

*Randal Park Community
Development District*

Agenda

November 15, 2019

AGENDA

Randal Park

Community Development District

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

November 8, 2019

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

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, November 15, 2019 at 9:30 AM at the Randal House Clubhouse, 8730 Randal Park Blvd., Orlando, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the October 18, 2019 Meeting
4. Engineer's Report
5. Consideration of Resolution 2020-02 Amending the Fiscal Year 2019 Budget
6. Consideration of Agreement with Virgin Trains USA Florida, LLC
7. Discussion of Camera System Quotes
8. Discussion of Proposal for Playground Mulch
9. Consideration of Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser
10. 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
 - iv. Amenity Report
 - v. Presentation of Arbitrage Rebate Calculation Report
11. Supervisor's Requests
12. Other Business
13. Next Meeting Date
14. 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 October 18, 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 2020-02 amending the Fiscal Year 2019 budget. A copy of the Resolution and amended budget are enclosed for your review.

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 revised agreement is enclosed for your review.

The seventh order of business is the discussion of camera system quotes. A copy of the quotes are enclosed for your review.

The eighth order of business is the discussion of proposal for playground mulch. A copy of the proposal is enclosed for your review.

The ninth order of business is the consideration of the non-ad valorem assessment administration agreement with the Orange County Property Appraiser. A copy of the agreement is enclosed for your review.

Section B of the tenth 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 and Section 4 is the presentation of the Amenity Report detailing the activities going on in the community. Both reports are enclosed for your review. Section 5 presentation of arbitrage rebate calculation report for the Series 2012 bonds. A copy of the report is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JMS', with a long horizontal stroke extending to the right.

Jason M. Showe
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, October 18, 2019 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated I received on request to speak from Richard Diaz, the agenda item indicates conservation land behind Lovett and there is not an item in regard to that, but he has a series of questions.

Mr. Diaz stated there is some land located behind Lovett that is still in Mattamy's name and I want to know when that is going to be conveyed to the District. I know the cellphone tower is going to be located on that land. I want to know whether they are going to buy that land or if there is going to be a lease and who is going to be getting those fees?

Mr. Hoffman stated I'm familiar with the site; I'm not familiar with the wording of the deal or the status of that conveyance.

Mr. Bell stated it will stay in Mattamy's name at this point. With respect to the cellphone tower it will not be conveyed, there is a lease between Mattamy Florida, LLC and Coral Towers, there is long term lease of 30 years.

Mr. Diaz asked is Mattamy going to get that revenue?

Mr. Bell responded that is correct because Mattamy owns that land and that is within their rights and Coral Towers will be paying money to Mattamy.

Mr. Diaz asked is that a separate parcel?

Mr. Bell responded yes.

Mr. Diaz stated when I go online it says HOA vacant.

Mr. Bell stated you are looking at the designation of that property and the underlying landowner is still Mattamy.

Mr. Flint stated Mattamy has retained ownership of that parcel and it is not subject to the permits that we have from a conservation perspective.

Mr. d'Adesky stated once the conservation land is conveyed to the CDD that parcel will still remain a privately owned parcel.

Mr. Flint stated there is an easement the CDD has for access to that site but that is the only involvement the CDD has.

Mr. Diaz asked was there any financial consideration to the CDD for granting that easement?

Mr. Flint stated that easement was on a prior agenda; it has been discussed a number times in public meetings and the easement is not on this agenda nor is that item. The easement has been approved it is in place, it has been recorded; they have access through our property legally; we would have been required to give them access whether the easement was entered into or not.

Mr. Diaz stated I would like to see the minutes of the meeting when that transaction occurred to see how many members were Mattamy employees.

Mr. Flint stated all the minutes are public record and you are welcome to review them.

Mr. Diaz asked the Meridian Park advertising will that be taken down once it is conveyed? Are they paying advertising to the CDD?

Mr. Flint stated there is a current easement in place that allows that sign to be there. I would have to pull the easement to see what the timeframe is for the sign.

Mr. d'Adesky stated when there is a landlocked parcel that can only be accessed through on particular route you have to grant an easement; that is something you cannot charge for.

Mr. Diaz stated they carved out this little parcel and put up this pole and will be getting who knows how much for 20 or 30 years and that wasn't technically disclosed to those homeowners when they purchased. It seems very underhanded. You have 2,000 acres across the lake so why not put it up across the lake and then build the homes.

Mr. Flint stated the CDD is not constructing the cell tower, we are not entering into the agreement, we are not permitting it, the City permits and approves cell towers. There was a public hearing process with meetings in this location I believe for resident feedback. This body does not approve whether there is a cell tower there or not. The only involvement this body had was with the easement to access the parcel, which legally they would have been required to do.

Ms. Steuck stated I don't think the concern is the easement but that Mattamy turned over all the land to the CDD except the one parcel that they are going to be significantly profiting from. Is there any way that Mattamy would make a good faith effort to the CDD to do some sort of compensation share being that the homeowners are going to be affected by this cell tower and they are going to access the cell tower through the CDD property, which the CDD is probably going to have to pay more to maintain?

Mr. d'Adesky stated to the extent there is any cost of maintenance for that easement Mattamy is on the line through that easement to pay those costs to maintain and restore that easement. If we have to improve the easement such as pack the dirt and put some gravel down, those costs would fall to Mattamy under the easement. The residents are not burdened by any costs of that easement.

Mr. Bell stated as long as Mattamy retains that property as an owner of property within the CDD they would still be subject to CDD assessments.

Mr. d'Adesky stated if they are within the boundary, yes.

Ms. Steuck asked are they paying assessments on that now?

Mr. Flint stated not right now, Mattamy pays assessments on all the developable property they own. We will have to look at that.

Mr. d'Adesky stated originally it was undeveloped land and as part of that general area it is either road right of way, and is typically unassessed but since they are having a use on it we will have to come up with an ERU factor for that. We will have to see what they are benefitting

from, overall admin and see what other services benefit that parcel and assess them some rate just as we do with houses or other property in the District.

Mr. Flint stated I think it would be minimal because there is no real impact other than maybe the access to the roadway; they are not using the amenities and they are not benefiting from the stormwater system because there is no impervious area there.

Ms. Steuck asked is that the only parcel in their name?

Mr. d'Adesky stated the conservation area hasn't been conveyed yet and the cellphone tower parcel.

Mr. Hoffman stated the original PD approval in 2010 always contemplated a potential communication tower location at that borrow pit. That was part of the zoning and land use approvals for Randal Park well before any lots were sold. I can't speak to any disclosures at the time of home purchase but the potential for a cellphone tower was absolutely part of the public records and written into the land use ordinance for Randal Park for at least the last ten years.

Ms. Viola stated I'm piggybacking on what he brought up. We have an operation in our backyard and all of our properties are eroding, every single one of them. This has been going on at least since 2015 and nothing has been done, nothing has been said. We keep hearing it belongs to Mattamy, it belongs to the City, it belongs to this person or that person and nothing ever gets done.

Mr. Flint stated we will be happy to have the District Engineer and the Field Manager go out and look at the area behind your home.

Mr. Hoffman stated I did go out a year and a half to two years ago. There were some concerns of the erosion along those lots along the fencing and the back of the conservation area. We went out with Mattamy's field personnel and measurements were taken at the time to restore the sod and stabilize the slopes and do some things out there to remediate that issue and avoid the erosion. We saw a lot of things where it came up past the fence line and dropped off there were stabilization issues and a lot of those were fixed. There was also a lot running right up into the yards. We would be happy to go back and take a look at what the conditions look like today and work with the District.

Ms. Moore stated they came out and put rock-like gravel in the back corner by my fence. It can't be more than three or four feet of rock. I'm also here because my husband and I take our daughter on bike rides all over the neighborhood and all the little ponds are maintained; ours is a

complete mess to the point where we had to put in a fence otherwise our whole yard would be conservation right now, it is going through our fence and the last time I saw someone back there spraying for weeds was well over a year ago. We are at the end of the cul-de-sac and it has gotten to the point where I had to go beyond my fence and weed whack a few feet. These treelike weeds are growing into our yard.

Mr. Hoffman stated that is not a pond. As the engineer who worked on the stormwater management system these stormwater ponds are designed for the treatment of stormwater and flood control. What is behind the lots on Tibbett Street is a wetland creation area. The reason it is not maintained is because the entire intent of it working with the biological consultant, the developer and the District is they had to create native wetland species and the intent is that it grows in and compensates for wetland impacts elsewhere in the District. I will be happy to go out and look at the erosion I would probably need to consult with the environmental folks as to any maintenance that can even be done because those things are put under conservation easements to restrict what can be done out there. It is intended to be an extension of the wetland system, literally create additional wetlands to create habitat for species and so forth. I will be happy to go out and look at it I just want to tell you the reason it is not maintained like other ponds is because it is not a pond. The whole idea is that it is a spot that doesn't get touched. I will assess the erosion issue and if the District is okay with it, we can reach out to the environmental consultant and they can provide some guidance as to how and what can be maintained back there to help you understand as homeowners. One of the best practices that can be done without violating the state and federal permits for that conservation area if there is anything that could or should be done on the conservation side for maintenance, a nuisance species or things like that, they can provide those recommendations.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the September 27, 2019 Meeting**

On MOTION by Mr. Bell seconded by Ms. Cornelius with all in favor the minutes of the minutes of the September 27, 2019 meeting were approved, as presented.

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

There being none, the next item followed.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2020-01
Declaring the Series 2018 Project Complete**

Mr. Flint stated we talked at the last meeting about the need to declare the Series 2018 project complete, which is the Randal Walk project. Once the project is complete the Engineer is supposed to go through a process of declaring it complete and the Board adopts a resolution that allows us to close out the construction account and document the completion of the project.

Mr. d'Adesky stated we provided the resolution and the Engineer's Certificate of Completion is attached to the resolution. It is the same as we have approved in the past where it says we have received everything we need to receive from that specific project and therefore, the project is complete and closed out. That ends the obligations associated with the conveyances for that specific section.

Mr. Hoffman stated we have previously reviewed the infrastructure that was part of the bond disbursement and we will go through and do the final sigh-off for the property as a whole. Before any bond disbursements were done the developer forwarded their engineer's certifications of substantial completion and I think they had almost all of their final clearances at that time and that was several months ago.

On MOTION by Mr. Bell seconded by Ms. Cornelius with all in favor Resolution 2020-01 was approved.

SIXTH ORDER OF BUSINESS**Consideration of Agreement with Virgin
Trains USA Florida, LLC**

Mr. Flint stated next is a proposed agreement from Virgin Trains USA Florida, LLC and I did hand out a revision from what was in your agenda; the only difference is they included some language that provided certain maintenance access on the north side of the pond. In the event you enter into the agreement and the modified plan is put into effect this language specifically gives us access where we need it to maintain what is ours on the other side of the pond.

Mr. d'Adesky stated the major easement that was granted to CFX in 2015 was for them to construct certain improvements. The difference here is that certain of their improvements might protrude at an angle, which would extend a little further than they previously had. Once again the majority of the easements were already approved and one thing important to note is that CFX is a government entity so if they literally need something they could also go through

the imminent domain process to get it. This is in no way approving anything beyond that particular slope easement. In terms of everything else going on within that easement that is all outside the CDD's authority, outside the CDD's control. Our only interest is as to that slope easement that they might be working on.

