

*Randal Park Community
Development District*

Agenda

October 18, 2019

AGENDA

Randal Park

Community Development District

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

October 11, 2019

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

Dear Board Members:

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

1. Roll Call
2. Public Comment Period (Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the September 27, 2019 Meeting
4. Engineer's Report
5. Consideration of Resolution 2020-01 Declaring the Series 2018 Project Complete
6. Consideration of Agreement with Virgin Trains USA Florida, LLC
7. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date
11. Adjournment

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

The third order of business is the approval of the minutes of the September 27, 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 2020-01 declaring the Series 2018 Project complete. A copy of the Resolution and Engineer's Certificate will be provided under separate cover.

The sixth order of business is the consideration of agreement with Virgin Trains USA Florida, LLC regarding the Central Florida Expressway Authority Rail Line Easement. A copy of the agreement is enclosed for your review.

Section B of the twelfth order of business is the District Manager's Report. Section 1 includes the check register for approval and Section 2 includes the balance sheet and income statement for review. Section 3 is the presentation of the Field Manager's Report that contains the details of the field issues going on in the community. 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, flowing 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

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, September 27, 2019 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
James Hoffman	District Engineer by telephone
William Viasalyers	Field Manager
Marcia Calleja	Amenity Manager
Alexandra Panagos	Community Manager
Lathan Smith	Yellowstone

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 15, 2019 Board of Supervisors Meeting and Acceptance of the Minutes of the August 15, 2019 Audit Committee Meeting

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the minutes of the August 15, 2019 Board meeting were approved and the August 15, 2019 Audit Committee meeting minutes were accepted.

FOURTH ORDER OF BUSINESS**Engineer's Report**

Mr. Hoffman stated we are still working with the City on the streets in Phase 3 and 5. It has been a lengthy process, but we are working through that.

The only thing I haven't touched on is the proposal from the City for some of the traffic and trying to do retrofits to relieve some of the issues as a result of the Town Hall meeting last month. Most of them I don't have any concerns with and agree, things like relocating the stop signs in front of light poles, some of the curb striping and so forth. One that kind of gave me a little pause was the proposed use of the flexible delineators along Randal Park Boulevard, ostensibly to alleviate issues with people parking in the striped out areas that were originally designed for parking and stopping from parking on the opposite side of the street. My main concern is that those delineators look okay day one, they tend to age very quickly both in appearance and they are presumably knocked down and broken by trucks and things that hit them and so forth so the point I was making was that there may be some additional alternative solutions that we could look at to maybe alleviate those issues that won't quickly lead to issues that the residents will have to deal with. That intersection was originally designed for stop signs and after it was constructed the City insisted on revising the plans to hash out some of the parking stalls and didn't think it would be an issue with people parking in those spaces and it is. Parking on the opposite side of the street, to stop and get your mail is a challenge where you have parking like that. We would have to look at some solutions that could be done that don't involve those delineator posts but still provide the safety enhancement that the residents are looking for but maybe a better aesthetic fix and reduce the need for ongoing maintenance to make those look good.

Ms. Cornelius asked what are some other options? I think the biggest problem is the people crossing the street, driving in the wrong direction. What would another option be?

Mr. Hoffman stated I haven't had an opportunity to check on the traffic plans but I believe they have a product that rather than a delineator it is almost like a raised curb so it is mountable and okay for use in the road but it has reflectors on it and it is more of a ground level deterrent. It doesn't impede fire access or anything like that. I understand the major concern is for the residents we understand the issues out there and I want to advise you of the perspective I have on how those things physically look six months or a year down the road. If the residents want them and there is a lot of support for this solution and you want to move forward I wouldn't

say that it would not serve the purpose to relieve the situation you are seeing now. I don't object from a safety standpoint I just know from a maintenance program when you go back it may be some time before they come out to constantly repair those.

Ms. Steuck asked what do you think about doing that in the meantime until we can get a better solution? I know the guy who proposed them said we could use it as a temporary solution and get them to take them back up if we didn't like it. Is there any way we can do that for a little while since it is no charge to us until we can get a more permanent solution?

Mr. Hoffman responded yes. That is the attractiveness of that solution especially from the City's standpoint is that they are low cost, easy to install and then they are out. They are also easy to remove with minimal damage to the road. There are other solutions that could potentially be more costly like deleting those parking spaces, which they are no longer used they are just striped out, extending that curb and landscaping those areas instead of keeping the asphalt and remove the space in its entirety. People driving on the wrong side of the road is more of a challenge, but we can look at more permanent solutions or alternate solutions after those are in place. You can do it now as a test run and if everybody likes them and they are working good them we keep them and maybe there is no reason to change.

Ms. Cornelius stated I think crossing the street is the bigger concern than the parking in the striped out area.

Mr. Hoffman stated they both boil down to parking issues but from a traffic control standpoint it is better to avoid relying on enforcement if you can install physical posts. Parking on the wrong side of the street is illegal in almost every jurisdiction in the country but if there is no enforcement people are going to keep doing it. It is hard to maintain those things that you want to maintain with a two-way street without going to a full median section and things like that, which presents its own issues. The measures themselves make sense, I think there may be some other options but in terms of the City putting things in immediately due to safety concerns, I don't have any objections there.

Ms. Cornelius asked do you think the City would install something else that the City would pay for versus the CDD having to pay for it?

Mr. Hoffman stated that is going to be a discussion with the City. To some extent once they pay for one solution out there to come back depending on the eventual solution they may be

very slow to fund it. I can't speculate on what they would or would not be able to do particular when we don't know what the ultimate solution would be.

Ms. Carpenter stated I will echo the concern. If you put in something initially it is going to be really hard to get the City to pay for a change. That would be my concern if we can come up with something more quickly at least there is a chance the City would pay for it.

Ms. Cornelius stated I think we should look at other options and ask the City if they have other options before approving these poles.

Ms. Steuck stated we kind of already did that with him and he basically said, this is the option they will give us and he didn't mention any other options. I wonder if we do it and prove it doesn't work then we can force them, we did what you told us to and it is still not working, now you need to do something else.

Mr. Hoffman stated let me clarify. The City kind of menu of options here this is their prescribed treatment for this type of issue. There is a reason it is the prescribed treatment, it is very cost effective to them. They won't necessarily go out and maintain them plus they are easy to install quick and dirty they don't have to hire a curbing crew and do heavy modification to bring in equipment, just a guy with a drill and some epoxy. This is their standard. There may be some other bolt down type thing that would be a similar effort to install, maybe a little different procurement but also relatively cost effective for the City. I don't think they are going to go out and hunt options but if we can quickly propose alternates it would be worth exploring.

Mr. Flint stated to avoid waiting another 30 days you might consider delegating the final decision to a Board member and since we are not paying for it, we don't need to set a not to exceed amount but if there is some urgency or desire to get something done you might consider doing that.

Mr. Hoffman stated particularly with the safety concern that has been raised and that it is an ongoing issue out there I would be hesitant to do anything to delay it so if it is not something that we can get an alternate solution quickly I think there is potential liability there if we put on the brakes if they are ready to install a solution. I will give our team here today to see if we think there is any viable options that are cost effective we will send those out to George that he can distribute. I would like to get out of the way of this process as quickly as possible to mitigate any perceived liability from a schedule delay standpoint.

Mr. Trace asked you know those little balls that are bigger than a softball smaller than a volleyball that kind of glue down? Those seem to last a little longer. Is that an option?

Mr. Hoffman stated that is kind of the thing I'm thinking about. I know there is a whole catalog that our guys get that 99% of those things you never actually see somebody buy and use and put in but there is usually a very specific circumstance where they would be great.

Mr. Trace stated I have seen them on roundabouts.

Mr. Hoffman stated the City is not going to go with all these exotic solutions they have delineators on the shelf and they will go out and put them in and call it a day. I said exotic but they are not something the City stocks 100 different options for these, but they can be very cost effective. We will look at some options and give you anything that will have less long term maintenance that will have the same affect more level of investment to get those in and see if that is something the City would be amenable to.

Ms. Carpenter stated you will need a resolution delegating to one of the Board members authority to make a final decision after Jimmy has explored options with the City.

On MOTION by Ms. Cornelius seconded by Mr. Trace with all in favor Ms. Cornelius was authorized to make the final decision in consultation with staff on an alternate solution to the delineator posts.

Ms. Steuck stated a lot of the stop signs are covered by overgrown trees and Alex has sent out notices but if there was an accident because a stop sign was covered and the CDD or HOA has known about it, would we be liable for that? A couple people have trimmed back their trees, but a lot of stop signs you can't see.

Mr. Franklin stated the streets are City of Orlando streets.

Mr. Flint stated we wouldn't be liable the City would be.

Mr. Franklin stated they are supposed to have a clear zone. If tree limbs are hanging over they should get them removed or cut higher.

Mr. Trace stated I would urge the residents to do it in front of their house because the City is going to come out with a power crew and chop it.

Mr. Flint stated the residents are specifically responsible for maintenance of the street trees. It is not a CDD issue, but we can do anything to help with them. It might be a code enforcement issue and they can handle it that way.

