Randal Park Community Development District

Agenda

January 15, 2021

# Agenda

# Randal Park Community Development District

219 E. Livingston Street, Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

January 8, 2021

Board of Supervisors Randal Park Community Development District

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet Friday, January 15, 2021 at 9:30 AM at the Randal House Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832. 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 November 20, 2020 Meeting
- 4. Engineer's Report
- 5. Consideration of Resolution 2021-02 Accepting Conveyance of Wetland/Conservation Tracts
- 6. Consideration of Resolution 2021-03 Ratifying and Approving District's Enrollment in E-Verify System
- 7. Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser
- 8. Discussion Items
  - A. Additional Swing Sets
  - B. Current Roadway Projects
  - C. Benches and Lighting Around District Pond
  - D. Holiday Lighting
- 9. 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
      - 1. Turf Proposals
  - iv. Amenity Report
- 10. Supervisor's Requests
- 11. Other Business
- 12. Next Meeting Date
- 13. 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 November 20, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business is the Engineer's Report. Any engineering related items will be discussed under this item.

The fifth order of business is the consideration of Resolution 2021-02 accepting conveyance of wetland/conservation tracts from Mattamy. A copy of the Resolution and supporting documentation is enclosed for your review.

The sixth order of business is the consideration of Resolution 2021-03 ratifying and approving the District's enrollment in the E-Verify system and memorandum regarding the new E-Verify system. A copy of the Resolution and memorandum is enclosed for your review.

The seventh 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.

The eighth order of business are the Discussion Items. Back-up items for the benches and Holiday lighting are enclosed under Sections C & D for your review. Additional items will be provided at the meeting.

Section B of the ninth order of business is the District Manager's Report. Sub-Section 1 includes the check register for approval and Sub-Section 2 includes the balance sheet and income statement for review. Sub-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 Sub-Section 4 is the presentation of the Amenity Report detailing the activities going on in the community.

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

Sincerely,

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, November 20, 2020 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Stephany Cornelius	Chairperson
Katie Steuck	Vice Chairperson
David Grimm	Assistant Secretary
Matthew Phelps	Assistant Secretary
Chuck Bell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
James Hoffman	District Engineer
William Viasalyers	Field Manager
Marcia Calleja	Amenity Manager
Alexandra Penagos	Community Manager

### FIRST ORDER OF BUSINESS

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

### SECOND ORDER OF BUSINESS Public Comment Period

There being none, the next item followed.

### THIRD ORDER OF BUSINESS Organizational Matters

### A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Showe being a Notary Public of the State of Florida administered the Oath of Office to Mr. Phelps and Mr. Grimm.

Roll Call

Mr. Showe stated behind the Oath of Office form there is an information sheet and I ask that you fill that out and return it to me so we have your contact information. We suggest that you set up a separate email address for CDD business and this form will go on the website so whatever phone number or email address is on there will be public information. Behind that is a

Randal Park CDD

Form 1, which you have already filled out when you qualified to run and they will send you one of every year to file annually. We recommend you turn it in on time, because they will assess a fine if it is late. Next is a Form 1F that you will file when you leave the Board and that needs to be turned in within 60 days of leaving the Board. As a Board member you are eligible to receive up to \$200 per meeting and the next two documents apply to that. Should you choose to accept compensation you will need to fill out the W-4 and I-9 forms and return them to my office. Next is a Form 8b which is a voting conflict of interest form. If you feel like you have a conflict of interest, we ask that you talk to District Counsel or to me prior to the vote. We did include a guide to the sunshine amendment and code of ethics for public officers. As a Board member you can only discuss with your fellow Supervisors things that may come before the Board for a vote in a publicly advertised meeting and that includes all forms of communication; telephone, text, emails and social media. Emails from our office will always have "DO NOT REPLY TO ALL" at the bottom as a reminder. If there is something you would like to distribute to the Board, provide it to my office and we can distribute it. You are not required to keep anything from these meetings, that is our job as District Manager, we are the record keeper. If you choose to keep things we recommend that you keep it separate from your personal and business records and if there is a public records request your personal or business records will not be comingled with the District records. That also applies to emails and we recommend you have a separate email for CDD business and if you don't want to do that, we ask that you put them into a separate folder.

Ms. Trucco stated under Florida law you are considered a locally elected government official for purposes of financial disclosure and the sunshine law and that is why these precautions are necessary. My office will also send you an informational packet that will go through the Sunshine Law, financial disclosure and everything else. If you have any questions you can reach out to Jason or me.

### B. Consideration of Resolution 2021-01 Electing Officers

Mr. Showe stated after every election we are required to elect officers. We would ask that Ariel Lovera be appointed Treasurer, George Flint Secretary, Jason Showe Assistant Secretary. The Board will elect a Chair and Vice Chair and the other three will be Assistant Secretaries.

2

On MOTION by Ms. Steuck seconded by Ms. Cornelius with all in favor Resolution 2021-01 was approved reflecting the following officers: Stephanie Cornelius - Chairperson, Katie Steuck - Vice Chairperson, George Flint - Secretary, Ariel Lovera - Treasurer, Chuck Bell, David Grimm, Matthew Phelps and Jason Showe -Assistant Secretaries.

### FOURTH ORDER OF BUSINESS

# Approval of the Minutes of the October 16, 2020 Meeting

On MOTION by Ms. Cornelius seconded by Mr. Bell with all in favor the minutes of the October 16, 2020 meeting were approved, as amended.

### FIFTH ORDER OF BUSINESS Engineer's Report

### A. Consideration of Agreements Related to Virgin Train Rail Line

i. Slope Easement Agreement with Central Florida Expressway Authority

Mr. Hoffman stated I reviewed the agreement and sent some minor comments to Jason last night. These are substantially consistent with the railroad project agreement between the CDD and Brightline Trains and Virgin Trains you saw earlier this year. I had some minor comments. These are proposed agreements with CFX because they are the property owner and they delegate authority. I don't believe that CFX is directly bound by anything in that railroad project agreement and that agreement did have more background on the nature of the improvements that will be done specifically what these pond slopes will look like. There is a first stage and second stage where Brightline is building the first stage embankment, CFX has the ability to come in and place the final contemplated amount of fill but I don't know that there is anything that memorializes the CFX agreement of what that is supposed to look like. It could be as simple as an exhibit from the construction plans that show that slope and some minor things here. I would appreciate District Counsel's feedback on some of these things. Do we need to incorporate some language and/or exhibit of what the nature of future slopes of CFX should be so it will still continue to look like a pond, the cross section will be as designed and as agreed through all these different entities and different mechanisms. I think it is kind of open right now in terms of they could have the ability to come in and build a steeper slope or something different within that easement area and once it is granted it may be difficult to control. I do believe that anything they do to modify the pond beyond what is already permitted and the applications to the District as a co-applicant on them, I think they would still have to get the District's authority to come back and do anything really different so there may be sufficient protections, but this could be like a belt and suspenders, just some language to memorialize what the District understands the condition to be.

There is enough language in the slope easement that protects the District; there are two different sections that say the grantee of the easement CFX and their assigns will be responsible for completing all the work in accordance with all permits, getting any permits they need and they have indemnification for the issues and the responsibility to maintain that. That probably covers the District enough but specifically for this slope easement it does go right into a stormwater pond for which the District is the O&M entity. It may be appropriate to add an additional reference that any compliance issues with the District that arise out of that, that they be responsible for resolving it. For instance, if some catastrophic failure of the slope impacted the pond and the adjacent wetlands, making sure that they are acting in a timely fashion to resolve that. The general language may already accomplish that, this is just my engineer's review of a very technical, legal document. They could reference the permit numbers and things like that, that the District is the O&M and until they resolve any issues they are responsible for compliance that results out of that.

Ms. Trucco stated this is the first time I have taken a look at this, but I do see there is some indemnification in there, which is good. There is a maintenance requirement as well. One concern is the limitation of liability, as a governmental entity there is some statutory limits to liability that the District is bound to so we definitely have to take a closer look at this to make sure we have our standard language and protections in here. There are some of them but the extent of this indemnification clause I just want to make sure it is in conformance with the District's requirements. As a governmental entity sometimes these standard easements that companies prepare don't take into consideration the fact that our entity is bound by the statutes as a governmental entity. Let me take a look into it. Perhaps the Board would like to delegate authority to the chair to sign once you and I come to agreement as to the terms.

Mr. Hoffman stated I believe that the final copy I had didn't have the exhibits with them so we would need to have the engineer and counsel review the final exhibits as well. There is a strong precedent for what the exhibits are going to show when you look back at the railroad agreement, but I think there is a gap between that agreement between Virgin Trains and the CDD

4

Randal Park CDD

and these new agreements that are between the CDD and CFX. I don't think CFX is bound by the Virgin Trains agreement.

Ms. Trucco stated that is something we need to look into. I also like your idea of attaching a map as specific as we can get.

Mr. Hoffman stated the landscape maintenance is already defined in the agreement with Virgin Trains. The only question I have is there is no reference to irrigation and my understanding is it is going to be irrigation free landscaping. I wanted to confirm that with all parties to make sure that this is going to be Florida friendly, established without irrigation that we wouldn't have any provision to do that. I think every other landscape area in the District is irrigated, it would not be easy to add irrigation on the north end of the pond and I don't think there is an intent from CFX or Virgin Trains to do that.

### ii. Second Temporary Construction Easement with Central Florida Expressway

### iii. License Agreement for Landscape Maintenance with Brightline Trains Florida

Mr. Hoffman stated on the second temporary construction easement, section 5 there is some language that refers to the grantee and CFX but I think it really should say the grantor; it has to do with limiting the ability to make improvements in the easement area that would affect the rail project and it would logically follow that they would want to limit the CDD being able to modify the pond slopes in such a way that would make the rail unstable. I think there are a few terms that need to be reviewed to make sure they are right. I think the intent is still okay for the District, it just needs some cleanup.

In section 7, any time we deal with temporary construction easements the big issue is when do they expire and what is complete. Right now it has five years from the notice of commencement on the construction. I don't know how Virgin Trains is treating that project, if this is part of a greater project and the NOC has already been filed, I think we should clarify that and list a date because that may have been two years ago. If that timeline is already going we should list it and specify the ending. If this were a separate sub-project and they were going to do a separate NOC for this, I think five years is pretty long. Right now it says five years from date of commencement, it doesn't make any provisions for early termination once the project is deemed complete. I believe they have to be operational well before that five-year time period. When it is actually complete you go through and close out the punch list and there is a one-year

Randal Park CDD

period, but we could consider trying to clean that up to make sure this area doesn't remain an active construction zone for five years.

If this easement specifically applies only to the containment embankment for CFX not the actual Virgin Trains project then I think the format from the original agreement may be appropriate where it says five years from the commencement of that project or this hard date and at that time it was 10 or 11 year in the future but it did have a sunset on it so this wouldn't sit in perpetuity.

Ms. Steuck asked where is the secondary construction easement? I don't see it in the documents.

Mr. Showe stated they did not provide exhibits and that is one of the things that Mr. Hoffman noted is that there are no exhibits. We think the documents are in substantial form, we just want to go through and clarify all the items he mentioned.

Mr. Hoffman stated the previously executed railroad project agreement between the CDD and Virgin Trains did have exhibits that memorialized and this is like a memorandum of understanding. This is all the things that all of us are going to do, these locations are subject to approval by CFX and so forth. It did have a sketch of that temporary construction easement area and essentially it was limited in terms of on Randal Park CDD property, it was limited to the northern bank of the pond immediately adjacent to the CFX property and it extended down the total slope. They had to put fill under the water level and build up from the bottom of the pond to create that new slope. Based on that intent I think the exhibit should reflect that same condition. The only difference would be how far it extends to the bottom of the pond. If this is for the future project this would need to extend far enough for that future, second stage embankment as contemplated in the already executed railroad project agreement and based on the current Virgin Trains Brightline plan. They have the currently proposed fill, they have the dash for future fill, we know where that should be but it should be limited to that wedge from the bottom of the pond up to the northern pond bank to the CFX property line. From the old sketch it did not extend east along the wetland boundary or anything else so it is fairly limited in terms of intent, but we just want the exhibits to back it up.

Ms. Steuck asked do they need to drain the pond to do that?

Mr. Hoffman stated from all our discussions we are not responsible and we did some drainage calcs to make sure the pond was going to work for the CDD, but all the fill details and

6

everything was very specifically outside of our professional design scope. From all our discussions with Brightline they are not draining the pond. To the best of my understanding and everything we have talked about they are going to dump fill over the edge of the bank and it falls down and has its own slope as it lands and they will fill up that edge from there. There may be some minor dewatering of the pond in the order of a foot or two just to get the control structure modified and so forth but in terms of draining it to the bottom that is not anticipated.

On MOTION by Mr. Grimm seconded by Ms. Cornelius with all in favor the slope easement agreement with Central Florida Expressway Authority was approved in substantial form, District Counsel and District Engineer were directed to update the forms and the Chair was authorized to execute the easement agreement upon completion.

### SIXTH ORDER OF BUSINESS Staff Reports

### A. Attorney

There being none, the next item followed.

### B. Manager

### i. Approval of Check Register

Mr. Showe presented the check register from October 1, 2020 through October 31, 2020

in the amount of \$61,878.69.

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

### ii. Balance Sheet and Income Statement

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

### iii. Field Manager's Report

A copy of which was included in the agenda package.

### iv. Amenity Report

A copy of the amenity report was included in the agenda package.

### SEVENTH ORDER OF BUSINESS Supervisor's Requests

Ms. Cornelius asked do we have a December meeting scheduled? I know we usually cancel those. Mr. Showe stated we have one scheduled and we will leave it on the calendar until

we know that we don't need it. If we can work out all these items on the agreements and there is no other business we will cancel that one.

### EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

### NINTH ORDER OF BUSINESS Next Meeting Date

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the meeting adjourned at 10:15 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

8

# SECTION V

,

### **RESOLUTION 2021-02**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM MATTAMY FLORIDA LLC AND MATTAMY ORLANDO LLC; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Randal Park Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Mattamy Florida LLC, a Delaware limited liability company (hereinafter "Mattamy Florida"), has requested the acceptance by the District of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner's Affidavit and Certificate of District Engineer, attached hereto as Exhibit "A", evidencing such conveyance (the "Conveyance Documents for the Wetland Tract"); and

WHEREAS, Mattamy Orlando LLC, a Delaware limited liability company (hereinafter "Mattamy Orlando"), has requested the acceptance by the District of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner's Affidavit and Certificate of District Engineer, attached hereto as Exhibit "B", evidencing such conveyance (the "Conveyance Documents for the Conservation Tract"); and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Mattamy Florida and Mattamy Orlando, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance,

Resolution 2021-02 Accepting Conveyance of Wetland and Conservation Tracts (2021) Randal Park Community Development District

attached hereto as part of Exhibit "A" and Exhibit "B," to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the "Board"), as follows:

1. <u>Incorporation of Recitals.</u> The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. <u>Approval of Acquisition and Transfer of the Real Property and Improvements.</u> The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit "A" and Exhibit "B," to the District, and accepts the documents evidencing such conveyances in Exhibit "A" and Exhibit "B."

3. <u>Authorization of District Staff.</u> The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit "A" and Exhibit "B," and all transactions in connection therewith. The District Officers are hereby authorized and directed to take user the execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. <u>Ratification of Prior Actions</u>. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. <u>Severability</u>. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. <u>Effective Date</u>. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

Resolution 2021-02 Accepting Conveyance of Wetland and Conservation Tracts (2021) Randal Park Community Development District **PASSED** in public meeting of the Board of Supervisors of the Randal Park Community Development District, this 15th day of January, 2021.

### RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

Attest:

	By:	
Print:	Name:	
Secretary/Asst. Secretary	Title:	

Resolution 2021-02 Accepting Conveyance of Wetland and Conservation Tracts (2021) Randal Park Community Development District

### EXHIBIT "A"

### CONVEYANCE DOCUMENTS FOR THE WETLAND TRACT

- 1. Special Warranty Deed
- 2. Bill of Sale
- 3. Agreement Regarding Taxes
- 4. Owner's Affidavit
- 5. Certificate of District Engineer

Resolution 2021-02 Accepting Conveyance of Wetland and Conservation Tracts (2021) Randal Park Community Development District THIS INSTRUMENT PREPARED BY AND TO BE RETURNED TO: Jan Albanese Carpenter, Esq. Latham, Luna, Eden & Beaudine LLP 111 N. Magnolia Avenue, Suite 1400 Orlando, Florida 32801

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2021 by MATTAMY FLORIDA LLC, a Delaware limited liability company (the "Grantor"), whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, to RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

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

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

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

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

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2020 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

### [SIGNATURES ON FOLLOWING PAGE]

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

Signed, sealed and delivered in our presence:

### **"GRANTOR"**

# **MATTAMY FLORIDA LLC**, a Delaware limited liability company

(Signature)	_	
	By:	
(Print Name)	Print:	
	Title:	
(Signature)		

(Print Name)

### STATE OF FLORIDA COUNTY OF \_\_\_\_\_

		The for	regoing instrum	lent w	as acknow	wledge	ed be	fore me by n	iean	s of [] physical	l presen	ce or
ſ	]	online	notarization,	this		day	of			,	2021,	by
	-			,	as				of	MATTAMY	FLOR	IDA
L	LC,	a Delaw	are limited liab	ility c	company,	on bel	nalf c	of the limited	liab	ility company.	Said pe	erson
is	[]]	personall	y known to me	or []	has produ	uced _				as identification	on.	

	Notary Public; State	e of Florida
(SEAL)	Print Name:	
. ,	Comm. Exp.:	; Comm. No.:

### EXHIBIT "A"

### **Description of the Property**

See attached legal description and sketch.