Mr. Hoffman stated for the resident's benefit I will explain a brief history of this. During the construction of Phase 5 the pond as it currently sits was already constructed in Randal Park. At that time CFX was starting their right of way acquisition process for a potential future rail project and they came in and decided that they needed a chunk of land that basically took up the entire northern boundary of the pond that extended to the 528 right of way. The pond was already constructed and as Andrew mentioned CFX could go through the condemnation process and prior to that a settlement was reached where the property that they intended to acquire was conveyed to CFX so before that pond was certified complete, before Phase 5 was platted, before anything was conveyed to the CDD, CFX already owned right of way over the entire northern pond boundary. The agreement between CFX and the developer was that CFX would take that as is. Their concept was that they would be coming through with some kind of rail lines and they would have to modify the pond in order to construct rail lines and there was already a pond there. They would be responsible for all the construction, whatever they needed to do the CDD had nothing to do with the design, the permitting or anything and they really have no authority to dictate that but CFX would be responsible for that cost. As part of the obligations of that agreement the developer with some participation from the CDD as the O&M entity for that pond had to process a permit revision with the South Florida Water Management District that revised the permitted pond limits from the original design, which was actually constructed, to a smaller footprint that would fit entirely within the property that is currently owned by the CDD. That revision was approved in 2018 so the permitted pond design actually shows the required pond would be entirely within the CDD tract just a portion of the pond extends outside of the CDD tract. My recollection at that time the CDD got a maintenance easement to allow us to maintain the portion of the pond that is outside of there and CFX also had an easement that extended over a portion of the pond so that when they came in to build their proposed construction, which at the time they contemplated a large retaining wall they would be able to do so. This cross section and details that were designed by the CFX team and their Engineer's plan to modify the pond was to construct a large retaining wall right through the pond so it would like a seawall if you stared

across the pond. That was the extent, they had no further obligations to the District or anybody else, again, they are a governmental entity, they are going to come through, they are going to build their railroad. As currently permitted they could build that section and the residents would be starting at a wall so you would look across water and see a wall, we have no control over that, it would be entirely on their property just on their side of the property line. The CDD would have no control over aesthetics, colors, how long it is maintained, how frequently it is maintained and so forth.

Several months ago the railway project under Brightline now is Virgin Trains project, approached the CDD and said they wanted to look at some cost saving measures to avoid building that wall. That wall doesn't only extend above the pond, but it would have to go about 30 feet down below water surface all the way to ground in order to build that. This was millions and millions of dollars. As a cost saving measure they have what is still a very expensive construction option but it was a little better for them, instead of building that wall they wanted to place fill below the waterline and build the slope back up so that they could avoid having a 30 – 40 foot tall retaining wall. We met with them originally Keith Trace when he was District Chair and more recently Mr. Bell as the current Chair and they inquired about the liability of that, could the pond be modified and so forth. Really, what they are proposing to do to the pond is a very small change from the stormwater perspective because the permitted design was already the ultimate shrunk down pond so they are just changing the edge conditions from the wall to a slope. The cross section their engineers provided shows a slope all the way back up so if you are a resident on the lots adjacent to that pond now instead of staring at a seawall if this agreement was enacted by the CDD, you would have a green perimeter on the other side and a slope up to their railway project. The other thing through these discussions that the CDD requested and that Virgin Trains has agreed to was to install a sound wall between their tracks and the residents to mitigate sound impacts. The current agreements that allow them to build a retaining wall through that pond, build their tracks, don't have any requirements for that there is no obligation to do that. As part of the consideration to the District for allowing the slope easement and allowing the modification of the construction for their infrastructure they have agreed to install a sound wall along the entire frontage across that pond tract. Instead of a big seawall and staring at trains you will have a slope on the other side of the pond that matches the slope you have around the rest of the pond that will be maintainable, it can be mowed, it will be green and that

will come up to a sound wall. Their cross section calls it out and to clarify the standard practice for a railway sound wall extends five feet above the track level. The cross section in the agenda has the tracks, a little cut to a maintenance road and then the wall comes up so we don't have the actual height of the wall but it notes that it will be five feet above the tracks. What that does is cover up the wheels and the tracks and that is where all the noise comes from, from trains the screeching and whatever. You would still see the tops of the train cars that are coming through, these aren't freight trains these are passenger trains. I would imagine similar to what you would see like a SunRail or so forth, aesthetically pleasing passenger train but the wall will cover up the tracks and the wheels to attenuate the noise and provide a benefit to the residents by mitigating that sound at the right of way line. The cross section they are building through there is a little bit elevated, marginally higher than 528 so this wall will not only hide the train and the future project coming through but would also serve to shield visually and from a noise standpoint all the vehicular traffic on 528 from the residents. In our discussions with the Virgin Train folks and with the Board represented there we felt this was a good benefit to the residents, much more beneficial than the current situation and they have prepared documents and sent over agreements for the Board to review.

Mr. d'Adesky stated they have no duty to build that sound wall but that is the benefit conveyed through the agreement as well as the more aesthetically pleasing design.

Mr. Hoffman stated not just aesthetically pleasing but it is a maintainable slope that the District would be able to easily maintain. It would be just like the standard pond maintenance you can mow the slopes and control it. If it is a seawall right to the water the District would have to have a company come with a boat and be pressure washing and treating algae and painting. This is a much cheaper and much more standard, much more maintainable implementation.

Ms. Steuck asked how long will this wall be?

Mr. Hoffman stated through our discussions they had represented they would go the limits of the pond, basically where it hits the tract but what we suggested was for them to provide an exhibit that depicts the limits, which would be standard, I don't think they will change the intent. Right now the exhibit has a cross section that shows where it would be. I will say they are responsible for the design of their grading and it is undetermined exactly where that pond contour will fall within their site so it may be subject to change but at least graphically to say the

wall would be generally here and extend from this end to this end would provide good documentation for the District.

Mr. d'Adesky asked would the language, the length of the pond describe that accurately? I'm suggesting that in addition to the design change to also modify the body of the easement.

Mr. Flint stated I would like to see a map if they can. I don't know how far along they are on their design.

Mr. Hoffman stated they should be able to do an exhibit.

Mr. Flint stated either make it part of exhibit A or make a new exhibit.

Mr. Hoffman stated I think they should amend the language to say along the length and clarify the intent and supplement that with an exhibit; here is the area we will be modifying the pond and we will do from this boundary to this side sound wall. From the discussions it would basically be the pond tract, after the pond tract the conservation area from the District's side just up to there so the District isn't responsible for any of their wetland impacts or anything that they may be doing but basically the train would disappear behind the tree line and the wall would terminate around the end of the pond tract.

Ms. Steuck asked do we know how far back the wall is going to be from the edge of the pond?

Mr. Hoffman stated that is in the cross section. The pond water surface is about elevation 80 on their drawing and the wall would be about 40 feet back from the water surface so they would have to carry that same cross section of the pond with the 5 – 1 slope as it was designed, carry a 5-foot wide basic berm a 10 – 1 around and that would be the actual pond then from there it would be landscaped sodded slope up to the limits of their improvements, but it appears to be about 40 feet off the water surface is how far back that wall would be set and the base of the wall as currently shown on this sketch from them is about ten feet above the pond so you have grass slope up , 40 feet, ten feet up and then the sound wall will start from there. This wouldn't look too dissimilar to a perimeter wall that you may find in some developments where you have the wall on the outside maybe behind the pond, you will have the train and 528 on the other side but you already have the 528, which is visible from that pond.

Ms. Steuck asked can we request that they put in a tree line to match what is over here to go in front of the wall since it sounds like there would be room for that to add some additional sound and visual barrier?

Mr. Hoffman stated that would be a decision for the Board in their review of this agreement. There is no engineering reason but that would be out of my purview.

Mr. d'Adesky stated potentially have an easement to maintain both sides of the pond so we have an easement to maintain the far side of the pond as well.

Mr. Flint stated it is our property.

Mr. d'Adesky stated if within that easement we were allowed to landscape the far bank then we could add whatever landscaping we want.

Mr. Flint stated I think what she is asking is contingent upon approval could there be an ask.

Ms. Steuck stated for Virgin Trains to pay but nothing that needs to be maintained by the CDD or pine trees.

Mr. Hoffman stated pine trees don't provide a very good visual buffer for the wall.

Mr. Flint stated I don't know that the buffer is so you don't see the wall I think the buffer is so you don't see what is above the wall. That is what you are looking for.

Ms. Steuck stated both.

Mr. d'Adesky stated you can ask.

Mr. Hoffman stated I suggest the Board clarify what they would like to see before you ask. I think that would help their review on that end. Would the intent be to provide additional screening?

Ms. Steuck stated to provide additional screening of the train.

Mr. Flint stated I don't think we want a maintained buffer. I think what you are looking at is sort of a natural buffer.

Ms. Steuck stated yes, nothing to add any extra maintenance.

Mr. Flint stated that would be consistent with the areas that are to the east and west.

Mr. Hoffman stated just to point out their current section, Virgin Trains has leased or acquired an agreement with CFX for only a portion of their right of way and it is the portion that is closest to 528 so they are coming in and building this project, there still is additional CFX property that right now their cross section indicates that the pond based on the fill they need would still extend across the property line just much less than it currently does. If there was a bunch of landscaping installed there at some point if CFX came through with any other type project that could be impacted and come back out at which point the room on CDD property

would be enough for the pond bank itself but there wouldn't be another 40-foot landscape buffer or something like that. Now there is no contemplated projects that we are aware of it is just to point out that this current construction is only utilizing the northern half of the CFX property.

Ms. Steuck stated if they are agreeing to build a wall, I can't imagine in five years they are going to take that wall down and move it.

Mr. d'Adesky stated what he is saying is that it is within the Central Florida Expressway easement and some other project not the train, it could be light rail or something might come up in the future. That is technically within their easement so they might decide to use that property for some other transportation form.

Mr. Flint stated it is not unusual especially for government entities to reserve the right to come back in and remove whatever.

Mr. Hoffman stated if that did happen and they took that out for some other different project along that alignment, which they would be legally allowed to do there wouldn't be enough room for the stormwater pond, it has been shrunk down a lot and it will fit within the CDD property but there is not going to be another 40 feet there in perpetuity. Do you want to delegate authority to District Counsel and/or the Chair to continue those discussions?

Mr. d'Adesky stated you don't need to do that. Only if you are going to approve it you need to delegate authority.

Ms. Steuck asked can we wait until next month?

Mr. d'Adesky stated it is probably going to take that long to have the conversation in the first place. Leaving it until the next meeting would be fair.

Mr. Flint stated I think the message that should be relayed is that the Board likes the modified design, however you would like to see an additional improvement. I don't think you are looking at expensive landscaping you are looking at something more than a pine sapling and less than an oak tree.

Ms. Steuck asked do you know what would be a good option? That way when you go back to talk to them you could ask specifically.

Mr. Lathan stated pines or wax myrtles, but wax myrtles would need some water.

Ms. Cornelius stated they can say no.

Mr. Flint stated they have to be careful about setting a precedent. Railways go through and do what they are going to do and ask questions later.

Ms. Steuck stated they are saving a lot of money with this design change. If the CDD doesn't have a say in it why are they asking about the design change?

Mr. Hoffman stated right now they need to modify that slope easement to be able to construct through the bottom of the pond. Also the District would be the sign-off as the O&M entity for that pond and the owner of that tract or any work that occurs on that parcel. If someone came in the future I don't know for a fact that they wouldn't be able to acquire the proper permits to modify things with the pond without having to go through the District. While they look at this as a cost savings for this one line item on this project and this is the lesser proposition but they could potentially look at it and say by doing that landscaping that could set a precedent that puts us in the millions of dollars of landscaping down the entire corridor and they may be disinclined to do that.

SEVENTH 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 September 23, 2019 through October 10, 2019 in the amount of \$175,243.89.

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

ii. Balance Sheet and Income Statement

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

iii. Field Manager's Report

Mr. Viasalyers stated at the last meeting the Board approved the pool landscape improvement that has been completed with the exception of some of the mulch for the common areas that were already existing and that should be done by the end of the month or the first part of November. The annual Fakahatchee grass cutback has been started as well and that should be completed within the next week. The treadmill will be installed by the end of the month.