FIFTH ORDER OF BUSINESS**Consideration of Aquatic Maintenance Agreement with Applied Aquatic Management, Inc.**

Mr. Flint stated this is the renewal of the agreement with Applied Aquatic Management, Inc. We have an increase budgeted to \$9,600 but the proposal is for \$8,940. Does this proposal include Randal Walk?

Mr. Viasalyers responded yes.

On MOTION by Mr. Bell seconded by Mr. Trace with all in favor the agreement with Applied Aquatic Management, Inc. in the amount of \$8,940 was approved.

SIXTH ORDER OF BUSINESS**Consideration of Army Corps of Engineers Permit Transfer**

Mr.

On MOTION by Mr. Trace seconded by Mr. Franklin with all in favor the transfer of the Army Corps of Engineers operating and maintenance SAJ-2006-4040 (IP-JSC) permit to the District was accepted.

Mr. Hoffman left the telephone conference at this time.

SEVENTH ORDER OF BUSINESS**Consideration of Proposals from City of Orlando for Street Modifications**

This item taken under the engineer's report earlier in the meeting.

EIGHTH ORDER OF BUSINESS**Consideration of Landscape Maintenance Agreement with Yellowstone Landscape**

Mr. Flint stated Yellowstone's current agreement expires at the end of the month, which is the end of the fiscal year. We have included the proposed new agreement it is the same form as the prior agreement. The price sheet is attached as Exhibit C to this agreement, it does match up with what was anticipated and what was budgeted and it does include the Randal Walk

additional areas and the total amount is \$24,022 per month and the annual amount matches the budgeted amount of \$288,264.

Mr. Trace stated other than possible yearly increases this is it, everything is in it.

Mr. Flint stated the only other thing that is missing from the contract is the revised map, which will be Exhibit A to the agreement. We would like to ask the Board to approve it subject to incorporation of the price form and inclusion of the map reflecting the additional areas that are incorporated.

Ms. Steuck asked is the term of the contract one year?

Mr. Flint responded yes and it does have a termination provision without cause so any time there are performance issues you can terminate or if the Board decides that you want to bid it out.

On MOTION by Mr. Trace seconded by Ms. Cornelius with all in favor the agreement with Yellowstone Landscape for landscape maintenance was approved subject to inclusion of the price sheet and the map reflecting the additional areas that are incorporated.

NINTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2019

Mr. Flint stated next is the agreement with Grau & Associates to provide auditing services for Fiscal Year 2019. Fiscal Year 2019 ends this month and you selected Grau as the independent auditor previously, they provided pricing for five years. This will be the initial year of that five-year period. It is budgeted and is a state requirement that it be done annually.

On MOTION by Mr. Franklin seconded by Ms. Cornelius with all in favor the engagement letter with Grau & Associates to perform the Fiscal Year 2019 audit in the amount of \$4,200 was approved.

TENTH ORDER OF BUSINESS

Ratification of Polling Place Agreement with City of Orlando

Mr. Flint stated next is an agreement with the City of Orlando. This is going to happen in November for the City election. The Board has already approved the general election in even numbered years with this serving as a polling place for the Randal Park residents. This is a City election and they have also asked that they be able to use this facility as a polling place. I have

executed it since there was a timing issue and I ask the Board to ratify the agreement. We were able to get minor language changed to the section that deals with damage to the facility. Initially the agreement basically said they had no responsibility for any damage. We got that changed to say basically they are responsible for damage as a result of negligence.

On MOTION by Ms. Cornelius seconded by Mr. Trace with all in favor the polling place agreement with the City of Orlando was ratified.

ELEVENTH ORDER OF BUSINESS

Ratification of Series 2018 Requisition no. 2

Mr. Flint stated this is for the Randal Walk project, the assessments and bond funds related to this are solely related to the Randal Walk project. This requisition for \$38,140.52 draws the remaining funds that were in the construction and acquisition account. The eligible costs were about \$451,000, they are requisitioning the remaining funds of \$38,140.52, which leaves a developer contribution of \$413,000. It doesn't really mean anything for us as far as the developer contribution at this point, but we are documenting that the cost of the infrastructure exceeds the amount we have available, but the developer is responsible for any remaining costs. It is not anything the CDD has an obligation to pay.

On MOTION by Mr. Bell seconded by Ms. Cornelius with all in favor requisition no. 2 for the Series 2018 bonds in the amount of \$38,140.52 was ratified.

Ms. Carpenter stated since this is the last requisition we are working with Mattamy to establish that all the work is completed in Randal Walk and we have a certificate and process for completing the bond issue and to finalize the assessments. We will go back and confirm that everything has been done for all the bond issue so there will be nothing else left on the infrastructure financing.

Mr. Flint stated we will put that on the next agenda.

TWELFTH ORDER OF BUSINESS

Consideration of Maintenance Proposals

A. Pool & Splash Pad Landscape Enhancement

Mr. Flint stated we added a new item 12 for some maintenance proposals. I believe these were emailed to the Board. They came after the agenda went out and William has handed out hard copies of the three proposals.

Mr. Viasalyers stated we met with Yellowstone on site and reviewed some of the areas. We wanted to try to enhance the area prior to the holidays and that proposal is to go around the pool deck, beautify and enhance it and make it look good for the holidays.

Ms. Cornelius asked what is the warranty on the new plants that are added?

Mr. Smith stated a year.

Mr. Flint stated they aren't going to be able to warranty relocating plants; the success rate is fairly low on relocating plants. On new plants the standard is a year. Normally Yellowstone has said as long as they are the contractor they will warranty the plants but we will have to confirm that.

Mr. Trace asked if approved when would you commence work and how long would it take?

Mr. Smith responded it looks like it is two days to remove and get the new material installed and mulch will be done at a later date when we mulch the CDD area of the community. It should take about two days and should be the middle of next month.

Mr. Bell asked does this fall under landscape replacement?

Mr. Flint stated yes.

Ms. Cornelius asked is that coming out of this year's budget or next year's?

Mr. Flint stated next year because it is going to be done in October. If we end up short we can look at reserves or contingency and to a budget amendment if we need to. If something else comes up don't be concerned that we only have \$6,400 left in that line, we can probably come up with other money if we need to.

A. Pool Umbrella Replacement

Mr. Viasalyers stated this is the cantilevered umbrella that has been out there since inception of the building here. Maintenance staff onsite has repaired it time and time again and we are the point where two of them can no longer be repaired. We would like to buy two replacements.

Mr. Flint asked is the umbrella going to be the same color?

Mr. Viasalyers stated yes.

Mr. Trace stated the next budget after this you will replace the other two.

Mr. Flint stated yes.

B. Treadmill Replacement

Mr. Viasalyers stated the treadmill in the gym has been down and we met with the representative and this comes with a good warranty.

Mr. Franklin asked which line item will this come out of?

Mr. Flint responded capital reserves and we have \$339,000 in there. We can also do the pool umbrella replacement out of the capital reserve as well.

On MOTION by Mr. Trace seconded by Ms. Cornelius the above referenced proposals were approved.

THIRTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. Manager

i. Approval of Check Register

Mr. Flint presented the check register from August 1, 2019 through September 22, 2019 in the amount of \$121,067.80.

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

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package. No Board action was required.

iii. Field Manager's Report

Mr. Viasalyers stated at the last meeting we had a resident who was concerned about some dead palm trees in the center island and Yellowstone removed them. An update on the bridge repair, we were originally Labor Day preparing to have it stained, the hurricane happened and we put that off and the new date is October 14th to finish that up and get it stained.

Ms. Cornelius asked when will the mulching start?

Mr. Smith stated the mulching has to be completed by October 31st.

Ms. Calleja gave an overview of the recent events and the upcoming Halloween event.

Mr. Viasalyers stated starting October 1st we are going to commence the common area pressure washing.

FOURTEENTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS Next Meeting Date

Mr. Flint stated the next meeting is October 18, 2019 at 9:30 a.m.

On MOTION by Mr. Franklin seconded by Ms. Cornelius with all in favor the meeting adjourned at 10:14 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

*This item will be provided under
separate cover*

SECTION VI

Prepared by and return to:
Ambarina A. Perez
Florida East Coast Industries LLC
700 NW 1st Avenue, Suite 1620
Miami, Florida 33136

AGREEMENT

This Agreement ("Agreement") is entered into this _____ day of _____, 2019 ("Effective Date"), by and between **Virgin Trains USA Florida LLC**, a Delaware limited liability company (f/k/a Brightline Trains LLC, f/k/a All Aboard Florida – Operations LLC ("VT"), and **Randal Park Community Development District** ("Randal Park CDD"). VT and Randal Park CDD are each referred to herein as a "Party" and collectively, as the "Parties").

RECITALS:

A. Pursuant to that certain Central Florida Expressway Authority Rail Line Easement dated November 30, 2015, recorded December 1, 2015, Document # 20150620722, Book 11020, Page 4646, of the Public Records of Orange County, Florida (as amended and/or supplemented from time to time the "Rail Line Easement"), Central Florida Expressway Authority, a body corporate and politic existing pursuant to Chapter 348, Florida Statutes ("CFX") granted to VT certain easement rights on, over, under, through and across certain lands for the purpose of constructing and operating an intercity passenger railroad (the "VT Railroad Project").