Special Warranty Deed Randal Park Community Development District

## LEGAL DESCRIPTION THIS IS NOT A SURVEY

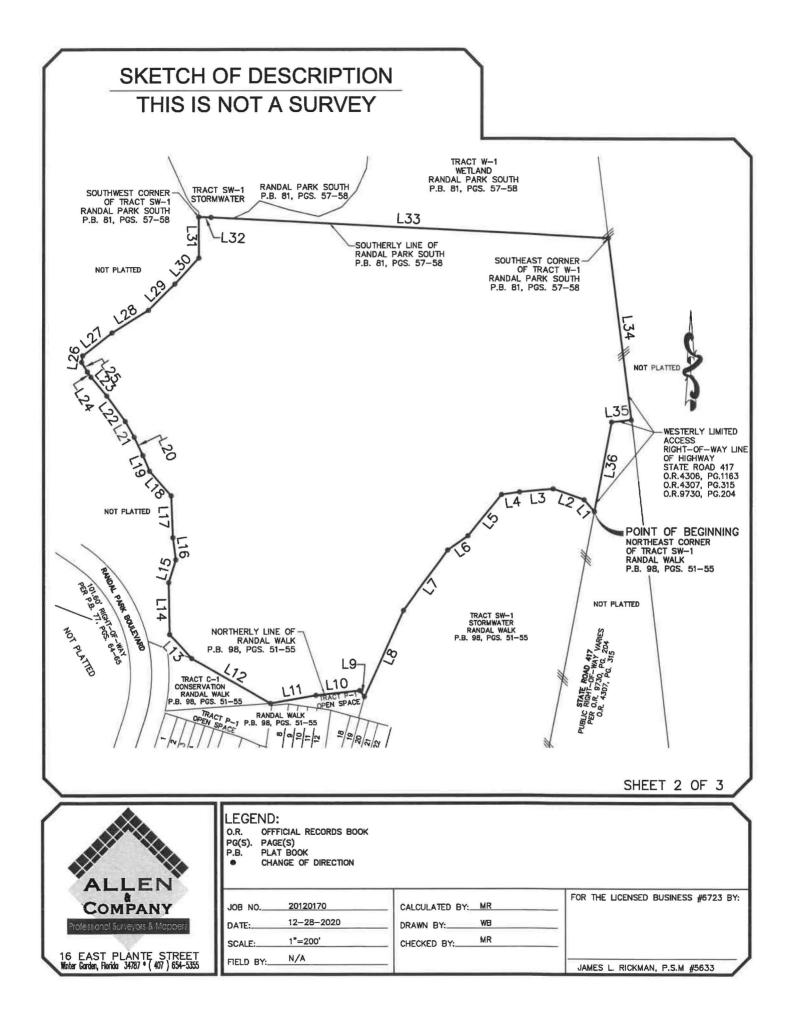
#### LEGAL DESCRIPTION:

A PORTION OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT SW-1, RANDAL WALK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 51 THROUGH 55 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID RANDAL WALK: NORTH 40'50'11' WEST, A DISTANCE OF 35.00 FEET; THENCE RUN NORTH 70"28'28" WEST, A DISTANCE OF 73.02 FEET; THENCE RUN SOUTH 84"14'55" WEST, A DISTANCE OF 75.23 FEET; THENCE RUN SOUTH 81"54'48" WEST, A DISTANCE OF 40.92 FEET: THENCE RUN SOUTH 39'04'26" WEST, A DISTANCE OF 119.68 FEET; THENCE RUN SOUTH 54'32'12" WEST, A DISTANCE OF 55.05 FEET; THENCE RUN SOUTH 36'06'09" WEST, A DISTANCE OF 167.99 FEET; THENCE RUN SOUTH 24'41'05" WEST, A DISTANCE OF 213.58 FEET; THENCE RUN NORTH 35'46'03" WEST, A DISTANCE OF 17.24 FEET: THENCE RUN SOUTH 83'46'50" WEST, A DISTANCE OF 99.43 FEET; THENCE RUN SOUTH 79'51'06" WEST, A DISTANCE OF 103.78 FEET; THENCE RUN NORTH 59'52'40" WEST, A DISTANCE OF 201.60 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 42'25'06" WEST, A DISTANCE OF 73.09 FEET; THENCE RUN NORTH 00'58'54" WEST, A DISTANCE OF 116.81 FEET; THENCE RUN NORTH 16'49'11" EAST, A DISTANCE OF 53.67 FEET; THENCE RUN NORTH 07'19'55" WEST, A DISTANCE OF 50.28 FEET; THENCE RUN NORTH 02'08'39" WEST, A DISTANCE OF 94.32 FEET; THENCE RUN NORTH 41'41'50" WEST, A DISTANCE OF 74.30 FEET; THENCE RUN NORTH 22'41'55" WEST. A DISTANCE OF 38.16 FEET; THENCE RUN NORTH 25'09'33" WEST, A DISTANCE OF 45.51 FEET; THENCE RUN NORTH 29'55'41" WEST, A DISTANCE OF 40.69 FEET; THENCE RUN NORTH 35'49'14" WEST, A DISTANCE OF 70.81 FEET; THENCE RUN NORTH 40°22'51" WEST, A DISTANCE OF 55.97 FEET; THENCE RUN NORTH 33'47'38" WEST, A DISTANCE OF 14.09 FEET; THENCE RUN NORTH 29'30'14" WEST, A DISTANCE OF 24.99 FEET; THENCE RUN NORTH 08'11'03" EAST, A DISTANCE OF 14.89 FEET; THENCE RUN NORTH 52'14'13" EAST, A DISTANCE OF 83.17 FEET; THENCE RUN NORTH 58'18'49" EAST, A DISTANCE OF 96.15 FEET; THENCE RUN NORTH 45'28'47" EAST. A DISTANCE OF 84.14 FEET: THENCE RUN NORTH 42'50'19" EAST. A DISTANCE OF 79.40 FEET: THENCE RUN NORTH 00"19'36" WEST, A DISTANCE OF 92.44 FEET TO THE SOUTHWEST CORNER OF TRACT SW-1, RANDAL PARK SOUTH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 57 AND 58 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY LINE OF SAID RANDAL PARK SOUTH: SOUTH 87'46'17" EAST, A DISTANCE OF 27.57 FEET; THENCE RUN SOUTH 87'00'32 EAST, A DISTANCE OF 889.61 FEET TO THE SOUTHEAST CORNER OF TRACT W-1 OF SAID RANDAL PARK SOUTH; THENCE RUN THE FOLLOWING COURSES ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4306, PAGE 1163 AND OFFICIAL RECORDS BOOK 4307, PAGE 315 OF SAID PUBLIC RECORDS: SOUTH 07'13'02" EAST, A DISTANCE OF 411.23 FEET; THENCE RUN SOUTH 83'36'04" WEST, A DISTANCE OF 44.18 FEET; THENCE RUN SOUTH 10'49'31" WEST, A DISTANCE OF 205.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.23 ACRES MORE OR LESS.

ALLEN	TO PLAT BOOK 81, PAGES 57-58 C 3. THE LEGAL DESCRIPTION WAS PREP.	F TRACT W-1, RANDAL PARK, ACCORDING NTY, FLORIDA, BEING S 87'00'32" E. NGE COUNTY PUBLIC ACCESS SYSTEM.	
COMPANY Professional Survey ors & Mappers 16 EAST PLANTE STREET Winter Garden, Ronda 34787 * (447) 654-5355	JOB NO	CALCULATED BY: MR DRAWN BY: WB CHECKED BY: MR	FOR THE LICENSED BUSINESS #6723 BY: JAMES L. RICKMAN, P.S.M #5633



## TABLE THIS IS NOT A SURVEY

	LINE TABLE	
LINE	BEARING	LENGTH
L1	N40°50'11"W	35.00
L2	N70°28'28"W	73.02
L3	S84*14'55"W	75.23
L4	S81*54*48"W	40.92
L5	S39'04'26"W	119.68
L6	S54*32'12"W	55.05
L7	S36'06'09"W	167.99
L8	S24*41'05"W	213.58
L9	N35'46'03"W	17.24
L10	S83°46'50"W	99.43
L11	S79*51'06"W	103.78
L12	N59°52'40"W	201.60
L13	N42°25'06"W	73.09
L14	N00°58'54"W	116.81
L15	N16*49'11"E	53.67
L16	N07"19'55"W	50.28
L17	N02°08'39"W	94.32
L18	N41*41'50"W	74.30
L19	N22°41'55"W	38.16
L20	N25'09'33"W	45.51
L21	N29°55'41"W	40.69
L22	N35°49'14"W	70.81
L23	N40°22'51"W	55.97
L24	N33°47'38"W	14.09
L25	N29'30'14"W	24.99
L26	N08"11'03"E	14.89
L27	N52"14'13"E	83.17
L28	N58"18'49"E	96.15
L29	N45°28'47"E	84.14
L30	N42°50'19"E	79.40
L31	N00"19'36"W	92.44
L32	S87'46'17"E	27.57
L33	S87'00'32"E	889.61
L34	S07'13'02"E	411.23
L35	S83'36'04"W	44.18
L36	S10'49'31"W	205.02

			SHEET 3 OF 3
ALLEN			
COMPANY Professional Surveyors & Mappers	JOB NO. 20120170 DATE: 12-28-2020 SCALE:	CALCULATED BY:R DRAWN BY:WB CHECKED BY:MR	FOR THE LICENSED BUSINESS #6723 BY:
16 EAST PLĂNTE STREET Winter Garden, Florido 34787 * (407) 654-5355	FIELD BY: N/A		JAMES L. RICKMAN, P.S.M #5633

----

### BILL OF SALE ABSOLUTE AND AGREEMENT

Randal Park Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT ("Agreement") is made as of this \_\_\_\_\_\_day of \_\_\_\_\_\_\_, 2021, by and between RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and MATTAMY FLORIDA LLC, a Delaware limited liability company (hereinafter referred to as "Developer") whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and

### **RECITALS**

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in <u>Exhibit "A"</u> attached hereto (collectively, the "Improvements"); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. KNOW ALL MEN BY THESE PRESENTS that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. All personal property described and conveyed herein is conveyed in "AS IS" condition without express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein.

4. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed

together and shall constitute one and the same agreement.

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

### STATE OF FLORIDA COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_\_, 2021, by \_\_\_\_\_\_, as \_\_\_\_\_ of MATTAMY FLORIDA LLC, a Delaware limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced \_\_\_\_\_\_ as identification.

Notary Public; State of Florida	
Print Name:	
My Commission Expires:	
My Commission No.:	

### COUNTERPART SIGNATURE PAGE TO BILL OF SALE Randal Park Community Development District

### RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT,

a Florida community development district

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

ATTEST:

By: \_

Secretary/Asst. Secretary

Print: Stephany Cornelius

Title: Chairman

### STATE OF FLORIDA COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this \_\_\_\_\_\_ day of January, 2021, by Stephany Cornelius, as Chairman of the Board of Supervisors of the **RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced \_\_\_\_\_\_ as identification.

Notary Public; State of Florida	
Print Name:	
My Commission Expires:	
My Commission No.:	

### EXHIBIT "A"

### LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Professional Fees – Surveys, Plats and Plans on the following real property:

See attached legal description and sketch.

## LEGAL DESCRIPTION THIS IS NOT A SURVEY

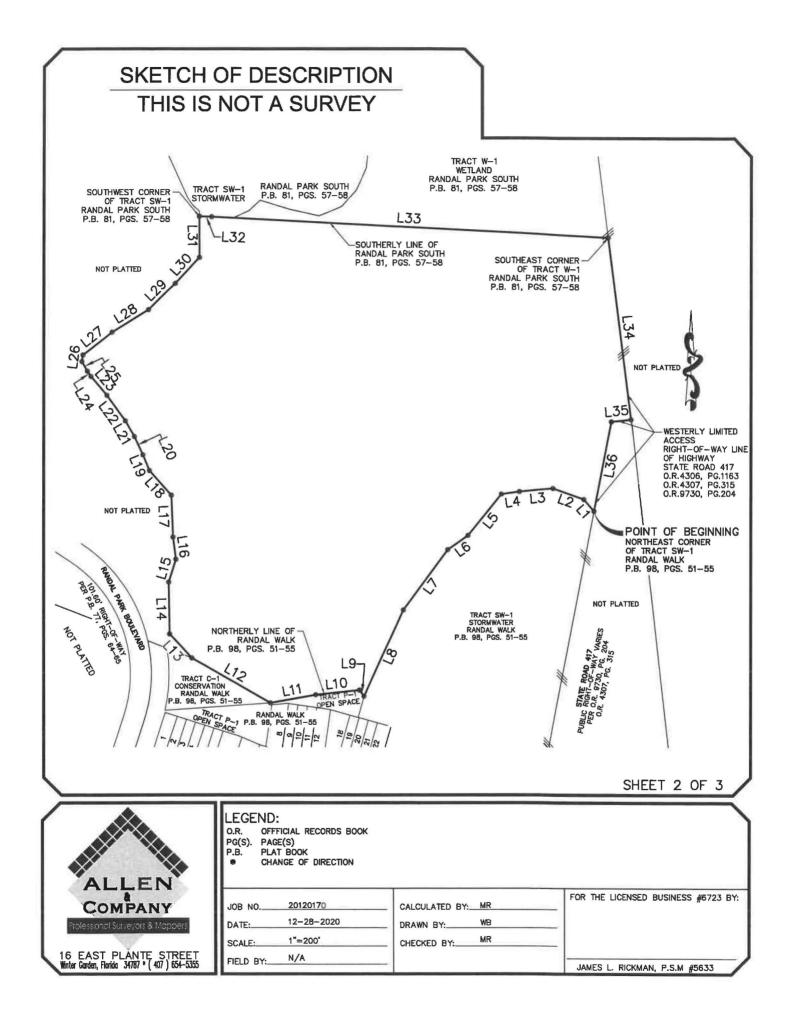
#### LEGAL DESCRIPTION:

A PORTION OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT SW-1, RANDAL WALK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 51 THROUGH 55 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID RANDAL WALK: NORTH 40'50'11' WEST, A DISTANCE OF 35.00 FEET; THENCE RUN NORTH 70'28'28" WEST, A DISTANCE OF 73.02 FEET; THENCE RUN SOUTH 8414'55" WEST, A DISTANCE OF 75.23 FEET; THENCE RUN SOUTH 81'54'48" WEST, A DISTANCE OF 40.92 FEET; THENCE RUN SOUTH 39'04'26" WEST, A DISTANCE OF 119.68 FEET; THENCE RUN SOUTH 54'32'12" WEST, A DISTANCE OF 55.05 FEET; THENCE RUN SOUTH 36'06'09" WEST, A DISTANCE OF 167.99 FEET; THENCE RUN SOUTH 24'41'05" WEST, A DISTANCE OF 213.58 FEET; THENCE RUN NORTH 35'46'03" WEST, A DISTANCE OF 17.24 FEET; THENCE RUN SOUTH 83'46'50" WEST, A DISTANCE OF 99.43 FEET; THENCE RUN SOUTH 79'51'06" WEST, A DISTANCE OF 103.78 FEET; THENCE RUN NORTH 59'52'40" WEST, A DISTANCE OF 201.60 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 42'25'06" WEST, A DISTANCE OF 73.09 FEET: THENCE RUN NORTH 00"58'54" WEST, A DISTANCE OF 116.81 FEET; THENCE RUN NORTH 16"49'11" EAST, A DISTANCE OF 53.67 FEET; THENCE RUN NORTH 0719'55" WEST, A DISTANCE OF 50.28 FEET; THENCE RUN NORTH 02'08'39" WEST, A DISTANCE OF 94.32 FEET; THENCE RUN NORTH 41'41'50" WEST, A DISTANCE OF 74.30 FEET; THENCE RUN NORTH 22'41'55" WEST, A DISTANCE OF 38.16 FEET: THENCE RUN NORTH 25'09'33" WEST, A DISTANCE OF 45.51 FEET: THENCE RUN NORTH 29'55'41" WEST, A DISTANCE OF 40.69 FEET; THENCE RUN NORTH 35'49'14" WEST, A DISTANCE OF 70.81 FEET; THENCE RUN NORTH 40"22'51" WEST, A DISTANCE OF 55.97 FEET; THENCE RUN NORTH 33'47'38" WEST, A DISTANCE OF 14.09 FEET; THENCE RUN NORTH 29'30'14" WEST, A DISTANCE OF 24.99 FEET; THENCE RUN NORTH 08"11'03" EAST, A DISTANCE OF 14.89 FEET; THENCE RUN NORTH 52"14'13" EAST, A DISTANCE OF 83.17 FEET; THENCE RUN NORTH 58"18'49" EAST, A DISTANCE OF 96.15 FEET; THENCE RUN NORTH 45'28'47" EAST, A DISTANCE OF 84.14 FEET; THENCE RUN NORTH 42'50'19" EAST, A DISTANCE OF 79.40 FEET; THENCE RUN NORTH 00'19'36" WEST, A DISTANCE OF 92.44 FEET TO THE SOUTHWEST CORNER OF TRACT SW-1, RANDAL PARK SOUTH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 57 AND 58 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY LINE OF SAID RANDAL PARK SOUTH: SOUTH 87'46'17" EAST, A DISTANCE OF 27.57 FEET; THENCE RUN SOUTH 87'00'32 EAST, A DISTANCE OF 889.61 FEET TO THE SOUTHEAST CORNER OF TRACT W-1 OF SAID RANDAL PARK SOUTH; THENCE RUN THE FOLLOWING COURSES ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4306, PAGE 1163 AND OFFICIAL RECORDS BOOK 4307, PAGE 315 OF SAID PUBLIC RECORDS: SOUTH 07"13'02" EAST, A DISTANCE OF 411.23 FEET; THENCE RUN SOUTH 83"36'04" WEST, A DISTANCE OF 44.18 FEET; THENCE RUN SOUTH 10'49'31" WEST, A DISTANCE OF 205.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.23 ACRES MORE OR LESS.

ALLEN	TO PLAT BOOK 81, PAGES 57-58 3. THE LEGAL DESCRIPTION WAS PREF	F TRACT W-1, RANDAL PARK, ACCORDING NTY, FLORIDA, BEING S 87'00'32" E.	
COMPANY Professional Surveyors & Mappens 16 EAST PLANTE STREET Winter Garden, Floride 3/1787 * (407) 654-5355	JOB NO. 20120170 DATE: 12-28-2020 SCALE:	CALCULATED BY:R DRAWN BY:WB CHECKED BY:R	FOR THE LICENSED BUSINESS #6723 BY: JAMES L. RICKMAN, P.S.M #5633



## TABLE THIS IS NOT A SURVEY

	LINE TABLE	
LINE	BEARING	LENGTH
L1	N40'50'11"W	35.00
L2	N70°28'28"W	73.02
L3	S84°14'55"W	75.23
L4	S81*54'48"W	40.92
L5	S39°04'26"W	119.68
L6	S54*32'12"W	55.05
L7	S36*06'09"W	167.99
L8	S24°41'05"W	213.58
L9	N35°46'03"W	17.24
L10	S83*46'50"W	99.43
L11	S79*51'06"W	103.78
L12	N59'52'40"W	201.60
L13	N42*25'06"W	73.09
L14	N00*58'54"W	116.81
L15	N16°49'11"E	53.67
L16	N07"19'55"W	50.28
L17	N02°08'39"W	94.32
L18	N41°41'50"W	74.30
L19	N22*41'55"W	38.16
L20	N25*09'33"W	45.51
L21	N29'55'41"W	40.69
L22	N35°49'14"W	70.81
L23	N40*22'51"W	55.97
L24	N33*47'38"W	14.09
L25	N29'30'14"W	24.99
L26	N08°11'03"E	14.89
L27	N52°14'13"E	83.17
L28	N58°18'49"E	96.15
L29	N45'28'47"E	84.14
L30	N42'50'19"E	79.40
L31	N0019'36"W	92.44
L32	S87*46'17"E	27.57
L33	S87*00'32"E 889.6	
L34	S07"13'02"E 411.23	
L35	S83*36'04"W 44.18	
L36	S10°49'31"W	205.02

SHEET 3 OF 3 FOR THE LICENSED BUSINESS #6723 BY: 20120170 CALCULATED BY: MR COMPANY JOB NO.\_ 12-28-2020 DATE:\_\_ DRAWN BY:\_\_\_\_ WB MR SCALE:\_ CHECKED BY:\_\_\_\_ 16 EAST PLÂNTE STREET Winter Garden, Florida 34787 \* (407)654-5355 N/A FIELD BY:\_ JAMES L. RICKMAN, P.S.M #5633

### AGREEMENT REGARDING TAXES

Randal Park Community Development District

### WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on <u>Exhibit "A"</u> attached hereto and incorporated herein (the "Property"); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and/or personal property, made in, on, over, under and through the Property and the land owned by the District, as described on <u>Exhibit "A"</u> attached hereto and incorporated herein (the "Improvements"); and

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

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

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

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

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

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2020 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2021.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2021, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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

### [SIGNATURE PAGE FOLLOWS]

### SIGNATURE PAGE TO AGREEMENT REGARDING TAXES Randal Park Community Development District

WITNESSES:	<b>MATTAMY FLORIDA LLC, a</b> Delaware limited liability company
X	By:
Print:	Print:
X	Title:
Print:	

### RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT,

a Florida community development district

ATTEST

nt:
e:

### EXHIBIT "A"

### DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

### **PROPERTY**

See attached legal description and sketch.