The gym equipment is aging and is at a point where repairing some of the equipment is no longer an option. We did bring some proposals for ellipticals to replace them.

Mr. Flint stated you have capital reserve funds to pay for these types of expenses. I know the fitness room gets a lot of use, so it is probably a priority to make sure the equipment is functional.

Ms. Steuck asked because you are ordering two treadmills would they waive the install and freight?

Mr. Viasalyers responded we can check with them.

Mr. Flint stated they are probably going to be making two trips because you might hold up the treadmill. That may be the only way to save money on the install fee is them doing it all at once, otherwise probably not. These prices are competitive.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the proposal from Free Motion for the purchase of two ellipticals was approved.

Ms. Calleja gave an overview of the amenity center activities and stated a resident wanted to know if we could have solar lights around the pond.

Mr. Flint stated we looked into that five or six years ago and that trail goes up against the conservation area and at that time the Board did not want to encourage use of the trail after dark by lighting it.

Ms. Steuck stated I feel that would be expensive to go around the entire lake, you would have to have solar lights and they don't produce much light and you would have to put them pretty close together.

Mr. Hoffman stated if you don't put them close enough there are going to be liability issues of a perceived lit path that doesn't adequately light the path.

Mr. Flint stated then you get a trip and fall. We have been sued in other districts where a streetlight was out and someone tripped over a curb and the streetlight was a lease with Duke or OUC so you may be opening yourself to liability.

A resident asked what happened with the alternative solution for delineators?

Mr. Hoffman stated at the last meeting we said we would quickly investigate any alternatives; we didn't want to drag the process out with the City willing to do things. We met with our traffic engineering staff that afternoon and looked at a few of their alternatives but none

of them got rid of the vertical component of those delineator posts. Our recommendation was to proceed as the City has directed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint stated the next meeting date is November 15, 2019 at 9:30 a.m.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Cornelius seconded by Mr. Bell with all in favor the meeting adjourned at 10:41 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2020-02

**A RESOLUTION AMENDING THE RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT GENERAL
FUND BUDGET FOR FISCAL YEAR 2019**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Randal Park Community Development District, hereinafter referred to as the “District”, adopted a General Fund Budget for the Fiscal Year 2019, and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2019.

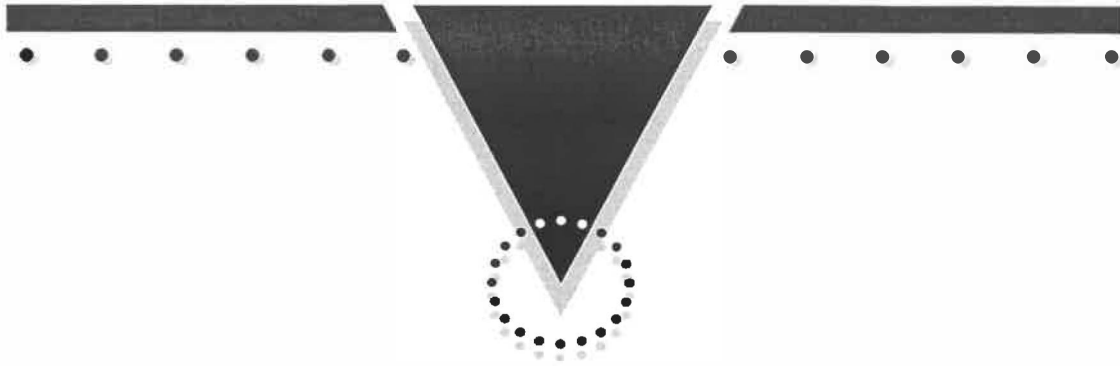
**NOW, THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT THE
FOLLOWING;**

1. The General Fund Budget for Fiscal Year 2019 is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 15th day of November, 2019 and be reflected in the monthly and Fiscal Year End 9/30/2019 Financial Statements and Audit Report of the District.

Adopted this 15th day of November, 2018.

Chairman/Vice Chairman

Secretary/Assistant Secretary



**Randal Park
Community Development
District**

**Amended Budget
FY 2019**



Table of Contents

1-2

General Fund

Randal Park
Community Development District
Amended Budget FY 2019
General Fund

Description	Adopted Budget FY2019	Increase/ Decrease	Amended Budget FY2019	Actuals as of 9/30/19
Revenues				
Special Assessments	\$796,630	\$18,981	\$815,611	\$815,611
Colonial Properties Contribution	\$54,176	(\$4,762)	\$49,414	\$49,414
Shade Project Contributions	\$0	\$36,100	\$36,100	\$36,100
Miscellaneous Revenue	\$1,000	\$6,500	\$7,500	\$7,663
Activities	\$7,000	(\$2,000)	\$5,000	\$5,288
Rentals	\$7,000	\$6,000	\$13,000	\$13,250
Carry Forward Surplus	\$71,641	\$74,413	\$146,054	\$320,698
Total Revenues	\$937,448	\$135,231	\$1,072,679	\$1,248,023

Expenditures

Administrative

Supervisor Fees	\$6,000	\$200	\$6,200	\$6,200
FICA Expense	\$459	\$15	\$474	\$474
Annual Audit	\$4,000	\$0	\$4,000	\$4,000
Trustee Fees	\$8,000	\$0	\$8,000	\$8,000
Dissemination Agent	\$7,000	\$2,625	\$9,625	\$9,625
Arbitrage	\$1,200	\$0	\$1,200	\$600
Engineering	\$10,000	\$0	\$10,000	\$4,779
Attorney	\$20,000	\$0	\$20,000	\$12,377
Assessment Administration	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$39,393	\$0	\$39,393	\$39,393
Information Technology	\$1,000	\$0	\$1,000	\$1,000
Telephone	\$100	\$0	\$100	\$48
Postage	\$1,500	\$0	\$1,500	\$1,240
Insurance	\$5,500	\$0	\$5,500	\$4,928
Printing & Binding	\$1,500	\$1,000	\$2,500	\$2,098
Legal Advertising	\$2,500	\$10,500	\$13,000	\$11,430
Other Current Charges	\$350	\$0	\$350	\$254
Office Supplies	\$200	\$0	\$200	\$111
Property Appraiser	\$800	\$0	\$800	\$797
Property Taxes	\$250	\$0	\$250	\$241
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
Total Administrative	\$114,927	\$14,340	\$129,268	\$112,769

Maintenance

Contract Services:

Field Management	\$16,883	\$0	\$16,883	\$16,883
Amenity Management	\$72,700	\$0	\$72,700	\$72,700
Pool Attendants	\$18,000	\$0	\$18,000	\$17,862
Wetland Maintenance	\$9,600	(\$9,600)	\$0	\$0
Mitigation Monitoring	\$2,500	(\$2,500)	\$0	\$0
Landscape Maintenance	\$282,504	\$0	\$282,504	\$282,504
Janitorial Services	\$21,000	\$0	\$21,000	\$18,310
Pool Maintenance	\$15,330	\$0	\$15,330	\$14,941
Lake Maintenance	\$8,940	\$0	\$8,940	\$8,940
Pest Control	\$1,100	\$0	\$1,100	\$1,100
HVAC Maintenance	\$574	\$0	\$574	\$0
Security Patrol	\$30,000	\$0	\$30,000	\$28,877

Randal Park
Community Development District
Amended Budget FY 2019
General Fund

Description	Adopted Budget FY2019	Increase/ Decrease	Amended Budget FY2019	Actuals as of 9/30/19
<u>Repairs & Maintenance</u>				
Facilities Maintenance	\$29,120	\$0	\$29,120	\$25,988
Repairs & Maintenance	\$15,000	\$0	\$15,000	\$11,200
Operating Supplies	\$5,000	\$5,000	\$10,000	\$8,603
Landscape Replacement	\$10,000	\$0	\$10,000	\$5,633
Pool Repairs & Maintenance	\$5,000	\$3,000	\$8,000	\$6,644
Irrigation Repairs	\$8,000	\$4,000	\$12,000	\$10,615
Alley Maintenance	\$1,500	\$500	\$2,000	\$1,160
Stormwater Repairs & Maintenance	\$1,500	\$0	\$1,500	\$0
Fountain Maintenance	\$3,500	\$0	\$3,500	\$1,900
Fitness Repairs & Maintenance	\$2,000	\$3,000	\$5,000	\$3,849
Sign Maintenance	\$1,000	(\$500)	\$500	\$251
Pressure Washing	\$10,000	(\$2,000)	\$8,000	\$8,000
<u>Utilities</u>				
Utilities - Common Area	\$30,000	\$0	\$30,000	\$25,206
Utilities - Amenity Center	\$22,000	\$0	\$22,000	\$20,518
Refuse Service	\$2,400	\$200	\$2,600	\$2,466
Streetlighting	\$98,769	\$11,231	\$110,000	\$107,089
<u>Amenity Center</u>				
Property Insurance	\$31,000	\$0	\$31,000	\$28,372
Pool Permit	\$550	\$0	\$550	\$505
Cable TV/Internet/Telephone	\$4,000	\$0	\$4,000	\$3,255
Amenity Center Access Cards	\$1,000	\$0	\$1,000	\$0
Special Events	\$15,000	\$0	\$15,000	\$12,533
Holiday Decorations	\$4,000	\$10	\$4,010	\$4,009
Security Monitoring	\$600	\$0	\$600	\$420
Contingency	\$10,000	\$10,000	\$20,000	\$16,516
Shade Project Expenses	\$0	\$51,000	\$51,000	\$50,862
Transfer Out - Capital Reserve	\$32,450	\$47,550	\$80,000	\$80,000
<u>Total Maintenance</u>	<u>\$822,520</u>	<u>\$120,891</u>	<u>\$943,411</u>	<u>\$897,712</u>
<u>Total Expenditures</u>	<u>\$937,448</u>	<u>\$135,231</u>	<u>\$1,072,679</u>	<u>\$1,010,481</u>
<u>Excess Revenues/(Expenditures)</u>	<u>(\$0)</u>	<u>\$0</u>	<u>\$0</u>	<u>\$237,542</u>

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 (A) approving the Design Change (as hereinafter defined), (B) agreeing to enter into the Slope Easement (as hereinafter defined), and (C) issuing the Maintenance Permit (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~~ and a landscape buffer along the right-of-way for additional screening, all as more particularly shown (including, without limitation, the limits of the sound wall and landscape buffer type and location) 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, (A) grant to CFX 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) grant to CFX (including its successors or assigns) a temporary construction easement over a portion of the Randall Park CDD Property (the "Second TCE"), substantially similar to the TCE, 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); and (ii) CFX provides to Randal Park CDD a non-exclusive temporary right of entry permit (the "Maintenance Permit") to enter the Maintenance Area (as hereinafter defined) for the purpose of maintaining the Maintenance Area. As used herein, "Maintenance Area" shall mean the area from the back of the sound wall to the limited access right of way line (as shown in the Design

Change). 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 and the Maintenance Permit 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, the Maintenance 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

