Read more here:** [https://vglobaltech.com/wp-content/uploads/2019/03/FIA\\_ADA\\_Guidelines-2019-2020.pdf](https://vglobaltech.com/wp-content/uploads/2019/03/FIA_ADA_Guidelines-2019-2020.pdf)

VGlobalTech has partnered with a local agency for the visually impaired – LightHouse Works. LightHouse has developed a unique program for digital accessibility that is run by visually impaired personnel that are highly skilled in human auditing of websites and software as per the section 508 stipulations. Read more about our partnership here: <https://vglobaltech.com/website-compliance/>

**Together we are now able to provide not one but two compliance seals for all our customers:**

#### 1. Digital Asset Technical Compliance Seal:



VGlobalTech in-house technical team shall remediate / test the website / software for ADA, WCAG compliance. VGlobalTech's technical design & development team is fully aware of the Americans with Disability Act (ADA), Web Content Accessibility Guidelines (WCAG), **Section 508** of the Rehabilitation Act of 1973 and overall the design principles of a professional, accessible, functional and responsive web design. The entire team has taken dedicated time and efforts to learn these design principles first hand. Our purpose is clear – **Universal, Creative Web design that works for everyone, everywhere and every time!**

#### 2. Human Audit Seal:



LightHouse Works' visually impaired personnel shall actually test the website for compliance as per the section 508 and ADA requirements. The VGlobalTech technical team shall remediate any points discovered by LightHouse team and send the site for re-certification. Upon satisfactory completion LightHouse shall provide the Human Audit Seal that will be specific to the site and the VGlobalTech team shall put the seal on the site. This is an added layer of true Human Audit testing that provides full ADA compliance.

### Cost for Technical and Human Audits:

**\$1600 / Four Audits per Year**

(paid as a onetime fee) (Seals renewed every quarter) (Audits are conducted by VGlobalTech and LightHouse Agency together)

***This proposal includes following points, stipulations terms and conditions:***

**\*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps *\*unless otherwise noted***

**\* email and phone communication**

**\*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.**

**\*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALETECH****

**\*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the SME's in the compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues.**

**Refund Policy:** The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on [www.VGlobalTech.com](http://www.VGlobalTech.com) website. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. **Confidentiality:** All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

#### 4.0 Proposal Acceptance:

The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech can proceed with the project. All payments shall be made according to this agreement.

**Select Proper Option Below, Sign and Date, Return to [contact@vglobaltech.com](mailto:contact@vglobaltech.com):**

☐ **Option1: Website only**

*Section 3.1: One time (website conversion and compliance cost):*

☐ **Option2: Website and Monthly Maintenance**

*Section 3.1: One time (website conversion and compliance cost)*

+

*Section 3.2 ADA Compliance Monthly Maintenance and Upgrade*

☐ **Option3: Website and Quarterly Audits**

*Section 3.1: One time (website conversion and compliance cost)*

+

*Section 3.3 Quarterly Technical and Human Audit Testing*

☐ **Option4: Website, Monthly Maintenance and Quarterly Audits**

*Section 3.1: One time (website conversion and compliance cost)*

+

*Section 3.2 ADA Compliance Monthly Maintenance and Upgrade*

+

*Section 3.3 Quarterly Technical and Human Audit Testing*

Signatures:

---

For Customer

Date

VB Joshi

---

For VGlobalTech

Date

## 5.0 References:

**ADA Best Practices Tool Kit for State and Local Governments:**

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

**U.S. Department of Justice, Civil Rights Division, *Disability Rights Section***

<https://www.ada.gov/websites2.htm>

**Web design Standards:** <https://www.w3schools.com/>

**Web Content Accessibility Guidelines (WCAG)** <https://www.w3.org/TR/WCAG21/>

**VGlobalTech Web Content Accessibility Implementation and Checkpoints:**

<http://vglobaltech.com/website-compliance/>



BBB Rating: A+

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## SECTION XI



## SECTION B

# SECTION 1

# Randal Park Community Development District

## Check Run Summary

June 17, 2019 thru July 31, 2019

Fund	Date	Check No.'s		Amount
General Fund	6/20/19	1717-1722	\$	34,272.30
	6/25/19	1723-1724	\$	22,202.81
	6/27/19	1725-1728	\$	4,590.30
	7/9/19	1729-1734	\$	20,285.30
	7/19/19	1735-1740	\$	39,797.82
	7/24/19	1741-1746	\$	9,884.05
			\$	131,032.58
Payroll	<u>May 2019</u>			
	Kathryn F Steuck	50062	\$	184.70
	Keith Trace	50063	\$	184.70
	Stephany C Cornelius	50064	\$	184.70
	Thomas O Franklin	50065	\$	184.70
			\$	738.80
			\$	131,771.38

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/20/19	00043	6/13/19 10322316	201906 320-53800-46800			*	50.00		
			PEST CONTROL JUN19						
					ARROW ENVIRONMENTAL SERVICES			50.00	001717
6/20/19	99999	6/20/19 VOID	201906 000-00000-00000			C	.00		
			VOID CHECK						
					*****INVALID VENDOR NUMBER*****			.00	001718
6/20/19	00001	5/21/19 CF0105	201903 320-53800-51000			*	156.66		
			OPERATING SUPPLIES						
		5/21/19 CF0105	201903 320-53800-49400			*	47.64		
			SUPPLIES KIDS ART						
		5/21/19 CF0105	201903 320-53800-51000			*	49.09		
			SCREWS AND BASES						
		5/21/19 CF0105	201903 320-53800-47700			*	7.34		
			GYM EQUIPMENT GLUE						
		5/21/19 CF0105	201903 320-53800-46000			*	648.26		
			BBQ GRILL REPLACE PARTS						
		5/21/19 CF0105	201903 320-53800-49400			*	31.58		
			SUPPLIES FOR WINE/CHEESE						
		5/21/19 CF0105	201903 320-53800-51000			*	16.25		
			KEYS						
		5/21/19 CF0105	201903 320-53800-51000			*	54.26		
			STAKES AND CAUTION TAPE						
		5/21/19 CF0105	201903 320-53800-51000			*	546.42		
			BULLETIN BOARD						
		6/06/19 CF0138	201904 320-53800-49400			*	1,289.15		
			SUPPLIES/EASTER EGG HUNT						
		6/06/19 CF0138	201904 320-53800-51000			*	291.76		
			TENTS						
		6/06/19 CF0138	201904 320-53800-49400			*	24.83		
			SUPPLIES/NATIONA PET DAY						
		6/06/19 CF0138	201904 320-53800-51000			*	179.62		
			CLUBHOUSE SUPPLIES						
		6/06/19 CF0138	201904 320-53800-49400			*	196.21		
			FOOD/EMPTY NESTERS LUNCH						
		6/06/19 CF0138	201904 320-53800-49400			*	56.19		
			BEVERAGES-KID ART/SOCIAL						
					GOVERNMENTAL MANAGEMENT SERVICES			3,595.26	001719
6/20/19	00061	5/22/19 126142	201905 320-53800-51000			*	738.00		
			DOGIPOT/TRASH BAGS						
		6/12/19 126209	201906 320-53800-51000			*	502.00		
			PICK UP BAGS/TRASH BAGS						
					PROPET DISTRIBUTORS, INC.			1,240.00	001720
					RAND RANDAL PARK				
					KCOSTA				