### **IMPROVEMENTS**

1. Professional Fees – Surveys, Plats and Plans

### LEGAL DESCRIPTION THIS IS NOT A SURVEY

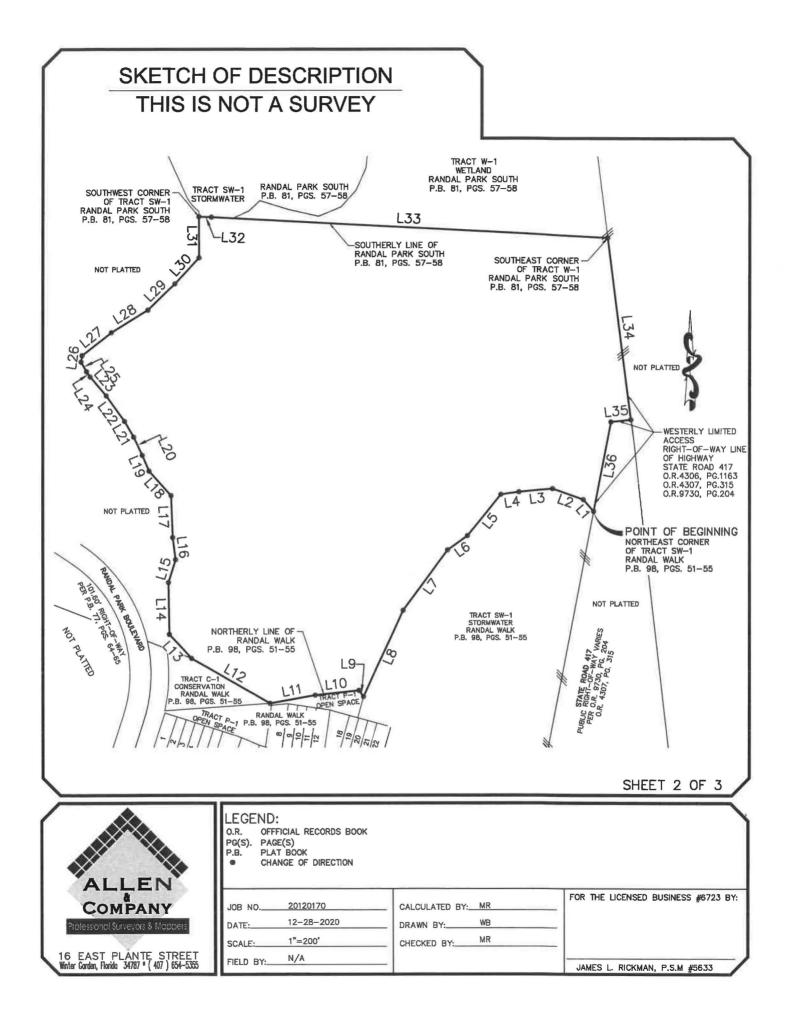
LEGAL DESCRIPTION:

A PORTION OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT SW-1, RANDAL WALK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 51 THROUGH 55 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID RANDAL WALK: NORTH 40'50'11' WEST, A DISTANCE OF 35.00 FEET; THENCE RUN NORTH 70"28'28" WEST, A DISTANCE OF 73.02 FEET; THENCE RUN SOUTH 84'14'55" WEST, A DISTANCE OF 75.23 FEET; THENCE RUN SOUTH 81'54'48" WEST, A DISTANCE OF 40.92 FEET: THENCE RUN SOUTH 39'04'26" WEST, A DISTANCE OF 119.68 FEET; THENCE RUN SOUTH 54'32'12" WEST, A DISTANCE OF 55.05 FEET; THENCE RUN SOUTH 36'06'09" WEST, A DISTANCE OF 167.99 FEET; THENCE RUN SOUTH 24'41'05" WEST, A DISTANCE OF 213.58 FEET; THENCE RUN NORTH 35'46'03" WEST, A DISTANCE OF 17.24 FEET; THENCE RUN SOUTH 83'46'50" WEST, A DISTANCE OF 99.43 FEET; THENCE RUN SOUTH 79'51'06" WEST, A DISTANCE OF 103.78 FEET; THENCE RUN NORTH 59'52'40" WEST, A DISTANCE OF 201.60 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 42'25'06" WEST, A DISTANCE OF 73.09 FEET; THENCE RUN NORTH 00'58'54" WEST, A DISTANCE OF 116.81 FEET; THENCE RUN NORTH 16'49'11" EAST, A DISTANCE OF 53.67 FEET; THENCE RUN NORTH 07'19'55" WEST, A DISTANCE OF 50.28 FEET; THENCE RUN NORTH 02'08'39" WEST, A DISTANCE OF 94.32 FEET; THENCE RUN NORTH 41'41'50" WEST, A DISTANCE OF 74.30 FEET; THENCE RUN NORTH 22'41'55" WEST, A DISTANCE OF 38.16 FEET; THENCE RUN NORTH 25'09'33" WEST, A DISTANCE OF 45.51 FEET; THENCE RUN NORTH 29'55'41" WEST, A DISTANCE OF 40.69 FEET; THENCE RUN NORTH 35'49'14" WEST, A DISTANCE OF 70.81 FEET; THENCE RUN NORTH 40'22'51" WEST, A DISTANCE OF 55.97 FEET; THENCE RUN NORTH 33'47'38" WEST, A DISTANCE OF 14.09 FEET; THENCE RUN NORTH 29'30'14" WEST, A DISTANCE OF 24.99 FEET; THENCE RUN NORTH 0811'03" EAST, A DISTANCE OF 14.89 FEET; THENCE RUN NORTH 5214'13" EAST, A DISTANCE OF 83.17 FEET; THENCE RUN NORTH 58"18'49" EAST, A DISTANCE OF 96.15 FEET; THENCE RUN NORTH 45'28'47" EAST. A DISTANCE OF 84.14 FEET: THENCE RUN NORTH 42'50'19" EAST. A DISTANCE OF 79.40 FEET: THENCE RUN NORTH 0019'36" WEST, A DISTANCE OF 92.44 FEET TO THE SOUTHWEST CORNER OF TRACT SW-1, RANDAL PARK SOUTH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 57 AND 58 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY LINE OF SAID RANDAL PARK SOUTH: SOUTH 87'46'17" EAST, A DISTANCE OF 27.57 FEET; THENCE RUN SOUTH 87'00'32 EAST, A DISTANCE OF 889.61 FEET TO THE SOUTHEAST CORNER OF TRACT W-1 OF SAID RANDAL PARK SOUTH; THENCE RUN THE FOLLOWING COURSES ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4306, PAGE 1163 AND OFFICIAL RECORDS BOOK 4307, PAGE 315 OF SAID PUBLIC RECORDS: SOUTH 07'13'02" EAST, A DISTANCE OF 411.23 FEET; THENCE RUN SOUTH 83'36'04" WEST, A DISTANCE OF 44.18 FEET; THENCE RUN SOUTH 10'49'31" WEST, A DISTANCE OF 205.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.23 ACRES MORE OR LESS.

ALLEN	SURVEYOR'S NOTES: 1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED S 2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF TO PLAT BOOK 81, PAGES 57-56 OF THE PUBLIC RECORDS OF ORANGE COUNT 3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE. 4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE 5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRU		F TRACT W-1, RANDAL PARK, ACCORDING INTY, FLORIDA, BEING S 87'00'32" E. ANGE COUNTY PUBLIC ACCESS SYSTEM.
COMPANY Professional Surveyors & Mappers 16 EAST PLANTE STREET Winter Garden, Florida 34787 * (407) 654-5355	JOB NO. 20120170 DATE: 12-28-2020 SCALE:	CALCULATED BY: MR DRAWN BY: WB CHECKED BY: MR	FOR THE LICENSED BUSINESS #6723 BY:



# TABLE THIS IS NOT A SURVEY

LINE	LINE TABLE BEARING	LENGTH
LINE L1		35.00
L1 L2	N40'50'11"W	
10 10 10 10 10 10 10 10 10 10 10 10 10 1	N70*28'28"W	73.02
L3	S8414'55"W	75.23
L4	S81*54'48"W	40.92
L5	S39'04'26"W	119.68
L6	S54"32'12"W	55.05
L7	S36*06'09"W	167.99
L8	S24*41'05"W	213.58
L9	N35*46'03"W	17.24
L10	S83'46'50"W	99.43
L11	S79'51'06"W	103.78
L12	N59*52'40"W	201.60
L13	N42°25'06"W	73.09
L14	N00*58'54"W	116.81
L15	N16*49'11"E	53.67
L16	N07"19'55"W	50.28
L17	N02°08'39"W	94.32
L18	N41*41'50"W	74.30
L19	N22*41'55"W	38.16
L20	N25*09'33"W	45.51
L21	N29'55'41"W	40.69
L22	N35*49'14"W	70.81
L23	N40*22'51"W	55.97
L24	N33°47'38"W	14.09
L25	N29'30'14"W	24.99
L26	N08"11'03"E	14.89
L27	N52"14'13"E	83.17
L28	N58'18'49"E	96.15
L29	N45°28'47"E	84.14
L30	N42'50'19"E	79.40
L31	N00"19'36"W	92.44
L32	S87'46'17"E	27.57
L33	S87'00'32"E	889.61
L34	S07"13'02"E	411.23
L35	S83°36'04"W	44.18
	- 173. 3 . 3C1 \ /++ WV	1 1.10

			SHEET 3 OF 3
ALLEN			
COMPANY Professional Surveyors & Mappers	JOB NO. 20120170 DATE: 12-28-2020 SCALE:	CALCULATED BY: MR DRAWN BY: WB CHECKED BY: MR	FOR THE LICENSED BUSINESS #6723 BY:
16 EAST PLANTE STREET Winter Garden, Florida 34787 * (407 ) 654-5355	FIELD BY: N/A	~	JAMES L. RICKMAN, P.S.M #5633

- -

## OWNER'S AFFIDAVIT Randal Park Community Development District

## STATE OF FLORIDA COUNTY OF \_\_\_\_\_

**BEFORE ME**, the undersigned authority, personally appeared \_\_\_\_\_\_\_\_\_\_ ("Affiant") as \_\_\_\_\_\_\_\_ of Mattamy Florida LLC, a Delaware limited liability company, authorized to do business in Florida, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on <u>Exhibit "A"</u> attached hereto, and that Affiant is the \_\_\_\_\_\_ of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Randal Walk, as recorded in Plat Book 98, Page 51, of the Official Records of Orange County (collectively, the "Plat").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements. 7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

#### FURTHER AFFIANT SAYETH NAUGHT.

DATED: \_\_\_\_\_, 2021

Signed, sealed and delivered in our presence:

(Signature)	a Delaware limited liability company
(Print Name)	By:
	Print:
(Signature)	Title:
(Print Name)	

#### STATE OF FLORIDA COUNTY OF

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_\_, as an Authorized Agent of MATTAMY FLORIDA LLC, a Delaware limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced \_\_\_\_\_\_ as identification.

(SEAL)

Notary Public; State	of Florida	
Print Name:		2
Comm. Exp.:	; Comm. No.:	

#### DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

# **PROPERTY**

See attached legal description and sketch.

# **IMPROVEMENTS**

1. Professional Fees – Surveys, Plats and Plans

# LEGAL DESCRIPTION THIS IS NOT A SURVEY

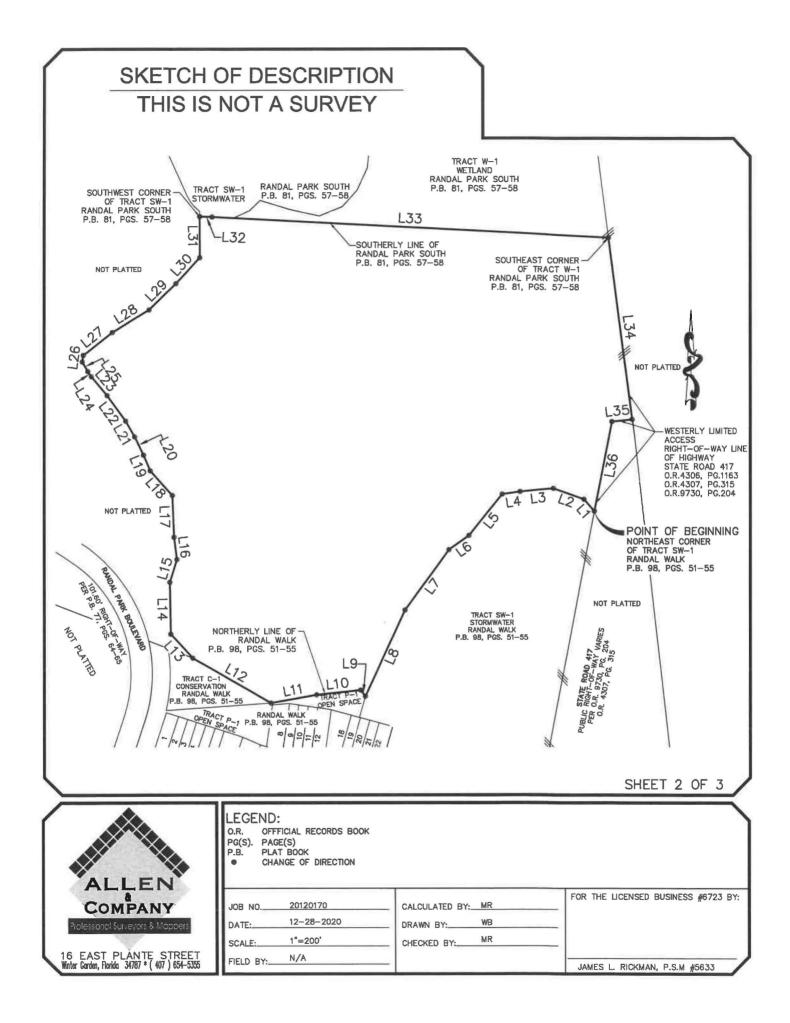
LEGAL DESCRIPTION:

A PORTION OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT SW-1, RANDAL WALK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 51 THROUGH 55 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID RANDAL WALK: NORTH 40'50'11" WEST, A DISTANCE OF 35.00 FEET; THENCE RUN NORTH 70"28'28" WEST, A DISTANCE OF 73.02 FEET; THENCE RUN SOUTH 84'14'55" WEST, A DISTANCE OF 75.23 FEET; THENCE RUN SOUTH 81'54'48" WEST, A DISTANCE OF 40.92 FEET: THENCE RUN SOUTH 39'04'26" WEST, A DISTANCE OF 119.68 FEET; THENCE RUN SOUTH 54'32'12" WEST, A DISTANCE OF 55.05 FEET; THENCE RUN SOUTH 36'06'09" WEST, A DISTANCE OF 167.99 FEET; THENCE RUN SOUTH 24'41'05" WEST, A DISTANCE OF 213.58 FEET; THENCE RUN NORTH 35'46'03" WEST, A DISTANCE OF 17.24 FEET; THENCE RUN SOUTH 83'46'50" WEST, A DISTANCE OF 99.43 FEET; THENCE RUN SOUTH 79'51'06" WEST, A DISTANCE OF 103.78 FEET; THENCE RUN NORTH 59'52'40" WEST, A DISTANCE OF 201.60 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 42'25'06" WEST, A DISTANCE OF 73.09 FEET: THENCE RUN NORTH 00'58'54" WEST, A DISTANCE OF 116.81 FEET; THENCE RUN NORTH 16'49'11" EAST, A DISTANCE OF 53.67 FEET; THENCE RUN NORTH 0719'55" WEST, A DISTANCE OF 50.28 FEET; THENCE RUN NORTH 02'08'39" WEST, A DISTANCE OF 94.32 FEET; THENCE RUN NORTH 41'41'50" WEST, A DISTANCE OF 74.30 FEET; THENCE RUN NORTH 22'41'55" WEST, A DISTANCE OF 38.16 FEET; THENCE RUN NORTH 25'09'33" WEST, A DISTANCE OF 45.51 FEET; THENCE RUN NORTH 29'55'41" WEST, A DISTANCE OF 40.69 FEET; THENCE RUN NORTH 35'49'14" WEST, A DISTANCE OF 70.81 FEET; THENCE RUN NORTH 40'22'51" WEST, A DISTANCE OF 55.97 FEET; THENCE RUN NORTH 33'47'38" WEST, A DISTANCE OF 14.09 FEET; THENCE RUN NORTH 29'30'14" WEST, A DISTANCE OF 24.99 FEET; THENCE RUN NORTH 08'11'03" EAST, A DISTANCE OF 14.89 FEET; THENCE RUN NORTH 52'14'13" EAST, A DISTANCE OF 83.17 FEET: THENCE RUN NORTH 58"18'49" EAST. A DISTANCE OF 96.15 FEET: THENCE RUN NORTH 45'28'47" EAST, A DISTANCE OF 84.14 FEET, THENCE RUN NORTH 42'50'19" EAST, A DISTANCE OF 79.40 FEET; THENCE RUN NORTH 0019'36" WEST, A DISTANCE OF 92.44 FEET TO THE SOUTHWEST CORNER OF TRACT SW-1, RANDAL PARK SOUTH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 57 AND 58 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY LINE OF SAID RANDAL PARK SOUTH: SOUTH 87'46'17" EAST, A DISTANCE OF 27.57 FEET; THENCE RUN SOUTH 87'00'32 EAST, A DISTANCE OF 889.61 FEET TO THE SOUTHEAST CORNER OF TRACT W-1 OF SAID RANDAL PARK SOUTH; THENCE RUN THE FOLLOWING COURSES ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4306, PAGE 1163 AND OFFICIAL RECORDS BOOK 4307, PAGE 315 OF SAID PUBLIC RECORDS: SOUTH 07'13'02" EAST, A DISTANCE OF 411.23 FEET; THENCE RUN SOUTH 83'36'04" WEST, A DISTANCE OF 44.18 FEET; THENCE RUN SOUTH 10'49'31" WEST, A DISTANCE OF 205.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.23 ACRES MORE OR LESS.