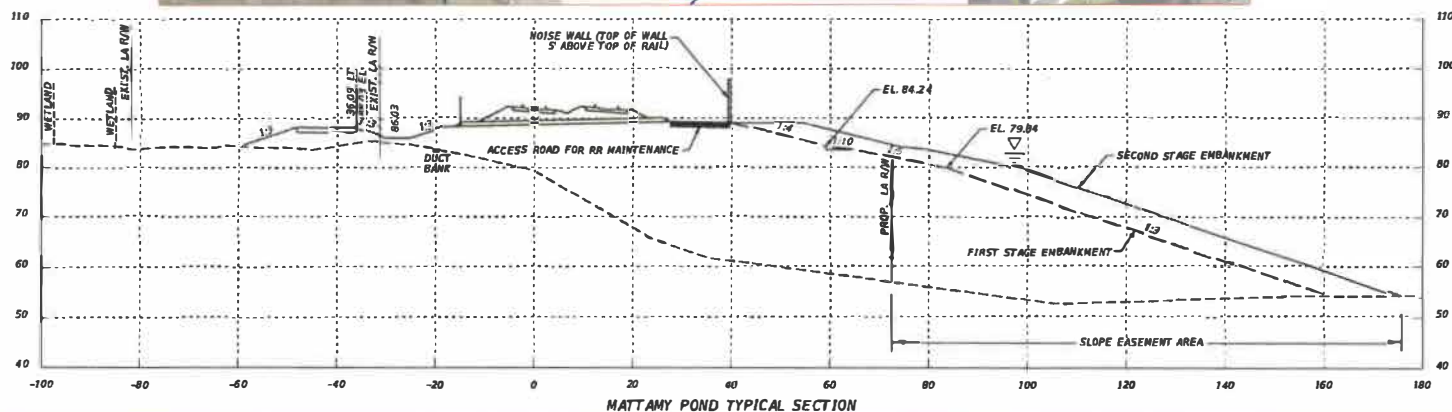
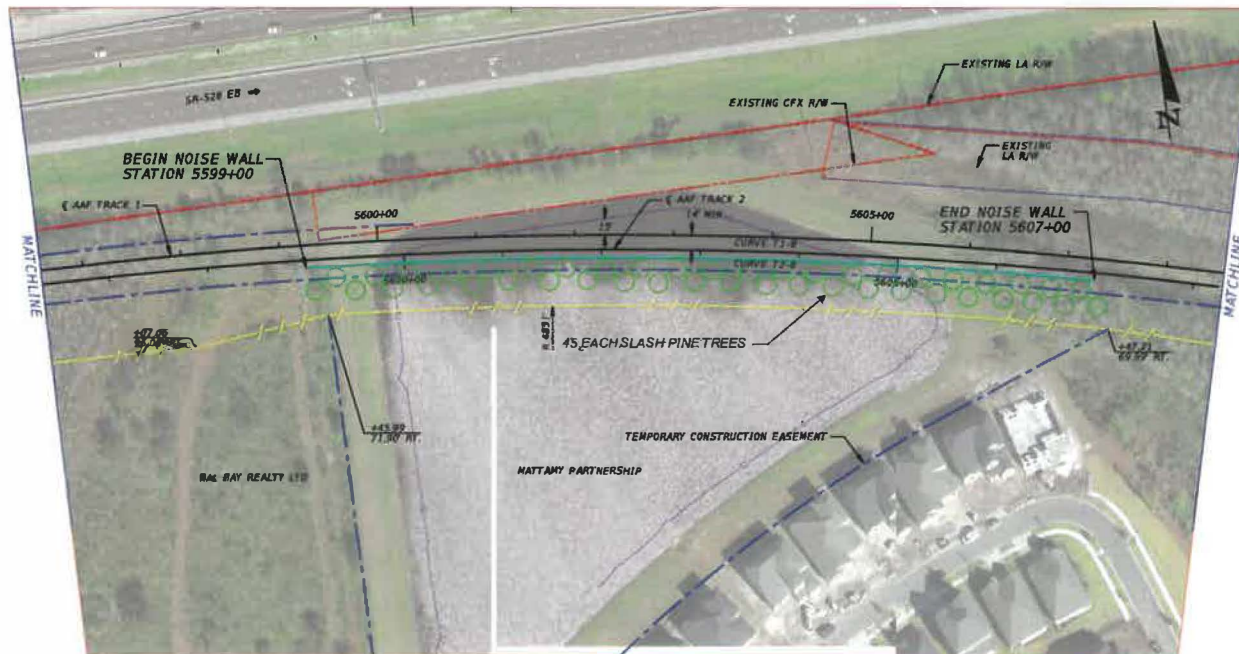
Tract B-NV3, Randal Park - Phase 5 Plat, according to Plat Book 89, Page 66 of the Public Records of Orange County, Florida.

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

EXHIBIT "B"

Design Change

[See Attached]



MATTAMY POND TYPICAL SECTION

REVISIONS		HNTB		ALL ABOARD FLORIDA		Exhibit B	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	ROAD NO.	COUNTY		
					ORANGE	PROJECT ALL ABOARD FLORIDA CONTRACT C02	

14 of 15

10/22/2019

10303.PW

C:\cadd\pww\tderris\sed\10113962\Mattamy NoiseWall Exhibit.dgn

WATER, RAIL, AND
PAINT DRIVER, SPADWORKS
PER TABLE 1, SPADWORKS

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61015-23.004, F.A.C.

SECTION VII

Modern Security Systems
1384 Heritage Acres Blvd
Suite A
Rockledge, FL 32955



Name / Address

GOVERNMENTAL MANAGEMENT SERVICES
C/O RANDAL PARK CDD
9145 NARCOOSSEE RD.
STE. A206
ORLANDO, FL 32827

Estimate

Date	Estimate #
8/30/2019	6455

Terms		Rep	Project	
Due on receipt		FSR	RANDAL PARK	
Qty	Description			Total
1	16-CH 1080p HD-TVI Security Series DVR System W/NETWORK IP			1,800.00T
2	3TB HARD DRIVE			300.00T
12	HD-TVI 1080p HD Eyeball Camera w/ 2 4 IR LED			3,000.00T
2	4.2 MP IP TURRET CAMERA 3.6M FIXED LENS			775.00T
1	UBIQUITY WIRELESS REPEATER			495.00T
3 YEAR WARRANTY ON ALL EQUIPMENT				
1 YEAR WARRANTY ON ALL WORKMANSHIP				
ESTIMATE IS GOOD FOR 30 DAYS		Sales Tax (0.0%)	\$0.00	Total \$6,370.00
3% CONVENIENCE CHARGE ADDED TO ALL CREDIT CARD CHARGES OVER \$500.00.		Signature _____		

**FINANCING AND LEASE OPTIONS AVAILABLE
VISA AND MASTER CARD ACCEPTED**

Phone #	Fax #	E-mail	Web Site
888-707-5590	401-463-7777	info@GoModernSecurity.com	www.GoModernSecurity.com

2750 Taylor Ave STE A7
Orlando, FL 32806
(321)295-7834
www.hdcamerasusa.com



Estimate

ADDRESS

Randal Park
8730 Randal Park Blvd
Orlando, Florida 32832
United States

ESTIMATE # 2308

DATE 09/19/2019

ACTIVITY	QTY	RATE	AMOUNT
Office/Clubhouse Building (New 16CH Coax and 16CH IP DVR/NVR and Replace 8 Existing Cameras on Office/Clubhouse plus addition of 1 New Camera on back entrance)			
DVR HDTVI16	1	749.95	749.95T
-Hybrid DVR/NVR To work With Coaxial and IP Cameras -16 CH HD-TVI 480fps @ 5MP and 4MP | 1080P High Definition -HDMI and VGA Output w/ sync-Real Time Playback -Video Support; 1080P,720P,960H & D1 -RS-485 Serial interface for future PTZ and Alarm functions -Triple Streaming for Live Display, Playback, and Recording -Support Mac System, Windows, Android and iPhone -SATA HD devices 2 USB, RJ45 (10/100/1000) -High-End unit w/ Motion Detection by Zone, Line Crossing and Schedule recording Available			
WD40PURX	1	195.00	195.00T
4TB H.D WD Purple NV hard drives are designed for high temperature, always-on, surveillance security systems with support of up to 64 high definition cameras to ensure reliability and quality video play back when you need it most. - INSTALLED			
CAMHD-DOMEW5MP	9	165.99	1,493.91T
ANTI-VANDAL-DOME WHITE COLOR TVI 5MP High Definition 1/2.8" 5MP SONY Exmor CMOS			

ACTIVITY	QTY	RATE	AMOUNT
4 in 1 5MP Dome White 12Volts TVI, CVI, AHD or Analog @30fps, Weatherproof Outdoor IP66 Rating, Special IR-Cut Long Range Night Vision 100 Feet 2.8mm Wide Angle Lens			
BNCCRIMP BNC Connector Crimp On RG59	16	1.50	24.00T
Installation Labor -Installation for Clubhouse/Office -Includes all Labor and Man-Hours Required to Complete Removal of old equipment and/or Installation of new equipment. -Remake and make new BNC fitting terminations and install new 12V DC Cord for power plugs and eliminate risk of future burned down equipment by mixing negative and positive polarity. -A one time Training is included on all equipment teaching the customer how to do Search & Playback Functions and also how to view remotely on any device.	1	450.00	450.00
Gym / Breezeway / Restrooms Structure (Replace 4 existing cameras plus addition of 4 new cameras) IP Megapixel Wireless System			
CAMP-DOME4MP Features: 1/3" progressive scan CMOS Min. Illumination: Color: 0.1Lux, 0 Lux IR 2.8mm lens @F1.2. 18 LEDs IR (Up to 30m) True Day & Night (ICR Filter) Electronic Automatic Shutter. Up to 2592x1520 pixels resolution (4 Megapixels) Frame rate: 30 FPS @ 4 MP	8	187.50	1,500.00T
Network and Storage Protocol: Onvif Ethernet connection via RJ45. Dual Streaming Network Storage: NAS. Supports POE (802.3af).			
JUNCTIONBOX Weatherproof Junction Box Service Loop	8	27.50	220.00T
CAT61000-STANDARD CAT6 4 Solid UTP Unshielded Twisted Pair Wire 23AWG CCA Conductor (Copper Clad	1	129.99	129.99T

ACTIVITY	QTY	RATE	AMOUNT
Aluminum) Voice and Data communications Gigabit Network Ready FLUKE TESTED, CUSTOMER APPROVED. All category cables meet or exceed ANSI TIA/EIA 568-C.2 standards, are RoHS compliant, and ETL listed.			
SWITCH POE 8P 08 Port Network PoE Switch, 802.3af Power over Ethernet, Rack-Mount 08 x 10/100Mbps/1000 RJ-45 ports 2 RJ-45 Gigabit Ethernet Uplink Ports 2 SFP Gigabit Ethernet Fiber Optical Uplink Ports Powers up to 08 POE Cameras POE output of 250 watts (15.6 watts per port) 7.2Gbps Switching Capacity LED's to provide status feedback IEEE 802.3AF / AT Compliant + UL Listed CSMA/CD Compliant Half Duplex / Full Duplex Supports CAT-5/5e/6 up to 100 meters / 300 Feet Rack-Mount compatible with standard racks Dimensions - 440mm x 270mm x 44mm	1	285.50	285.50T
NanoBeam High-Performance airMAX® Bridge TX and RX The NanoBeam can be mounted in almost any position needed for line of sight. Networking Interface (1) 10/100 Ethernet Port Processor Specs Atheros MIPS 74Kc, 560 MHz Memory 64 MB DDR2, 8 MB Flash LEDs (1) Power, (1) LAN, (4) WLAN Signal Strength LEDs Software-Adjustable to Correspond to Custom RSSI Levels	2	189.00	378.00T
Installation Labor -Includes all Labor and Man-Hours Required to Complete Removal of old equipment and/or Installation of new equipment. -Remake and make new RJ45 fitting terminations and install new 12V DC Cord for power plugs and eliminate risk of future burned down equipment by mixing negative and positive polarity. -Structured Wiring on entire job site, Drilling and wall perforation. -Mounting of all CCTV cameras, Crimping all connectors, Adjusting cameras and DVR Time, Date and Motion Zones -A one time Training is included on all equipment teaching the customer how to do Search & Playback	1	750.00	750.00

ACTIVITY	QTY	RATE	AMOUNT
Functions and also how to view remotely on any device.			
Internet Set-Up	2	150.00	300.00
Network View Set-Up by IT Technician			
Hourly Rate @ \$150			
IT to open router ports and forward IP addresses.			
If customer has no static IP, create DDNS Set-Up			
Remote view by Iphone, Android, MAc and Windows PC			
<hr/>			
Tax on Material Only	SUBTOTAL		6,476.35
	TAX		323.46
	TOTAL		\$6,799.81

Accepted By

Accepted Date

SECTION VIII



Proposal #35714

Date: 11/07/2019

From: Lathan Smith

Proposal For

GMS-CF, LLC

9145 Narcoossee Rd

Suite A-206

Orlando, FL 32827

main:

mobile:

Location

Randall Park Blvd

Orlando, FL 32832

Property Name: Randal Park CDD

Playground Mulching

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Playground Mulch	25.00	\$48.64	\$1,215.88
ADA Certified Playground Mulch			

Client Notes

Mulch Lovett and Burrows Playground to 5" approx 14 cubic yards

Mulch Gamemaster and Cadman Playground filling in low area around Merry go round and only top dressing the rest of the area. Total to be used is approx. 11 cubic yards.