\*\*\* CHECK DATES 06/17/2019 - 07/31/2019 \*\*\*

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 #
6/20/19	00035	6/03/19 1707508	201906 310-51300-32300	TRUSTEE FEE-SER. 2012	*	3,500.00	
				WELLS FARGO BANK			3,500.00 001721
6/20/19	00066	5/31/19 ON 29955	201905 320-53800-46500	RPLC TWO WIRE MODULE	*	1,393.04	
		5/31/19 ON 29956	201905 320-53800-46500	RPLC 4 VALVES LEAK	*	952.00	
		6/15/19 ON 30332	201906 320-53800-46200	MTHLY LANDSCAPE MNT JUN19	*	17,342.00	
		6/15/19 ON 30332	201906 320-53800-46200	LNSDCAPE-MT-COLON-JUN19	*	3,100.00	
		6/15/19 ON 30332	201906 320-53800-46200	LNSDCAPE-MT-SHARED-JUN19	*	3,100.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			25,887.04 001722
6/25/19	00033	6/25/19 06252019	201906 300-20700-10300	FY19 DEBT SERVICE-SER12	*	8,880.63	
				RANDAL PARK CDD C/O WELLS FARGO			8,880.63 001723
6/25/19	00033	6/24/19 06242019	201906 300-20700-10300	FY19 DEBT SERVICE-S15	*	13,322.18	
				RANDAL PARK CDD C/O WELLS FARGO			13,322.18 001724
6/27/19	00069	6/04/19 1536	201906 320-53800-47600	SECURITY JUN19	*	2,440.00	
				COMMUNITY WATCH SOLUTIONS, LLC			2,440.00 001725
6/27/19	00001	6/25/19 443	201906 320-53800-12200	POOL ATTENDANTS-JUN19	*	1,380.00	
				GOVERNMENTAL MANAGEMENT SERVICES			1,380.00 001726
6/27/19	00025	6/19/19 86336	201905 310-51300-31500	PREP FOR MTG/ATTEND MTG	*	730.35	
				LATHAM, SHUKER, EDEN & BEAUDINE LLP			730.35 001727
6/27/19	00038	6/14/19 338056	201906 320-53800-46300	DE POWDER 50LB	*	39.95	
				SPIES POOL, LLC			39.95 001728
7/09/19	00046	6/27/19 18525A	201906 320-53800-46900	QTRLY FOUNTAIN MNT JUN19	*	175.00	
				FOUNTAIN DESIGN GROUP, INC.			175.00 001729
7/09/19	00001	6/21/19 CF0157	201903 320-53800-12300	FACILT MAINT 3/18-3/31/19	*	1,120.00	

RAND RANDAL PARK KCOSTA

\*\*\* CHECK DATES 06/17/2019 - 07/31/2019 \*\*\*

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 #
6/21/19	CF0159	201904 320-53800-12300				*	910.00	
		FACILT MAINT 4/1-4/14/19						
6/21/19	CF0161	201904 320-53800-12200				*	80.00	
		POOL ATTENDANTS 4/6/19						
6/21/19	CF0162	201904 320-53800-12300				*	700.00	
		FACILT MAINT 4/15-4/28/19						
6/21/19	CF0164	201904 320-53800-12200				*	130.00	
		POOL ATTENDANTS 4/20/19						
6/21/19	CF0164	201904 320-53800-12200				*	160.00	
		POOL ATTENDANTS 4/27/19						
6/21/19	CF0165	201905 320-53800-12300				*	840.00	
		FACILT MAINT 4/29-5/12/19						
6/21/19	CF0167	201905 320-53800-12200				*	240.00	
		POOL ATTENDANTS 5/3/19						
6/21/19	CF0167	201905 320-53800-12200				*	200.00	
		POOL ATTENDANTS 5/10/19						
6/21/19	CF0168	201905 320-53800-12300				*	787.50	
		FACILT MAINT 5/13-5/26/19						
6/21/19	CF0171	201906 320-53800-12300				*	840.00	
		FACILT MAINT 5/27-6/9/19						
GOVERNMENTAL MANAGEMENT SERVICES							6,007.50	001730
7/09/19	00039	4/01/19 5075	201904 320-53800-46400			*	450.00	
		POOL MAINT APR19						
ROBERTS POOL SERVICE AND REPAIR INC							450.00	001731
7/09/19	00038	6/03/19 338435	201906 320-53800-46300			*	1,690.80	
		REPLACE MOTOR/SEAL/PUMP						
SPIES POOL, LLC							1,690.80	001732
7/09/19	00089	6/18/19 18-142B-	201906 320-53800-52000			*	10,337.00	
		2 FRAME SHADE STRUCTURES						
THINK SHADE LLC							10,337.00	001733
7/09/19	00047	6/27/19 19-4145	201906 320-53800-46700			*	1,625.00	
		CLUBHOUSE CLEANING JUN19						
WESTWOOD INTERIOR CLEANING INC.							1,625.00	001734
7/19/19	00104	7/01/19 07012019	201907 320-53800-46000			*	3,450.00	
		BRIDGE REPAIR DEPOSIT						
A&S HOME SOLUTIONS GROUP							3,450.00	001735
7/19/19	00031	6/30/19 178390	201906 320-53800-47000			*	285.00	
		LAKE MAINT-5 PONDS JUN19						
		6/30/19 178390	201906 320-53800-47000			*	27.50	
		LKMNT DOWD-COLON JUN19						

RAND RANDAL PARK KCOSTA

\*\*\* CHECK DATES 06/17/2019 - 07/31/2019 \*\*\*

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 #
6/30/19	178390	201906 320-53800-47000				*	27.50	
		LKMNT DOWD-SHARED JUN19						
6/30/19	178390	201906 320-53800-47000				*	25.00	
		LKMNT AC1-COLON JUN19						
6/30/19	178390	201906 320-53800-47000				*	25.00	
		LKMNT AC1-SHARED JUN19						
6/30/19	178390	201906 320-53800-47000				*	355.00	
		LAKE MAINT-4 PONDS JUN19						
APPLIED AQUATIC MANAGMENT, INC.							745.00	001736
7/19/19	00002	7/02/19 6-600-74	201906 310-51300-42000			*	41.88	
		DELIVERY 06/27/19						
FEDEX							41.88	001737
7/19/19	00001	7/01/19 431	201907 310-51300-34000			*	3,282.75	
		MANAGEMENT FEES JUL19						
		7/01/19 431	201907 310-51300-35100			*	83.33	
		INFORMATION TECH JUL19						
		7/01/19 431	201907 310-51300-31300			*	875.00	
		DISSEMINATION SRVCS JUL19						
		7/01/19 431	201907 310-51300-51000			*	.60	
		OFFICE SUPPLIES						
		7/01/19 431	201907 310-51300-42000			*	10.00	
		POSTAGE						
		7/01/19 431	201907 310-51300-42500			*	191.25	
		COPIES						
		7/01/19 432	201907 320-53800-12000			*	1,406.92	
		FIELD MANAGEMENT JUL19						
		7/01/19 432	201907 320-53800-51000			*	75.76	
		HOME DEPOT SUPPLIES						
		7/01/19 433	201907 320-53800-12100			*	6,058.33	
		AMENITY MANAGEMENT JUL19						
GOVERNMENTAL MANAGEMENT SERVICES							11,983.94	001738
7/19/19	00049	7/01/19 116383	201906 320-53800-34500			*	35.00	
		SECURITY MONITORING JUN19						
SYNERGY FL							35.00	001739
7/19/19	00066	7/15/19 ON 38601	201907 320-53800-46200			*	17,342.00	
		MTHLY LNDSCEPE MAINT-JUL19						
		7/15/19 ON 38601	201907 320-53800-46200			*	3,100.00	
		LNDSCEPE-SHARED-JUL19						
		7/15/19 ON 38601	201907 320-53800-46200			*	3,100.00	
		LNDSCEPE-COLONIAL-JUL19						
YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC							23,542.00	001740
RAND RANDAL PARK KCOSTA								