ALLEN	2. BEARINGS SHOWN HEREON ARE ASS TO PLAT BOOK 81, PACES 57-58 ( 3. THE LEGAL DESCRIPTION WAS PREP 4. THE RECORDING INFORMATION SHOW	OF THE PUBLIC RECORDS OF ORANGE COU	F TRACT W-1, RANDAL PARK, ACCORDING NTY, FLORIDA, BEING S 87'00'32" E. NGE COUNTY PUBLIC ACCESS SYSTEM.
COMPANY Professional Surveyors & Madders 16 EAST PLANTE STREET Winter Garden, Florido 34787 * (407) 654-5355	JOB NO. 20120170 DATE: 12-28-2020 SCALE:	CALCULATED BY: DRAWN BY:WB CHECKED BY:MR	FOR THE LICENSED BUSINESS #6723 BY: JAMES L. RICKMAN, P.S.M #5633



# TABLE THIS IS NOT A SURVEY

LINE	BEARING	LENGTH
L1	N40'50'11"W	35.00
L2	N70'28'28"W	73.02
L3	S8414'55"W	75.23
L4	S81'54'48"W	40.92
L5	S39'04'26"W	119.68
L6	S54*32'12"W	55.05
L7	S36'06'09"W	167.99
L8	S24'41'05"W	213.58
L9	N35*46'03"W	17.24
L10	S83'46'50"W	99.43
L11	S79'51'06"W	103.78
L12	N59*52'40"W	201.60
L13	N42*25'06"W	73.09
L14	N00°58'54"W	116.81
L15	N16*49'11"E	53.67
L16	N07"19'55"W	50.28
L17	N02'08'39"W	94.32
L18	N41'41'50"W	74.30
L19	N22'41'55"W	38.16
L20	N25'09'33"W	45.51
L21	N29'55'41"W	40.69
L22	N35°49'14"W	70.81
L23	N40°22'51"W	55.97
L24	N33'47'38"W	14.09
L25	N29'30'14"W	24.99
L26	N0811'03"E	14.89
L27	N52"14'13"E	83.17
L28	N58'18'49"E	96.15
L29	N45°28'47"E	84.14
L30	N42°50'19"E	79.40
L31	N00"19'36"W	92.44
L32	S87*46'17"E	27.57
L33	S87'00'32"E	889.61
L34	S07"13'02"E	411.23
L35	S83'36'04"W	44.18
L36	S10'49'31"W	205.02

-			SHEET 3 UF 3
ALLEN			
COMPANY Professional Surveyors & Mappers	JOB NO. 20120170 DATE: 12-28-2020 SCALE:	CALCULATED BY: MR DRAWN BY: WB CHECKED BY: MR	FOR THE LICENSED BUSINESS #6723 BY:
16 EAST PLÀNTE STREET Winter Garden, Rorido 34787 * (407) 654-5355	FIELD BY: N/A		JAMES L. RICKMAN, P.S.M #5633

#### CERTIFICATE OF DISTRICT ENGINEER

Randal Park Community Development District

I, James R. Hoffman, PE of Vanasse Hangen Brustlin, Inc., a Massachusetts corporation authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. <u>75632</u>, with offices located at 225 East Robinson Street, Suite 300, Orlando, Florida 32801 ("VHB"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through VHB, currently serve as District Engineer to the Randal Park Community Development District (the "District").

2. That the District proposes to accept from Mattamy Florida LLC, a Delaware limited liability company ("Developer"), for ownership, operation and maintenance, certain real property described in Exhibit "A" attached hereto and incorporated herein (collectively, the "Property"), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit "A" attached hereto and incorporated herein (collectively, the "Improvements"). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's approval of the conveyance of the Property and Improvements from the Developer to the District and the District's acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as applicable. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, as applicable, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to VHB are being held by VHB as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signature page to follow.]

#### SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Randal Park Community Development District

DATED:	, 2021
Witness:	
Print:	James R. Hoffman, P.E.
	State of Florida License No.: <b>75623</b> on behalf of the company,
	Vanasse Hangen Brustlin, Inc.
Witness:	
Print:	

#### STATE OF FLORIDA COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by JAMES R. HOFFMAN of Vanasse Hangen Brustlin, Inc., a Massachusetts corporation authorized to transact business in Florida, on behalf of said corporation. Said person is [] personally known to me or [] has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name:	
Comm. Exp.:	
Comm. No.:	

# DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

# **PROPERTY**

See attached legal description and sketch.

# **IMPROVEMENTS**

1. Professional Fees – Surveys, Plats and Plans

# LEGAL DESCRIPTION THIS IS NOT A SURVEY

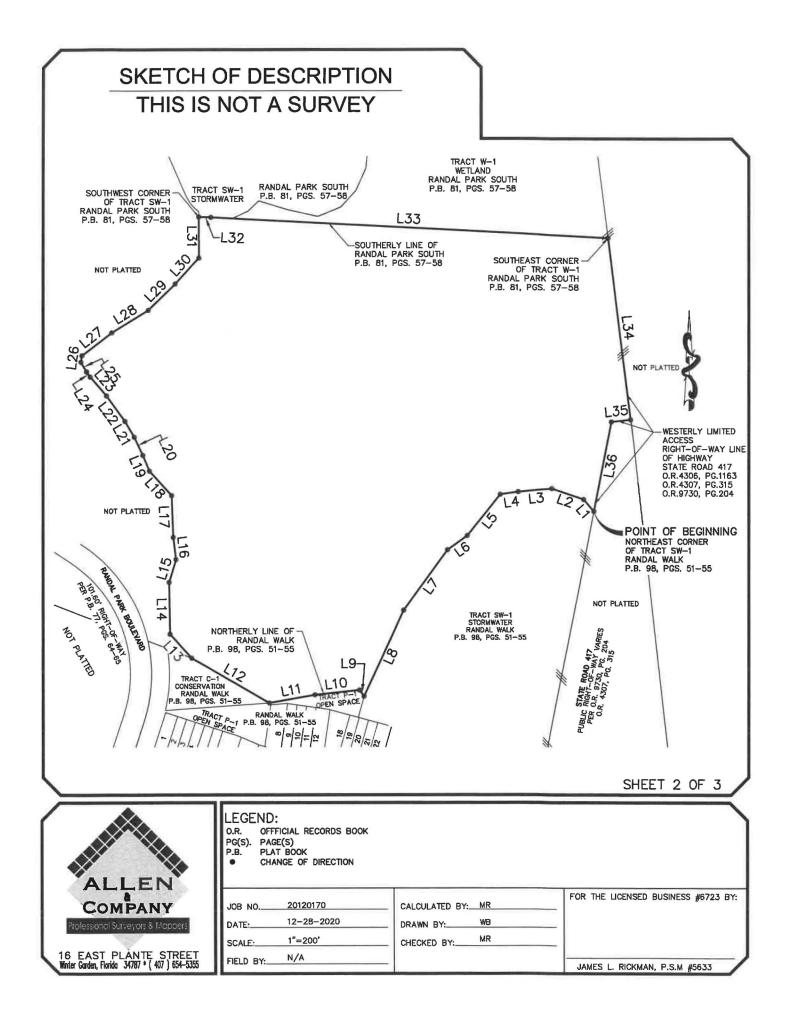
#### LEGAL DESCRIPTION:

A PORTION OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT SW-1, RANDAL WALK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 51 THROUGH 55 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID RANDAL WALK: NORTH 40'50'11" WEST, A DISTANCE OF 35.00 FEET; THENCE RUN NORTH 70"28'28" WEST, A DISTANCE OF 73.02 FEET; THENCE RUN SOUTH 8414'55" WEST, A DISTANCE OF 75.23 FEET: THENCE RUN SOUTH 81 54'48" WEST, A DISTANCE OF 40.92 FEET; THENCE RUN SOUTH 39'04'26" WEST, A DISTANCE OF 119.68 FEET; THENCE RUN SOUTH 54'32'12" WEST, A DISTANCE OF 55.05 FEET; THENCE RUN SOUTH 36'06'09" WEST, A DISTANCE OF 167.99 FEET; THENCE RUN SOUTH 24'41'05" WEST, A DISTANCE OF 213.58 FEET; THENCE RUN NORTH 35'46'03" WEST, A DISTANCE OF 17.24 FEET; THENCE RUN SOUTH 83'46'50" WEST, A DISTANCE OF 99.43 FEET; THENCE RUN SOUTH 79'51'06" WEST, A DISTANCE OF 103.78 FEET; THENCE RUN NORTH 59'52'40" WEST, A DISTANCE OF 201.60 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 42'25'06" WEST, A DISTANCE OF 73.09 FEET; THENCE RUN NORTH 00'58'54" WEST, A DISTANCE OF 116.81 FEET; THENCE RUN NORTH 16'49'11" EAST, A DISTANCE OF 53.67 FEET; THENCE RUN NORTH 07'19'55" WEST, A DISTANCE OF 50.28 FEET; THENCE RUN NORTH 02'08'39" WEST, A DISTANCE OF 94.32 FEET: THENCE RUN NORTH 41'41'50" WEST, A DISTANCE OF 74.30 FEET: THENCE RUN NORTH 22'41'55" WEST, A DISTANCE OF 38.16 FEET; THENCE RUN NORTH 25'09'33" WEST, A DISTANCE OF 45.51 FEET; THENCE RUN NORTH 29'55'41" WEST, A DISTANCE OF 40.69 FEET; THENCE RUN NORTH 35'49'14" WEST, A DISTANCE OF 70.81 FEET; THENCE RUN NORTH 40'22'51" WEST, A DISTANCE OF 55.97 FEET; THENCE RUN NORTH 33'47'38" WEST, A DISTANCE OF 14.09 FEET; THENCE RUN NORTH 29'30'14" WEST, A DISTANCE OF 24.99 FEET; THENCE RUN NORTH 08'11'03" EAST, A DISTANCE OF 14.89 FEET; THENCE RUN NORTH 52'14'13" EAST, A DISTANCE OF 83.17 FEET; THENCE RUN NORTH 58"18'49" EAST, A DISTANCE OF 96.15 FEET; THENCE RUN NORTH 45'28'47" EAST, A DISTANCE OF 84.14 FEET; THENCE RUN NORTH 42'50'19" EAST, A DISTANCE OF 79.40 FEET; THENCE RUN NORTH 00"19'36" WEST, A DISTANCE OF 92.44 FEET TO THE SOUTHWEST CORNER OF TRACT SW-1, RANDAL PARK SOUTH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 57 AND 58 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY LINE OF SAID RANDAL PARK SOUTH: SOUTH 87'46'17" EAST, A DISTANCE OF 27.57 FEET; THENCE RUN SOUTH 87'00'32 EAST, A DISTANCE OF 889.61 FEET TO THE SOUTHEAST CORNER OF TRACT W-1 OF SAID RANDAL PARK SOUTH; THENCE RUN THE FOLLOWING COURSES ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4306, PAGE 1163 AND OFFICIAL RECORDS BOOK 4307, PAGE 315 OF SAID PUBLIC RECORDS: SOUTH 07"13'02" EAST, A DISTANCE OF 411.23 FEET; THENCE RUN SOUTH 83"36'04" WEST, A DISTANCE OF 44.18 FEET; THENCE RUN SOUTH 10'49'31" WEST, A DISTANCE OF 205.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.23 ACRES MORE OR LESS.

ALLEN	SURVEYOR'S NOTES: 1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. 2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF TRACT W-1, RANDAL PARK, ACCOR TO PLAT BOOK 81, PAGES 57-58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING S 87'00'32" E. 3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE. 4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM 5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.		
COMPANY Professional Surveyors & Mappens 16 EAST PLANTE STREET Winter Gardes, Florida 34787 * (407) 654-5355	JOB NO. 20120170 DATE: 12-28-2020 SCALE: FIELD BY: N/A	CALCULATED BY: MR DRAWN BY: WB CHECKED BY: MR	FOR THE LICENSED BUSINESS #6723 BY:



# TABLE THIS IS NOT A SURVEY

LINE	LINE TABLE BEARING	LENGTH
	N40'50'11"W	35.00
L1 L2		73.02
LZ L3	N70*28'28"W	75.02
	S8414'55"W	
L4	S81*54'48"W	40.92
L5	S39°04'26"W	119.68
L6	S54*32'12"W	55.05
L7	S36'06'09"W	167.99
L8	S24*41'05"W	213.58
L9	N35*46'03"W	17.24
L10	S83*46'50"W	99.43
L11	S79*51'06"W	103.78
L12	N59°52'40"W	201.60
L13	N42'25'06"W	73.09
L14	N00'58'54"W	116.81
L15	N16*49'11"E	53.67
L16	N07"19'55"W	50.28
L17	N02"08'39"W	94.32
L18	N41*41'50"W	74.30
L19	N22*41'55"W	38.16
L20	N25*09'33"W	45.51
L21	N29'55'41"W	40.69
L22	N35°49'14"W	70.81
L23	N40'22'51"W	55.97
L24	N33*47'38"W	14.09
L25	N29'30'14"W	24.99
L26	N08'11'03"E	14.89
L27	N52'14'13"E	83.17
L28	N58"18'49"E	96.15
L29	N45*28'47"E	84.14
L30	N42'50'19"E	79.40
L31	N00"19'36"W	92.44
L32	S87'46'17"E	27.57
L33	S87'00'32"E	889.61
L34	S07'13'02"E	411.23
L35	S83'36'04"W	44.18
L36	S10°49'31"W	205.02

ALLEN COMPANY Professional Surveyors & Microbers 16 EAST PLANTE STREET Writer Garden, Roride 34787\*(407) 654-5355

JOB NO. 20120170 DATE: 12-28-2020 SCALE:	CALCULATED BY: <u>MR</u> DRAWN BY: WB CHECKED BY: MR	FOR THE LICENSED BUSINESS #6723 BY:
FIELD BY: N/A		JAMES L. RICKMAN, P.S.M #5633

SHEET 3 OF 3

#### CONVEYANCE DOCUMENTS FOR THE CONSERVATION TRACT

- Special Warranty Deed
   Bill of Sale
- 3. Agreement Regarding Taxes
- 4. Owner's Affidavit
- 5. Certificate of District Engineer

Resolution 2021-02 Accepting Conveyance of Wetland and Conservation Tracts (2021) Randal Park Community Development District

THIS INSTRUMENT PREPARED BY AND TO BE RETURNED TO: Jan Albanese Carpenter, Esq. Latham, Luna, Eden & Beaudine LLP 111 N. Magnolia Avenue, Suite 1400 Orlando, Florida 32801

#### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this \_\_\_\_\_ day of \_\_\_\_\_\_, 2021 by MATTAMY ORLANDO LLC, a Delaware limited liability company (the "Grantor"), whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, to RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

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

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

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

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

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2020 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

#### [SIGNATURES ON FOLLOWING PAGE]

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

Signed, sealed and delivered in our presence:

#### **"GRANTOR"**

# MATTAMY ORLANDO LLC, a Delaware limited liability company

(Signature)

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

(Print Name)

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

(Signature)

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

(Print Name)

#### STATE OF FLORIDA COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_\_, as \_\_\_\_\_ of MATTAMY ORLANDO LLC, a Delaware limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced \_\_\_\_\_\_ as identification.

	Notary Public; State	e of Florida
(SEAL)	Print Name:	
	Comm. Exp.:	; Comm. No.:

# **Description of the Property**

Tract C-1, according to the RANDAL WALK plat, as recorded in Plat Book 98, Page 51, Public Records of Orange County, Florida.

#### BILL OF SALE ABSOLUTE AND AGREEMENT

Randal Park Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT ("Agreement") is made as of this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2021, by and between RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and MATTAMY ORLANDO LLC, a Delaware limited liability company (hereinafter referred to as "Developer") whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and

## **RECITALS**

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in <u>Exhibit "A"</u> attached hereto (collectively, the "Improvements"); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. KNOW ALL MEN BY THESE PRESENTS that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. All personal property described and conveyed herein is conveyed in "AS IS" condition without express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein.

4. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed

together and shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered the presence of:

MATTAMY ORLANDO LLC, a Delaware limited liability company

Ву:\_\_\_\_\_

Print:

Printed Name

Witness

Title:

Witness

Printed Name

#### STATE OF FLORIDA COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_\_, 2021, by \_\_\_\_\_\_, as \_\_\_\_\_ of MATTAMY ORLANDO LLC, a Delaware limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced \_\_\_\_\_\_ as identification.

Notary Public; State of Florida	
Print Name:	
My Commission Expires:	
My Commission No.:	

#### COUNTERPART SIGNATURE PAGE TO BILL OF SALE Randal Park Community Development District

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT,

a Florida community development district

ATTEST:

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

By: \_\_\_

Secretary/Asst. Secretary

Print: Stephany Cornelius

Title: Chairman

#### STATE OF FLORIDA COUNTY OF

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of January, 2021, by Stephany Cornelius, as Chairman of the Board of Supervisors of the **RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_\_ as identification.

Notary Public; State of Florida	
Print Name:	
My Commission Expires:	
My Commission No.:	

# LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Professional Fees – Surveys, Plats and Plans on the following real property:

Tract C-1, according to the RANDAL WALK plat, as recorded in Plat Book 98, Page 51, Public Records of Orange County, Florida.

#### AGREEMENT REGARDING TAXES

Randal Park Community Development District

#### WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on <u>Exhibit "A"</u> attached hereto and incorporated herein (the "Property"); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and/or personal property, made in, on, over, under and through the Property and the land owned by the District, as described on <u>Exhibit "A"</u> attached hereto and incorporated herein (the "Improvements"); and

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

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

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

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

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

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2020 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2021.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2021, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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

[SIGNATURE PAGE FOLLOWS]

# SIGNATURE PAGE TO AGREEMENT REGARDING TAXES

Randal Park Community Development District

WITNESSES:	MATTAMY ORLANDO LLC, a Delaware limited liability company
X	Ву:
Print:	Print:
X	Title:
Print:	

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

ATTEST

X	By:	
Print:Secretary/Asst. Secretary	Print:	
Secretary/Asst. Secretary	Title:	

# DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

# PROPERTY

Tract C-1, according to the RANDAL WALK plat, as recorded in Plat Book 98, Page 51, Public Records of Orange County, Florida.

# **IMPROVEMENTS**

1. Professional Fees – Surveys, Plats and Plans

#### OWNER'S AFFIDAVIT Randal Park Community Development District

## STATE OF FLORIDA COUNTY OF

#### BEFORE ME, the undersigned authority, personally appeared

("Affiant") as \_\_\_\_\_\_ of Mattamy Orlando LLC, a Delaware limited liability company, authorized to do business in Florida, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant is the \_\_\_\_\_\_ of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Randal Walk, as recorded in Plat Book 98, Page 51, of the Official Records of Orange County (collectively, the "Plat").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements. 7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

#### FURTHER AFFIANT SAYETH NAUGHT.

DATED: \_\_\_\_\_, 2021

Signed, sealed and delivered in our presence:

(Signature)	a Delaware limited liability company
(Print Name)	By:
	Print:
(Signature)	Title:
(Print Name)	

#### STATE OF FLORIDA COUNTY OF

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_\_, as an Authorized Agent of MATTAMY ORLANDO LLC, a Delaware limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced \_\_\_\_\_\_ as identification.