	SUBTOTAL	\$1,215.88
Signature	SALES TAX	\$0.00
x	TOTAL	\$1,215.88

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

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

SECTION IX

NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 21st day of October, 2019 between **RICK SINGH, CFA**, as Orange County Property Appraiser (Property Appraiser) and **Randal Park CDD**, (Taxing Authority), and is effective upon acceptance by both parties and through September 30, 2020.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions necessary to enter into this agreement.

2. The Property Appraiser agrees to perform the following service for the Taxing Authority:

A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2019 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar For Implementation Of Non-Ad Valorem Assessment Roll.

B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments. Provide subsequent files or reports at request of the Taxing Authority.

C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and extend that amount against each parcel of real property as stipulated by Taxing Authority.

D. Include the Taxing Authority's non-ad valorem assessments on the Notice Of Proposed Property Taxes And Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.

E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.

F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

3. Taxing Authority agrees to perform the following acts in connection with this agreement:

A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non-ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and carry out its responsibilities under said sections.

B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar For Implementation Of Non-Ad Valorem Assessment Roll.

C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.

D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.

4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date data concerning its boundaries, proposed assessments and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the District's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.

5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming or any other associated costs.

On October 21, 2019, an administrative fee will be invoiced to the Taxing Authority equivalent to \$1 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.

6. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar For Implementation Of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.

7. This agreement constitutes the entire agreement between the parties and can only be modified in writing.

8. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.

9. All communications required by this agreement shall be in writing and sent by first class mail, email or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Randal Park CDD
c/o Katie Costa
Governmental Management Services-CF, LLC
9145 Narcoossee Rd, Suite A206
Orlando, FL 32827
kcosta@gmscfl.com
(407)841-5524

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Manager Finance & Budget
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(407)836-5353

10. TERMINATION. This Agreement may be terminated by either party upon written notice. If terminated on or before April 1, a 100% refund of fee will apply. If terminated between April 2 and July 15, a 50% refund of fee will apply. Property Appraiser will perform no further work after the written termination notice is received.

ORANGE COUNTY PROPERTY APPRAISER

Signed _____
Rick Singh, CFA

Date _____

RANDAL PARK CDD

Name _____

Signed _____

Date _____

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st - Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.
- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearings.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

SECTION X

SECTION B

SECTION 1

Randal Park

Community Development District

Check Run Summary

October 11, 2019 thru November 11, 2019

Fund	Date	Check No.'s	Amount
General Fund	10/15/19	1811-1814	\$ 13,475.35
	11/8/19	1815-1830	\$ 35,162.98
			<hr/> \$ 48,638.33
Payroll	<u>October 2019</u>		
	Kathryn F Steuck	50073	\$ 184.70
	Stephany C Cornelius	50074	\$ 184.70
			<hr/> \$ 369.40
			<hr/> \$ 49,007.73

AP300R

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

RUN 11/12/19

PAGE 1

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

RANDAL PARK CDD

BANK A RANDAL PARK CDD

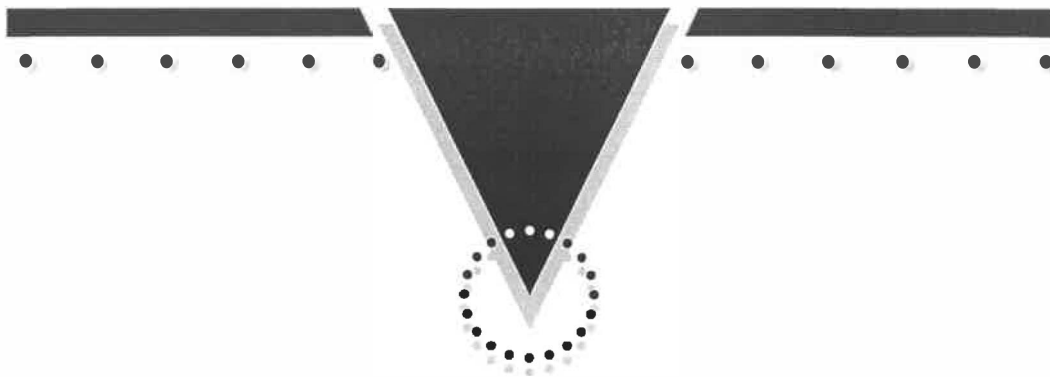
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/15/19	00009	10/14/19	I-10/14/ 201909 320-53800-47600		SECURITY PATROL 9/17-9/18	*	368.00	
								CITY OF ORLANDO
								368.00 001811
10/15/19	00027	10/01/19	74385 201910 310-51300-54000		SPECIAL DISTRICT FEE-FY20	*	175.00	
								DEPARTMENT OF ECONOMIC OPPORTUNITY
								175.00 001812
10/15/19	00001	8/20/19	CF0263 201908 320-53800-12200		POOL ATTENDANT 8/05-8/18	*	1,225.00	
		10/04/19	CF0337 201908 320-53800-12200		POOL ATTENDANT 8/19-9/01	*	600.00	
		10/08/19	CF0340 201910 320-53800-12300		FACILITY MAINT OCT19	*	2,240.00	
		10/08/19	CF0344 201908 320-53800-12300		FACILITY MAINT AUG19	*	2,240.00	
		10/08/19	CF0346 201909 320-53800-12300		FACILITY MAINT SEP19	*	2,240.00	
		10/08/19	CF0350 201909 320-53800-12200		POOL ATTENDANT 9/02-9/15	*	1,200.00	
		10/09/19	CF0355 201909 320-53800-12200		POOL ATTENDANT 9/16-9/29	*	900.00	
								GOVERNMENTAL MANAGEMENT SERVICES
								10,645.00 001813
10/15/19	00108	9/01/19	919022AU 201908 320-53800-46700		JANITORIAL SRVC AUG19	*	365.00	
		9/01/19	919022SE 201909 320-53800-46700		JANITORIAL SRVC SEP19	*	945.00	
		10/01/19	1019024 201910 320-53800-46700		JANITORIAL SRVC OCT19	*	945.00	
		10/01/19	1019024 201910 320-53800-46700		4000 MULTIFOLD TOWELS	*	32.35	
								RUGBY COMMERCIAL CLEANING, LLC
								2,287.35 001814
11/08/19	00036	11/06/19	0403434- 201911 310-51300-49200		PROPERTY TAXES 2019	*	198.74	
		11/06/19	0549337- 201911 310-51300-49200		STORMWATER UTILITY TAX	*	240.72	
								SCOTT RANDOLPH, TAX COLLECTOR
								439.46 001815
11/08/19	00043	10/24/19	10898305 201910 320-53800-46800		PEST CONTROL OCT19	*	50.00	
								ARROW ENVIRONMENTAL SERVICES
								50.00 001816
11/08/19	00069	10/01/19	1570A 201909 320-53800-47600		SECURITY PATROL SEP19A	*	20.80	

RAND RANDAL PARK KCOSTAC

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		11/01/19 1598	201910 320-53800-47600		*	2,280.00	
			SECURITY PATROL OCT19				
				COMMUNITY WATCH SOLUTIONS, LLC			2,300.80 001817
11/08/19 00087		10/30/19 535	201910 320-53800-46700		*	125.00	
			TILE/GROUT CLEANING AMEN				
				CARPET CLINIC OF ORLANDO INC.			125.00 001818
11/08/19 00002		10/29/19 6-821-82	201910 310-51300-42000		*	26.23	
			DELIVERY 10/23/19				
				FEDEX			26.23 001819
11/08/19 00055		10/22/19 15632	201910 320-53800-46000		*	75.00	
			EXTINGUISHER INSPCTN FY20				
				FLORIDA STATE FIRE EQUIPMENT, INC.			75.00 001820
11/08/19 00070		10/23/19 435684	201910 320-53800-47700		*	1,953.00	
			INSTALL-Q-11850/COMPLETE				
				FREEMOTION FITNESS			1,953.00 001821
11/08/19 00001		10/23/19 487	201908 320-53800-49000		*	10.74	
			MAIL BOX KEY				
		10/23/19 487	201908 320-53800-51000		*	68.62	
			UMBRELLA REPAIRS				
		10/23/19 487	201908 320-53800-51000		*	59.44	
			UMBRELLA KEYS				
		10/23/19 487	201908 320-53800-51000		*	20.68	
			SAND FOR UMBRELLAS				
		10/23/19 487	201908 320-53800-51000		*	1,230.41	
			UMBRELLAS				
		10/23/19 487	201908 320-53800-47400		*	5.78	
			SIGN REPAIR				
		10/23/19 487	201908 320-53800-49400		*	48.14	
			BACK TO SCHOOL-POOL PARTY				
				GOVERNMENTAL MANAGEMENT SERVICES			1,443.81 001822
11/08/19 00025		10/14/19 87971	201909 310-51300-31500		*	1,111.38	
			AGENDA/PREP/BOARD MEETING				
				LATHAM, LUNA, EDEN & BEAUDINE LLP			1,111.38 001823
11/08/19 00003		9/30/19 01081269	201909 310-51300-48000		*	192.50	
			NOTICE OF MTG 9/27/19				
		9/30/19 01081269	201909 310-51300-48000		*	271.25	
			NOTICE OF MTGS FY20 9/20				
				ORLANDO SENTINEL COMMUNICATIONS			463.75 001824

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/08/19	00061	10/22/19 127526	201910 320-53800-51000		LITTER PICK UP BAGS	*	251.00	
					PROPET DISTRIBUTORS, INC.			251.00 001825
11/08/19	00039	11/01/19 5572	201911 320-53800-46900		FOUNTAIN MAINT NOV19	*	100.00	
					ROBERTS POOL SERVICE AND REPAIR INC			100.00 001826
11/08/19	00108	11/01/19 1119022	201911 320-53800-46700		JANITORIAL SERVICE NOV19	*	945.00	
		11/01/19 1119022	201911 320-53800-46700		JANITORIAL SUPPLIES	*	35.68	
					RUGBY COMMERCIAL CLEANING, LLC			980.68 001827
11/08/19	00038	10/18/19 344096	201911 320-53800-46400		CHEMICAL CONTROL NOV19	*	750.00	
					SPIES POOL, LLC			750.00 001828
11/08/19	00026	10/16/19 0299462	201909 310-51300-31100		CDD BOARD MTG AND PREP	*	80.00	
		10/16/19 0299464	201909 310-51300-31100		CDD MTG ASSIST/EVAL	*	80.00	
					VANASSE HANGEN BRUSTLIN, INC			160.00 001829
11/08/19	00066	10/15/19 ON 59686	201910 320-53800-46500		LEAKING VALVES REPAIR	*	1,390.87	
		11/01/19 ON 63793	201911 320-53800-46200		LANDSCAPE MAINT NOV19	*	17,342.00	
		11/01/19 ON 63793	201911 320-53800-46200		LANDSCAPE-COLONIAL-NOV19	*	3,100.00	
		11/01/19 ON 63793	201911 320-53800-46200		LANDSCAPE-SHARED-NOV19	*	3,100.00	
					YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC			24,932.87 001830
TOTAL FOR BANK A							48,638.33	
TOTAL FOR REGISTER							48,638.33	