\*\*\* CHECK DATES 06/17/2019 - 07/31/2019 \*\*\*

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 #
7/24/19	99999	7/24/19 VOID	201907 000-00000-00000			C	.00	
		VOID CHECK						
					*****INVALID VENDOR NUMBER*****			.00 001741
7/24/19	00001	6/21/19 CF0186	201905 320-53800-49400		SUPPLIES-MOTHER NIGHT OUT	*	63.88	
		6/21/19 CF0186	201905 320-53800-49400		DINNER-MOTHERS NIGHT OUT	*	184.00	
		6/21/19 CF0186	201905 320-53800-49400		ICE-EASTER EGG HUNT	*	17.70	
		6/21/19 CF0186	201905 320-53800-51000		COFFEE SUPPLIES	*	32.71	
		6/21/19 CF0186	201905 320-53800-51000		DOORMATS-POOL AREA	*	60.90	
		6/26/19 CF0190	201906 320-53800-51000		SUPPLIES-OFFICE/CLUBHOUSE	*	64.41	
		6/26/19 CF0190	201906 320-53800-47400		DOG CLEAN UP YARD SIGNS	*	68.98	
		6/26/19 CF0190	201906 320-53800-49400		FOOD/BEVERAGES-HERO BRKFT	*	57.24	
		6/26/19 CF0190	201906 320-53800-49400		SUPPLIES-SUMMER KIDS	*	24.70	
		7/15/19 CF0200	201904 320-53800-47700		GYM EQUIPMENT REPAIRS	*	133.31	
		7/15/19 CF0200	201904 320-53800-51000		CANOPY	*	55.60	
		7/15/19 CF0200	201904 320-53800-51000		PAINT & SPACKLING PASTE	*	77.45	
		7/15/19 CF0200	201904 320-53800-51000		LOCKS	*	4.01	
		7/15/19 CF0200	201904 320-53800-51000		PAINT FOR CHAIRS	*	12.20	
		7/16/19 CF0207	201905 320-53800-51000		WINDOWS LAPTOP	*	655.20	
		7/16/19 CF0207	201905 320-53800-47700		GYM EQUIPMENT REPAIR	*	58.67	
		7/16/19 CF0207	201905 320-53800-51000		CLOSET SHELF	*	21.98	
		7/16/19 CF0207	201905 320-53800-47400		PRIVATE PROPERTY SIGNS	*	176.53	
		7/16/19 CF0207	201905 320-53800-51000		WOOD FOR BRIDGE	*	14.23	
					GOVERNMENTAL MANAGEMENT SERVICES			1,783.70 001742
7/24/19	00015	7/16/19 18531	201907 310-51300-31200		ARBITRAGE SERIES 2015	*	600.00	
					GRAU & ASSOCIATES			600.00 001743
					RAND RANDAL PARK			
					KCOSTA			



\*\*\* CHECK DATES 06/17/2019 - 07/31/2019 \*\*\*

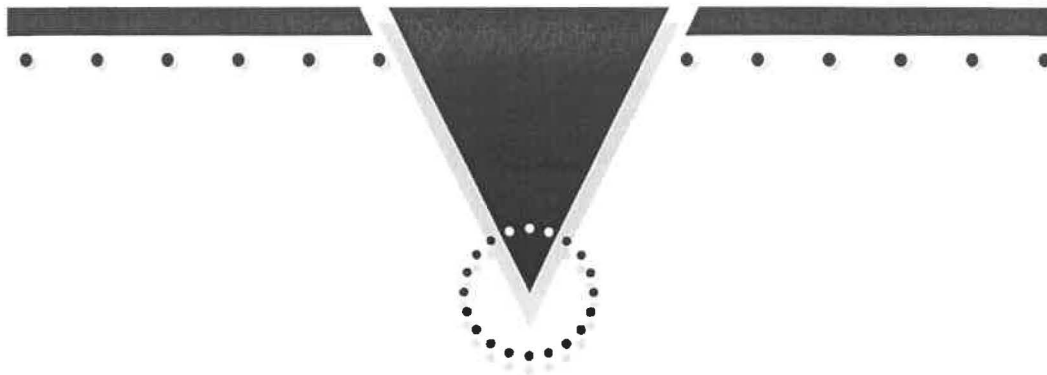
RANDAL PARK CDD

BANK A RANDAL PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/24/19	00039	7/01/19 5279	201907 320-53800-46900		*	100.00	
			FOUNTAIN MAINT JUL19				
				ROBERTS POOL SERVICE AND REPAIR INC			100.00 001744
7/24/19	00038	6/18/19 338257	201907 320-53800-46400		*	750.00	
			MNTHLY CHEM CONTROL JUL19				
		6/27/19 638987	201906 320-53800-46300		*	159.95	
			JUMBO STICKS				
		7/08/19 339850	201907 320-53800-46300		*	791.95	
			REPLACE MOTOR/SEAL/SCREWS				
				SPIES POOL, LLC			1,701.90 001745
7/24/19	00066	6/30/19 ON 35447	201906 320-53800-52000		*	345.75	
			LANDSCAPE LOVETT/HILDRETH				
		6/30/19 ON 35448	201906 320-53800-52000		*	288.20	
			REPLACE/IRRIG GAMEMASTER				
		7/31/19 ON 39742	201907 320-53800-47200		*	4,960.50	
			LANDSCAPE TIBBET SOD				
		7/31/19 ON 39743	201907 320-53800-47200		*	104.00	
			LANDSCAPE GAMEMASTER MAIN				
				YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC			5,698.45 001746
				TOTAL FOR BANK A		131,032.58	
				TOTAL FOR REGISTER		131,032.58	

RAND RANDAL PARK KCOSTA

## SECTION 2



# Randal Park

## Community Development District

Unaudited Financial Reporting  
June 30, 2019



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**RANDAL PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
For The Period Ending June 30, 2019

<i>Assets</i>	<u>Governmental Fund</u>				<u>Totals</u> (memorandum only)
	<u>General</u>	<u>Capital Reserves</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>2019</u>
Cash	\$519,686	-----	-----	-----	\$519,686
Cash - Debit Card	\$2,479	-----	-----	-----	\$2,479
Investments					
Custody Account	-----	\$203,478	-----	-----	\$203,478
Bond Series - 2012					
Reserve	-----	-----	\$403,344	-----	\$403,344
Revenue	-----	-----	\$315,075	-----	\$315,075
Interest	-----	-----	\$44	-----	\$44
Principal	-----	-----	\$12	-----	\$12
Prepayment	-----	-----	\$1	-----	\$1
Bond Series - 2015					
Reserve	-----	-----	\$599,514	-----	\$599,514
Revenue	-----	-----	\$430,442	-----	\$430,442
Interest	-----	-----	\$14	-----	\$14
Prepayment	-----	-----	\$1,413	-----	\$1,413
Construction	-----	-----	-----	\$430	\$430
Bond Series - 2018					
Reserve	-----	-----	\$59,176	-----	\$59,176
Cap Interest	-----	-----	\$45,150	-----	\$45,150
Construction	-----	-----	-----	\$19,553	\$19,553
Cost of Issuance	-----	-----	-----	\$18,445	\$18,445
Due from Colonial Properties	\$11,841	-----	-----	-----	\$11,841
<b>Total Assets</b>	<b>\$534,006</b>	<b>\$203,478</b>	<b>\$1,854,186</b>	<b>\$38,429</b>	<b>\$2,630,099</b>
<i>Liabilities</i>					
Accounts Payable	\$23,685	-----	-----	-----	\$23,685
<i>Fund Equity</i>					
Fund Balances					
Unassigned Fund Balance	\$510,322	\$203,478	-----	-----	\$713,800
Restricted for Debt Service - 2012	-----	-----	\$718,477	-----	\$718,477
Restricted for Debt Service - 2015	-----	-----	\$1,031,383	-----	\$1,031,383
Restricted for Debt Service - 2018	-----	-----	\$104,326	-----	\$104,326
Restricted for Capital Projects - 2015	-----	-----	-----	\$430	\$430
Restricted for Capital Projects - 2018	-----	-----	-----	\$37,999	\$37,999
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$534,006</b>	<b>\$203,478</b>	<b>\$1,854,186</b>	<b>\$38,429</b>	<b>\$2,630,099</b>

# RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND

### Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	Adopted Budget	Prorated Budget Thru 06/30/19	Actual Thru 06/30/19	Variance
<b><u>Revenues:</u></b>				
Assessments - Tax Collector	\$796,630	\$796,630	\$803,391	\$6,761
Colonial Properties Contributions	\$54,176	\$40,632	\$37,684	(\$2,948)
Shade Project Contributions	\$0	\$0	\$36,100	\$36,100
Miscellaneous Revenue	\$1,000	\$750	\$7,318	\$6,568
Miscellaneous Revenue - Activities	\$7,000	\$5,250	\$5,288	\$38
Rentals	\$7,000	\$5,250	\$10,000	\$4,750
<b>Total Revenues</b>	<b>\$865,806</b>	<b>\$848,512</b>	<b>\$899,781</b>	<b>\$51,269</b>
<b><u>Expenditures:</u></b>				
<b><u>Administrative</u></b>				
Supervisor Fees	\$6,000	\$4,500	\$4,800	(\$300)
FICA Expense	\$459	\$344	\$367	(\$23)
Annual Audit	\$4,000	\$4,000	\$4,000	\$0
Trustee Fees	\$8,000	\$8,000	\$8,000	\$0
Dissemination Agent	\$7,000	\$5,250	\$7,000	(\$1,750)
Arbitrage	\$1,200	\$0	\$0	\$0
Engineering	\$10,000	\$7,500	\$4,054	\$3,446
Attorney	\$20,000	\$15,000	\$8,170	\$6,830
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Management Fees	\$39,393	\$29,545	\$29,545	\$0
Information Technology	\$1,000	\$750	\$750	\$0
Telephone	\$100	\$75	\$48	\$27
Postage	\$1,500	\$1,125	\$338	\$787
Insurance	\$5,500	\$5,500	\$4,928	\$572
Printing & Binding	\$1,500	\$1,125	\$1,594	(\$469)
Legal Advertising	\$2,500	\$1,875	\$7,929	(\$6,054)
Other Current Charges	\$350	\$263	\$254	\$9
Office Supplies	\$200	\$150	\$109	\$41
Property Appraiser	\$800	\$800	\$797	\$3
Property Taxes	\$250	\$250	\$241	\$9
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$114,927</b>	<b>\$91,227</b>	<b>\$88,098</b>	<b>\$3,128</b>

# RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND

### Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	Adopted Budget	Prorated Budget Thru 06/30/19	Actual Thru 06/30/19	Variance
<u><b>Maintenance</b></u>				
<u><b>Contract Services</b></u>				
Field Management	\$16,883	\$12,662	\$12,662	(\$0)
Facilities Management	\$72,700	\$54,525	\$54,525	\$0
Pool Attendants	\$18,000	\$13,500	\$8,269	\$5,231
Landscape Maintenance	\$282,504	\$211,878	\$211,878	\$0
Wetland Maintenance	\$9,600	\$7,200	\$0	\$7,200
Mitigation Monitoring	\$2,500	\$1,875	\$0	\$1,875
Janitorial Services	\$21,000	\$15,750	\$14,500	\$1,250
Pool Maintenance	\$15,330	\$11,498	\$11,110	\$388
Lake Maintenance	\$8,940	\$6,705	\$6,705	\$0
Pest Control	\$1,100	\$550	\$950	(\$400)
HVAC Maintenance	\$574	\$431	\$0	\$431
Security Patrol	\$30,000	\$22,500	\$21,488	\$1,012
<u><b>Repairs &amp; Maintenance</b></u>				
Facilities Maintenance	\$29,120	\$21,840	\$18,288	\$3,553
Repairs & Maintenance	\$15,000	\$11,250	\$1,250	\$10,000
Operating Supplies	\$5,000	\$3,750	\$4,361	(\$611)
Landscape Replacement	\$10,000	\$7,500	\$568	\$6,932
Pool Repairs & Maintenance	\$5,000	\$3,750	\$4,962	(\$1,212)
Irrigations Repairs	\$8,000	\$6,000	\$10,281	(\$4,281)
Alley Maintenance	\$1,500	\$1,125	\$0	\$1,125
Stormwater Repairs & Maintenance	\$1,500	\$1,125	\$0	\$1,125
Fountain Maintenance	\$3,500	\$2,625	\$1,425	\$1,200
Fitness Repairs & Maintenance	\$2,000	\$1,500	\$3,650	(\$2,150)
Signs	\$1,000	\$750	\$246	\$504
Pressure Washing	\$10,000	\$7,500	\$8,000	(\$500)
<u><b>Utilities</b></u>				
Utilities - Common Area	\$30,000	\$22,500	\$18,703	\$3,797
Utilities - Amenity Center	\$22,000	\$16,500	\$15,359	\$1,141
Refuse Service	\$2,400	\$1,800	\$1,864	(\$64)
Streetlighting	\$98,769	\$74,077	\$81,951	(\$7,875)
<u><b>Amenity Center</b></u>				
Property Insurance	\$31,000	\$31,000	\$28,372	\$2,628
Pool Permit	\$550	\$550	\$505	\$45
Cable TV/Internet/Telephone	\$4,000	\$3,000	\$2,438	\$562
Recreation Center Access Cards	\$1,000	\$750	\$0	\$750
Special Events	\$15,000	\$11,250	\$10,645	\$605
Holiday Decorations	\$4,000	\$4,000	\$4,009	(\$9)
Security Monitoring	\$600	\$450	\$315	\$135
Contingency	\$10,000	\$7,500	\$13,305	(\$5,805)
Shade Project Expenses	\$0	\$0	\$49,475	(\$49,475)
Capital Reserve	\$32,450	\$0	\$0	\$0
<b>Total Maintenance</b>	<b>\$822,520</b>	<b>\$601,165</b>	<b>\$622,059</b>	<b>(\$20,894)</b>
<b>Total Expenditures</b>	<b>\$937,447</b>	<b>\$692,392</b>	<b>\$710,157</b>	<b>(\$17,766)</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$71,641)</b>		<b>\$189,624</b>	
<b>Fund Balance - Beginning</b>	<b>\$71,641</b>		<b>\$320,698</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$510,322</b>	

# RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

## CAPITAL RESERVE FUND

Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

	Adopted Budget	Prorated Budget Thru 06/30/19	Actual Thru 06/30/19	Variance
<b><u>Revenues:</u></b>				
Transfer In	\$32,450	\$0	\$0	\$0
Interest	\$0	\$0	\$3,865	\$3,865
<b>Total Revenues</b>	<b>\$32,450</b>	<b>\$0</b>	<b>\$3,865</b>	<b>\$3,865</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$17,340	\$0	\$0	\$0
Reserve Study	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$17,340</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$15,110</b>		<b>\$3,865</b>	
<b>Fund Balance - Beginning</b>	<b>\$229,626</b>		<b>\$199,613</b>	
<b>Fund Balance - Ending</b>	<b>\$244,736</b>		<b>\$203,478</b>	



**RANDAL PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND - SERIES 2012**

Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

	Adopted Budget	Prorated Budget Thru 06/30/19	Actual Thru 06/30/19	Variance
<b><u>Revenues:</u></b>				
Assessments - Tax Collector	\$397,350	\$397,350	\$400,723	\$3,373
Interest	\$0	\$0	\$11,047	\$11,047
<b>Total Revenues</b>	<b>\$397,350</b>	<b>\$397,350</b>	<b>\$411,769</b>	<b>\$14,419</b>
<b><u>Expenditures:</u></b>				
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
<b>Total Expenditures</b>	<b>\$392,944</b>	<b>\$392,944</b>	<b>\$392,944</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$4,406</b>		<b>\$18,826</b>	
<b>Fund Balance - Beginning</b>	<b>\$297,417</b>		<b>\$699,651</b>	
<b>Fund Balance - Ending</b>	<b>\$301,823</b>		<b>\$718,477</b>	

# RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND - SERIES 2015

Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

	Adopted Budget	Prorated Budget Thru 06/30/19	Actual Thru 06/30/19	Variance
<b>Revenues:</b>				
Assessments - Tax Collector	\$596,080	\$596,080	\$601,139	\$5,059
Interest	\$0	\$0	\$15,868	\$15,868
<b>Total Revenues</b>	<b>\$596,080</b>	<b>\$596,080</b>	<b>\$617,007</b>	<b>\$20,927</b>
<b>Expenditures:</b>				
Principal Payment - 11/01	\$155,000	\$155,000	\$155,000	\$0
Interest Payment - 11/01	\$217,746	\$217,746	\$217,746	(\$0)
Special Call Principal Payment - 11/01	\$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
<b>Total Expenditures</b>	<b>\$587,199</b>	<b>\$587,199</b>	<b>\$626,561</b>	<b>(\$39,362)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$8,881</b>		<b>(\$9,554)</b>	
<b>Fund Balance - Beginning</b>	<b>\$438,631</b>		<b>\$1,040,937</b>	
<b>Fund Balance - Ending</b>	<b>\$447,512</b>		<b>\$1,031,383</b>	

**RANDAL PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND - SERIES 2018**

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	Adopted Budget	Prorated Budget Thru 06/30/19	Actual Thru 06/30/19	Variance
<b><u>Revenues:</u></b>				
Bond Proceeds	\$0	\$0	\$135,841	\$135,841
Interest	\$0	\$0	\$1,346	\$1,346
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$137,187</b>	<b>\$137,187</b>
<b><u>Expenditures:</u></b>				
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)
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$32,862</b>	<b>(\$32,862)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$104,326</b>	
<b>Fund Balance - Beginning</b>	<b>\$438,631</b>		<b>\$0</b>	
<b>Fund Balance - Ending</b>	<b>\$438,631</b>		<b>\$104,326</b>	