B. Randal Park CDD, by virtue of that certain Special Warranty Deed recorded April 24, 2017, Document # 20170224780, of the Public Records of Orange County, Florida, is the owner of the real property in Orange County, Florida, which is located at or adjacent to the VT Railroad Project, and which is more particularly described in **Exhibit A** attached hereto and made a part hereof ("Randal Park CDD Property").

C. A portion of the Randal Park CDD Property is burdened by that certain Temporary Construction Easement dated May 29, 2015, recorded _____, Document # _____, Book _____, Page _____, of the Public Records of Orange County, Florida ("TCE") whereby Mattamy (Jacksonville) Partnership, a Florida General Partnership, as grantor, granted to CFX, as grantee, a non-exclusive temporary construction easement over the Temporary Construction Easement Area (as defined in the TCE) for the benefit of CFX, CFX's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors and licensees, to access and construct the Project (as defined in the TCE), which includes, without limitation, the VT Railroad Project, subject to the terms and conditions of the TCE.

D. VT has preliminarily determined that a design change of an aspect of the VT Railroad Project adjacent to the Randal Park CDD Property may result in a reduction of its project costs and wishes to agree with Randal Park CDD on the terms and conditions by which VT can

continue to study and confirm the cost savings and ultimately pursue the design change of the VT Railroad Project.

E. Subject to the terms and conditions of this Agreement, Randal Park CDD is willing to agree to the design change of the VT Railroad Project.

NOW THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Randal Park CDD and VT hereby agree as follows:

1. As used herein, "Conditions Precedent" shall mean: (i) CFX approving the Design Change (as hereinafter defined) and agreeing to enter into the Slope Easement (as hereinafter defined); and (ii) VT determining in its sole discretion that (A) implementing the Design Change, including, without limitation, all design and permitting costs for the First Stage Embankment (as hereinafter defined) and the Second Stage Embankment (as hereinafter defined), (B) the construction costs of the First Stage Embankment, (C) all costs associated with making modifications to the existing stormwater control structure on the Randal Park CDD Property necessary to meet the permitting requirements for the Two-Stage Earthen Fill Embankment (as hereinafter defined); and (D) the design, permitting and construction costs of building a sound wall in accordance with CFX design standards, will result in a sufficient cost reduction of the VT Railroad Project.

2. Subject to satisfaction of the Conditions Precedent, VT and Randal Park CDD agree to change the design of the VT Railroad Project adjacent to the Randal Park CDD Property by substituting a two-stage earthen fill embankment ("Two-Stage Earthen Fill Embankment") for a large MSE wall near the Randal Park CDD Property as more particularly shown on the preliminary plan attached hereto as **Exhibit "B"** and made a part hereof (the "Design Change"); provided, however, that (i) Randal Park CDD will, at no cost to VT or CFX, grant to CFX (A) a perpetual slope easement (the "Slope Easement") over the portion of the Randal Park CDD Property identified in the Design Change (the "Slope Easement Area") for the construction, installation, use, operation, maintenance, repair and improvement of the Two- Stage Earthen Fill Embankment, including, without limitation, for the construction, installation, use, operation, maintenance, repair and improvement by VT of the First Stage Embankment, consistent with and to the extent of its rights and obligations in the Rail Line Easement with respect to the Southern Slope Property (as defined in the Rail Line Easement), and the construction, installation, use, operation, maintenance, repair and improvement by CFX (its successors or assigns) of the Second Stage Embankment, consistent with and to the extent of its rights and obligations in the Rail Line Easement with respect to the Southern Slope Property; and (B) a temporary construction easement over a portion of the Randall Park CDD Property (the "Second TCE"), substantially similar to the TCE, to CFX (including its successors or assigns) for the construction, in the future, by CFX (its successors or assigns) of the Second Stage Embankment in the Slope Easement Area, in the event CFX chooses to construct any future Intermodal Rail Improvements (as defined in the Rail Line Easement) or other proposed future uses on CFX's land which do not interfere with VT's Intercity Passenger Rail Service (as defined in the Rail Line Easement). Randal Park CDD agrees to use commercially reasonable, good faith efforts to agree to terms with CFX and execute the Slope Easement and the Second TCE within 90 days of the satisfaction of Conditions Precedent. Upon satisfaction of the Conditions Precedent, VT shall, at its sole cost and expense, cause a sketch and legal description for the Slope Easement Area and for the temporary construction easement for the Second TCE to be prepared by a Florida licensed surveyor.

3. Subject to satisfaction of the Conditions Precedent, VT, at its sole cost and expense, shall (i) design and permit the Two-Stage Earthen Fill Embankment, including, without limitation, the interim configuration of the earthen fill embankment for the Slope Easement Area ("First Stage Embankment") and the ultimate configuration of the earthen fill embankment for the Slope Easement Area (the "Second Stage Embankment"); (ii) construct the First Stage Embankment; (iii) modify the existing stormwater control structure on the Randal Park CDD Property as necessary to meet the permitting requirements for the Two-Stage Earthen Fill Embankment; and (iv) design, permit and construct a sound wall, as shown in the Design Change, and which meets CFX design standards.

4. VT shall notify Randal Park CDD in writing if the Conditions Precedent are satisfied; provided, however, that in the event the Conditions Precedent are not satisfied on or before 180 days following the execution of this Agreement, the Design Change shall be abandoned by VT and the parties shall have no further obligations under this Agreement.

5. Any notice or other communication ("Notice") required or permitted under this Agreement shall be in writing and either delivered personally or sent by overnight delivery, express mail, or certified or registered mail, postage prepaid, return receipt requested.

Each Notice shall be addressed as follows:

If sent to Randal

Park CDD, to: C/o Governmental Management Services
Central Florida LLC
135 W. Central Boulevard, Suite 320
Orlando, Florida 32801-2435

If sent to VT, to: Virgin Trains USA Florida LLC
10705 Jeff Fuqua Blvd., Suite 4114
Orlando, Florida 32827
Attention: Scott Gammon

With a copy to: Virgin Trains USA Florida LLC
161 NW 6th Street, Suite 900
Miami, Florida 33136
Attention: General Counsel

A Notice sent by overnight delivery or express mail shall be deemed given twenty-four (24) hours after having been sent, if delivery is confirmed by the carrier. A Notice that is sent by certified mail or registered mail shall be deemed given forty-eight (48) hours after it is mailed, if delivery is confirmed by the carrier. If any time period in this Agreement commences upon the delivery of Notice to any one or more Parties, the time period shall commence only when all of the required Notices have been deemed given. A Party may designate, by Notice to the other, substitute addressees, or addresses for Notices. Thereafter, Notices will be directed to those substitute addresses or addresses.

6. No Party may assign, encumber or otherwise transfer this Agreement to any other person or entity without the prior written consent of the other Parties, which consent will not be unreasonably withheld, conditioned or delayed, provided that VT has the right, without Randal

Park CDD's consent, but with prior written notice to Randal Park CDD, to assign or otherwise transfer this Agreement to (a) any entity controlling, controlled by or under common control with VT; (b) any entity acquiring substantially all of the assets of VT; or (c) any successor entity in a merger or consolidation involving VT. Any assignee is subject to the terms of this Agreement. This Agreement and the Parties' respective rights and obligations under this Agreement are binding upon and inure to the benefit of the Parties hereto and each of their respective permitted successors and assigns.

7. It is the intention of the Parties hereto that the rights and obligations herein established shall run with the Randal Park CDD Property, and shall bind the owner of the Randal Park CDD Property and its successors, assigns and mortgagees.

8. This Agreement constitutes the entire and final agreement and understanding between VT and Randal Park CDD regarding the implementation of the Design Change. The Recitals and the Exhibits referred to herein are integral parts hereof and are hereby made a part of this Agreement. This Agreement may only be modified or supplemented by an instrument in writing executed by a duly authorized representative of each Party.

9. The relationship between the Parties is not that of partners, agents, fiduciaries, or joint venturers and nothing contained in this Agreement constitutes a partnership or agency agreement between them for any purposes, including but not limited to federal income tax purposes.

10. The language in all parts of this Agreement will in all cases be construed simply, as a whole and in accordance with its fair meaning and not strictly for or against any Party. The Parties hereto acknowledge and agree that this Agreement was carefully negotiated as an arm's length transaction, that each Party was given the opportunity to independently review this Agreement with legal counsel, and that each Party has the requisite experience and sophistication to understand, interpret, and agree to the particular language of the provisions hereof. Accordingly, any rule that ambiguity is to be interpreted or construed against the Party preparing an agreement shall not apply.

11. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and each other term and provision of this Agreement shall remain valid and enforceable to the fullest extent permitted by law. It is the intention of the Parties to this Agreement, and the Parties hereto agree, that in lieu of each clause or provision of this Agreement that is illegal, invalid or unenforceable, the court will supply as a part of this Agreement an enforceable clause or provision as similar in terms to such illegal, invalid, or unenforceable clause or provision as may be possible.