(SEAL)

Notary Public; State of Florida Print Name: \_\_\_\_\_\_; Comm. No.: \_\_\_\_\_\_;

# DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

# **PROPERTY**

Tract C-1, according to the RANDAL WALK plat, as recorded in Plat Book 98, Page 51, Public Records of Orange County, Florida.

# **IMPROVEMENTS**

1. Professional Fees – Surveys, Plats and Plans

#### CERTIFICATE OF DISTRICT ENGINEER

Randal Park Community Development District

I, James R. Hoffman, PE of Vanasse Hangen Brustlin, Inc., a Massachusetts corporation authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. <u>75632</u>, with offices located at 225 East Robinson Street, Suite 300, Orlando, Florida 32801 ("VHB"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through VHB, currently serve as District Engineer to the Randal Park Community Development District (the "District").

2. That the District proposes to accept from **Mattamy Orlando LLC**, a Delaware limited liability company ("Developer"), for ownership, operation and maintenance, certain real property described in <u>Exhibit "A"</u> attached hereto and incorporated herein (collectively, the "Property"), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in <u>Exhibit "A"</u> attached hereto and incorporated herein (collectively, the "Improvements"). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's approval of the conveyance of the Property and Improvements from the Developer to the District and the District's acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as applicable. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, as applicable, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to VHB are being held by VHB as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signature page to follow.]

#### SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Randal Park Community Development District

DATED:	, 2021
Witness:	
Print:	James R. Hoffman, P.E.
-	State of Florida License No.: <b>75623</b> on behalf of the company,
	Vanasse Hangen Brustlin, Inc.
Witness:	
Print:	

#### STATE OF FLORIDA COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by **JAMES R. HOFFMAN** of Vanasse Hangen Brustlin, Inc., a Massachusetts corporation authorized to transact business in Florida, on behalf of said corporation. Said person is [] personally known to me or [] has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: \_\_\_\_\_\_ Comm. Exp.: \_\_\_\_\_\_ Comm. No.: \_\_\_\_\_

#### **DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

# **PROPERTY**

Tract C-1, according to the RANDAL WALK plat, as recorded in Plat Book 98, Page 51, Public Records of Orange County, Florida.

# **IMPROVEMENTS**

1. Professional Fees – Surveys, Plats and Plans

# SECTION VI

#### **RESOLUTION 2021-03**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRIC RATIFYING THE DISTRICT'S ENROLLMENT IN THE E-VERIFY SYSTEM; APPROVING AND **RATIFYING EXECUTION OF THE MEMORANDUM OF** UNDERSTANDING; RATIFYING PRIOR ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN AND DISTRICT STAFF RELATED TO **ENROLLMENT** AND COMPLIANCE WITH THE **E-VERIFY** SYSTEM: DELEGATING AUTHORITY TO THE CHAIRMAN, VICE CHAIRMAN AND DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY OR PRUDENT TO MAINTAIN COMPLIANCE WITH THE **E-VERIFY** SYSTEM: PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is located in the City of Orlando, Florida (the "County"); and

WHEREAS, Section 448.095, *Florida Statutes* became effective on January 1, 2021 by the passage of the Florida Senate Bill 664. Section 448.095, *Florida Statutes* requires that beginning as of January 1, 2021, the District, its contractors and subcontractors are required to enroll with and use the E-Verify system to verify the work authorization status of all newly hired employees. As part of the enrollment process in the E-Verify system, the District is required to execute the E-Verify system's Memorandum of Understanding; and

WHEREAS, the District's Board of Supervisors desires to adopt this Resolution in order to approve and ratify the District's enrollment in the E-Verify system; to approve and ratify the executed E-Verify Memorandum of Understanding; to ratify prior actions of the Chairman, Vice Chairman and/or District Staff related to enrollment and compliance with the E-Verify system; and to delegate authority to the Chairman, Vice Chairman and District Manager to take any and all necessary actions to maintain compliance with the E-Verify system.

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

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated herein.

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, Chapter 190, *Florida Statutes*.

3. Approval and Ratification of the District's Enrollment in the E-Verify System and Execution of the E-Verify System's Memorandum of Understanding. The District finds it to be in its best interest to, and hereby does, approve and ratify the District's enrollment in the E-Verify system and the execution of the E-Verify system's Memorandum of Understanding.

4. Ratification and Approval of Prior Actions. All prior actions taken to date by the Chairman, Vice Chairman and/or District Staff in order to ensure the District's compliance with the E-Verify system are hereby approved, confirmed and ratified.

5. Delegation of Authority to Chairman, Vice Chairman and District Manager to Take Actions Necessary to Maintain Compliance With the E-Verify System. The Chairman, Vice Chairman and District Manager, are hereby delegated authority to execute any and all documents and take any and all actions necessary and/or prudent to ensure the District's continuing compliance with the E-Verify system.

6. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

7. **Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

8. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 15th day of January, 2021.

#### RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

Ву:	Ву:

Name:

Secretary/Asst. Secretary

Name:

Chairman/Vice-Chairman

#### LATHAM, LUNA, EDEN & BEAUDINE, LLP

#### MEMORANDUM

To: District Managers/Supervisors

From: Jan Albanese Carpenter, Esq. and Kristen E. Trucco, Esq.

Date: January 4, 2021

Subject: E-Verify Requirements Under Section 448.095, Florida Statutes

The Florida Legislature enacted Section 448.095, *Florida Statutes*, which went into effect as of January 1, 2021. This statute requires Community Development Districts to register with and use the U.S. Department of Homeland Security's "E-Verify system" in order to verify the work authorization status of all newly hired employees. The statute also requires that the District's contractors and subcontractors register with and use the "E-Verify system." The District, contractor and subcontractor are prohibited from entering into a contract unless each party to the contract registers with and uses the E-Verify system.

If a District's contractor enters into a contract with a subcontractor, the subcontractor must provide the contractor with an Affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The contractor is required to keep a copy of the Affidavit for the duration of the agreement.

In addition, Section 448.095, *Florida Statutes* requires that the District, contractor or subcontractor must terminate a contract with a person or entity if the District, contractor or subcontractor has a good faith belief that such person or entity has violated Section 448.09(1), *Florida Statutes*:

"It shall be unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States."

If the District has a good faith belief that a subcontractor knowingly violated Section 448.095(2)(c), *Florida Statutes*, but the contractor otherwise complied, the District shall promptly notify the contractor and order the contractor to immediately terminate the contract with the subcontractor.

If the District or any other public employer terminates an agreement with a contractor for knowingly violating Section 448.095(2)(c), *Florida Statutes*, the contractor may not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. Moreover, a contractor is liable for any additional costs incurred by the District as a result of the termination of a contract due to the foregoing.

#### For each District, the District Manager shall immediately take the following steps:

1. Enroll your District in the "E-Verify system" at: <u>https://www.e-verify.gov/</u>. To enroll, the Chairperson or other authorized signer for the District must electronically sign the "E-Verify Memorandum of Understanding for Employers" ("MOU"). The District's Board of Supervisors shall ratify the execution of the MOU thereafter. The MOU details the responsibilities of the Social Security Administration, the U.S. Department of Homeland Security and the District.

As outlined in the attached "E-Verify User Manual," under the E-Verify system, the District's responsibilities include:

- Agreeing to follow the guidelines outlined in the MOU and the E-Verify User Manual (attached);
- Notifying each job applicant of E-Verify participation by clearly displaying the "Notice of E-Verify Participation" and the "Right to Work" posters in English and Spanish (posters are available in the Employer Resources page at: https://www.e-verify.gov/employers/employer-resources);
- Completing Form I-9 for each newly hired employee before creating a case in the E-Verify system;
- Obtaining a Social Security number for each newly hired employee on Form I-9;
- Ensuring that "Form I-9 List B" identity documents include a photograph;
- Creating a case for each newly hired employee no later than the third business day after he or she starts work for pay;
- Entering the employee's email address in the E-Verify system if it was provided on Form I-9;
- Providing each employee with notice of and opportunity to take action in the event of a "Tentative Nonconfirmation," as described in the attached E-Verify User Manual; and
- Ensuring that all personally identifiable information is safeguarded.

2. Of great importance, the District Manager must ensure that E-Verify system language requiring compliance is included in all contracts/agreements entered into by the District: We can assist you in drafting the appropriate language to alert contractors to these new requirements as contracts are bid or proposals requested, and then for the actual contracts when they are drafted.

To confirm compliance, the District may ask contractors to provide a Certificate from the E-Verify system or other proof of registration with the E-Verify system.

Thank you for your attention to this matter and please contact us with any questions.

### SECTION VII

#### NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 13<sup>th</sup> day of November, 2020 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, 2021.

1. The Taxing Authority desires to use the services of theProperty 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 2021 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 upto-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 13<sup>th</sup> day of November, 2020 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 Jason Showe Governmental Management Services 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771 jshowe@govmgtsvc.com (407)841-5524 x105

Notices to the Property Appraiser shall be addressed to: Carmen Crespo, Finance Department Orange County Property Appraiser 200 S. Orange Ave., Suite 1700 Orlando, FL 32801 crespo@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 1<sup>st</sup> - 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 VIII

### SECTION B

From: "Subryan, Sharon A." <<u>Sharon.Subryan@orlandohealth.com</u>> Subject: FW: Randal Park Roundabout Update Date: January 12, 2021 at 10:36:35 AM EST To: Jason Showe <<u>jshowe@gmscfl.com</u>> Cc: "Bottenhorn, Aaron D." <<u>Aaron.Bottenhorn@orlandohealth.com</u>>

Good Morning, Jason

I am reaching out to you for an update on the Randal Park roundabout as requested. We have commenced construction after a short delay with City of Orlando permitting. Additionally, OUC also had some work in the area (not related to the project) which also caused a delay due to their Maintenance of Traffic (MOT) in the right-of-way on Randal Park Blvd. The City does not allow two MOT's on one road and in close proximity to each other, so we had to wait for OUC to complete their work before we could commence construction.

The timing of final completion of the roundabout is now projected to be 2/19.

Please let me know if you have any questions.

Thanks,

#### Sharon Subryan Program Manager

Asset Strategy

#### ORLANDO HEALTH

Mail: 1414 Kuhl Ave. | MP 71 | Orlando, FL 32806 Office: 65 W. Sturtevant, 2<sup>nd</sup> Floor | Orlando, FL 32806 Tel: 321.843.9865 Cell: 407.600.7128

Click here- for large files

website | facebook | youtube | twitter | instagram

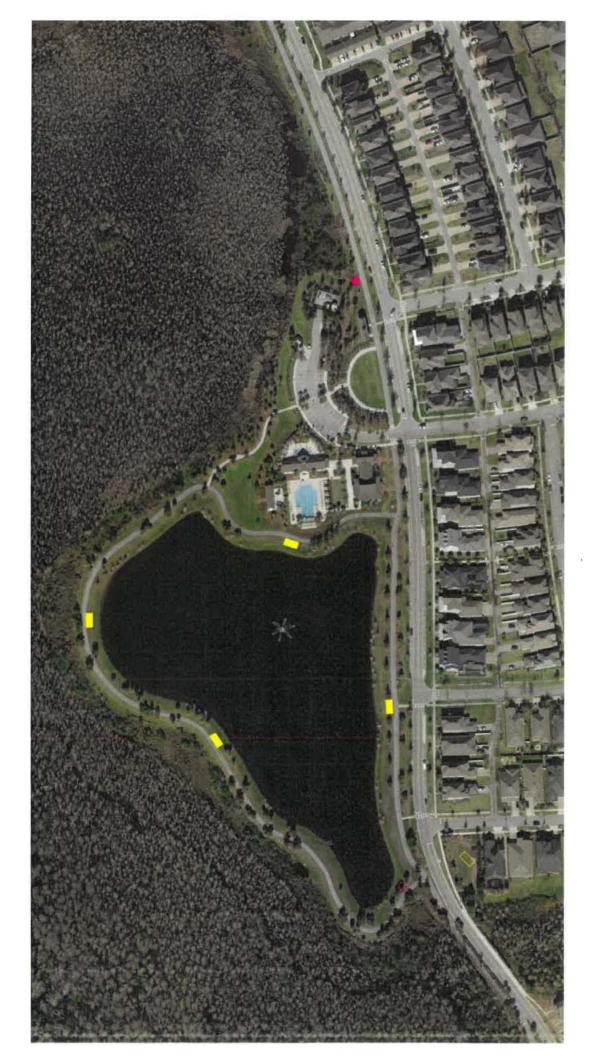
This e-mail message and any attached files are confidential and are intended solely for the use of the addressee(s) named above. If you are not the intended recipient, any review, use, or distribution of this e-mail message and any attached files is strictly prohibited.

This communication may contain material protected by Federal privacy regulations, attorneyclient work product, or other privileges. If you have received this confidential communication in error, please notify the sender immediately by reply e-mail message and permanently delete the original message. To reply to our email administrator directly, send an email to: <u>postmaster@orlandohealth.com</u>. If this e-mail message concerns a contract matter, be advised that no employee or agent is authorized to conclude any binding agreement on behalf of Orlando Health by e-mail without express written confirmation by an officer of the corporation. Any views or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of Orlando Health.

WE HAVE MOVED! PLEASE SEE NEW ADDRESS BELOW

Stacie Vanderbilt 219 E. Livingston Street Orlando, FL 32801 407-841-5524 407-839-1526 - Fax svanderbilt@gmscfl.com

### SECTION C



6010 \$ 1' 5.40 099 \$112 for out powers



moj

Streed averil

hood stand two rot 2112 but out pomets

Howp







PO20 \$1400



#### Performance

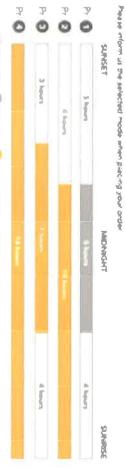
Typically dusk to dawn illumination.

Lamp will activate at sunset at 500 lumens for 5 hours, then 250 lumens for 5 hours, and then off until motion is detected. Once motion is detected the light will emit 2000 lumens for 30 seconds.

Up to 3 days reserve (autonomy) power to allow for cloudy days (subject to local conditions). Commercial grade quality.

# OPERATION MODE

THE PHOTOSENSOR WALL AUTOMATICALLY SWITCHES ON & OFF THE LIGHT FROM DUSK TO DAWN.



门 100% ON 🔳 30% DMI 🔒 Sensor\* 30% Dm + 100% Power isr 5 -m when regions

# SECTION D



600 N. Thacker Ave. Suite A KISSIMMEE, FL 34741 (407) 572-2100/(407)932-1135fax EC0001018

TO: GMS

Date of Acceptance:

135 W. Central Blvd Suite 320 Orlando, FL 32801

#### ELECTRICAL PROPOSAL

	PROPOSAL #	DATE
	SP20628	12/11/2020
Attn:	William	
Phone:	407-451-4047	
Email:	wviaslyers@gmscfl.co	m
Ref:	Randall Park	-
Site:	Randall Park Blvd @ E	Dowden Rd

We hereby submit specifications and estimates for:	
In the event of a dispute regarding this proposal ver	ue is established in Osceola County Florida.
> Terry's Electric, Inc. proposes to provide labor, mate	rial, equipment, and supervision as follows:
<ul> <li>Install GFI protected outlets on entry signs.</li> </ul>	
- Two outlets on each sign 4ft from each end.	
<ul> <li>Power outlets from existing photo cell controlled s</li> </ul>	
<ul> <li>At time of site visit, photo cell was not working pro</li> </ul>	perly keeping lights on. GMS to replace photo
cell.	
- Test when complete.	
Notes:	
1) Based on doing work Monday thru Friday during nor	mal business hours.
2) Based on using existing circuits in existing locations	
3) The proposal is to be signed and returned before we	ork begins.
4) To be paid in full upon completion.	
"Warranty: We guarantee for (1) year against defects in material and workmanship	Failure due lo misuse vandalism fire damage and/or
natural causes are not covered by this warranty."	
We Propose hereby to furnish material and labor complete in accordance w	ith the above specifications, for the sum of:
Eight Hundred Forty-Six	dollars \$ \$846.00
Payment to be made as follows:	
Invoiced upon completion of work. Payment due ten (10) days upon receipt of invoice. Finance of	narge of 1 1/2 % per month (18% per annum)
will be charged on all invoices not paid within 30days.	
All material is guaranteed to be as specified. All work to be completed in a professional	
	uthorized
	Signature
extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary	Terry's Electric, Inc
insurance. Our workers are fully covered by Worker's Compensation insurance.	Terry's reserves the right to withdraw this
Owner or agent agrees to liability for costs of collection, including attorney's fees.	proposal at any time for any reason.
This proposal is based on material pricing for the date listed above, uncertainties in commodity	Customer responsible for restocking fees imposed by the s
markets may require pricing adjustments at the time of installation/construction.	on any special order material if customer cancels contract.
Acceptance of Proposal - The above prices, specifications and	
conditions are satisfactory and are hereby accepted. You are authorized	
to do the work as specified. Payment will be made as outlined above.	Signature
	(customer)

Print

------ Estimate -----

P.0 Box 143 Winter Park, FL 32790 US (321)377-3299

Estimate #: 2316 Date: 12/10/2020 Exp. Date: \$3,477.18

Address:

Alexandra Penagos Randal Park CDD 9145 Narcoossee Road Suite A-206 Orlando, FL 32827 Orlando, Fl 32810

Activity	Activity	Qty	Rate ·	Amount
48'' pre-lit commercial grade 5mm wide angle warm white LED wreath. We will install 2 wreaths on each monument sign.	WREATH 48	4	259.00	1,036.00T
18" decorative red and gold structural bow (indoor/outdoor). We will install a bow on each of the wreaths.	Bow 18 in	4	49.99	199 <b>.</b> 96T
Commercial grade 9 x 14 warm white LED Garland (Lit). We will install 5 strands of garland on each monument sign.	Garland (L	10	149.00	1,490.00T
Commercial grade Warm White 5mm wide angle LED Mini Lights. We will trunk wrap the oak tree in front of the sign on each side. We will distribute 14 strands of lights between the two trees.	MINIS (W)	980	0.45	441.00T
Digital timer 15 amp Snowflakes or spheres ** I attached some pictures of the snowflakes and spheres. We can put 6-9 of them in each oak tree to the left and right of the entrance. The price for each one is \$99.	TIMER	2	49.00	98 <b>.</b> 00T
		SubTotal: Tax (0.065):		\$3,264.96 \$212.22

,477.	18
,	4//.

We will replace any decor or lighting as needed at no additional charge except specialty items.

The reinstall price for the following year is \$3,477.18

A discount of 3% has been added for ACH, check or cash payment. This will be removed for other forms of payment.

## SECTION IX

### SECTION B

....