**RANDAL PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**CAPITAL PROJECTS FUND - SERIES 2015**

Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

	Adopted Budget	Prorated Budget Thru 06/30/19	Actual Thru 06/30/19	Variance
<b><u>Revenues:</u></b>				
Interest	\$0	\$0	\$7	\$7
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7</b>	<b>\$7</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$7</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$423</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$430</b>	

# RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

## CAPITAL PROJECTS FUND - SERIES 2018

Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

	Adopted Budget	Prorated Budget Thru 06/30/19	Actual Thru 06/30/19	Variance
<b><u>Revenues:</u></b>				
Bond Proceeds	\$0	\$0	\$ 1,634,159	\$ 1,634,159
Interest	\$0	\$0	\$ 1,213	\$ 1,213
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,635,372</b>	<b>\$1,635,372</b>
<b><u>Expenditures:</u></b>				
Capital Outlay - COI	\$0	\$0	\$240,750	(\$240,750)
Capital Outlay	\$0	\$0	\$1,356,623	(\$1,356,623)
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,597,373</b>	<b>(\$1,597,373)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$37,999</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$37,999</b>	

**Randal Park  
Community Development District**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Collector	\$0	\$12,734	\$707,322	\$14,558	\$30,117	\$20,856	\$8,877	\$5,470	\$3,457	\$0	\$0	\$0	\$803,391
Colonial Properties Contribution	\$3,763	\$3,764	\$3,734	\$0	\$10,615	\$4,021	\$3,966	\$3,904	\$3,916	\$0	\$0	\$0	\$37,684
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	\$307	\$0	\$0	\$0	\$7,318
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	\$500	\$0	\$0	\$0	\$10,000
<b>Total Revenues</b>	<b>\$10,583</b>	<b>\$38,334</b>	<b>\$722,356</b>	<b>\$21,096</b>	<b>\$45,482</b>	<b>\$29,372</b>	<b>\$13,085</b>	<b>\$11,294</b>	<b>\$8,180</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$899,781</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisors Fees	\$200	\$0	\$1,200	\$600	\$0	\$600	\$800	\$600	\$800	\$0	\$0	\$0	\$4,800
FICA Expense	\$15	\$0	\$92	\$46	\$0	\$46	\$61	\$46	\$61	\$0	\$0	\$0	\$367
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	\$3,500	\$0	\$0	\$0	\$8,000
Dissemination Agent	\$583	\$583	\$583	\$875	\$875	\$875	\$875	\$875	\$875	\$0	\$0	\$0	\$7,000
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	\$730	\$0	\$0	\$0	\$0	\$8,170
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	\$3,283	\$0	\$0	\$0	\$29,545
Information Technology	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Telephone	\$0	\$41	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Postage	\$9	\$20	\$72	\$53	\$47	\$48	\$13	\$26	\$50	\$0	\$0	\$0	\$338
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	\$207	\$0	\$0	\$0	\$1,594
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	\$1	\$0	\$0	\$0	\$109
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
<b>Total Administrative</b>	<b>\$19,513</b>	<b>\$10,724</b>	<b>\$7,823</b>	<b>\$7,988</b>	<b>\$4,459</b>	<b>\$11,197</b>	<b>\$11,088</b>	<b>\$6,447</b>	<b>\$8,860</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$88,098</b>

**Randal Park  
Community Development District**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Maintenance</u></b>													
<b>Contract Services</b>													
Field Management	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$0	\$0	\$0	\$12,662
Facilities Management	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$0	\$0	\$0	\$54,525
Pool Attendants	\$880	\$1,870	\$416	\$0	\$502	\$240	\$370	\$2,612	\$1,380	\$0	\$0	\$0	\$8,269
Landscape Maintenance	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$0	\$0	\$0	\$211,878
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	\$1,625	\$0	\$0	\$0	\$14,500
Pool Maintenance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,510	\$0	\$0	\$0	\$11,110
Lake Maintenance	\$745	\$745	\$745	\$745	\$745	\$745	\$745	\$745	\$745	\$0	\$0	\$0	\$6,705
Pest Control	\$550	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$950
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	\$2,440	\$0	\$0	\$0	\$21,488
<b>Repairs &amp; Maintenance</b>													
Facilities Maintenance	\$2,065	\$3,325	\$2,170	\$2,170	\$2,380	\$2,100	\$1,610	\$1,628	\$840	\$0	\$0	\$0	\$18,288
Repairs & Maintenance	\$75	\$0	\$527	\$0	\$0	\$648	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Operating Supplies	\$569	\$0	\$260	\$0	\$0	\$823	\$621	\$1,523	\$566	\$0	\$0	\$0	\$4,361
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	\$1,891	\$0	\$0	\$0	\$4,962
Irrigation Repairs	\$1,617	\$1,617	\$0	\$3,930	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0	\$10,281
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	\$275	\$0	\$0	\$0	\$1,425
Fitness Repairs & Maintenance	\$0	\$367	\$2,274	\$405	\$135	\$7	\$218	\$0	\$0	\$0	\$0	\$0	\$3,650
Signs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177	\$69	\$0	\$0	\$0	\$246
Pressure Washing	\$0	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000
<b>Utilities</b>													
Utilities - Common Area	\$2,378	\$4,146	\$0	\$2,357	\$1,935	\$1,967	\$1,902	\$2,011	\$2,007	\$0	\$0	\$0	\$18,703
Utilities - Amenity Center	\$1,912	\$3,330	\$0	\$1,772	\$1,882	\$1,574	\$1,561	\$1,631	\$1,697	\$0	\$0	\$0	\$15,359
Refuse Service	\$186	\$373	\$0	\$373	\$186	\$186	\$186	\$186	\$186	\$0	\$0	\$0	\$1,864
Streetlighting	\$7,370	\$16,006	\$0	\$16,679	\$8,379	\$8,379	\$8,379	\$8,379	\$8,379	\$0	\$0	\$0	\$81,951
<b>Amenity Center</b>													
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	\$272	\$0	\$0	\$0	\$2,438
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	\$79	\$2,054	\$266	\$82	\$0	\$0	\$0	\$10,645
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	\$35	\$0	\$0	\$0	\$315
<b>Contingency</b>	\$0	\$216	\$557	\$10,266	\$289	\$237	\$565	\$950	\$225	\$0	\$0	\$0	\$13,305
Shade Project Expenses	\$0	\$24,065	\$0	\$0	\$0	\$0	\$14,439	\$0	\$10,971	\$0	\$0	\$0	\$49,475
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Maintenance</b>	<b>\$89,756</b>	<b>\$101,120</b>	<b>\$49,772</b>	<b>\$75,925</b>	<b>\$55,076</b>	<b>\$53,857</b>	<b>\$69,629</b>	<b>\$60,671</b>	<b>\$66,253</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$622,059</b>
<b>Total Expenditures</b>	<b>\$109,769</b>	<b>\$111,844</b>	<b>\$57,595</b>	<b>\$83,913</b>	<b>\$59,535</b>	<b>\$65,054</b>	<b>\$80,717</b>	<b>\$67,117</b>	<b>\$75,113</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$710,157</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$98,686)</b>	<b>(\$73,511)</b>	<b>\$664,762</b>	<b>(\$62,817)</b>	<b>(\$14,053)</b>	<b>(\$35,682)</b>	<b>(\$67,633)</b>	<b>(\$55,824)</b>	<b>(\$66,932)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$189,624</b>

**RANDAL PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Long Term Debt Report

<b>Series 2012 Special Assessment Bonds</b>	
Interest Rate :	Various (5.75% , 6.125% , 6.875%)
Maturity Date :	11/1/2042
Maximum Annual Debt Service :	\$397,203
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$403,344
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)
Less : November 1, 2018 (Mandatory)	(\$85,000)
<b>Current Bonds Outstanding</b>	<b><u>\$4,670,000</u></b>

<b>Series 2015 Special Assessment Bonds</b>	
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 :	\$599,514
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)
<b>Current Bonds Outstanding</b>	<b><u>\$8,550,000</u></b>

<b>Series 2018 Special Assessment Bonds</b>	
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 :	\$59,176
Bonds Outstanding - 12/17/2018	\$1,770,000
<b>Current Bonds Outstanding</b>	<b><u>\$1,770,000</u></b>



**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
6/1/19		Interest		\$0.82
TOTAL				\$6.88
Acquisition/Construction Fund at 10/1/18				\$423.49
Interest Earned thru 06/30/19				\$6.88
Requisitions Paid thru 06/30/19				\$0.00
Remaining Acquisition/Construction Fund				\$430.37