12. This Agreement will be interpreted and enforced under the laws of the State of Florida.

13. Any controversy or claim arising out of or in any way relating to this Agreement which cannot be amicably settled without court action shall be litigated in a state or federal court located in the State of Florida.

14. This Agreement is not intended to and does not create any third-party beneficiary or authorize anyone not a party to this Agreement to maintain a suit or claim of any kind to enforce the terms and conditions hereof.

15. This Agreement may be executed in one or more counterparts, each of which shall be deemed to constitute an original, but all of which, when taken together, shall constitute one and the same instrument, with the same effect as if all of the Parties to this Agreement had executed the same counterpart. Any signature to this Agreement transmitted via facsimile or other electronic signature shall be deemed an original signature and be binding upon the Parties hereto (it being agreed that facsimile or other electronic signature shall have the same force and effect as an original signature).

16. The Parties covenant and agree, for themselves and their respective successors and assigns, to execute such other documents and take such further actions as may be reasonably requested by the other in order to carry out the provisions and spirit of this Agreement.

17. Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement does not constitute a waiver of any other term, condition or covenant and shall only be deemed to be effective if the same is in writing and executed by the Party whose right is being waived. Waiver by any Party of any default under the provisions of this Agreement does not constitute a waiver of any other provision or a waiver of any subsequent default or violation of any provision of this Agreement.

18. Each Party hereto represents to the other Parties hereto that such Party has the legal right, power and authority to enter into this Agreement.

19. In the event that a Party pursues legal action against another Party to enforce the terms of this Agreement, the prevailing Party shall be entitled to recover reasonable attorneys' fees and costs from the non-prevailing Party.

[signatures are on the following pages]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first set forth above.

WITNESSES:

Print Name:

Print Name:

Print Name:

Print Name:

VT:

**VIRGIN TRAINS USA FLORIDA
LLC**, a Delaware limited liability
company

By: _____
Name: _____
Title: _____

Date: _____

RANDAL PARK CDD:

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: _____

Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____, _____, _____ of Virgin Trains USA Florida LLC, a Delaware limited liability company, on behalf of said limited liability company, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Seal)

Print Name: _____
Notary Public
My Commission Expires: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____,

_____ of Randal Park Community Development District, on behalf of said district, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Seal)

Print Name: _____
Notary Public
My Commission Expires: _____

EXHIBIT "A"

Randal Park CDD Property

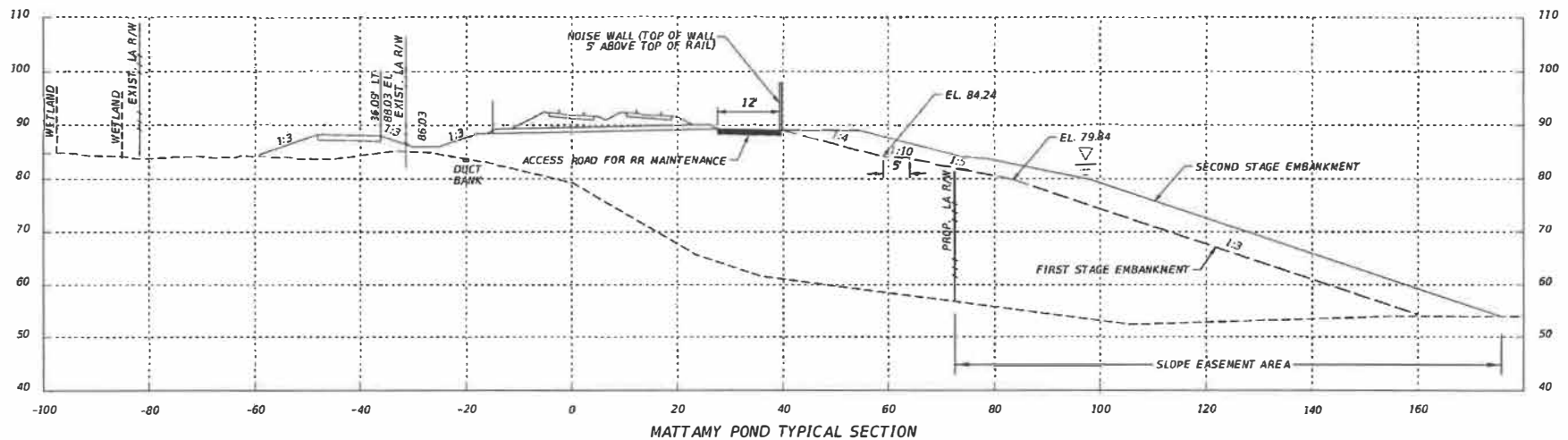
Tract B-NV3, Randal Park - Phase 5 Plat, according to Plat Book 89, Page 66 of the Public Records of Orange County, Florida.

Property Record – 32-23-31-1955-02-003

EXHIBIT "B"

Design Change

[See Attached]



MATTAMY POND TYPICAL SECTION

EXHIBIT "B"

SCALE: 1" = 20' H.
1" = 20' V.

SHEET: 00000
MODEL: 0000000000
PRINT DRIVER: PATRICK
PLOT: 0000000000

REVISIONS				<div>HNTB</div> <div>500 CRYSTAL F. EXHIBITING COURT SUITE 400, LAKE WALKER FL 32746 407.945-4320 CENT. OF PATH. 05.0000</div>		<div>ALL ABOARD FLORIDA</div>		AAF RAILROAD TRACK TYPICAL SECTION		SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	ENGINEER OF RECORD / P.L. REGISTRATION NO.	ROAD NO.	COUNTY	PROJECT			
				CIVIL DESIGN G. JOHN HORNBECK P.E. NO. 56791	DRAINAGE DESIGN GEORGE W. CILHOODAN P.E. NO. 31104	RAIL DESIGN JOSHUA A. BAIR P.E. NO. 76774		ALL ABOARD FLORIDA CONTRACT C02		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

SECTION VII

SECTION B

SECTION 1

Randal Park Community Development District

Check Run Summary

September 23, 2019 thru October 10, 2019

Fund	Date	Check No.'s		Amount
General Fund	9/24/19	1785-1786	\$	15,238.24
	9/25/19	1787	\$	80,000.00
	9/26/19	1788-1796	\$	7,107.95
	10/3/19	1797-1802	\$	32,447.95
	10/8/19	1803-1809	\$	27,257.50
	10/10/19	1810	\$	12,453.45
			\$	174,505.09
Payroll	<u>September 2019</u>			
	Kathryn F Steuck	50069	\$	184.70
	Keith Trace	50070	\$	184.70
	Stephany C Cornelius	50071	\$	184.70
	Thomas O Franklin	50072	\$	184.70
			\$	738.80
			\$	175,243.89

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/11/19
 *** CHECK DATES 09/23/2019 - 10/11/2019 *** RANDAL PARK CDD
 BANK A RANDAL PARK CDD

PAGE 1

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/24/19	00033	9/23/19 09232019	201909 300-20700-10300	FY19 DEBT SERVICE-SER12	*	6,094.96	
				RANDAL PARK CDD C/O WELLS FARGO			6,094.96 001785
9/24/19	00033	9/23/19 09232019	201909 300-20700-10300	FY19 DEBT SERVICE-SER15	*	9,143.28	
				RANDAL PARK CDD C/O WELLS FARGO			9,143.28 001786
9/25/19	00054	9/25/19 09252019	201909 320-58100-10000	FY19 CAP RESERVE TRANSFER	*	80,000.00	
				RANDAL PARK CDD C/O STATE BOARD OF			80,000.00 001787
9/26/19	00031	8/31/19 179701	201908 320-53800-47000	LAKE MAINT-5 PONDS AUG19	*	285.00	
		8/31/19 179701	201908 320-53800-47000	LAKE MAINT-4 PONDS AUG19	*	355.00	
		8/31/19 179701	201908 320-53800-47000	LKMNT-DOWDEN SHARED AUG19	*	27.50	
		8/31/19 179701	201908 320-53800-47000	LKMNT-DOWDEN COLON AUG19	*	27.50	
		8/31/19 179701	201908 320-53800-47000	LKMNT-AC1 SHARED AUG19	*	25.00	
		8/31/19 179701	201908 320-53800-47000	LKMNT-AC1 COLONIAL AUG19	*	25.00	
				APPLIED AQUATIC MANAGMENT, INC.			745.00 001788
9/26/19	00043	9/11/19 10755955	201909 320-53800-46800	PEST CONTROL SEP19	*	50.00	
				ARROW ENVIRONMENTAL SERVICES			50.00 001789
9/26/19	00009	9/17/19 I-9/17-2	201908 320-53800-47600	SECURITY PATROL 8/12-8/30	*	920.00	
				CITY OF ORLANDO			920.00 001790
9/26/19	00069	9/01/19 1570	201909 320-53800-47600	SECURITY PATROL SEP19	*	1,544.00	
				COMMUNITY WATCH SOLUTIONS, LLC			1,544.00 001791
9/26/19	00046	9/11/19 19062A	201909 320-53800-46900	QRT FOUNTAIN MAINT SEP19	*	175.00	
				FOUNTAIN DESIGN GROUP, INC.			175.00 001792
9/26/19	00025	9/20/19 87567	201908 310-51300-31500	CONVEYANCE DOCS/MTG/AGNDA	*	1,161.00	
				LATHAM, SHUKER, EDEN & BEAUDINE LLP			1,161.00 001793
				RAND RANDAL PARK KCOSTA			