SECTION 2



Randal Park

Community Development District

Unaudited Financial Reporting
September 30, 2019



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12	<u>Long - Term Debt</u>
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14	<u>Construction Schedule - Series 2018</u>
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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	\$46,593	-----	-----	-----	\$46,593
<i>Fund Equity</i>					
Fund Balances					
Unassigned Fund Balance	\$197,892	\$284,728	-----	-----	\$482,620
Non-Spendable Fund Balance	\$39,650	-----	-----	-----	\$39,650
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	\$4,779	\$5,221
Attorney	\$20,000	\$20,000	\$12,377	\$7,623
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	\$11,430	(\$8,930)
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	\$112,769	\$2,158

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	\$17,862	\$138
Wetland Maintenance	\$9,600	\$9,600	\$0	\$9,600
Mitigation Monitoring	\$2,500	\$2,500	\$0	\$2,500
Landscape Maintenance	\$282,504	\$282,504	\$282,504	\$0
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	\$28,877	\$1,123
<u>Repairs & Maintenance</u>				
Facilities Maintenance	\$29,120	\$29,120	\$25,988	\$3,133
Repairs & Maintenance	\$15,000	\$15,000	\$11,200	\$3,800
Operating Supplies	\$5,000	\$5,000	\$8,603	(\$3,603)
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	\$251	\$749
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	\$12,533	\$2,467
Holiday Decorations	\$4,000	\$4,000	\$4,009	(\$9)
Security Monitoring	\$600	\$600	\$420	\$180
Contingency	\$10,000	\$10,000	\$16,516	(\$6,516)
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	\$897,712	(\$75,192)
Total Expenditures	\$937,447	\$937,447	\$1,010,481	(\$73,034)
Excess Revenues (Expenditures)	(\$71,641)		(\$83,156)	
Fund Balance - Beginning	\$71,641		\$320,698	
Fund Balance - Ending	\$0		\$237,542	

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	\$830	\$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	\$0	\$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	\$0	\$10,615
Alley Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,160	\$0	\$0	\$0	\$0	\$334
Stormwater Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,160
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	\$16,505
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	\$62,391	\$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)	(\$68,617)	(\$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**

SPECIALASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

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

Date Received	Dist.#	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2012			Total 100%
							General Fund 44.50%	Debt Svc Fund 22.20%	Debt Svc Fund 33.30%	
11/8/18	1	\$ 2,194.74	\$ 82.70	\$ -	\$ -	\$ 2,112.04	\$ 939.92	\$ 468.82	\$ 703.30	\$ 2,112.04
11/15/18	2	\$ 27,606.51	\$ 1,104.27	\$ -	\$ -	\$ 26,502.24	\$ 11,794.28	\$ 5,882.86	\$ 8,825.10	\$ 26,502.24
12/3/18	3	\$ 53,764.22	\$ 2,150.55	\$ -	\$ -	\$ 51,613.67	\$ 22,969.62	\$ 11,456.99	\$ 17,187.07	\$ 51,613.67
12/6/18	4	\$ 352,943.65	\$ 14,117.64	\$ -	\$ -	\$ 338,826.01	\$ 150,787.65	\$ 75,211.18	\$ 112,827.18	\$ 338,826.01
12/13/18	5	\$ 184,567.01	\$ 7,382.64	\$ -	\$ 538.06	\$ 177,722.43	\$ 79,091.76	\$ 39,450.08	\$ 59,180.58	\$ 177,722.43
12/20/18	6	\$ 1,063,770.35	\$ 42,550.75	\$ -	\$ -	\$ 1,021,219.60	\$ 454,473.07	\$ 226,686.06	\$ 340,060.46	\$ 1,021,219.60
1/10/19	7	\$ 34,075.48	\$ 1,363.01	\$ -	\$ -	\$ 32,712.47	\$ 14,558.02	\$ 7,261.38	\$ 10,893.07	\$ 32,712.47
2/14/19	8	\$ 71,113.13	\$ 2,822.27	\$ 617.20	\$ -	\$ 67,673.66	\$ 30,116.79	\$ 15,021.92	\$ 22,534.95	\$ 67,673.66
3/14/19	9	\$ 44,843.13	\$ 1,241.59	\$ -	\$ 3,262.18	\$ 46,863.72	\$ 20,855.75	\$ 10,402.61	\$ 15,605.36	\$ 46,863.72
4/11/19	10	\$ 20,149.48	\$ 201.50	\$ -	\$ -	\$ 19,947.98	\$ 8,877.44	\$ 4,427.97	\$ 6,642.57	\$ 19,947.98
5/9/19	11	\$ 12,290.30	\$ -	\$ -	\$ -	\$ 12,290.30	\$ 5,469.55	\$ 2,728.15	\$ 4,092.60	\$ 12,290.30
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: **November 15, 2019**

TO: Jason Showe, *jshowe@gmscfl.com*
District Manager

FROM: William Viasalyers
Field Services Manager

RE: Randal Park CDD Monthly Managers Report – November 15^h, 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. Annual Fakahatchee grass cut back-Update
4. Annual mulching- Update

Other:

1. Treadmill replacement-Update
2. Camera proposal discussion

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

Respectfully,

William Viasalyers

SECTION 4



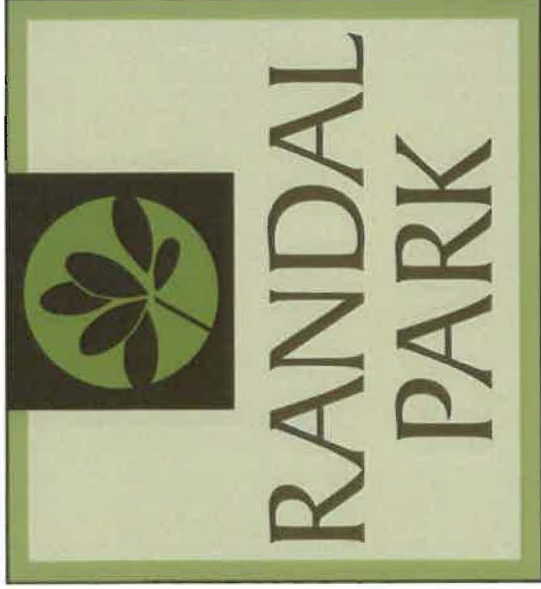
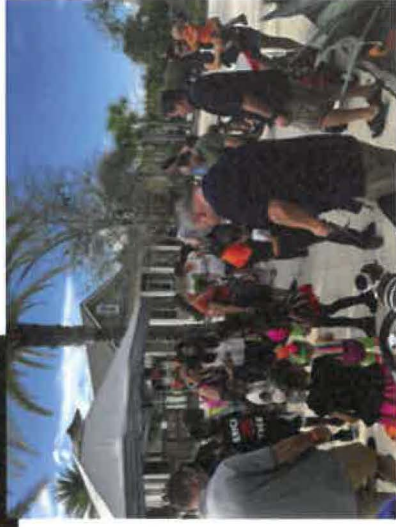
RANDAL PARK CDD AMENITY SUMMARY REPORT

November 2019

Randal House Clubhouse

Community Events

MONTH	EVENT	FREQUENCY	PARTICIPATION
October	Pizza Nights	Twice p/month	182
	Food Truck Social	Monthly	16 orders (one food truck cancelled)
(Total: 171)	Meet & Treat	Annually	87 adults / 84 kids
	Yoga Classes	Twice p/week	2 – 4 residents p/week
November	Pizza Nights	Twice p/month	
	Fall Paint Night	Special Event	
	Food Truck Social	Monthly	
	Thanksgiving Floral Workshop	Special Event	



EVENTS SNAPSHOTS:



AMENITY & OPERATIONS

Hot Topics:

Gym:

2 Ellipticals are not working properly

Both machines will be replaced. The orders were placed on 10/24 and is scheduled to be delivered week of November 11.

Yoga Classes:

Due to the lack of participation, the Yoga Instructor is no longer available to come onsite for weekly classes. We are currently seeking options for quarterly yoga sessions.

Outstanding Issue:

Mailboxes (CBU) area on RP Blvd.: Residents continue to drive on the opposite side of the street to park and get their mail.

The issue has been reported to the City of Orlando. It was further requested that they extend the yellow poles further to the stop sign South towards Billings. We are awaiting a response.

SECTION 5

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
\$5,115,000
SPECIAL ASSESSMENT REVENUE BONDS
SERIES 2012
ARBITRAGE REBATE REQUIREMENT
MAY 31, 2019**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

October 30, 2019

Randal Park Community Development District
City of Orlando, Florida

Re: \$5,115,000 Randal Park Community Development District (City of Orlando,
Florida),
Special Assessment Revenue Bonds, Series 2012 (the "Bonds")

Randal Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 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 (\$324,745) for May 31, 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 (May 31, 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 Community Development District
Special Assessment Revenue Bonds, Series 2012
Summary of Rebate Calculations
\$ 5,115,000.00

Dated: 06/05/2012
Delivered: 06/05/2012

<i>Anniversary Date</i>	11/01/2012
<i>Future-Value Date</i>	05/31/2019
<i>Arbitrage Yield Limit</i>	6.7301475
<i>Total of Purpose Expenditures</i>	\$4,647,971.00
<i>Internal Rate of Return</i>	0.3591254
<i>90% of rebate liability</i>	-\$292,270.57
<i>Full rebate liability</i>	-\$324,745.08

Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012
Purpose Expenditures Future Value Report
\$ 5,115,000.00