**RANDAL PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisition</b>
<b>Fiscal Year 2019</b>				
	1	Mattamy Homes	Reimburse Construction Costs	\$1,356,622.93
		<b>TOTAL</b>		<b>\$1,356,622.93</b>
<b>Fiscal Year 2019</b>				
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
6/1/19		Interest		\$37.43
		<b>TOTAL</b>		<b>\$1,017.15</b>
		Acquisition/Construction Fund at 12/17/18		\$1,375,158.98
		Interest Earned thru 06/30/19		\$1,017.15
		Requisitions Paid thru 06/30/19		(\$1,356,622.93)
		Remaining Acquisition/Construction Fund		<b>\$19,553.20</b>



## SECTION 3

**RANDAL PARK  
COMMUNITY DEVELOPMENT DISTRICT  
\$9,055,000  
SPECIAL ASSESSMENT REVENUE BONDS  
SERIES 2015  
ARBITRAGE REBATE REQUIREMENT  
FEBRUARY 28, 2019**



**Grau & Associates**  
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July 3, 2019

Randal Park Community Development District  
City of Orlando, Florida

Re: \$9,055,000 Randal Park Community Development District (City of Orlando, Florida),  
Special Assessment Revenue Bonds, Series 2015 (the "Bonds")

Randal Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2019 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$461,543) for February 28, 2019. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

*Grau & Associates*

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2019).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Randal Park CDD  
Special Assessment Revenue Bonds, Series 2015  
Summary of Rebate Calculations  
\$ 9,055,000.00

*Dated:* 03/30/2015  
*Delivered:* 03/30/2015

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<i>Anniversary Date.</i> . . . . .	11/01/2015
<i>Future-Value Date.</i> . . . . .	02/28/2019
<i>Arbitrage Yield Limit.</i> . . . . .	5.1385190
<i>Total of Purpose Expenditures.</i> . . . . .	\$8,396,392.00
<i>Internal Rate of Return.</i> . . . . .	0.2949173
<i>90% of rebate liability.</i> . . . . .	-\$415,388.85
<i>Full rebate liability.</i> . . . . .	-\$461,543.16

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**Randal Park CDD**  
**Special Assessment Revenue Bonds, Series 2015**  
**Purpose Expenditures Future Value Report**  
**\$ 9,055,000.00**

*Dated:* 03/30/2015  
*Delivered:* 03/30/2015  
*Future Valued To:* 02/28/2019

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
3/30/2015	-1	COI	Beg. Arbitrage Gross Proceeds	7.8222222	-8,970,478.05	100.0000000	1.2194925	-10,939,430.97
3/30/2015	2016		Underwriter's discount	7.8222222	181,100.00	100.0000000	1.2194925	220,850.10
4/7/2015	2016	COI		7.7833333	150,000.00	100.0000000	1.2182900	182,743.51
4/8/2015	2016	COI		7.7777778	8,500.00	100.0000000	1.2181184	10,354.01
4/13/2015	2016	COI		7.7500000	1,450.00	100.0000000	1.2172603	1,765.03
5/29/2015	2016	Construction		7.4944444	5,010,837.00	100.0000000	1.2093944	6,060,078.08
9/25/2015	2016	Construction		6.8500000	7,972.00	100.0000000	1.1897835	9,484.95
10/28/2015	2016	Cap int		6.6666667	262,969.00	100.0000000	1.1842629	311,424.44
1/6/2016	2016	Reserve		6.2888889	29.00	100.0000000	1.1729678	34.02
1/19/2016	2016	Construction		6.2166667	1,014.00	100.0000000	1.1708207	1,187.21
3/16/2016	2017	Reserve		5.9000000	154.00	100.0000000	1.1614529	178.86
9/22/2016	2017	Reserve		4.8666667	616.00	100.0000000	1.1314025	696.94
11/4/2016	2017	Construction		4.6333333	1,599,702.00	100.0000000	1.1247253	1,799,225.27
1/6/2017	2017	Reserve		4.2888889	392.00	100.0000000	1.1149404	437.06
3/16/2017	2018	Reserve		3.9000000	549.00	100.0000000	1.1039951	606.09
5/22/2017	2018	Construction		3.5333333	1,154,697.00	100.0000000	1.0937738	1,262,977.31
5/25/2017	2018	Construction		3.5166667	3,500.00	100.0000000	1.0933114	3,826.59
6/26/2017	2018	Reserve		3.3444444	868.00	100.0000000	1.0885452	944.86
9/14/2017	2018	Reserve		2.9111111	1,208.00	100.0000000	1.0766446	1,300.59
3/15/2018	2019	Reserve		1.9055556	2,994.00	100.0000000	1.0495277	3,142.29
10/1/2018	2019	Reserve		0.8166667	-4,873.00	100.0000000	1.0209334	-4,975.01
12/21/2018	2019	Reserve		0.3722222	12,714.00	100.0000000	1.0094873	12,834.62
2/28/2019	-1		Unspent Proceeds as of 02/28/2019	0.0000000	598,771.00	100.0000000	1.0000000	598,771.00
					<b>24,684.95</b>			<b>-461,543.16</b>
<i>Arbitrage Yield Limit (AYL) .....</i>					<b>5.1385190</b>			
<i>Internal Rate of Return (IRR) .....</i>					<b>0.2949173</b>			
<i>Future Valued To.....</i>					<b>2/28/2019</b>			

**Randal Park CDD**  
**Special Assessment Revenue Bonds, Series 2015**  
**A.Y.L. Verification Report**  
9,055,000.00

*Dated:* 03/30/2015  
*Delivered:* 03/30/2015  
*FMSbonds, Inc*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
2	11/01/2015			262,969.01	-	262,969.01	0.9707008	255,264.22
3	05/01/2016			224,333.75	-	224,333.75	0.9463857	212,306.24
4	11/01/2016	145,000.00	4.250	224,333.75	-	369,333.75	0.9226796	340,776.73
5	05/01/2017			221,252.50	-	221,252.50	0.8995674	199,031.54
6	11/01/2017	150,000.00	4.250	221,252.50	-	371,252.50	0.8770341	325,601.11
7	05/01/2018			218,065.00	-	218,065.00	0.8550653	186,459.81
8	11/01/2018	155,000.00	4.250	218,065.00	-	373,065.00	0.8336467	311,004.42
9	05/01/2019			214,771.25	-	214,771.25	0.8127647	174,558.49
10	11/01/2019	165,000.00	4.250	214,771.25	-	379,771.25	0.7924057	300,932.92
11	05/01/2020			211,265.00	-	211,265.00	0.7725567	163,214.20
12	11/01/2020	170,000.00	4.250	211,265.00	-	381,265.00	0.7532050	287,170.69
13	05/01/2021			207,652.50	-	207,652.50	0.7343379	152,487.10
14	11/01/2021	180,000.00	4.250	207,652.50	-	387,652.50	0.7159435	277,537.27
15	05/01/2022			203,827.50	-	203,827.50	0.6980098	142,273.59
16	11/01/2022	185,000.00	4.250	203,827.50	-	388,827.50	0.6805253	264,606.96
17	05/01/2023			199,896.25	-	199,896.25	0.6634788	132,626.93
18	11/01/2023	195,000.00	4.250	199,896.25	-	394,896.25	0.6468593	255,442.32
19	05/01/2024			195,752.50	-	195,752.50	0.6306561	123,452.52
20	11/01/2024	200,000.00	4.250	195,752.50	-	395,752.50	0.6148588	243,331.91
21	05/01/2025			191,502.50	-	191,502.50	0.5994572	114,797.55
22	11/01/2025	210,000.00	4.250	191,502.50	-	401,502.50	0.5844414	234,654.68
23	05/01/2026			187,040.00	-	187,040.00	0.5698017	106,575.71
24	11/01/2026	220,000.00	5.000	187,040.00	-	407,040.00	0.5555287	226,122.42
25	05/01/2027			181,540.00	-	181,540.00	0.5416133	98,324.48
26	11/01/2027	230,000.00	5.000	181,540.00	-	411,540.00	0.5280464	217,312.22
27	05/01/2028			175,790.00	-	175,790.00	0.5148194	90,500.09
28	11/01/2028	240,000.00	5.000	175,790.00	-	415,790.00	0.5019236	208,694.83
29	05/01/2029			169,790.00	-	169,790.00	0.4893509	83,086.90
30	11/01/2029	255,000.00	5.000	169,790.00	-	424,790.00	0.4770932	202,664.41
31	05/01/2030			163,415.00	-	163,415.00	0.4651425	76,011.25
32	11/01/2030	265,000.00	5.000	163,415.00	-	428,415.00	0.4534911	194,282.39
33	05/01/2031			156,790.00	-	156,790.00	0.4421316	69,321.81
34	11/01/2031	280,000.00	5.000	156,790.00	-	436,790.00	0.4310566	188,281.22
35	05/01/2032			149,790.00	-	149,790.00	0.4202591	62,950.61
36	11/01/2032	295,000.00	5.000	149,790.00	-	444,790.00	0.4097320	182,244.70
37	05/01/2033			142,415.00	-	142,415.00	0.3994686	56,890.32
38	11/01/2033	310,000.00	5.000	142,415.00	-	452,415.00	0.3894623	176,198.59
39	05/01/2034			134,665.00	-	134,665.00	0.3797067	51,133.20
40	11/01/2034	325,000.00	5.000	134,665.00	-	459,665.00	0.3701954	170,165.86
41	05/01/2035			126,540.00	-	126,540.00	0.3609224	45,671.11
42	11/01/2035	340,000.00	5.000	126,540.00	-	466,540.00	0.3518816	164,166.84