### **SECTION 1**

5

### **Randal Park** Community Development District

#### Check Run Summary

November 1, 2020 thru December 31, 2020

Fund	Date	Check No.'s	Amount
General Fund			
	11/5/20	2075-2078	\$2,779.95
	11/12/20	2079-2082	\$15,445.17
	11/16/20	2083	\$250.00
	11/19/20	2084-2088	\$4,874.91
	12/4/20	2089-2091	\$56,758.72
	12/10/20	2092-2096	\$2,699.51
	12/11/20	2097	\$12,286.90
	12/16/20	2098-2108	\$9,231.94
	12/17/20	2109	\$327,597.20
	12/22/20	2110	\$3,575.00
			\$435,499.30

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 11/01/2020 - 12/31/2020 *** RANDAL PARK CDD BANK A RANDAL PARK CDD	R CHECK REGISTER	RUN 1/08/21	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	AMOUNT #
11/05/20 00087 10/28/20 638 202010 320-53800-46300 CARPET CARE GYM	*	115.00	
CARPET CARE GIM CARPET CLINIC OF ORLANDO INC.			115.00 002075
11/05/20 00025 10/22/20 94329 202009 310-51300-31500 REVIEW/EMAILS/RESEARCH	*	870.00	
LATHAM, LUNA, EDEN & BEAUDINE L	LLP 		870.00 002076
11/05/20 00038 10/18/20 358286 202010 320-53800-46400 CHEMICALS/CONTROLLERS	*	750.00	
10/19/20 358290 202010 320-53800-46400 BULK BLEACH/DE POWDER	*	192.00	
SPIES POOL, LLC			942.00 002077
11/05/20 00066 10/20/20 ON 15871 202010 320-53800-46200	*	852.95	
POOL PALM REMOVAL YELLOWSTONE LANDSCAPE-SOUTHEAST	r,LLC		852.95 002078
11/10/00 00010 10/00/00 10751401 000010 200 52000 46000		F0 00	
ARROW ENVIRONMENTAL SERVICES			50.00 002079
11/12/20 00043 10/20/20 12/54481 202010 320-53800-46800 PEST CONTROL - NOV20 ARROW ENVIRONMENTAL SERVICES 11/12/20 00027 10/01/20 83261 202010 310-51300-54000 CDECTNI DECEMBER FEE EV21	*	175.00	
SPECIAL DISTRICT FEE FY21 DEPARTMENT OF ECONOMIC OPPORTUN			
11/12/20 00001 9/30/20 584 202009 310-51300-51000		29.99	
CLIPBOARD 9/30/20 584 202009 310-51300-35100	*	9.74	
EMAIL DOMAIN RENEWAL 9/30/20 584 202009 320-53800-12300	*	24.14	
ANTI SLIP TAPE 10/16/20 585 202010 320-53800-51000	*	350.00	
REPAIR BACKFLOW 11/01/20 587 202011 310-51300-34000	*	3,381.25	
MANAGEMENT FEES NOV/2020 11/01/20 587 202011 310-51300-35100	*	83.33	
INFORMATION TECH NOV/2020 11/01/20 587 202011 310-51300-31300	*	875.00	
DISSEMINATION NOV/2020 11/01/20 587 202011 310-51300-51000	*	. 69	
OFFICE SUPPLIES 11/01/20 587 202011 310-51300-42000	*	10.20	
POSTAGE	~	A THE ALL ADDRESS	
11/01/20 587 202011 310-51300-42500 COPIES	*	117.75	

*** CHECK DATES 11/01/2020 - 12/31/2020 *** RAI	CCOUNTS PAYABLE PREPAID/COMPUTER CHECK NDAL PARK CDD NK A RANDAL PARK CDD	REGISTER RUN	1/08/21	PAGE 2
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME SUBCLASS	TATUS	AMOUNT	CHECK AMOUNT #
11/01/20 588 202011 320-53800-12 FIELD MANAGEMENT NOV/2020	2000	*	1,449.17	
11/01/20 589 202011 320-53800-12 AMENITY MANAGEMENT NOV/20	2100	*	6,427.25	
11/01/20 590 202011 320-53800-1: FACILITY MAINT NOV/2020	2300	*	2,426.66	
	GOVERNMENTAL MANAGEMENT SERVICES			15,185.17 002081
11/12/20 00049 11/01/20 161626 202010 320-53800-34 SECURITY MONITORING OCT20	4500	*	35.00	
	SYNERGY FL			35.00 002082
11/16/20 00121 10/16/20 101620 202010 300-36900-10 REFUND PRIVATE PARTY COVI	0200	*	250.00	
	GIAN CARLO SILVA			250.00 002083
11/19/20 00031 10/31/20 189482 202010 320-53800-4	7000	*	285.00	
LAKE MAINT-5PONDS OCT/20 10/31/20 189482 202010 320-53800-4	7000	*	27.50	
LKMNT-DOWDEN SHARED OCT20 10/31/20 189482 202010 320-53800-4	7000	*	27.50	
LKMNT-DOWDEN COLON OCT/20 10/31/20 189482 202010 320-53800-4 AC-1 SHARED OCT/20		*	25.00	
10/31/20 189482 202010 320-53800-4	7000	*	25.00	
AC-1 COLONIAL OCT/20 10/31/20 189482 202010 320-53800-4 LAKE MAINT 4 PONDS OCT/20		*	355.00	
LARE MAINT 4 PONDS OCT/20	APPLIED AQUATIC MANAGMENT, INC.			745.00 002084
11/19/20 00069 11/02/20 1768 202010 320-53800-4	7600	*	3,193.39	
SECURITY SERVICES OCT/20	COMMUNITY WATCH SOLUTIONS, LLC			3,193.39 002085
11/19/20 00039 11/01/20 6405 202011 320-53800-40	6400	*	528.00	
POOL MAINT NOV/2020 11/01/20 6406 202011 320-53800-44 FOUNTAIN MAINT NOV/2020	6900	*	100.00	
FOUNTAIN MAINT NOV/2020	ROBERTS POOL SERVICE AND REPAIR INC			628.00 002086
11/19/20 00036 11/01/20 0549337- 202011 310-51300-49 PROPERTY APPRAISER FY21			240.72	
PROPERIT APPRAISER FIZI	SCOTT RANDOLPH, TAX COLLECTOR			240.72 002087
11/19/20 00038 11/01/20 358906 202011 320-53800-46 BULK BLEACH, DEGREASER	5400	*	67.80	
	SPIES POOL, LLC			67.80 002088

*** CHECK DATES 11/01/2020 - 12/31/2020 ***	ACCOUNTS PAYABLE PREPAID/COMPUTE RANDAL PARK CDD BANK A RANDAL PARK CDD	ER CHECK REGISTER	RUN 1/08/21	PAGE 3
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/04/20 00001 10/21/20 586 202010 320-53800		×	4,250.00	
PRESSURE WASHING 10/16/20 10/31/20 591 202010 320-53800	-12300	*	17.08	
LIGHTS BULBS 10/31/20 591 202010 320-53800	-51000	*	20.82	
SUPPLIES CLUBHOUSE 10/31/20 592 202010 320-53800- POOL ATTENDANTS OCT/2020	-12200	*	3,500.00	
POOL ATTENDANTS OCT/2020	GOVERNMENTAL MANAGEMENT SERVIC	CES		7,787.90 002089
12/04/20 00108 11/04/20 1120023 202011 320-53800 JANITORIAL SERV - NOV/20	-46700	*	945.00	
JANIIORIAL SERV - NOV/20	RUGBY COMMERCIAL CLEANING, LLC	2		945.00 002090
12/04/20 00066 10/15/20 ON 15745 202010 320-53800-	-46200	*	24,012.91	
LANDSCAPE MAINT OCT/2020 11/15/20 ON 16649 202011 320-53800 LANDSCAPE MAINT NOV/2020	-46200		24,012.91	
LANDSCALE MAINI NOV/2020	YELLOWSTONE LANDSCAPE-SOUTHEAS	ST,LLC		48,025.82 002091
12/10/20 00025 11/20/20 95163 202010 310-51300 REVIEW/DRAFTED/PREPARED	-31500	*	742.00	
	LATHAM, LUNA, EDEN & BEAUDINE	LLP		742.00 002092
12/10/20 00003 10/31/20 02711582 202010 310-51300-	-48000	*	507.51	
NOT OF SUPERVISORIO/09/20	ORLANDO SENTINEL COMMUNICATION	vs		507.51 002093
12/10/20 00061 12/03/20 132538 202012 320-53800 LITTLE PICK BAGS	0 ORLANDO SENTINEL COMMUNICATION 	*	470.00	
HITTIN FICK DAGS	PROPET DISTRIBUTORS, INC.			470.00 002094
12/10/20 00108 12/01/20 1220023 202012 320-53800 JANITORIAL SERV-DEC/20	-46700	*	945.00	
JANITORIAL SERV-DEC/20	RUGBY COMMERCIAL CLEANING, LLC	3		945.00 002095
12/10/20 00049 12/01/20 164668 202011 320-53800-	-34500	*	35.00	
SECURITY MONITORIN NOV/20	O SYNERGY FL			35.00 002096
$12/11/20 \ 00001 \ 12/01/20 \ 595 \ 202012 \ 310-51300$	-34000	*	3,381.25	
MANAGEMENT FEES - DEC20 12/01/20 595 202012 310-51300-	-35100	*	83.33	
TECHNOLOGY FEES - DEC20 12/01/20 595 202012 310-51300-		*	875.00	
DISSEMINATION FEE - DEC2	0			

AP300R YEAR-TO-DATE AC *** CHECK DATES 11/01/2020 - 12/31/2020 *** RAN BAN	CCOUNTS PAYABLE PREPAID/COMPUTER NDAL PARK CDD NK A RANDAL PARK CDD	CHECK REGISTER	RUN 1/08/21	PAGE 4
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME JB SUBCLASS	STATUS	AMOUNT	AMOUNT #
12/01/20 595 202012 310-51300-51 OFFICE SUPPLIES	1000	*	.60	
12/01/20 595 202012 310-51300-42 POSTAGE	2000	*	10.00	
12/01/20 595 202012 310-51300-42 COPIES	2500	*	60.30	
12/01/20 596 202012 320-53800-12 FIELD MANAGEMENT - DEC20	2000	*	1,449.17	
12/01/20 597 202012 320-53800-12 AMENITY MGMNT - DEC20	2100	*	6,427.25	
AMENIII MOMNI - DEC20	GOVERNMENTAL MANAGEMENT SERVICES			12,286.90 002097
12/16/20 00031 11/30/20 190128 202011 320-53800-47 LAKE MAINT-5PONDS NOV/20	7000	*	285.00	
11/30/20 190128 202011 320-53800-47 LKNNT- DOWDEN SHARE NOV20	7000	*	27.50	
11/30/20 190128 202011 320-53800-47 LK-DOWDEN COLON NOV20	7000	*	27.50	
11/30/20 190128 202011 320-53800-47 LK MAINT-4 PONDS	7000	*	355.00	
11/30/20 190128 202011 320-53800-43 AC-1 SHARED NOV/20	7000	*	25.00	
11/30/20 190128 202011 320-53800-47 AC-1 COLONIAL NOV/20	7000	*	25.00	
	APPLIED AQUATIC MANAGMENT, INC.			745.00 002098
12/16/20 00043 11/24/20 12905739 202011 320-53800-46	6800	*	50,00	
PEST CONTROL NOV/2020	ARROW ENVIRONMENTAL SERVICES			50.00 002099
12/16/20 00069 12/01/20 1782 202011 320-53800-47	7600	*	3,001.66	
SECORITI SERVICES NOV/20	COMMUNITY WATCH SOLUTIONS, LLC			3,001.66 002100
12/16/20 00001 11/30/20 594 202011 320-53800-46 SIDEWALK REPLACEMENT	5000	*	450.00	
12/11/20 598 202012 320-53800-12 HURRICANE PREPARATIONS	2300	*	500.00	
HURRICANE PREPARATIONS	GOVERNMENTAL MANAGEMENT SERVICES			950.00 002101
12/16/20 00025 12/14/20 95486 202011 310-51300-33 REVIEW/EMAIL/REGARDING		*	287.00	
KEVIEW/EMATH/REGARDING	LATHAM, LUNA, EDEN & BEAUDINE LL	P		287.00 002102
12/16/20 00034 12/09/20 1469 202012 310-51300-33 NON-AD VALOREM FY20-21	1700	*	904.00	
NON-AD VALOREM FIZU-ZI	ORANGE COUNTY PROPERTY APPRAISER			904.00 002103

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREP *** CHECK DATES 11/01/2020 - 12/31/2020 *** RANDAL PARK CDD BANK A RANDAL PARK CDD	AID/COMPUTER CHECK REGISTER	RUN 1/08/21	PAGE 5
CHECK VEND#INVOICEEXPENSED TO VENDOR DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	NAME STATUS	AMOUNT	CHECK AMOUNT #
12/16/20 00039 12/01/20 6462 202012 320-53800-46400 POOL MAINT DEC/2020	*	528.00	
12/01/20 6463 202012 320-53800-46900 FOUNTAIN MAINT DEC/2020	*	100.00	
ROBERTS POOL SERVIC	E AND REPAIR INC		628.00 002104
12/16/20 00038 11/18/20 359551 202011 320-53800-46400 CHEMICALS AND CONTR 12/20	*	750.00	
SPIES POOL, LLC			750.00 002105
12/16/20 00049 9/25/20 338717 202009 320-53800-47800 REPAIR EMERGE SYSTEM	*	515.00	
			515.00 002106
12/16/20 00026 12/08/20 0330897 202011 310-51300-31100 CDD MEETING NOV/2020	*	180.00	
12/08/20 0330898 202011 310-51300-31100 CDD ASSISTANCE NOV/2020	*	360.00	
VANASSE HANGEN BRUS	TLIN, INC		540.00 002107
12/16/20 00066 11/23/20 ON 16817 202011 320-53800-47200 PLANT INSTALATION	*	861.28	
YELLOWSTONE LANDSCA	PE-SOUTHEAST, LLC		861.28 002108
12/17/20 00111 12/17/20 121720 202012 300-20700-10300 ASSESTMENT TRANSFER 52012	*	118,662.59	
12/17/20 121720 202012 300-20700-10300	*	174,040.95	
ASSESTMENT TRANSFER S2015 12/17/20 121720 202012 300-20700-10300 ASSESTMENT TRANSFER S2018	*	34,893.66	
RANDAL PARK CDD C/C	WELLS FARGO	32	27,597.20 002109
12/22/20 00122 5/16/20 1660 202005 310-51300-35100 WEBSITE DESIGN	*	3,575.00	
VGLOBALTECH EXPERIE	CNCE INNOVATION		3,575.00 002110
	TOTAL FOR BANK A	435,499.30	
	TOTAL FOR REGISTER	435,499.30	

### SECTION 2

### Randal Park

Community Development District

### Unaudited Financial Reporting

December 30, 2020



# **Table of Contents**

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

Community Development District Combined Balance Sheet

December 30, 2020

		General	Сар	ital Reserves	D	ebt Service	Capito	al Projects	Contraction of the	Totals
		Fund		Fund		Fund		Fund	Gove	rnmental Funds
Assets:										
Cash	\$	493,874	\$		\$	-	\$		\$	493,874
Cash - Debit Card	\$	2,479	\$		\$	-	\$		\$	2,479
Investments	÷	2,17 5	¥		4		<b>v</b>	-	4	2,477
Custody Account	\$		\$	321,780	\$	-	\$	-	\$	321,780
Bond Series - 2012	Ŷ		*	521,700	Ŧ		Ψ		*	521,700
Reserve	\$	-	\$	-	\$	401,041	\$		\$	401,041
Revenue	\$	-	\$		\$	221,074	\$	_	\$	221,074
Interest	\$	-	\$	-	\$	52	\$	-	\$	52
Prepayment	\$	-	\$		\$	3,728	\$	-	\$	3,728
Sinking Fund	\$	-	\$		\$	17	ŝ	-	\$	3,720
Bond Series - 2015	Ψ		*		Ψ	17	4	-	4	17
Reserve	\$		\$		\$	596.095	\$		\$	596,095
Revenue	\$	-	\$	-	\$	272,150	\$	-	\$	272,150
Interest	ŝ	-	\$	-	ŝ	11	\$	-	\$	272,130
Construction	\$		\$		\$	-	\$	437	\$	437
Bond Series - 2018	Ŷ		*		Ψ		Ψ	457	φ	437
Reserve	\$		\$		\$	58,838	\$		\$	58,838
Cap Interest	\$		\$		\$	2,539	\$	•	.⊅ \$	2,539
Revenue	\$	-	\$	-	\$	37,249	\$		\$	37,249
Interest	.⊅ \$		\$		\$	37,249	.⊅ \$	-	э \$	37,249
Construction	\$		\$		\$	-	\$	- 48	э \$	
Cost of Issuance	\$		\$	-	э \$	-	\$	40	э \$	48 7
Due from Colonial Properties	\$	15,743	\$	-	\$		\$	/	э \$	15,743
Due From General Fund	\$	13,743	\$		\$	40,398	\$	-	.⊅ \$	40,398
Due rion deneral rund	÷		φ		φ	40,000	Φ	•	φ	40,390
Total Assets	\$	512,097	\$	321,780	\$	1,633,191	\$	491	\$	2,467,559
Liabilities:										
Due to Debt Service	\$	40,398	\$	-	\$		\$		\$	40.200
Due to Debt Service	Þ	40,390	Þ	-	\$		Þ	-	\$	40,398
Total Liabilities	\$	40,398	\$		\$	•	\$	•	\$	40,398
Fund Balances:										
Unassigned Fund Balance	\$	471,699	\$	321,780	\$	-	\$	-	\$	793,479
Restricted For:							*		-	,
Debt Service - 2012	\$	-	\$	-	\$	640,545	\$	-	\$	640,545
Debt Service - 2015	\$	-	\$	-	\$	889,717	\$	-	\$	889,717
Debt Service - 2018					\$	102,930	10.5		\$	102,930
Assigned For:										,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Capital Projects - 2015	\$		\$	-	\$	-	\$	437	\$	437
Capital Projects - 2018	\$		\$	-	\$		\$	55	\$	55
Total Fund Balances	\$	471,699	\$	321,780	\$	1,633,191	\$	491	\$	2,427,161
	*		*			-,,	-	174	4	a, 12/,101
Total Liabilities & Fund Balance	\$	512,097	\$	321,780	\$	1,633,191	\$	491	\$	2,467,559