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/11/19
 *** CHECK DATES 09/23/2019 - 10/11/2019 *** RANDAL PARK CDD
 BANK A RANDAL PARK CDD

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/26/19	00049	8/19/19 323447	201907 320-53800-46000		*	545.00	
			GATE REPAIR 7/01-7/16				
		8/19/19 323447	201907 320-53800-46000		*	365.00-	
			OVERCHARGED HOURS				
		8/22/19 323752	201908 320-53800-46000		*	855.00	
			GATE REPAIRS 8/09-08/22				
			SYNERGY FL				1,035.00 001794
9/26/19	00026	9/18/19 0297386	201908 310-51300-31100		*	565.47	
			ENG SRVCS/MTG PREP AUG19				
			VANASSE HANGEN BRUSTLIN, INC				565.47 001795
9/26/19	00066	9/15/19 ON 52874	201909 320-53800-52000		*	912.48	
			REPAIR SOD/INSTALL-PARK2				
			YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC				912.48 001796
10/03/19	00104	9/23/19 09232019	201909 320-53800-46000		*	4,650.00	
			BRIDGE REPAIR EXP. ADD.				
			A&S HOME SOLUTIONS GROUP				4,650.00 001797
10/03/19	00069	9/30/19 1575	201907 320-53800-47600		*	2,096.00	
			SECURITY PATROL JUL19				
			COMMUNITY WATCH SOLUTIONS, LLC				2,096.00 001798
10/03/19	00079	9/25/19 3	201910 310-51300-49000		*	50.00	
			AMORT SCH-SERIES 2015				
			DISCLOSURE SERVICES LLC				50.00 001799
10/03/19	00001	9/23/19 471	201909 320-53800-12200		*	1,200.00	
			POOL ATTENDANT SEP19				
			GOVERNMENTAL MANAGEMENT SERVICES				1,200.00 001800
10/03/19	00038	9/18/19 342779	201910 320-53800-46400		*	750.00	
			MNTHLY CHEM CONTROL OCT19				
		9/19/19 342840	201909 320-53800-46300		*	159.95	
			JUMBO STICKS 50LB				
			SPIES POOL, LLC				909.95 001801
10/03/19	00066	9/15/19 ON 53397	201909 320-53800-46200		*	17,342.00	
			LANDSCAPE MAINT-SEP19				
		9/15/19 ON 53397	201909 320-53800-46200		*	3,100.00	
			LANDSCAPE-COLONIAL-SEP19				
		9/15/19 ON 53397	201909 320-53800-46200		*	3,100.00	
			LANDSCAPE-SHARED-SEP19				
			YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC				23,542.00 001802
			RAND RANDAL PARK				
			KCOSTA				

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/11/19

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*** CHECK DATES 09/23/2019 - 10/11/2019 ***

RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
10/08/19	00031	9/30/19 180352	201909 320-53800-47000		*	285.00	
			LAKE MAINT-5 PONDS-SEP19				
9/30/19		180352	201909 320-53800-47000		*	27.50	
			LKMNT-DOWDEN SHARED-SEP19				
9/30/19		180352	201909 320-53800-47000		*	27.50	
			LKMNT-DOWDEN COLON-SEP19				
9/30/19		180352	201909 320-53800-47000		*	25.00	
			LKMNT-AC1 SHARED-SEP19				
9/30/19		180352	201909 320-53800-47000		*	25.00	
			LKMNT-AC1 COLONIAL-SEP19				
9/30/19		180352	201909 320-53800-47000		*	355.00	
			LAKE MAINT-4 PONDS-SEP19				
			APPLIED AQUATIC MANAGMENT, INC.				745.00 001803
10/08/19	00002	10/01/19 6-754-36	201909 310-51300-42000		*	73.15	
			DELIVERIES 9/25/19				
			FEDEX				73.15 001804
10/08/19	00070	7/26/19 Q-11850	201910 320-53800-47700		*	1,953.00	
			TREADMILL DEPOSIT 50%				
			FREEMOTION FITNESS				1,953.00 001805
10/08/19	00039	10/01/19 5508	201910 320-53800-46900		*	100.00	
			FOUNTAIN MAINT OCT19				
			ROBERTS POOL SERVICE AND REPAIR INC				100.00 001806
10/08/19	00049	10/01/19 124894	201909 320-53800-34500		*	35.00	
			SECURITY MONITORING SEP19				
			SYNERGY FL				35.00 001807
10/08/19	00089	9/30/19 19-151-1	201909 320-53800-52000		*	475.00	
			30X30 SHADE STRUCTURES				
			THINK SHADE LLC				475.00 001808
10/08/19	00066	9/30/19 ON 56239	201909 320-53800-46500		*	334.35	
			VALVE REPLACEMENT				
10/01/19		ON 57639	201910 320-53800-46200		*	17,342.00	
			LANDSCAPE MAINT-OCT19				
10/01/19		ON 57639	201910 320-53800-46200		*	3,100.00	
			LANDSCAPE-COLONIAL-OCT19				
10/01/19		ON 57639	201910 320-53800-46200		*	3,100.00	
			LANDSCAPE-SHARED-OCT19				
			YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC				23,876.35 001809
10/10/19	00001	10/01/19 472	201910 310-51300-34000		*	3,381.25	
			MANAGEMENT FEES OCT19				

RAND RANDAL PARK KCOSTA

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/11/19

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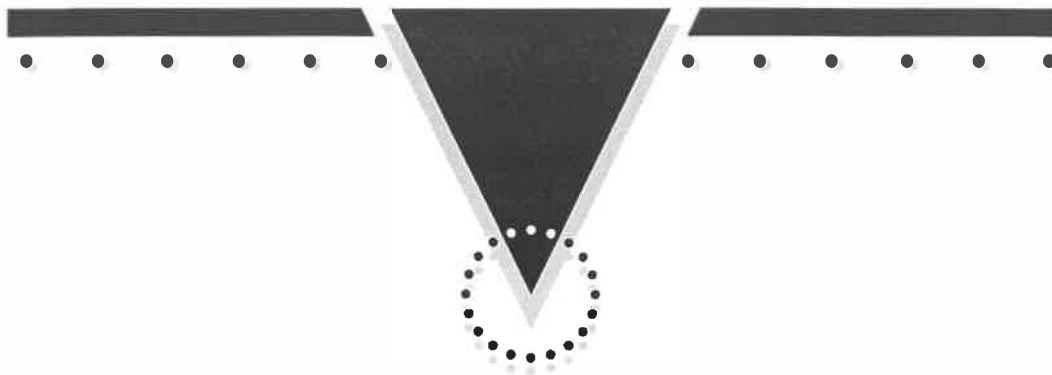
*** CHECK DATES 09/23/2019 - 10/11/2019 ***

RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
10/01/19	472	201910	310-51300-35100	TECHNOLOGY FEES OCT19	*	83.33	
10/01/19	472	201910	310-51300-31300	DISSEMINATION SRVC OCT19	*	875.00	
10/01/19	472	201910	310-51300-51000	OFFICE SUPPLIES	*	.27	
10/01/19	472	201910	310-51300-42000	POSTAGE	*	4.50	
10/01/19	472	201910	310-51300-42500	COPIES	*	419.85	
10/01/19	473	201910	320-53800-12000	FIELD MGMNT FEES OCT19	*	1,449.17	
10/01/19	474	201910	320-53800-12100	AMENITY CENTER MGNT OCT19	*	6,240.08	
GOVERNMENTAL MANAGEMENT SERVICES						12,453.45	001810
TOTAL FOR BANK A						174,505.09	
TOTAL FOR REGISTER						174,505.09	

RAND RANDAL PARK KCOSTA

SECTION 2



Randal Park

Community Development District

Unaudited Financial Reporting
September 30, 2019



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund - Series 2012</u>
6	<u>Debt Service Fund - Series 2015</u>
7	<u>Debt Service Fund - Series 2018</u>
8	<u>Capital Projects Fund - Series 2015</u>
9	<u>Capital Projects Fund - Series 2018</u>
10-11	<u>Month to Month</u>
12	<u>Long - Term Debt</u>
13	<u>Construction Schedule - Series 2015</u>
14	<u>Construction Schedule - Series 2018</u>
15	<u>Assessment Receipt Schedule</u>