Dated: 06/05/2012
Delivered: 06/05/2012
Future Valued To: 05/31/2019

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
6/5/2012	-1	COI	Beg. Arbitrage Gross Proceeds	13.9777778	-5,036,755.60	100.0000000	1.5882324	-7,999,538.31
6/5/2012	0		COI	13.9777778	168,730.00	100.0000000	1.5882324	267,982.45
6/5/2012	0		Underwriter discount	13.9777778	99,743.00	100.0000000	1.5882324	158,415.06
6/6/2012	0		COI	13.9722222	5,500.00	100.0000000	1.5879404	8,733.67
6/26/2012	0		COI	13.8611111	3,273.00	100.0000000	1.5821115	5,178.25
7/10/2012	0		Construction	13.7833333	1,868,851.00	100.0000000	1.5780441	2,949,129.29
7/27/2012	0		Construction	13.6888889	382,762.00	100.0000000	1.5731191	602,130.22
8/1/2012	0		Reserve	13.6666667	3.00	100.0000000	1.5719625	4.72
9/4/2012	0		Reserve	13.4833333	3.00	100.0000000	1.5624531	4.69
9/20/2012	0		Construction	13.3944444	688.00	100.0000000	1.5578632	1,071.81
10/1/2012	0		Reserve	13.3333333	4.00	100.0000000	1.5547155	6.22
10/12/2012	0		Construction	13.2722222	1,870,269.00	100.0000000	1.5515741	2,901,860.91
10/26/2012	0		Construction	13.1944444	195.00	100.0000000	1.5475851	301.78
11/1/2012	0		Cap int	13.1666667	134,274.00	100.0000000	1.5461630	207,609.49
11/1/2012	0		Reserve	13.1666667	5.00	100.0000000	1.5461630	7.73
12/3/2012	0		Reserve	12.9888889	4.00	100.0000000	1.5370923	6.15
12/31/2012	0		Construction	12.8388889	105,220.00	100.0000000	1.5294802	160,931.91
1/2/2013	0		Reserve	12.8277778	3.00	100.0000000	1.5289179	4.59
2/1/2013	0		Reserve	12.6666667	3.00	100.0000000	1.5207869	4.56
3/1/2013	0		Reserve	12.5000000	3.00	100.0000000	1.5124211	4.54
3/27/2013	0		Cap int	12.3555556	6.00	100.0000000	1.5052080	9.03
3/27/2013	0		Reserve	12.3555556	3.00	100.0000000	1.5052080	4.52
4/1/2013	0		Reserve	12.3333333	3.00	100.0000000	1.5041013	4.51
5/1/2013	0		Reserve	12.1666667	3.00	100.0000000	1.4958273	4.49
6/3/2013	0		Reserve	11.9888889	3.00	100.0000000	1.4870519	4.46
7/1/2013	0		Reserve	11.8333333	3.00	100.0000000	1.4794156	4.44
2/4/2016	2016		Construction	6.6500000	1.00	100.0000000	1.2461947	1.25
3/16/2016	2016		Reserve	6.4166667	199.00	100.0000000	1.2366079	246.08
9/22/2016	2017		Reserve	5.3833333	411.00	100.0000000	1.1950307	491.16
3/16/2017	2017		Reserve	4.4166667	628.00	100.0000000	1.1574024	726.85
9/29/2017	2018		Reserve	3.3444444	-2,297.00	100.0000000	1.1170496	-2,565.86
3/15/2018	2018		Reserve	2.4222222	2,013.00	100.0000000	1.0834692	2,181.02
6/22/2018	2019		Reserve	1.8833333	2,994.00	100.0000000	1.0643162	3,186.56
10/1/2018	2019		Reserve	1.3333333	274.00	100.0000000	1.0451174	286.36
3/21/2019	2019		Reserve	0.3888889	4,194.00	100.0000000	1.0129542	4,248.33
5/31/2019	-1		Unspent Proceeds as of 05/31/2019	0.0000000	402,572.00	100.0000000	1.0000000	402,572.00
					13,787.40			-324,745.08
Arbitrage Yield Limit (AYL)					6.7301475			
Internal Rate of Return (IRR)					0.3591254			
Future Valued To.....					5/31/2019			

Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012

Dated: 06/05/2012

Delivered: 06/05/2012

A.Y.L. Verification Report

MSRB 30/360 SEMI 4/3

5,115,000.00

<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>
1	11/01/2012			134,274.36	-	134,274.36	0.9735118	130,717.68
2	05/01/2013			165,543.78	-	165,543.78	0.9418189	155,912.27
3	11/01/2013	65,000.00	5.750	165,543.78	-	230,543.78	0.9111578	210,061.76
4	05/01/2014			163,675.03	-	163,675.03	0.8814949	144,278.70
5	11/01/2014	70,000.00	5.750	163,675.03	-	233,675.03	0.8527976	199,277.50
6	05/01/2015			161,662.53	-	161,662.53	0.8250346	133,377.17
7	11/01/2015	70,000.00	5.750	161,662.53	-	231,662.53	0.7981754	184,907.33
8	05/01/2016			159,650.03	-	159,650.03	0.7721906	123,280.25
9	11/01/2016	75,000.00	5.750	159,650.03	-	234,650.03	0.7470517	175,295.71
10	05/01/2017			157,493.78	-	157,493.78	0.7227313	113,825.69
11	11/01/2017	80,000.00	5.750	157,493.78	-	237,493.78	0.6992026	166,056.27
12	05/01/2018			155,193.78	-	155,193.78	0.6764399	104,979.27
13	11/01/2018	85,000.00	5.750	155,193.78	-	240,193.78	0.6544183	157,187.20
14	05/01/2019			152,750.03	-	152,750.03	0.6331135	96,708.11
15	11/01/2019	90,000.00	5.750	152,750.03	-	242,750.03	0.6125024	148,684.97
16	05/01/2020			150,162.53	-	150,162.53	0.5925622	88,980.64
17	11/01/2020	95,000.00	5.750	150,162.53	-	245,162.53	0.5732712	140,544.62
18	05/01/2021			147,431.28	-	147,431.28	0.5546082	81,766.60
19	11/01/2021	100,000.00	5.750	147,431.28	-	247,431.28	0.5365528	132,759.96
20	05/01/2022			144,556.28	-	144,556.28	0.5190852	75,037.03
21	11/01/2022	105,000.00	5.750	144,556.28	-	249,556.28	0.5021863	125,323.74
22	05/01/2023			141,537.53	-	141,537.53	0.4858375	68,764.24
23	11/01/2023	115,000.00	6.125	141,537.53	-	256,537.53	0.4700210	120,578.02
24	05/01/2024			138,015.65	-	138,015.65	0.4547193	62,758.38
25	11/01/2024	125,000.00	6.125	138,015.65	-	263,015.65	0.4399158	115,704.75
26	05/01/2025			134,187.53	-	134,187.53	0.4255943	57,109.44
27	11/01/2025	125,000.00	6.125	134,187.53	-	259,187.53	0.4117389	106,717.60
28	05/01/2026			130,359.41	-	130,359.41	0.3983347	51,926.68
29	11/01/2026	135,000.00	6.125	130,359.41	-	265,359.41	0.3853668	102,260.71
30	05/01/2027			126,225.03	-	126,225.03	0.3728211	47,059.36
31	11/01/2027	140,000.00	6.125	126,225.03	-	266,225.03	0.3606838	96,023.06
32	05/01/2028			121,937.53	-	121,937.53	0.3489417	42,549.09
33	11/01/2028	150,000.00	6.125	121,937.53	-	271,937.53	0.3375818	91,801.16
34	05/01/2029			117,343.78	-	117,343.78	0.3265918	38,323.51
35	11/01/2029	160,000.00	6.125	117,343.78	-	277,343.78	0.3159595	87,629.40
36	05/01/2030			112,443.78	-	112,443.78	0.3056734	34,371.07
37	11/01/2030	170,000.00	6.125	112,443.78	-	282,443.78	0.2957221	83,524.86
38	05/01/2031			107,237.53	-	107,237.53	0.2860948	30,680.10
39	11/01/2031	180,000.00	6.125	107,237.53	-	287,237.53	0.2767809	79,501.86
40	05/01/2032			101,725.03	-	101,725.03	0.2677702	27,238.94
41	11/01/2032	190,000.00	6.125	101,725.03	-	291,725.03	0.2590529	75,572.22

RANDALPARK12-2012-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 10/30/2019 | 15:21 | Rpt01f

Grau & Associates
 Grau & Associates CPAs

Page 1

Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012

Dated: 06/05/2012
Delivered: 06/05/2012

A.Y.L. Verification Report

MSRB 30/360 SEMI 4/3

5,115,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	05/01/2033			95,906.28	-	95,906.28	0.2506194	24,035.97
43	11/01/2033	205,000.00	6.875	95,906.28	-	300,906.28	0.2424604	72,957.86
44	05/01/2034			88,859.40	-	88,859.40	0.2345671	20,843.49
45	11/01/2034	215,000.00	6.875	88,859.40	-	303,859.40	0.2269307	68,955.02
46	05/01/2035			81,468.77	-	81,468.77	0.2195429	17,885.89
47	11/01/2035	230,000.00	6.875	81,468.77	-	311,468.77	0.2123956	66,154.60
48	05/01/2036			73,562.52	-	73,562.52	0.2054810	15,115.70
49	11/01/2036	250,000.00	6.875	73,562.52	-	323,562.52	0.1987916	64,321.50
50	05/01/2037			64,968.77	-	64,968.77	0.1923199	12,494.78
51	11/01/2037	265,000.00	6.875	64,968.77	-	329,968.77	0.1860588	61,393.60
52	05/01/2038			55,859.39	-	55,859.39	0.1800016	10,054.78
53	11/01/2038	285,000.00	6.875	55,859.39	-	340,859.39	0.1741417	59,357.82
54	05/01/2039			46,062.51	-	46,062.51	0.1684724	7,760.26
55	11/01/2039	300,000.00	6.875	46,062.51	-	346,062.51	0.1629878	56,403.96
56	05/01/2040			35,750.01	-	35,750.01	0.1576817	5,637.12
57	11/01/2040	325,000.00	6.875	35,750.01	-	360,750.01	0.1525483	55,031.80
58	05/01/2041			24,578.13	-	24,578.13	0.1475821	3,627.29
59	11/01/2041	345,000.00	6.875	24,578.13	-	369,578.13	0.1427775	52,767.44
60	05/01/2042			12,718.75	-	12,718.75	0.1381293	1,756.83
61	11/01/2042	370,000.00	6.875	12,718.75	-	382,718.75	0.1336325	51,143.67
		5,115,000.00		6,872,007.12	0.00	11,987,007.12		5,036,756.30

True Interest Cost (TIC)	6.5430067
Net Interest Cost (NIC)	6.6198460
Arbitrage Yield Limit (AYL)	6.7301475
Arbitrage Net Interest Cost (ANIC)	6.8213474

Face value of bond Issue	\$5,115,000.00
Accrued interest (+)	
Original issue premium/discount (+)	(\$78,244.40)
Bond surety fee (-)	\$0.00
Lump-sum credit enhancements (-)	\$0.00
Other AYL costs (-)	
= AYL Target	\$5,036,756.60

Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012

T.J.C. Verification Report (Regular)

5,115,000.00

MSRB 30/360 SEMI 4/3

Dated: 6/5/2012

Delivered: 6/5/2012

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2012			134,274.36	-	134,274.36	0.9742272	130,813.74
2	5/1/2013			165,543.78	-	165,543.78	0.9433650	156,168.21
3	11/1/2013	65,000.00	5.750	165,543.78	-	230,543.78	0.9134805	210,597.24
4	5/1/2014			163,675.03	-	163,675.03	0.8845426	144,777.54
5	11/1/2014	70,000.00	5.750	163,675.03	-	233,675.03	0.8565215	200,147.69
6	5/1/2015			161,662.53	-	161,662.53	0.8293880	134,080.97
7	11/1/2015	70,000.00	5.750	161,662.53	-	231,662.53	0.8031141	186,051.45
8	5/1/2016			159,650.03	-	159,650.03	0.7776725	124,155.45
9	11/1/2016	75,000.00	5.750	159,650.03	-	234,650.03	0.7530369	176,700.14
10	5/1/2017			157,493.78	-	157,493.78	0.7291817	114,841.58
11	11/1/2017	80,000.00	5.750	157,493.78	-	237,493.78	0.7060822	167,690.13
12	5/1/2018			155,193.78	-	155,193.78	0.6837145	106,108.23
13	11/1/2018	85,000.00	5.750	155,193.78	-	240,193.78	0.6620553	159,021.57
14	5/1/2019			152,750.03	-	152,750.03	0.6410823	97,925.34
15	11/1/2019	90,000.00	5.750	152,750.03	-	242,750.03	0.6207736	150,692.82
16	5/1/2020			150,162.53	-	150,162.53	0.6011084	90,263.95
17	11/1/2020	95,000.00	5.750	150,162.53	-	245,162.53	0.5820661	142,700.79
18	5/1/2021			147,431.28	-	147,431.28	0.5636270	83,096.25
19	11/1/2021	100,000.00	5.750	147,431.28	-	247,431.28	0.5457720	135,041.07
20	5/1/2022			144,556.28	-	144,556.28	0.5284827	76,395.49
21	11/1/2022	105,000.00	5.750	144,556.28	-	249,556.28	0.5117411	127,708.20
22	5/1/2023			141,537.53	-	141,537.53	0.4955298	70,136.06
23	11/1/2023	115,000.00	6.125	141,537.53	-	256,537.53	0.4798321	123,094.94
24	5/1/2024			138,015.65	-	138,015.65	0.4646316	64,126.44
25	11/1/2024	125,000.00	6.125	138,015.65	-	263,015.65	0.4499127	118,334.09
26	5/1/2025			134,187.53	-	134,187.53	0.4356601	58,460.15
27	11/1/2025	125,000.00	6.125	134,187.53	-	259,187.53	0.4218590	109,340.58
28	5/1/2026			130,359.41	-	130,359.41	0.4084950	53,251.17
29	11/1/2026	135,000.00	6.125	130,359.41	-	265,359.41	0.3955545	104,964.10
30	5/1/2027			126,225.03	-	126,225.03	0.3830238	48,347.19
31	11/1/2027	140,000.00	6.125	126,225.03	-	266,225.03	0.3708901	98,740.24
32	5/1/2028			121,937.53	-	121,937.53	0.3591408	43,792.75
33	11/1/2028	150,000.00	6.125	121,937.53	-	271,937.53	0.3477637	94,570.01
34	5/1/2029			117,343.78	-	117,343.78	0.3367470	39,515.17
35	11/1/2029	160,000.00	6.125	117,343.78	-	277,343.78	0.3260793	90,436.08
36	5/1/2030			112,443.78	-	112,443.78	0.3157496	35,504.08
37	11/1/2030	170,000.00	6.125	112,443.78	-	282,443.78	0.3057471	86,356.36
38	5/1/2031			107,237.53	-	107,237.53	0.2960614	31,748.89
39	11/1/2031	180,000.00	6.125	107,237.53	-	287,237.53	0.2866826	82,345.99
40	5/1/2032			101,725.03	-	101,725.03	0.2776008	28,238.95
41	11/1/2032	190,000.00	6.125	101,725.03	-	291,725.03	0.2688068	78,417.68