### **Community Development District**

### **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

And an a second second second second		Adopted	_	rated Budget	1000	Actual	نظ من ال	
		Budget	Thr	u 12/30/20	Thr	u 12/30/20	i i i	Variance
Revenues								
Special Assessments	\$	963,338	\$	314,504	\$	314,504	\$	-
Colonial Properties Contribution	\$	46,221	\$	11,555	\$	11,732	\$	177
Miscellaneous Revenue	\$	1,000	\$	250	\$	540	\$	290
Activities	\$	7,000	\$	1,750	\$	300	\$	(1,450
Rentals	\$	7,000	\$	1,750	\$	900	\$	(850
Total Revenues	\$	1,024,559	\$	329,809	\$	327,976	\$	(1,833
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	12,000	\$	3,000	\$	1,600	\$	1,400
FICA Expense	\$	900	\$	225	\$	122	\$	103
Annual Audit	\$	4,600	\$	-	\$		\$	
Trustee Fees	\$	12,500	\$	-	\$	-	\$	s.
Dissemination Agent	\$	10,500	\$	2,625	\$	2,625	\$	8
Arbitrage	\$	1,800	\$	-	\$	-	\$	
Engineering	\$	10,000	\$	2,500	\$	540	\$	1,960
Attorney	\$	20,000	\$	5,000	\$	1,029	\$	3,971
Assessment Administration	\$	5,000	\$	5,000	\$	5,904	\$	(904
Management Fees	\$	40,575	\$	10,144	\$	10,144	\$	
Information Technology	\$	2,200	\$	550	\$	250	\$	300
Felephone	\$	100	\$	25	\$		\$	25
Postage	\$	650	\$	163	\$	71	\$	91
insurance	\$	5,556	\$	5,556	\$	5,304	\$	252
Printing & Binding	\$	2,150	\$	538	\$	212	\$	326
Legal Advertising	\$	2,250	\$	563	\$	508	\$	55
Other Current Charges	\$	350	\$	350	\$	404	\$	(54
Office Supplies	\$	200	\$	50	\$	2	\$	48
Property Appraiser	\$	800	\$	-	\$		\$	
Property Taxes	\$	250	\$	250	\$	241	\$	9
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$	
Total General & Administrative:	5	132,556	\$	36,712	\$	29,130	\$	7,582
Maintenance								
Contract Services								
Field Management	\$	17,390	\$	4,348	\$	4,348	\$	(0
Wetland Maintenance	\$	9,600	\$	2,400	\$	-	\$	2,400
Mitigation Monitoring	\$	2,500	\$	625	\$	-	\$	625
Landscape Maintenance	\$	288,264	\$	72,066	\$	48,879	\$	23,187
Lake Maintenance	\$	9,600	\$	2,400	\$	1,490	\$	910
Security Patrol	\$	35,184	\$	8,796	\$	6,195	\$	2,601

### Community Development District

### **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget.	Thr	12/30/20	Thr	12/30/20		Variance
and the state of the second seco								
<u>Repairs &amp; Maintenance</u>		20 1 20		7 200	¢	£ 970		1.010
Facility Maintenance	\$ \$	29,120	\$ \$	7,280 2,750	\$ \$	5,370 585	\$	1,910
Repairs & Maintenance	\$	11,000 9,800	3 \$	2,750	\$	1,057	\$ \$	2,165 1,393
Operating Supplies		14 BIN 15 D	\$	2,430	\$	861		
Landscape Replacement	\$ \$	10,500	\$	-	⇒ \$	100	\$	1,764
Irrigation Repairs	э \$	10,000	\$	2,500 375	\$		\$	2,500 375
Alley Maintenance	\$	1,500	5 5	375	\$	-	\$ \$	375
Stormwater Repairs & Maintenance		1,500		875	⊅ \$			
Fountain Maintenance	\$ \$	3,500	\$	250	⊅ \$	300	\$	575
Sign Maintenance		1,000	\$			-	\$	250
Pressure Washing	\$	5,700	\$	4,250	\$	4,250	\$	-
Utilities								
Utilities - Common Area	\$	30,000	\$	7,500	\$	5,870	\$	1,630
Streetlighting	\$	110,000	\$	27,500	\$	25,269	\$	2,231
Amenity Center								
Amenity Management	\$	77,127	\$	19,282	\$	19,282	\$	-
Pool Attendants	\$	15,600	\$	3,900	\$	3,500	\$	400
Pool Permit	\$	550	\$	-	\$	-	\$	-
Cable TV/Internet/Telephone	\$	4,000	\$	1,000	\$	830	\$	170
Utilities - Amenity Center	\$	21,000	\$	5,250	\$	4,766	\$	484
Refuse Service	\$	2,400	\$	600	\$	559	\$	41
Amenity Center Access Cards	\$	1,000	\$	250	\$		\$	250
HVAC Maintenance	\$	574	\$	144	\$	-	\$	144
Special Events	\$	13,962	\$	3,491	\$		\$	3,491
Holiday Decorations	\$	4,410	\$	4,410	\$	4,410	\$	-
Security Monitoring	\$	600	\$	150	\$	70	\$	80
Janitorial Services	\$	16,000	\$	4,000	\$	2,887	\$	1,113
Pool Maintenance	\$	15,330	\$	3,833	\$	4,094	\$	(261)
Pool Repairs & Maintenance	\$	3,200	\$	800	\$	115	\$	685
Fitness Repairs & Maintenance	\$	5,000	\$	1,250	\$	-	\$	1,250
Amenity Repairs & Maintenance	\$	1,480	\$	370	\$	-	\$	370
Pest Control	\$	650	\$	163	\$	100	\$	63
Other								
Property Insurance	\$	33,570	\$	33,570	\$	33,568	\$	2
Contingency	\$	9,392	\$	2,348	\$		\$	2,348
Transfer Out - Capital Reserve	\$	80,000	\$		\$		\$	
				004480				
Total Maintenance	\$	892,003	\$	234,173	5	178,655	\$	55,519
Total Expenditures	\$	1,024,559	\$	270,886	\$	207,785	\$	63,101
Excess Revenues (Expenditures)	\$	0			\$	120,191		
Fund Balance - Beginning	\$				\$	351,508		
	5							

**Community Development District** 

### **Capital Reserve Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted Budget		ed Budget 12/30/20	Thr	Actual 0 12/30/20		Variance
Revenues								
Interest	\$	2,000	\$	500	\$	188	\$	(312)
Total Revenues	s	2,000	\$	500	\$	188	\$	(312)
Expenditures:								
Capital Outlay	\$	25,000	\$		\$	-	\$	
Total Expenditures	\$	25,000	s		5	•	\$	
Other Financing Sources/(Uses)								
Transfer In	\$	80,000	\$	-	\$		\$	-
Total Other Financing Sources (Uses)	s	80,000	\$	•	\$		\$	
Excess Revenues (Expenditures)	\$	57,000			\$	188	(a lar	
Fund Balance - Beginning	\$	322,042	124		\$	321,592		Station and
Fund Balance - Ending	\$	379,042	-		5	321,780		

**Community Development District** 

Debt Service Fund - Series 2012

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget	15	Actual	
The second state of the local state of the	Budget	Thr	12/30/20	Thr	u 12/30/20	Variance
Revenues						
Assessments	\$ 397,350	\$	130,651	\$	130,651	\$ -
Interest	\$ 5,000	\$	1,250	\$	17	\$ (1,233)
Total Revenues	\$ 402,350	\$	131,901	s	130,668	\$ (1,233)
Expenditures:						
Principal Payment - 11/01	\$ 95,000	\$	95,000	\$	95,000	\$ -
Interest Payment - 11/01	\$ 150,163	\$	150,163	\$	150,163	\$ -
Interest Payment - 05/01	\$ 147,431	\$	-	\$	-	\$ -
Special Call - 11/01	\$ -	\$	-	\$	15,000	\$ (15,000)
Total Expenditures	\$ 392,594	\$	245,163	\$	260,163	\$ (15,000)
Other Sources/(Uses)						
Transfer Out - Capital Reserve Fund (CY)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$	\$		\$		\$
Excess Revenues (Expenditures)	\$ 9,756	N=1 = Chief		\$	(129,495)	
Fund Balance - Beginning	\$ 361,882		10 Mar 10	\$	770,040	1000
Fund Balance - Ending	\$ 371,639			\$	640,545	

Community Development District

Debt Service Fund - Series 2015

### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	12/30/20	Th	ru 12/30/20	1	ariance
Revenues								
Assessments	\$	596,080	\$	191,613	\$	191,613	\$	
Interest	\$	7,000	\$	1,750	\$	24	\$	(1,726)
Total Revenues	\$	603,080	\$	193,363	\$	191,637	\$	(1,726)
Expenditures:								
Principal Payment - 11/01	\$	165,000	\$	165,000	\$	165,000	\$	-
Interest Payment - 11/01	\$	210,203	\$	210,203	\$	210,203	\$	-
Interest Payment - 05/01	\$	206,803	\$	-	\$	-	\$	-
Total Expenditures	\$	582,005	\$	375,203	\$	375,203	\$	
Excess Revenues (Expenditures)	\$	21,075			\$	(183,566)		
Fund Balance - Beginning	5	478,263			\$	1,073,283	3273	
Fund Balance - Ending	\$	499,338			\$	889,717		1

**Community Development District** 

Debt Service Fund - Series 2018

### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Prora	ated Budget		Actual		
		Budget	Thru	12/30/20	Thr	u 12/30/20	Va	riance
Revenues								
Assessments	\$	117,674	\$	38,419	\$	38,419	\$	-
Interest	\$	500	\$	125	\$	2	\$	(123)
Total Revenues	\$	118,174	5	38,544	\$	38,421	\$	(123)
Expenditures:								
Interest Payment - 11/01	\$	43,528	\$	43,528	\$	43,528	\$	-
Principal Payment-05/01	\$	30,000	\$	-	\$	-	\$	-
Interest Payment - 05/01	\$	43,528	\$	-	\$	-	\$	-
Total Expenditures	s	117,055	\$	43,528	\$	43,528	\$	
Excess Revenues (Expenditures)	\$	1,119			\$	(5,106)		
Fund Balance - Beginning	\$	77,778	190 g		\$	108,036		
Fund Balance - Ending	\$	78,897			\$	102,930		

**Community Development District** 

**Capital Projects Fund - Series 2015** 

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ado Buc	pted lget	Prorated Thru 12/			ctual 12/30/20	Vari	ance
Revenues								
Interest	\$		\$	-	\$		\$	-
Total Revenues	\$	<b>Unit</b>	\$		\$		\$	
Expenditures:								
Capital Outlay	\$	-	\$	-	\$		\$	-
Total Expenditures	\$		\$		\$		\$	•
Excess Revenues (Expenditures)	\$				S	16 F		
Fund Balance - Beginning	S				\$	437		
Fund Balance - Ending	\$				\$	437		

**Community Development District** 

**Capital Projects Fund - Series 2018** 

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adoj Bud		Prorated Thru 12/			ctual 2/30/20	Vari	ance
Revenues								
Interest	\$	-	\$		\$	-	\$	-
Total Revenues	\$		\$		\$		\$	
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$		\$		\$	•	\$	•
Excess Revenues (Expenditures)	\$	1			s	- X. (14)	No. Co	
Fund Balance - Beginning	\$	( <b>*</b> )			s	55	121073	
Fund Balance - Ending	\$				\$	55		

**Community Development District** 

Month to Month

	Oct	Nov	Dec	- lä	ñ.		Feb		Mar		14	Apr		May	t i	Jun		19	i i		Aug		Sep		Total
Revenues																									
Special Assessments	\$ -	\$ 73,222	\$ 241,282	\$		- \$	-	\$		-	\$		- \$		-	\$		\$		- \$		-	\$		\$ 314,504
<b>Colonial Properties Contribution</b>	\$ 3,913	\$ 3,906	\$ 3,913	\$		- \$		\$			\$		- 5		-	\$	-	\$		- 1		-	\$	-	\$ 11,732
Miscellaneous Revenue	\$ 270	\$ -	\$ 270	\$	3	- \$		\$		÷	\$		- 5		-	\$	-	\$		- \$	:	-	\$	-	\$ 540
Activities	\$	\$	\$ 300	\$		- \$	-	\$		-	\$		- \$	:	-	\$	•	\$		- 1			\$	-	\$ 300
Rentals	\$ (250)	\$	\$ 1,150	\$		- \$	-	\$		-	\$		- \$		-	\$	•	\$		- 1		-	\$	-	\$ 900
Total Revenues	\$ 3,933	\$ 77,128	\$ 246,915	\$		. 5		5			\$		. 5			\$		\$	- 1	- 5			\$	- 24	\$ 327,976

#### Expenditures:

General & Administrative:

Security Patrol	\$ 3,193	100	3,002	-		\$ - \$	- \$	- 5	- \$	- 5	- \$	- \$	- \$	- 5	6,195
Lake Maintenance	\$ 745	\$		\$	-	\$ - \$	- \$	- 5	- \$	- 5	- \$	- \$	- \$	- \$	1,490
Landscape Maintenance	\$ 24,866	\$	24,013	\$		\$ - \$	- \$	- \$	- 5	- \$	- S	- \$	- \$	- \$	48,879
Mitigation Monitoring	\$ 0.00	\$		\$	~	\$ - \$	- \$	- \$	- 5	- 5	- \$	- \$	- 5	- \$	
Wetland Maintenance	\$	\$		\$	0.0000000	\$ - \$	- \$	- \$	- \$	- \$	- \$	- 5	- 5	- 5	
Field Management	\$ 1,449	\$	1,449	\$	1,449	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,348
Contract Services															
Maintenance															
Total General & Administrative:	\$ 17,015	\$	6,662	\$	5,453	\$ - 5	- \$	. \$	- 5	- \$	. 5	- 5	- 5	- 5	29,130
Dues, Licenses & Subscriptions	\$ 175	\$	-	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	175
Property Taxes	\$ -		241			\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	241
Property Appraiser	\$	\$	-	\$		\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Office Supplies	\$ 1	\$	1	\$	1	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2
Other Current Charges	\$	\$	265	\$	139	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	404
Legal Advertising	\$ 508	\$		\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	508
Printing & Binding	\$ 34	\$	118	\$	60	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	212
In su rance	\$ 5,304	\$		\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,304
Postage	\$ 51	\$	10	\$	10	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	71
Telephone	\$ -	\$	-	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	12
Information Technology	\$ 83	\$	83	\$	83	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	250
Management Fees	\$ 3,381	\$	3,381	\$	3,381	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	10,144
Assessment Administration	\$ 5,000	\$	-	\$	904	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,904
Attorney	\$ 742	\$	287	\$		\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,029
Engineering	\$	\$	540	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	540
Arbitrage	\$ -	\$		\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Dissemination Agent	\$ 875	\$	875	\$	875	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,625
Trustee Fees	\$ -	\$		\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Annual Audit	\$ -	\$	-	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
FICA Expense	\$ 61	\$	61	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	122
Supervisor Fees	\$ 800	\$	800	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,600

### **Community Development District**

Month to Month

		Od		Nov	-	Dec		Inn		Feb		Mar	1	Арт		May	Jun		Jul.	Aug		Sep	-	Total
Repairs & Maintenance																								
Facility Maintenance	\$	2,444	\$	2,427	\$	500	s	-	\$		s	- \$		- 1	\$	- \$		- \$	-	5	- \$		. \$	5,370
Repairs & Maintenance	\$	135		450		-	\$			-		- \$		- 1		- \$		- \$	-		- \$		. 5	585
Operating Supplies	\$	587			\$	470	\$		S			- 5				- \$		- 5	-	S	- 5			1,057
Landscape Replacement	s		\$		\$		\$	-		-		- \$			\$	- \$		- 5	-	5	- 5		. 5	861
Irrigation Repairs	\$	-	5		\$		\$		\$		\$	- \$	;	- 1	\$	- \$		- \$	-	5	- \$		. s	
Alley Maintenance	\$		\$		\$	-	\$		\$	-	\$	- 5	;		\$	- \$		- \$	-	\$	- 5		. 5	-
Stormwater Repairs & Maintenance	s	-	\$	-	\$	-	\$		\$	-	\$	- 5	5	- 1	\$	- \$		- \$	- 3	\$	- 5	; .	. 5	-
Fountain Maintenance	\$	100	\$	100	\$	100	\$	-	\$	-	\$	- \$	5	- 1	\$	- \$		- \$	-	\$	- \$	; .	. 5	300
Sign Maintenance	\$		\$		\$		\$	-	\$	-	\$	- \$	;	- 1	\$	- \$		- 5	-	5	- 5		. \$	
Pressure Washing	\$	4,250			\$	-	\$	•	\$		\$	- \$	5	- 1	\$	- \$		- \$	-	\$	- \$	; .	- <b>s</b>	4,250
Utilities																								
Utilities - Common Area	\$	2,695		1,624		1,551	\$	-			\$	- \$		- 1		- \$		- \$	-		- \$		- \$	5,870
Streedighting	\$	8,420	\$	8,425	\$	8,425	\$		\$	-	\$	- \$	5	- :	\$	- \$		- \$	•	5	- \$		- \$	25,269
Amenity Center												~				100		15×1× -						
Amenity Management	\$	6,427		6,427		6,427		-			\$	- \$		• •		- \$		- \$	-		- \$		- \$	19,282
Pool Attendants	\$	3,500			\$	-	\$		*		\$	- \$				- \$		- \$	-		- \$		- \$	3,500
Pool Permit	\$	-	\$		\$	- A		-			\$	- \$		- !		- \$		- \$	-		- \$		- \$	
Cable TV/Internet/Telephone	\$	277		277		277	\$	-			\$	- \$		- 1		- \$		- \$	•		- \$		- \$	830
Utilities - Amenity Center	\$	1,558		1,610		1,599	\$				\$	- \$		-		- 5		- \$	•		- 5		- \$	4,766
Refuse Service	\$	186		186		186		-			\$	- 5		- !		- \$		- \$	•		- \$		- \$	559
Amenity Center Access Cards	\$		\$		\$	-	-			-		- 5				- \$		- \$		\$	- \$		- \$	-
HVAC Maintenance	\$		\$		\$		\$				\$			-		- \$		- \$	-		- 5		- \$	-
Special Events	\$		\$		\$		\$	-			\$	- 5				- \$		- \$	-				- \$	-
Holiday Decorations	\$	4,410			\$		\$	-			\$	- 5				- \$		- \$	-		- \$		- \$ - \$	4,410 70
Security Monitoring	\$	35		35			\$	-			\$	- 1		-		- \$		- \$		•	- 3		- > - 5	2,887
Janitorial Services	\$	997	100	945		945		-			\$	- 5		- 1		- \$		- \$	-		- 3		- > - 5	2,887 4,094
Pool Maintenance	\$	1,470		2,096		528	\$	•	1.1	-		- 5		- 1		- \$		- \$	•				- > - 5	
Pool Repairs & Maintenance	\$	115			\$		\$				\$	- 5	S			- \$ - \$		- \$ - \$	-	2	- \$		- 3 - 5	115
Fitness Repairs & Maintenance	\$		\$				\$	-	100		\$ \$	- 5				- \$		- > - \$			- 1			-
Amenity Repairs & Maintenance Pest Control	\$ \$	50		- 50	\$ \$		\$ \$	-			э \$	- 1				- \$		- » - \$	-		- 1		- \$	100
Other.																								
Property Insurance	\$	33,568	¢		\$	227	\$	-	¢		\$	- 5		- 1	¢	- \$		- \$	-	e	- 5		- \$	33,568
Contingency	э \$	1044.0PH 0	э \$		3 5		۰ ۶				э \$					- 5		- , - ,			- 3		- 3 - 5	33,300
Transfer Out - Capital Reserve	\$ \$		\$		\$		\$			-		- 5				- \$		- \$	-		- \$		- \$	-
Total Maintenance	\$	101,477	\$	54,721	\$	22,457	\$	A 7-2-0	\$		\$	- 1	È.		\$	. \$	- 22-	. 5	-	\$	- 5		. \$	178,655
Total Expenditures	\$	118,492	\$	61,383	\$	27,910	5		\$		\$	- 5			\$	- 5		- 5		5	- 5		. 5	207,785
Excess Revenues (Expenditures)		(114,559)		15745	*	219,005	*				s	- 5				- 5	-		-				-	170 (01
excess Revenues (Expenditures)		[114,559]	3	15,745	2	219,005	2		۰.		2				3	>							· \$	120,191