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
For The Period Ending September 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	\$234,250	-----	-----	-----	\$234,250
Cash - Debit Card	\$2,479	-----	-----	-----	\$2,479
Investments					
Custody Account	-----	\$284,728	-----	-----	\$284,728
Bond Series - 2012					
Reserve	-----	-----	\$401,031	-----	\$401,031
Revenue	-----	-----	\$327,374	-----	\$327,374
Interest	-----	-----	\$44	-----	\$44
Principal	-----	-----	\$12	-----	\$12
Prepayment	-----	-----	\$1	-----	\$1
Bond Series - 2015					
Reserve	-----	-----	\$596,080	-----	\$596,080
Revenue	-----	-----	\$444,969	-----	\$444,969
Interest	-----	-----	\$0	-----	\$0
Construction	-----	-----	-----	\$433	\$433
Bond Series - 2018					
Reserve	-----	-----	\$58,837	-----	\$58,837
Cap Interest	-----	-----	\$46,056	-----	\$46,056
Construction	-----	-----	-----	\$47	\$47
Cost of Issuance	-----	-----	-----	\$7	\$7
Due from Colonial Properties	\$7,756	-----	-----	-----	\$7,756
Prepaid Expenses	\$39,650	-----	-----	-----	\$39,650
Total Assets	\$284,135	\$284,728	\$1,874,406	\$487	\$2,443,756
<i>Liabilities</i>					
Accounts Payable	\$34,620	-----	-----	-----	\$34,620
<i>Fund Equity</i>					
Fund Balances					
Unassigned Fund Balance	\$209,865	\$284,728	-----	-----	\$494,593
Restricted for Debt Service - 2012	-----	-----	\$728,463	-----	\$728,463
Restricted for Debt Service - 2015	-----	-----	\$1,041,049	-----	\$1,041,049
Restricted for Debt Service - 2018	-----	-----	\$104,893	-----	\$104,893
Restricted for Capital Projects - 2015	-----	-----	-----	\$433	\$433
Restricted for Capital Projects - 2018	-----	-----	-----	\$54	\$54
Total Liabilities & Fund Equity	\$284,135	\$284,728	\$1,874,406	\$487	\$2,443,756

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2019

	Adopted Budget	Prorated Budget Thru 09/30/19	Actual Thru 09/30/19	Variance
<u>Revenues:</u>				
Assessments - Tax Collector	\$796,630	\$796,630	\$815,611	\$18,981
Colonial Properties Contributions	\$54,176	\$54,176	\$49,414	(\$4,762)
Shade Project Contributions	\$0	\$0	\$36,100	\$36,100
Miscellaneous Revenue	\$1,000	\$1,000	\$7,663	\$6,663
Miscellaneous Revenue - Activities	\$7,000	\$7,000	\$5,288	(\$1,712)
Rentals	\$7,000	\$7,000	\$13,250	\$6,250
Total Revenues	\$865,806	\$865,806	\$927,326	\$61,520
<u>Expenditures:</u>				
<u>Administrative</u>				
Supervisor Fees	\$6,000	\$6,000	\$6,200	(\$200)
FICA Expense	\$459	\$459	\$474	(\$15)
Annual Audit	\$4,000	\$4,000	\$4,000	\$0
Trustee Fees	\$8,000	\$8,000	\$8,000	\$0
Dissemination Agent	\$7,000	\$7,000	\$9,625	(\$2,625)
Arbitrage	\$1,200	\$1,200	\$600	\$600
Engineering	\$10,000	\$10,000	\$4,619	\$5,381
Attorney	\$20,000	\$20,000	\$11,266	\$8,734
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Management Fees	\$39,393	\$39,393	\$39,393	\$0
Information Technology	\$1,000	\$1,000	\$1,000	\$0
Telephone	\$100	\$100	\$48	\$52
Postage	\$1,500	\$1,500	\$1,240	\$260
Insurance	\$5,500	\$5,500	\$4,928	\$572
Printing & Binding	\$1,500	\$1,500	\$2,098	(\$598)
Legal Advertising	\$2,500	\$2,500	\$10,967	(\$8,467)
Other Current Charges	\$350	\$350	\$254	\$97
Office Supplies	\$200	\$200	\$111	\$89
Property Appraiser	\$800	\$800	\$797	\$3
Property Taxes	\$250	\$250	\$241	\$9
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$114,927	\$114,927	\$111,034	\$3,893

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2019

	Adopted Budget	Prorated Budget Thru 09/30/19	Actual Thru 09/30/19	Variance
<u>Maintenance</u>				
<u>Contract Services</u>				
Field Management	\$16,883	\$16,883	\$16,883	(\$0)
Facilities Management	\$72,700	\$72,700	\$72,700	\$0
Pool Attendants	\$18,000	\$18,000	\$13,937	\$4,063
Landscape Maintenance	\$282,504	\$282,504	\$282,504	\$0
Wetland Maintenance	\$9,600	\$9,600	\$0	\$9,600
Mitigation Monitoring	\$2,500	\$2,500	\$0	\$2,500
Janitorial Services	\$21,000	\$21,000	\$18,310	\$2,690
Pool Maintenance	\$15,330	\$15,330	\$14,941	\$389
Lake Maintenance	\$8,940	\$8,940	\$8,940	\$0
Pest Control	\$1,100	\$1,100	\$1,100	\$0
HVAC Maintenance	\$574	\$574	\$0	\$574
Security Patrol	\$30,000	\$30,000	\$28,488	\$1,512
<u>Repairs & Maintenance</u>				
Facilities Maintenance	\$29,120	\$29,120	\$21,508	\$7,613
Repairs & Maintenance	\$15,000	\$15,000	\$11,200	\$3,800
Operating Supplies	\$5,000	\$5,000	\$7,224	(\$2,224)
Landscape Replacement	\$10,000	\$10,000	\$5,633	\$4,368
Pool Repairs & Maintenance	\$5,000	\$5,000	\$6,644	(\$1,644)
Irrigations Repairs	\$8,000	\$8,000	\$10,615	(\$2,615)
Alley Maintenance	\$1,500	\$1,500	\$1,160	\$340
Stormwater Repairs & Maintenance	\$1,500	\$1,500	\$0	\$1,500
Fountain Maintenance	\$3,500	\$3,500	\$1,900	\$1,600
Fitness Repairs & Maintenance	\$2,000	\$2,000	\$3,849	(\$1,849)
Signs	\$1,000	\$1,000	\$246	\$754
Pressure Washing	\$10,000	\$10,000	\$8,000	\$2,000
<u>Utilities</u>				
Utilities - Common Area	\$30,000	\$30,000	\$25,206	\$4,794
Utilities - Amenity Center	\$22,000	\$22,000	\$20,518	\$1,482
Refuse Service	\$2,400	\$2,400	\$2,466	(\$66)
Streetlighting	\$98,769	\$98,769	\$107,089	(\$8,320)
<u>Amenity Center</u>				
Property Insurance	\$31,000	\$31,000	\$28,372	\$2,628
Pool Permit	\$550	\$550	\$505	\$45
Cable TV/Internet/Telephone	\$4,000	\$4,000	\$3,255	\$745
Recreation Center Access Cards	\$1,000	\$1,000	\$0	\$1,000
Special Events	\$15,000	\$15,000	\$12,485	\$2,515
Holiday Decorations	\$4,000	\$4,000	\$4,009	(\$9)
Security Monitoring	\$600	\$600	\$420	\$180
Contingency	\$10,000	\$10,000	\$16,505	(\$6,505)
Shade Project Expenses	\$0	\$0	\$50,862	(\$50,862)
Capital Reserve	\$32,450	\$32,450	\$80,000	(\$47,550)
Total Maintenance	\$822,520	\$822,520	\$887,474	(\$64,954)
Total Expenditures	\$937,447	\$937,447	\$998,509	(\$61,062)
Excess Revenues (Expenditures)	(\$71,641)		(\$71,183)	
Fund Balance - Beginning	\$71,641		\$320,698	
Fund Balance - Ending	\$0		\$249,515	

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND Statement of Revenues & Expenditures For The Period Ending September 30, 2019

	Adopted Budget	Prorated Budget Thru 09/30/19	Actual Thru 09/30/19	Variance
<u>Revenues:</u>				
Transfer In	\$32,450	\$32,450	\$80,000	\$47,550
Interest	\$0	\$0	\$5,115	\$5,115
Total Revenues	\$32,450	\$32,450	\$85,115	\$52,665
<u>Expenditures:</u>				
Capital Outlay	\$17,340	\$17,340	\$0	\$17,340
Reserve Study	\$0	\$0	\$0	\$0
Total Expenditures	\$17,340	\$17,340	\$0	\$17,340
Excess Revenues (Expenditures)	\$15,110		\$85,115	
Fund Balance - Beginning	\$229,626		\$199,613	
Fund Balance - Ending	\$244,736		\$284,728	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

DEBT SERVICE FUND - SERIES 2012
Statement of Revenues & Expenditures
For The Period Ending September 30, 2019