RANDALPARK-2015-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/03/2019 | 13:50 | Rpt01h

**Randal Park CDD**  
**Special Assessment Revenue Bonds, Series 2015**  
**A.Y.L. Verification Report**  
9,055,000.00

*Dated:* 03/30/2015  
*Delivered:* 03/30/2015  
*FMS bonds, Inc*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
43	05/01/2036			118,040.00	-	118,040.00	0.3430673	40,495.67
44	11/01/2036	360,000.00	5.200	118,040.00	-	478,040.00	0.3344738	159,891.86
45	05/01/2037			108,680.00	-	108,680.00	0.3260956	35,440.07
46	11/01/2037	375,000.00	5.200	108,680.00	-	483,680.00	0.3179272	153,775.03
47	05/01/2038			98,930.00	-	98,930.00	0.3099634	30,664.68
48	11/01/2038	395,000.00	5.200	98,930.00	-	493,930.00	0.3021992	149,265.23
49	05/01/2039			88,660.00	-	88,660.00	0.2946294	26,121.84
50	11/01/2039	415,000.00	5.200	88,660.00	-	503,660.00	0.2872492	144,675.92
51	05/01/2040			77,870.00	-	77,870.00	0.2800539	21,807.79
52	11/01/2040	440,000.00	5.200	77,870.00	-	517,870.00	0.2730388	141,398.60
53	05/01/2041			66,430.00	-	66,430.00	0.2661994	17,683.63
54	11/01/2041	460,000.00	5.200	66,430.00	-	526,430.00	0.2595314	136,625.12
55	05/01/2042			54,470.00	-	54,470.00	0.2530304	13,782.57
56	11/01/2042	485,000.00	5.200	54,470.00	-	539,470.00	0.2466922	133,083.06
57	05/01/2043			41,860.00	-	41,860.00	0.2405128	10,067.87
58	11/01/2043	510,000.00	5.200	41,860.00	-	551,860.00	0.2344882	129,404.67
59	05/01/2044			28,600.00	-	28,600.00	0.2286145	6,538.38
60	11/01/2044	535,000.00	5.200	28,600.00	-	563,600.00	0.2228880	125,619.65
61	05/01/2045			14,690.00	-	14,690.00	0.2173048	3,192.21
62	11/01/2045	565,000.00	5.200	14,690.00	-	579,690.00	0.2118616	122,814.03
		<b>9,055,000.00</b>		<b>9,011,616.51</b>	<b>0.00</b>	<b>18,066,616.51</b>		<b>8,970,478.01</b>

<i>True Interest Cost (TIC) . . . . .</i>	<b>5.3148123</b>
<i>Net Interest Cost (NIC) . . . . .</i>	<b>5.2380562</b>
<i>Arbitrage Yield Limit (AYL) . . . . .</i>	<b>5.1385190</b>
<i>Arbitrage Net Interest Cost (ANIC) . . . . .</i>	<b>5.1823687</b>

<i>Face value of bond Issue. . . . .</i>	<b>\$9,055,000.00</b>
<i>Accrued interest (+) . . . . .</i>	
<i>Original issue premium/discount (-) . . . . .</i>	<b>(\$84,521.95)</b>
<i>Bond surety fee (-) . . . . .</i>	<b>\$0.00</b>
<i>Lump-sum credit enhancements (-) . . . . .</i>	<b>\$0.00</b>
<i>Other AYL costs (-) . . . . .</i>	
<i>= AYL Target. . . . .</i>	<b>\$8,970,478.05</b>

## Randal Park CDD

## Special Assessment Revenue Bonds, Series 2015

## T.I.C. Verification Report (Regular)

9,055,000.00

I

MSRB 30/360 SEMI 4/3

FMSBonds, Inc

Dated: 3/30/2015

Delivered: 3/30/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
2	11/1/2015			262,969.01	-	262,969.01	0.9697238	255,007.31
3	5/1/2016			224,333.75	-	224,333.75	0.9446214	211,910.45
4	11/1/2016	145,000.00	4.250	224,333.75	-	369,333.75	0.9201687	339,849.37
5	5/1/2017			221,252.50	-	221,252.50	0.8963491	198,319.48
6	11/1/2017	150,000.00	4.250	221,252.50	-	371,252.50	0.8731461	324,157.66
7	5/1/2018			218,065.00	-	218,065.00	0.8505437	185,473.81
8	11/1/2018	155,000.00	4.250	218,065.00	-	373,065.00	0.8285264	309,094.19
9	5/1/2019			214,771.25	-	214,771.25	0.8070790	173,337.37
10	11/1/2019	165,000.00	4.250	214,771.25	-	379,771.25	0.7861868	298,571.15
11	5/1/2020			211,265.00	-	211,265.00	0.7658355	161,794.23
12	11/1/2020	170,000.00	4.250	211,265.00	-	381,265.00	0.7460109	284,427.85
13	5/1/2021			207,652.50	-	207,652.50	0.7266996	150,900.98
14	11/1/2021	180,000.00	4.250	207,652.50	-	387,652.50	0.7078881	274,414.59
15	5/1/2022			203,827.50	-	203,827.50	0.6895636	140,552.02
16	11/1/2022	185,000.00	4.250	203,827.50	-	388,827.50	0.6717134	261,180.66
17	5/1/2023			199,896.25	-	199,896.25	0.6543254	130,797.19
18	11/1/2023	195,000.00	4.250	199,896.25	-	394,896.25	0.6373874	251,701.89
19	5/1/2024			195,752.50	-	195,752.50	0.6208879	121,540.35
20	11/1/2024	200,000.00	4.250	195,752.50	-	395,752.50	0.6048155	239,357.24
21	5/1/2025			191,502.50	-	191,502.50	0.5891591	112,825.44
22	11/1/2025	210,000.00	4.250	191,502.50	-	401,502.50	0.5739081	230,425.52
23	5/1/2026			187,040.00	-	187,040.00	0.5590518	104,565.04
24	11/1/2026	220,000.00	5.000	187,040.00	-	407,040.00	0.5445801	221,665.87
25	5/1/2027			181,540.00	-	181,540.00	0.5304830	96,303.88
26	11/1/2027	230,000.00	5.000	181,540.00	-	411,540.00	0.5167508	212,663.63
27	5/1/2028			175,790.00	-	175,790.00	0.5033741	88,488.14
28	11/1/2028	240,000.00	5.000	175,790.00	-	415,790.00	0.4903437	203,880.01
29	5/1/2029			169,790.00	-	169,790.00	0.4776506	81,100.29
30	11/1/2029	255,000.00	5.000	169,790.00	-	424,790.00	0.4652860	197,648.86
31	5/1/2030			163,415.00	-	163,415.00	0.4532416	74,066.47
32	11/1/2030	265,000.00	5.000	163,415.00	-	428,415.00	0.4415089	189,149.03
33	5/1/2031			156,790.00	-	156,790.00	0.4300799	67,432.23
34	11/1/2031	280,000.00	5.000	156,790.00	-	436,790.00	0.4189468	182,991.77
35	5/1/2032			149,790.00	-	149,790.00	0.4081019	61,129.58
36	11/1/2032	295,000.00	5.000	149,790.00	-	444,790.00	0.3975377	176,820.79
37	5/1/2033			142,415.00	-	142,415.00	0.3872470	55,149.78
38	11/1/2033	310,000.00	5.000	142,415.00	-	452,415.00	0.3772226	170,661.17
39	5/1/2034			134,665.00	-	134,665.00	0.3674578	49,483.70
40	11/1/2034	325,000.00	5.000	134,665.00	-	459,665.00	0.3579457	164,535.11
41	5/1/2035			126,540.00	-	126,540.00	0.3486799	44,121.95
42	11/1/2035	340,000.00	5.000	126,540.00	-	466,540.00	0.3396539	158,462.12