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Grau & Associates

Grau & Associates CPAs

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Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012
T.I.C. Verification Report (Regular)

5,115,000.00

2
MSRB 30/360 SEMI +/-3

Dated: 6/5/2012

Delivered: 6/5/2012

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	5/1/2033			95,906.28	-	95,906.28	0.2602914	24,963.58
43	11/1/2033	205,000.00	6.875	95,906.28	-	300,906.28	0.2520457	75,842.13
44	5/1/2034			88,859.40	-	88,859.40	0.2440612	21,687.13
45	11/1/2034	215,000.00	6.875	88,859.40	-	303,859.40	0.2363297	71,811.00
46	5/1/2035			81,468.77	-	81,468.77	0.2288431	18,643.56
47	11/1/2035	230,000.00	6.875	81,468.77	-	311,468.77	0.2215936	69,019.50
48	5/1/2036			73,562.52	-	73,562.52	0.2145739	15,784.59
49	11/1/2036	250,000.00	6.875	73,562.52	-	323,562.52	0.2077764	67,228.67
50	5/1/2037			64,968.77	-	64,968.77	0.2011944	13,071.35
51	11/1/2037	265,000.00	6.875	64,968.77	-	329,968.77	0.1948208	64,284.78
52	5/1/2038			55,859.39	-	55,859.39	0.1886491	10,537.83
53	11/1/2038	285,000.00	6.875	55,859.39	-	340,859.39	0.1826730	62,265.80
54	5/1/2039			46,062.51	-	46,062.51	0.1768861	8,147.82
55	11/1/2039	300,000.00	6.875	46,062.51	-	346,062.51	0.1712826	59,274.49
56	5/1/2040			35,750.01	-	35,750.01	0.1658566	5,929.38
57	11/1/2040	325,000.00	6.875	35,750.01	-	360,750.01	0.1606025	57,937.35
58	5/1/2041			24,578.13	-	24,578.13	0.1555148	3,822.26
59	11/1/2041	345,000.00	6.875	24,578.13	-	369,578.13	0.1505883	55,654.15
60	5/1/2042			12,718.75	-	12,718.75	0.1458179	1,854.62
61	11/1/2042	370,000.00	6.875	12,718.75	-	382,718.75	0.1411986	54,039.34
		5,115,000.00		6,872,007.12	0.00	11,987,007.12		5,136,498.10

True Interest Cost (TIC)	6.5430067
Net Interest Cost (NIC)	6.6198460
Arbitrage Yield Limit (AYL)	6.7301475
Arbitrage Net Interest Cost (ANIC)	6.8213474

Face value of bond Issue	\$5,115,000.00
Accrued interest (+)	
Original issue premium/discount (+)	(\$78,244.40)
Underwriter discount (+)	\$99,742.50
Lump-sum credit enhancements (-)	\$0.00
Other TIC costs (-)	
Bond surety fee (-)	N/A
• TIC Target	\$5,136,498.10

Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012
Unspent Proceeds Report
\$ 5,115,000.00

Dated: 06/05/2012
Delivered: 06/05/2012

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
06/05/2012	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			5,036,755.60
06/05/2012	0	Y		COI	168,730.00	100.0000000		168,730.00	4,868,025.60
06/05/2012	0	Y		Underwriter discount	99,743.00	100.0000000		99,743.00	4,768,282.60
06/06/2012	0	Y		COI	5,500.00	100.0000000		5,500.00	4,762,782.60
06/26/2012	0	Y		COI	3,273.00	100.0000000		3,273.00	4,759,509.60
07/10/2012	0	Y		Construction	1,868,851.00	100.0000000		1,868,851.00	2,890,658.60
07/27/2012	0	Y		Construction	382,762.00	100.0000000		382,762.00	2,507,896.60
08/01/2012	0	Y		Reserve	3.00	100.0000000		3.00	2,507,893.60
09/04/2012	0	Y		Reserve	3.00	100.0000000		3.00	2,507,890.60
09/20/2012	0	Y		Construction	688.00	100.0000000		688.00	2,507,202.60
10/01/2012	0	Y		Reserve	4.00	100.0000000		4.00	2,507,198.60
10/12/2012	0	Y		Construction	1,870,269.00	100.0000000		1,870,269.00	636,929.60
10/26/2012	0	Y		Construction	195.00	100.0000000		195.00	636,734.60
11/01/2012	0	Y		Cap int	134,274.00	100.0000000		134,274.00	502,460.60
11/01/2012	0	Y		Reserve	5.00	100.0000000		5.00	502,455.60
12/03/2012	0	Y		Reserve	4.00	100.0000000		4.00	502,451.60
12/31/2012	0	Y		Construction	105,220.00	100.0000000		105,220.00	397,231.60
01/02/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,228.60
02/01/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,225.60
03/01/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,222.60
03/27/2013	0	Y		Cap int	6.00	100.0000000		6.00	397,216.60
03/27/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,213.60
04/01/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,210.60
05/01/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,207.60
06/03/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,204.60
07/01/2013	0	Y		Reserve	3.00	100.0000000		3.00	397,201.60
02/04/2016	2016	Y		Construction	1.00	100.0000000		1.00	397,200.60

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Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012
Unspent Proceeds Report
\$ 5,115,000.00

Dated: 06/05/2012
Delivered: 06/05/2012

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</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>
03/16/2016	2016	Y		Reserve	199.00	100.0000000		199.00	397,001.60
09/22/2016	2017	Y		Reserve	411.00	100.0000000		411.00	396,590.60
03/16/2017	2017	Y		Reserve	628.00	100.0000000		628.00	395,962.60
09/29/2017	2018	Y		Reserve	-2,297.00	100.0000000		-2,297.00	398,259.60
03/15/2018	2018	Y		Reserve	2,013.00	100.0000000		2,013.00	396,246.60
06/22/2018	2019	Y		Reserve	2,994.00	100.0000000		2,994.00	393,252.60
10/01/2018	2019	Y		Reserve	274.00	100.0000000		274.00	392,978.60
03/21/2019	2019	Y		Reserve	4,194.00	100.0000000		4,194.00	388,784.60
					4,647,971.00		0.00	4,647,971.00	

<i>First Investment Date</i>	6/5/2012
<i>Calculation Date</i>	5/31/2019
<i>Arbitrage Yield Limit (AYL)</i>	6.7301475
<i>Internal Rate of Return (IRR)</i>	0.3591254

Randal Park Community Development District
Special Assessment Revenue Bonds, Series 2012

Dated: 06/05/2012
Delivered: 06/05/2012

I.R.R. Report Via Purpose Expenditures

\$ 5,115,000.00

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-1	06/05/2012		Beg. Arbitrage Gross Proceeds	0.0000000	(5,036,755.60)	100.000	1.0000000	(5,036,755.60)
0	06/05/2012		COI	0.0000000	168,730.00	100.000	1.0000000	168,730.00
	06/05/2012		Underwriter discount	0.0000000	99,743.00	100.000	1.0000000	99,743.00
	06/06/2012		COI	0.0055556	5,500.00	100.000	0.9999900	5,499.95
	06/26/2012		COI	0.1166667	3,273.00	100.000	0.9997907	3,272.32
	07/10/2012		Construction	0.1944444	1,868,851.00	100.000	0.9996512	1,868,199.19
	07/27/2012		Construction	0.2888889	382,762.00	100.000	0.9994819	382,563.68
	08/01/2012		Reserve	0.3111111	3.00	100.000	0.9994420	3.00
	09/04/2012		Reserve	0.4944444	3.00	100.000	0.9991134	3.00
	09/20/2012		Construction	0.5833333	688.00	100.000	0.9989540	687.28
	10/01/2012		Reserve	0.6444444	4.00	100.000	0.9988445	4.00
	10/12/2012		Construction	0.7055556	1,870,269.00	100.000	0.9987350	1,867,903.15
	10/26/2012		Construction	0.7833333	195.00	100.000	0.9985957	194.73
	11/01/2012		Cap int	0.8111111	134,274.00	100.000	0.9985459	134,078.75
	11/01/2012		Reserve	0.8111111	5.00	100.000	0.9985459	4.99
	12/03/2012		Reserve	0.9888889	4.00	100.000	0.9982275	3.99
	12/31/2012		Construction	1.1444444	105,220.00	100.000	0.9979490	105,004.19
	01/02/2013		Reserve	1.1500000	3.00	100.000	0.9979390	2.99
	02/01/2013		Reserve	1.3111111	3.00	100.000	0.9976506	2.99
	03/01/2013		Reserve	1.4777778	3.00	100.000	0.9973524	2.99
	03/27/2013		Reserve	1.6222222	3.00	100.000	0.9970939	2.99
	03/27/2013		Cap int	1.6222222	6.00	100.000	0.9970939	5.98
	04/01/2013		Reserve	1.6444444	3.00	100.000	0.9970542	2.99
	05/01/2013		Reserve	1.8111111	3.00	100.000	0.9967561	2.99
	06/03/2013		Reserve	1.9888889	3.00	100.000	0.9964383	2.99
	07/01/2013		Reserve	2.1444444	3.00	100.000	0.9961602	2.99
2016	02/04/2016		Construction	7.3277778	1.00	100.000	0.9869399	0.99
	03/16/2016		Reserve	7.5611111	199.00	100.000	0.9865268	196.32
2017	09/22/2016		Reserve	8.5944444	411.00	100.000	0.9846997	404.71
	03/16/2017		Reserve	9.5611111	628.00	100.000	0.9829935	617.32
2018	09/29/2017		Reserve	10.6333333	(2,297.00)	100.000	0.9811044	(2,253.60)
	03/15/2018		Reserve	11.5555556	2,013.00	100.000	0.9794825	1,971.70
2019	06/22/2018		Reserve	12.0944444	2,994.00	100.000	0.9785361	2,929.74
	10/01/2018		Reserve	12.6444444	274.00	100.000	0.9775710	267.85
	03/21/2019		Reserve	13.5888889	4,194.00	100.000	0.9759161	4,092.99
99999	05/31/2019		Unspent Proceeds as of 05/31/2019	13.9777778	402,572.00	100.000	0.9752354	392,602.48
					13,787.40			0.02

Arbitrage Yield Limit	6.7301475
Internal Rate of Return	0.3591254
Calculation Standard	MSRB 30/360 SEMI 4/3