	Adopted Budget	Prorated Budget Thru 09/30/19	Actual Thru 09/30/19	Variance
<u>Revenues:</u>				
Assessments - Tax Collector	\$397,350	\$397,350	\$406,817	\$9,467
Interest	\$0	\$0	\$14,938	\$14,938
Total Revenues	\$397,350	\$397,350	\$421,755	\$24,405
<u>Expenditures:</u>				
Principal Payment - 11/01	\$85,000	\$85,000	\$85,000	\$0
Interest Payment - 11/01	\$155,194	\$155,194	\$155,194	\$0
Interest Payment - 05/01	\$152,750	\$152,750	\$152,750	\$0
Total Expenditures	\$392,944	\$392,944	\$392,944	\$0
Excess Revenues (Expenditures)	\$4,406		\$28,812	
Fund Balance - Beginning	\$297,417		\$699,651	
Fund Balance - Ending	\$301,823		\$728,463	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

DEBT SERVICE FUND - SERIES 2015

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

	Adopted Budget	Prorated Budget Thru 09/30/19	Actual Thru 09/30/19	Variance
<u>Revenues:</u>				
Assessments - Tax Collector	\$596,080	\$596,080	\$610,283	\$14,203
Interest	\$0	\$0	\$21,444	\$21,444
Total Revenues	\$596,080	\$596,080	\$631,727	\$35,647
<u>Expenditures:</u>				
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
Special Call Principal Payment - 08/01	\$0	\$0	\$5,000	(\$5,000)
Special Call Interest Payment - 08/01	\$0	\$0	\$53	(\$53)
Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$587,199	\$587,199	\$631,614	(\$44,415)
Excess Revenues (Expenditures)	\$8,881		\$112	
Fund Balance - Beginning	\$438,631		\$1,040,937	
Fund Balance - Ending	\$447,512		\$1,041,049	

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

DEBT SERVICE FUND - SERIES 2018

Statement of Revenues & Expenditures

For The Period Ending September 30, 2019

	Adopted Budget	Prorated Budget Thru 09/30/19	Actual Thru 09/30/19	Variance
<u>Revenues:</u>				
Bond Proceeds	\$0	\$0	\$135,841	\$135,841
Interest	\$0	\$0	\$1,914	\$1,914
Total Revenues	\$0	\$0	\$137,755	\$137,755
<u>Expenditures:</u>				
Principal Payment - 11/01	\$0	\$0	\$0	\$0
Interest Payment - 11/01	\$0	\$0	\$0	\$0
Interest Payment - 05/01	\$0	\$0	\$32,862	(\$32,862)
Total Expenditures	\$0	\$0	\$32,862	(\$32,862)
Excess Revenues (Expenditures)	\$0		\$104,893	
Fund Balance - Beginning	\$438,631		\$0	
Fund Balance - Ending	\$438,631		\$104,893	

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2015

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

	Adopted Budget	Prorated Budget Thru 09/30/19	Actual Thru 09/30/19	Variance
<u>Revenues:</u>				
Interest	\$0	\$0	\$9	\$9
Total Revenues	\$0	\$0	\$9	\$9
<u>Expenditures:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$0		\$9	
Fund Balance - Beginning	\$0		\$423	
Fund Balance - Ending	\$0		\$433	

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2018

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

	Adopted Budget	Prorated Budget Thru 09/30/19	Actual Thru 09/30/19	Variance
<u>Revenues:</u>				
Bond Proceeds	\$0	\$0	\$1,634,159	\$1,634,159
Interest	\$0	\$0	\$1,409	\$1,409
Total Revenues	\$0	\$0	\$1,635,568	\$1,635,568
<u>Expenditures:</u>				
Capital Outlay - COI	\$0	\$0	\$240,750	(\$240,750)
Capital Outlay	\$0	\$0	\$1,394,763	(\$1,394,763)
Total Expenditures	\$0	\$0	\$1,635,513	(\$1,635,513)
Excess Revenues (Expenditures)	\$0		\$54	
Fund Balance - Beginning	\$0		\$0	
Fund Balance - Ending	\$0		\$54	

**Randal Park
Community Development District**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Collector	\$0	\$12,734	\$707,322	\$14,558	\$30,117	\$20,856	\$8,877	\$5,470	\$3,457	\$9,757	\$2,351	\$111	\$815,611
Colonial Properties Contribution	\$3,763	\$3,764	\$3,734	\$0	\$10,615	\$4,021	\$3,966	\$3,904	\$3,916	\$3,974	\$3,903	\$3,852	\$49,414
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	\$125	\$195	\$25	\$7,663
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	\$750	\$1,250	\$1,250	\$13,250
Total Revenues	\$10,583	\$38,334	\$722,356	\$21,096	\$45,482	\$29,372	\$13,085	\$11,294	\$8,180	\$14,606	\$7,700	\$5,238	\$927,326
Expenditures:													
Administrative													
Supervisors Fees	\$200	\$0	\$1,200	\$600	\$0	\$600	\$800	\$600	\$800	\$0	\$600	\$800	\$6,200
FICA Expense	\$15	\$0	\$92	\$46	\$0	\$46	\$61	\$46	\$61	\$0	\$46	\$61	\$474
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	\$875	\$875	\$875	\$9,625
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$600
Engineering	\$0	\$600	\$1,630	\$300	\$34	\$0	\$1,010	\$480	\$0	\$0	\$565	\$0	\$4,619
Attorney	\$72	\$2,222	\$527	\$2,568	\$0	\$1,549	\$502	\$730	\$867	\$1,068	\$1,161	\$0	\$11,266
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	\$3,283	\$3,283	\$3,283	\$39,393
Information Technology	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
Telephone	\$0	\$41	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Postage	\$9	\$20	\$72	\$53	\$121	\$48	\$13	\$26	\$50	\$18	\$10	\$800	\$1,240
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	\$191	\$64	\$249	\$2,098
Legal Advertising	\$4,223	\$3,506	\$200	\$0	\$0	\$0	\$0	\$159	\$0	\$2,878	\$0	\$0	\$10,967
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	\$1	\$1	\$1	\$111
Property Appraiser	\$797	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$797
Property Taxes	\$0	\$241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$241
Dues, Licenses, & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$19,513	\$10,724	\$7,823	\$7,988	\$4,533	\$11,197	\$11,088	\$6,605	\$9,727	\$8,997	\$6,688	\$6,152	\$111,034

**Randal Park
Community Development District**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Maintenance													
Contract Services													
Field Management	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$1,407	\$16,883
Facilities Management	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$6,058	\$72,700
Pool Attendants	\$880	\$1,870	\$416	\$0	\$502	\$910	\$1,090	\$2,612	\$2,080	\$2,208	\$170	\$1,200	\$13,937
Landscape Maintenance	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$23,542	\$282,504
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	\$1,875	\$990	\$945	\$18,310
Pool Maintenance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,510	\$1,277	\$1,277	\$1,277	\$14,941
Lake Maintenance	\$745	\$745	\$745	\$745	\$745	\$745	\$745	\$745	\$745	\$745	\$745	\$745	\$8,940
Pest Control	\$550	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$1,100
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	\$2,096	\$3,360	\$1,544	\$28,488
Repairs & Maintenance													
Facilities Maintenance	\$2,065	\$3,325	\$2,170	\$2,170	\$2,380	\$2,100	\$1,610	\$1,628	\$1,890	\$2,170	\$0	\$0	\$21,508
Repairs & Maintenance	\$75	\$0	\$527	\$135	\$80	\$648	\$0	\$600	\$0	\$3,630	\$855	\$4,650	\$11,200
Operating Supplies	\$569	\$0	\$260	\$0	\$574	\$823	\$885	\$1,523	\$713	\$1,471	\$406	\$0	\$7,224
Landscape Replacement	\$219	\$349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,065	\$0	\$0	\$5,633
Pool Repairs & Maintenance	\$2,386	\$0	\$208	\$203	\$0	\$224	\$0	\$211	\$1,891	\$952	\$410	\$160	\$6,644
Irrigation Repairs	\$1,617	\$1,617	\$0	\$3,930	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$334	\$10,615
Alley Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,160	\$0	\$0	\$0	\$0	\$1,160
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	\$100	\$100	\$275	\$1,900
Fitness Repairs & Maintenance	\$0	\$367	\$2,274	\$405	\$135	\$7	\$218	\$244	\$0	\$24	\$175	\$0	\$3,849
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
Utilities													
Utilities - Common Area	\$2,378	\$4,146	\$0	\$2,357	\$1,935	\$1,967	\$1,902	\$2,011	\$2,007	\$2,383	\$2,146	\$1,974	\$25,206
Utilities - Amenity Center	\$1,912	\$3,330	\$0	\$1,772	\$1,882	\$1,574	\$1,561	\$1,631	\$1,697	\$1,756	\$1,633	\$1,769	\$20,518
Refuse Service	\$186	\$373	\$0	\$373	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$230	\$2,466
Streetlighting	\$7,370	\$16,006	\$0	\$16,679	\$8,379	\$8,379	\$8,379	\$8,379	\$8,379	\$8,379	\$8,379	\$8,379	\$107,089
Amenity Center													
Property Insurance	\$28,372	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,372
Pool Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$505	\$0	\$0	\$0	\$0	\$0	\$505
Cable TV/Internet/Telephone	\$270	\$270	\$270	\$270	\$270	\$270	\$272	\$272	\$272	\$272	\$272	\$272	\$3,255
Recreation Center Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$0	\$112	\$5,711	\$46	\$3,497	\$79	\$2,054	\$266	\$82	\$84	\$555	\$0	\$12,485
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	\$35	\$35	\$35	\$420
Contingency	\$0	\$216	\$557	\$10,324	\$289	\$237	\$565	\$950	\$225	\$2,341	\$801	\$0	\$16,506
Shade Project Expenses	\$0	\$24,065	\$0	\$0	\$0	\$0	\$14,439	\$0	\$10,971	\$0	\$0	\$1,387	\$50,862
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	\$80,000
Total Maintenance	\$89,756	\$101,120	\$49,772	\$76,118	\$56,931	\$54,527	\$70,614	\$62,591	\$68,149	\$68,107	\$53,555	\$136,235	\$887,474
Total Expenditures	\$109,269	\$111,844	\$57,595	\$84,106	\$61,464	\$65,724	\$81,702	\$69,196	\$77,876	\$77,104	\$60,243	\$142,386	\$998,509
Excess Revenues (Expenditures)	(\$98,686)	(\$73,511)	\$664,762	(\$63,010)	(\$15,981)	(\$36,352)	(\$48,617)	(\$57,902)	(\$69,696)	(\$62,498)	(\$52,543)	(\$137,148)	(\$71,183)