RANDALPARK-2015-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/03/2019 | 13:51 | Rpt01a

## Randal Park CDD

## Special Assessment Revenue Bonds, Series 2015

## T.I.C. Verification Report (Regular)

9,055,000.00

2

MSRB 30/360 SEMI 4/3

FMSBonds, Inc

Dated: 3/30/2015

Delivered: 3/30/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
43	5/1/2036			118,040.00	-	118,040.00	0.3308615	39,054.90
44	11/1/2036	360,000.00	5.200	118,040.00	-	478,040.00	0.3222968	154,070.77
45	5/1/2037			108,680.00	-	108,680.00	0.3139538	34,120.50
46	11/1/2037	375,000.00	5.200	108,680.00	-	483,680.00	0.3058267	147,922.27
47	5/1/2038			98,930.00	-	98,930.00	0.2979100	29,472.24
48	11/1/2038	395,000.00	5.200	98,930.00	-	493,930.00	0.2901983	143,337.65
49	5/1/2039			88,660.00	-	88,660.00	0.2826862	25,062.96
50	11/1/2039	415,000.00	5.200	88,660.00	-	503,660.00	0.2753685	138,692.11
51	5/1/2040			77,870.00	-	77,870.00	0.2682403	20,887.87
52	11/1/2040	440,000.00	5.200	77,870.00	-	517,870.00	0.2612966	135,317.66
53	5/1/2041			66,430.00	-	66,430.00	0.2545326	16,908.60
54	11/1/2041	460,000.00	5.200	66,430.00	-	526,430.00	0.2479437	130,525.02
55	5/1/2042			54,470.00	-	54,470.00	0.2415254	13,155.89
56	11/1/2042	485,000.00	5.200	54,470.00	-	539,470.00	0.2352733	126,922.87
57	5/1/2043			41,860.00	-	41,860.00	0.2291829	9,593.60
58	11/1/2043	510,000.00	5.200	41,860.00	-	551,860.00	0.2232503	123,202.90
59	5/1/2044			28,600.00	-	28,600.00	0.2174712	6,219.68
60	11/1/2044	535,000.00	5.200	28,600.00	-	563,600.00	0.2118417	119,393.97
61	5/1/2045			14,690.00	-	14,690.00	0.2063579	3,031.40
62	11/1/2045	565,000.00	5.200	14,690.00	-	579,690.00	0.2010161	116,527.03
		<b>9,055,000.00</b>		<b>9,011,616.51</b>	<b>0.00</b>	<b>18,066,616.51</b>		<b>8,789,378.06</b>

True Interest Cost (TIC) .....	<b>5.3148123</b>
Net Interest Cost (NIC) .....	<b>5.2380562</b>
Arbitrage Yield Limit (AYL) .....	<b>5.1385190</b>
Arbitrage Net Interest Cost (ANIC) .....	<b>5.1823687</b>

Face value of bond Issue. ....	<b>\$9,055,000.00</b>
Accrued interest (+) .....	
Original issue premium/discount (+) .....	<b>(\$84,521.95)</b>
Underwriter discount (+) .....	<b>(\$181,100.00)</b>
Lump-sum credit enhancements (-) .....	<b>\$0.00</b>
Other TIC costs (-) .....	
Bond surety fee (-) .....	<b>N/A</b>
= TIC Target .....	<b>\$8,789,378.05</b>

Randal Park CDD  
Special Assessment Revenue Bonds, Series 2015  
Unspent Proceeds Report  
\$ 9,055,000.00

Dated: 03/30/2015  
Delivered: 03/30/2015

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
03/30/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			8,970,478.05
03/30/2015	2016	Y		Underwriter's discount	181,100.00	100.0000000		181,100.00	8,789,378.05
04/07/2015	2016	Y	COI		150,000.00	100.0000000		150,000.00	8,639,378.05
04/08/2015	2016	Y	COI		8,500.00	100.0000000		8,500.00	8,630,878.05
04/13/2015	2016	Y	COI		1,450.00	100.0000000		1,450.00	8,629,428.05
05/29/2015	2016	Y	Construction		5,010,837.00	100.0000000		5,010,837.00	3,618,591.05
09/25/2015	2016	Y	Construction		7,972.00	100.0000000		7,972.00	3,610,619.05
10/28/2015	2016	Y	Cap int		262,969.00	100.0000000		262,969.00	3,347,650.05
01/06/2016	2016	Y	Reserve		29.00	100.0000000		29.00	3,347,621.05
01/19/2016	2016	Y	Construction		1,014.00	100.0000000		1,014.00	3,346,607.05
03/16/2016	2017	Y	Reserve		154.00	100.0000000		154.00	3,346,453.05
09/22/2016	2017	Y	Reserve		616.00	100.0000000		616.00	3,345,837.05
11/04/2016	2017	Y	Construction		1,599,702.00	100.0000000		1,599,702.00	1,746,135.05
01/06/2017	2017	Y	Reserve		392.00	100.0000000		392.00	1,745,743.05
03/16/2017	2018	Y	Reserve		549.00	100.0000000		549.00	1,745,194.05
05/22/2017	2018	Y	Construction		1,154,697.00	100.0000000		1,154,697.00	590,497.05
05/25/2017	2018	Y	Construction		3,500.00	100.0000000		3,500.00	586,997.05
06/26/2017	2018	Y	Reserve		868.00	100.0000000		868.00	586,129.05
09/14/2017	2018	Y	Reserve		1,208.00	100.0000000		1,208.00	584,921.05
03/15/2018	2019	Y	Reserve		2,994.00	100.0000000		2,994.00	581,927.05
10/01/2018	2019	Y	Reserve		-4,873.00	100.0000000		-4,873.00	586,800.05
12/21/2018	2019	Y	Reserve		12,714.00	100.0000000		12,714.00	574,086.05

Randal Park CDD  
Special Assessment Revenue Bonds, Series 2015  
Unspent Proceeds Report  
\$ 9,055,000.00

Dated: 03/30/2015  
Delivered: 03/30/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
					8,396,392.00		0.00	8,396,392.00	

<i>First Investment Date</i> .....	3/30/2015
<i>Calculation Date</i> .....	2/28/2019
<i>Arbitrage Yield Limit (AYL)</i> .....	5.1385190
<i>Internal Rate of Return (IRR)</i> .....	0.2949173

Dated: 03/30/2015  
Delivered: 03/30/2015

\$ 9,055,000.00

Arbitrage Yield Limit .....	5.1385190
Internal Rate of Return .....	0.2949173
Calculation Standard .....	MSRB 30/360 SEMI 4/3



## SECTION 4

**NOTICE OF MEETING DATES  
RANDAL PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Randal Park Community Development District* will hold the regularly scheduled public meetings for **Fiscal Year 2020** at **9:30 am at the Randal House Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832**, on the third Friday of each month as follows:

**October 18, 2019**  
**November 15, 2019**  
**December 20, 2019**  
**January 17, 2020**  
**February 21, 2020**  
**March 20, 2020**  
**April 17, 2020**  
**May 15, 2020**  
**June 19, 2020**  
**July 17, 2020**  
**August 21, 2020**  
**September 18, 2020**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint  
Governmental Management Services – Central Florida, LLC  
District Manager

## SECTION 5

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

**Memorandum**

**DATE:** August 15<sup>th</sup>, 2019

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

**FROM:** William Viasalyers  
Field Services Manager

**RE:** Randal Park CDD Monthly Managers Report – August 15<sup>th</sup>, 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- Complete
4. Palm tree trimming update- Complete

**Other:**

1. Shade structures update-Complete
2. Bridge repair update

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

Respectfully,

William Viasalyers