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report

Series 2012 Special Assessment Bonds	
Interest Rate :	Various (5.75% , 6.125% , 6.875%)
Maturity Date :	11/1/2042
Maximum Annual Debt Service :	\$397,203
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$401,031
 Bonds Outstanding - 09/30/2013	 \$5,115,000
Less : November 1, 2013 (Mandatory)	(\$65,000)
Less : November 1, 2014 (Mandatory)	(\$70,000)
Less : November 1, 2015 (Mandatory)	(\$70,000)
Less : November 1, 2016 (Mandatory)	(\$75,000)
Less : November 1, 2017 (Mandatory)	(\$80,000)
Less : November 1, 2018 (Mandatory)	(\$85,000)
Current Bonds Outstanding	<u>\$4,670,000</u>

Series 2015 Special Assessment Bonds	
Interest Rate :	Various (4.25% , 5% , 5.2%)
Maturity Date :	11/1/2045
Maximum Annual Debt Service :	\$596,080
Reserve Fund Requirement :	\$596,080
Reserve Fund Balance :	\$596,080
 Bonds Outstanding - 03/18/2015	 \$9,055,000
Less : November 1, 2016 (Mandatory)	(\$145,000)
Less : November 1, 2017 (Mandatory)	(\$150,000)
Less : February 1, 2018 (Special Call)	(\$15,000)
Less : November 1, 2018 (Mandatory)	(\$155,000)
Less : November 1, 2018 (Special Call)	(\$20,000)
Less : February 1, 2019 (Special Call)	(\$20,000)
Less : August 1, 2019 (Special Call)	(\$5,000)
Current Bonds Outstanding	<u>\$8,545,000</u>

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

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2015

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
TOTAL				\$0.00
Fiscal Year 2019				
10/1/18		Interest		\$0.64
11/1/18		Interest		\$0.72
12/1/18		Interest		\$0.72
1/1/19		Interest		\$0.78
2/1/19		Interest		\$0.82
3/1/19		Interest		\$0.74
4/1/19		Interest		\$0.83
5/1/19		Interest		\$0.81
6/1/19		Interest		\$0.82
7/1/19		Interest		\$0.79
8/1/19		Interest		\$0.82
9/1/19		Interest		\$0.73
TOTAL				\$9.22
Acquisition/Construction Fund at 10/1/18				\$423.49
Interest Earned thru 09/30/19				\$9.22
Requisitions Paid thru 09/30/19				\$0.00
Remaining Acquisition/Construction Fund				\$432.71

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
	1	Mattamy Homes	Reimburse Construction Costs	\$1,356,622.93
	2	Mattamy Homes	Reimburse Construction Costs	\$38,140.52
TOTAL				\$1,394,763.45
Fiscal Year 2019				
1/1/19		Interest		\$834.13
2/1/19		Interest		\$37.40
3/1/19		Interest		\$33.75
4/1/19		Interest		\$37.63
5/1/19		Interest		\$36.81
6/1/19		Interest		\$37.43
7/1/19		Interest		\$35.95
8/1/19		Interest		\$37.08
8/8/19		Transfer from Cost of Issuance		\$18,514.29
9/1/19		Interest		\$47.10
TOTAL				\$19,651.57
Acquisition/Construction Fund at 12/17/18				\$1,375,158.98
Interest Earned thru 09/30/19				\$19,651.57
Requisitions Paid thru 09/30/19				(\$1,394,763.45)
Remaining Acquisition/Construction Fund				\$47.10

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

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

Date Received	Dist.#	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2012		2015		Total 100%
							General Fund 44.50%	Debt Svc Fund 22.20%	Debt Svc Fund 33.30%		
11/8/18	1	\$ 2,194.74	\$ 82.70	\$ -	\$ -	\$ 2,112.04	\$ 939.92	\$ 468.82	\$ 703.30	\$ 2,112.04	
11/15/18	2	\$ 27,606.51	\$ 1,104.27	\$ -	\$ -	\$ 26,502.24	\$ 11,794.28	\$ 5,882.86	\$ 8,825.10	\$ 26,502.24	
12/3/18	3	\$ 53,764.22	\$ 2,150.55	\$ -	\$ -	\$ 51,613.67	\$ 22,969.62	\$ 11,456.99	\$ 17,187.07	\$ 51,613.67	
12/6/18	4	\$ 352,943.65	\$ 14,117.64	\$ -	\$ -	\$ 338,826.01	\$ 150,787.65	\$ 75,211.18	\$ 112,827.18	\$ 338,826.01	
12/13/18	5	\$ 184,567.01	\$ 7,382.64	\$ -	\$ 538.06	\$ 177,722.43	\$ 79,091.76	\$ 39,450.08	\$ 59,180.58	\$ 177,722.43	
12/20/18	6	\$ 1,063,770.35	\$ 42,550.75	\$ -	\$ -	\$ 1,021,219.60	\$ 454,473.07	\$ 226,686.06	\$ 340,060.46	\$ 1,021,219.60	
1/10/19	7	\$ 34,075.48	\$ 1,363.01	\$ -	\$ -	\$ 32,712.47	\$ 14,558.02	\$ 7,261.38	\$ 10,893.07	\$ 32,712.47	
2/14/19	8	\$ 71,113.13	\$ 2,822.27	\$ 617.20	\$ -	\$ 67,673.66	\$ 30,116.79	\$ 15,021.92	\$ 22,534.95	\$ 67,673.66	
3/14/19	9	\$ 44,843.13	\$ 1,241.59	\$ -	\$ 3,262.18	\$ 46,863.72	\$ 20,855.75	\$ 10,402.61	\$ 15,605.36	\$ 46,863.72	
4/11/19	10	\$ 20,149.48	\$ 201.50	\$ -	\$ -	\$ 19,947.98	\$ 8,877.44	\$ 4,427.97	\$ 6,642.57	\$ 19,947.98	
5/9/19	11	\$ 12,290.30	\$ -	\$ -	\$ -	\$ 12,290.30	\$ 5,469.55	\$ 2,728.15	\$ 4,092.60	\$ 12,290.30	
6/13/19	12	\$ 7,118.24	\$ -	\$ -	\$ 650.68	\$ 7,768.92	\$ 3,457.40	\$ 1,724.51	\$ 2,587.01	\$ 7,768.92	
7/11/19	13	\$ 21,286.46	\$ -	\$ -	\$ 638.60	\$ 21,925.06	\$ 9,757.30	\$ 4,866.83	\$ 7,300.92	\$ 21,925.06	
8/15/19	14	\$ 5,129.92	\$ -	\$ -	\$ 153.90	\$ 5,283.82	\$ 2,351.46	\$ 1,172.88	\$ 1,759.48	\$ 5,283.82	
9/12/19	15	\$ -	\$ -	\$ -	\$ 248.90	\$ 248.90	\$ 110.77	\$ 55.25	\$ 82.88	\$ 248.90	
Totals		\$ 1,900,852.62	\$ 73,016.92	\$ 617.20	\$ 5,492.32	\$ 1,832,710.82	\$ 815,610.79	\$ 406,817.49	\$ 610,282.54	\$ 1,832,710.82	

% Collected: 102.38%

SECTION 3

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

Memorandum

DATE: **October 18th, 2019**

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

FROM: William Viasalyers
 Field Services Manager

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

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

Lakes:

1. Aquatic contractor continues to work on the lakes addressing any issues present.
2. Yellowstone 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 to repair irrigation.
3. Pool landscaping project- Update complete
4. Annual Fakahatchee grass cut backs have been started
5. Annual mulching- Update

Other:

1. Bridge repair update
2. Treadmill replacement-Update

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

Respectfully,

William Viasalyers