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 :	\$401,041
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)
Less : November 1, 2019 (Mandatory)	(\$90,000)
Less : November 1, 2020 (Mandatory)	(\$95,000)
Less : November 1, 2020 (Special Call)	(\$15,000)
Current Bonds Outstanding	\$4,470.000

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 :	\$596,095
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)
Less : November 1, 2019 (Mandatory)	(\$155,000)
Less : November 1, 2020 (Mandatory)	(\$165,000)
Current Bonds Outstanding	\$8,225.000

Series 2018 Special Assessment Bonds	
Interest Rate :	Variou
	(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 :	\$58,838
Bonds Outstanding - 12/17/2018	\$1,770,000
Less : May 1, 2020 (Mandatory)	(\$30,000
Current Bonds Outstanding	<u>\$1,740,000</u>

### **Community Development District**

Special Assessment Receipts - FY2021

**Tax Collector** 

							s Assessments t Assessments	2,200,134 2,068,126	1,024,829 963,339	- E	425,733 400,189	\$ \$	624,382 586,919	- C	125,190 117,679	
Date		Gree	s Assessments	iscounts/	~	mmissions	Interest	let Amount	ieneral Fund		2012 ebt Svc Fund	0	2015 ebt Svc Fund	De	2018 bt Svc Fund	Totai
Received	Dist.#	Grus	Received	Penalties	u	Paid	Income	Received	46.58%		19.35%	U	28.38%	De	5.69%	100%
11/5/20	1	\$	2,326.24	\$ 96.25	\$	-	\$ -	\$ 2,229.99	\$ 1,038.74	\$	431.51	\$	632.86	\$	126.89	\$ 2,229.99
11/16/20	2	\$	53,303.17	\$ 2,132.16	\$	-	\$ -	\$ 51,171.01	\$ 23,835.61	\$	9,901.75	\$	14,521.97	\$	2,911.69	\$ 51,171.01
11/23/20	3	\$	108,119.19	\$ 4,324.79	\$	-	\$ -	\$ 103,794.40	\$ 48,347.74	\$	20,084.54	\$	29,456.11	\$	5,906.01	\$ 103,794.40
12/7/20	4	\$	80,083.18	\$ 3,203.36	\$	-	\$ -	\$ 76,879.82	\$ 35,810.85	\$	14,876.48	\$	21,817.94	\$	4,374.55	\$ 76,879.82
12/14/20	5	\$	380,716.14	\$ 15,228.45	\$	-	\$ -	\$ 365,487.69	\$ 170,245.25	\$	70,723.00	\$	103,722.80	\$	20,796.65	\$ 365,487.69
12/21/20	6	\$	78,704.53	\$ 3,148.21	\$	-	\$ 66.97	\$ 75,623.29	\$ 35,225.55	\$	14,633.34	\$	21,461.35	\$	4,303.05	\$ 75,623.29
Totals		\$	703,252.45	\$ 28,133.22	\$	-	\$ 66.97	\$ 675,186.20	\$ 314,503.73	\$	130,650.62	\$	191,613.03	\$	38,418.83	\$ 675,186.20

% Collected:

32.65%

# SECTION 3

# Randal Park Community Development District

219 E. Livingston St, Orlando Florida 32801

### Memorandum

### DATE: January 15<sup>th</sup>, 2020

TO: Jason Showe District Manager <u>via email</u>

- FROM: William Viasalyers Field Services Manager
- RE: Randal Park CDD Monthly Managers Report January 15<sup>th</sup>, 2020

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. Yellowstone made irrigation repairs to several areas throughout the community.
- 3. Landscaping enhancement items- Dog park on Hildreth and Lovett sod installation vs artificial turf-update

### Other:

- 1. Fountain Light update-breaker reset
- 2. Solar lights around clubhouse pond-Update

- Bench's around clubhouse pond-Update
   Swing set for playground discussion

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

William Viasalyers



Proposal For		Location		
Randal Park CDD c/o GMS-CF, LLC 9145 Narcoossee Rd Suite A-206 Orlando, FL 32827 Property Name: Randal Park CDD	main: mobile:	Randall Park Orlando, FL 328		
Property Name. Randari ark CDD				
Hildreth and Lovett Dogs Park Sod F	Replacement	Terms: Net 3	0	
DESCRIPTION		QUANTITY	UNIT PRICE	AMOUNT
A CONTRACT OF A	and the second se		No. of Concession, Name of Street, or other Designation, or other	
Subcontractor Cost		3700.00	\$1.30	\$4,815.22
Subcontractor Cost Client Notes		3700.00	\$1.30	\$4,815.22
	ark.	3700.00	\$1.30	\$4,815.22
Client Notes		3700.00	\$1.30	\$4,815.22
Client Notes Remove all weeds and turf in dog pa	Zoysia sod.	3700.00	\$1.30	\$4,815.22
Client Notes Remove all weeds and turf in dog pa Grade area and install 3700Sqft of 2	Zoysia sod.	3700.00	\$1.30	\$4,815.22

Signature

х

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.

SALES TAX

TOTAL

Contact	Assigned To
Print Name:	Lathan Smith Office: Ismith@yellowstonelandscape.com
Date:	

\$0.00

\$4,815.22



7316 E. Southern Ave, #6069 Mesa, AZ 85209 (602) 586-1599 main info@PuttTek.com www.PuttTek.com

TODAY'S DATE: December 16th, 2020	JOB NAME: Randal Park Dog Park
PRODUCTION TIME: 7-10 Working Days	JOB LOCATION: Orlando, FL
BUYER: Randal Park Community	JOB ADDRESS: Intersection of Billings & Hildreth/Lovett

### PROJECT:

Dog Park conversion from real grass to a purpose built artificial grass pet use system for the Randal Park Community.

### SUMMARY:

The below turnkey proposal recommends using the industry's leading pet turf system from EnvyPet by Challenger Industries. This includes your choice of either 1.125" Breeder's Choice or 1.5" Champion Pet Turf. Both are attractive high density synthetic grasses specifically engineered for pet environments. The turf itself is antimicrobial, hypo-allergenic, and stain resistant. Additionally, the synthetic grass is infilled with ~2.0 to 2.5 Ibs/sqft of Envirofill, which offers unparalleled health and safety advantages for people, pets, and playgrounds. It's infused with Microban antimicrobial protection, which helps prevent the growth of bacteria, mold and mildew, and prevents stains, odors and product deterioration. Finally, the pet turf system we recommend utilizes a subterranean drainage system that allows for maximum vertical drainage (~400 in./hr) from the turf's surface while all lateral drainage happens below grade. This panel system also provides ample aeration and breathability which accelerates drying times and helps to reduce surface temperatures.

### **INCLUSIONS:**

### SITE PREP & CLEANUP

- Cut and remove existing sod and excess soils
- Option to cut and cap existing irrigation OR reconfigure to help rinse the turf system overnight\*. Excess
  calcium content in the water supply can cause calcium buildup on the synthetic grass.
- Protective coverings will be laid down over the existing sidewalks and surfaces.
- Any damaged grasses or landscaping will be replaced before project completion.

### **BASE PREP & PANEL SYSTEM**

PuttTek will shape and grade the space to optimize lateral drain rates toward the perimeter of the space. This includes a minimum 4" of compacted stone aggregate base layer. Then, a non-woven geosynthetic textile fabric will be laid on top of the base. The six-point interlocking drain tiles, which are made of specially blended high impact copolymer polypropolene, will sit on top of the geotextile layer. Nailer boards will be securely attached along the entire perimeter in order to provide a strong anchor system for the turf. Drain basins will be installed inside the perimeter of the dog park and tied into existing drain systems on the exterior (if present) or routed downstream to a secondary outlet box.

### **ARTIFICIAL GRASS**

PuttTek offers your choice of 1.125" or 1.5" grass from EnvyPet by Challenger Industries. Both are the highest quality and present a realistic look with multi-colored green fibers and a two-tone natural colored thatch layer. Samples pictures below.

### Synthetic Grass Choices:



### DIMENSIONS:

Total project area is approximately 3,411 square feet.



Randal Park Community

### **DEPOSITS & PAYMENTS:**

#### Total Project: \$68,500

- An initial \$18,500 payment made payable to "PuttTek, LLC" is required to schedule the project and order all materials.
- A second \$25,000 payment is due in order to initiate site preparations and complete installation.
- A final payment of \$25,000 is due upon project completion.

\*An additional 3% charge will be added for all credit card transactions

#### **TERMS & CONDITIONS:**

Deposits and Payments are based upon the present understanding of the work to be done. If the scope of the work should change during the course of the project, PuttTek will present possible cost changes and proceed only after authorization.

All goods and services are guaranteed to be as specified. All goods and services are to be completed in accordance with the specification contained herein. Buyer holds the full manufacturer's warranty on the materials installed along with a two-year warranty on all labor performed. Any alteration or deviation from the included agreement terms will be executed, and become legally binding, only upon written request by the altering party and/or the signing by both parties of a new Agreement. PuttTek is not responsible for delays caused by third parties and/or circumstances outside of their control. Accordingly, PuttTek will not be in breach for such delays or circumstances. All approvals and/or building permits required by governing agencies, boards and/or interested parties, if required, are the responsibility of the Buyer, unless otherwise noted, and PuttTek is not responsible for, and shall not pay, any amount of incidental, consequential or other indirect damages resulting from situations outside their control. This Agreement is valid for 30 days from the date listed on the contract and will become void thereafter, at the discretion of PuttTek, if Buyer or PuttTek does not sign the Agreement and the deposit is not paid in full within said timeframe. EXCEPT AS EXPRESSLY STATED IN THIS AGREEMENT, THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, ORAL OR WRITTEN INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND BUYER HEREBY WAIVES AND RELEASES MANUFACTURER/INSTALLER FROM ANY SUCH WARRANTIES.

\*THIS IS NOT A CONTRACT. PUTTTEK WILL CONVERT THIS DOCUMENT TO AN EXECUTABLE CONTRACT ONCE BOTH PARTIES AGREE TO THE SPECS OF THIS PROJECT IN TOTALITY.

# ESTIMATE



William Viasalyers 8702 Randal Park Boulevard Orlando , FL (407) 451-4047

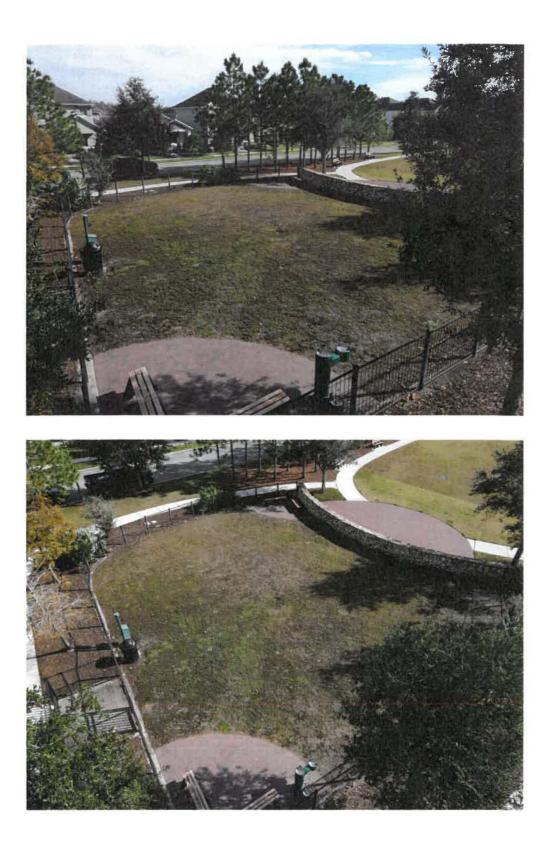
M3 Outdoor Living 307 North US Hwy 27 Suite B Clermont, FL 34715 Phone: (407) 637-6264 Email: alex@m3artificialgrass.com Web: www.m3artificialgrass.com	Estimate # Date		002581 12/10/2020
Description	Quantity	Rate	Total
Turf project includes the following: Professional Installation Services	4200.0	\$9.00	\$37,800.00
Process for artificial turf installation will include the excavation, removal, and disposal of current sod material. Approximately 4-6" of sod and soil.	f		
Installation of pvc composite nailer boards along the entire perimeter to secure the base and have a more efficient installation.			
Backfilling area where the current material was removed from and backfill with concrete screening sand for a total of 4-6".			
Full grading, compaction, leveling, and preparation of base for artificial grass installation.			
Installation of K9 Turf selected by client to the prepared base.			
Provide and drop silica sand infill into turf and power brush for optimized installation. Approximately 2lbs per sqft.			
Clean work area and leave jobsite clean.			
Costs for local material / equipment delivery to and service provider transportation to and from the job site. Costs for job cleanup and debris removal at project completion. Labor setup time, mobilization time and minimum hourly charges that are commonly included. 12-Month installation warranty. All Applicable Sales Taxes. Turfs are 100% Made & Manufactured in the U.S.A.			
Included in this price is: Zeofill Infill	4200.0	\$0.68	\$2,856.00
ZeoFill is made out of a 100% natural resource from the earth. ZeoFill cools the surface of turf and eliminates odors by absorbing urine and ammonia before they transform into obnoxious gas.			

Page 1 of 7

ZeoFill is the purest 97+% Clinoptilolite zeolite which is volcano ash that landed on purified water millions of years ago.			
"Zeolite" refers to a group of minerals that are basically hydrated calcium potassium sodium aluminosilicates.			
Zeolites have a high internal porosity, making them great insulators. They also absorb and release moisture which in turn cools the turf.			
If I don't have ZeoFill, how to clean the bad bacteria in my turf?			
ZeoFill helps control the urine odors but will not remove bad bacteria. With any synthetic turf, you still have to maintain it by removing bad bacteria with an enzyme cleaner such as PE-51. Use this enzyme if your area doesn't rain periodically in a given year. We recommend this enzyme cleaner because it is made & shipped in a live liquid form. Enzymes made from a powder will not properly clean ZeoFill granules. Only a live liquid enzyme such as PE-51 will control your turf odors. PE-51 covers 900 to 1500 square foot of turf, comes with a garden hose attachment and the enzyme has a shelf life of 30 years. Helps remove dog & cat urine on any surface. For Questions and Answers on PE-51 go to www.urineodors.pet			
Maintenance every 3 months	1.0	\$2,200.00	\$2,200.00
We will come to the facility to add PE 51 Turf Deodorant, Brush turf with our Power Broom and add additional Zeo fill if needed.			
Cost will be \$550 per visit. Can be paid yearly so it's part of the community annual budget or paid per visit COD check on delivery			

Subtotal	\$42,856.00
Total	\$42,856.00

M3 Artificial Grass Orlando & Tampa Franchise Owner







Terms and Conditions

3-4" of excavation are included. Additional excavation will be a separate charge and handled on a case by case basis.

Clay ground or any other hard surfaces will be a separate charge and handled on a case by case basis.

PLEASE MAKE CHECKS PAYABLE TO M3 OUTDOOR LIVING

Credit Card transactions are NOT accepted. Zelle QuickPay is an alternative. FINAL PAYMENT IS DUE AT THE TIME THE JOB IS COMPLETED UNLESS OTHER WRITEN ARRANGEMENT HAS BEEN MADE.

A 10% balance penalty will be assessed to payments more than 5 days late after date of job completion.

### Quote is valid for 15 days.

Conditions; Specifications: Contractor not responsible for any pipes, cables, or irrigation lines not disclosed by client. A Time-Loss Fee of \$1250 / day will be added to the final invoice if there are any workflow interruptions made by client. Capping of sprinklers is not included unless otherwise stated in this agreement. Client acknowledges that contractor is NOT responsible for the identification or repair of sod, low voltage wiring, decorative borders (concrete or others), unitality and/or irrigation lines on property (this includes sod that may be damaged due to wear and tear from our equipment and movement of materials and access). M3 Turf and workmen shall not be expected to keep gates closed for animals or children. Estimate converts to active contract upon signing of this documentation by both parties. Homeowner is liable for all permits if required and/or any prohibition laws. M3 reserves the right to use photos; videos of jobsite for marketing purposes; the implementation of marketing materials on premises during period of work. Contractor is not responsible for any flaws that are a result of work not done by M3. If execution of work order is delayed or interrupted due to weather, or any natural disturbance not controlled by contractor, the

contract is not affected. M3 holds legal ownership of all materials until job is paid in full. Any and all payments before final payment is considered a deposit is non-refundable or exchangeable. M3 will retain materials if any failure of payments. Seams are NOT guaranteed to be unnoticeable. The base material is composed of pebble rock and sand. Weeds/ or grass growth is not guaranteed under warranty. Contract covers square footage quantity only. Whatever is not in contract will not be included in project. Any and all additional work not in original contract will be charged additional to include stump grinding, root removal; hardscape relocation. Change order will be required. We are not responsible for drainage areas left exposed or sinkholes made due to external water outlets. Drainage areas left exposed or sinkholes made due to external water outlets are not covered in warranty. We are not responsible for any damaged grass by wheelbarrowing or bobcat to and from jobsite. The foregoing terms, conditions, and specifications are satisfactory and hereby agreed to. You are authorized to work as specified and payment will be made as outlined above. Upon signing this agreement, the client represents that he or she owns or is an authorized agent of the aforesaid premises and that he or she read this agreement. If any partial payment is made that is not 100% balance paid in full, the warranty is automatically voided unless it is a discount agreed upon before starting the job. The foregoing terms, conditions, and specifications are satisfactory and hereby agreed to. You are authorized to work as specified and payment will be made as outlined above.

Upon signing this agreement, the client represents that he or she owns or is an authorized agent of the aforesaid premises and that he or she read this agreement.

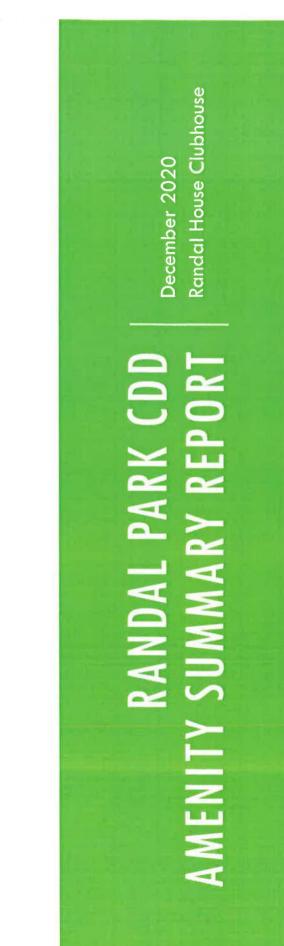
By signing this document, the customer agrees to the services and conditions outlined in this

document.

Signed on: 12/10/2020 Alex Garrao

William Viasalyers

# **SECTION 4**







## **Hot Topics:**

## Pool, Gym and Randal House Clubhouse

The Pool, Gym and Randal house Clubhouse continues sanitizing daily Once a day. (1-2pm)

Onsite office staff continues monitoring from 9am until 5pm

Randal House Club House was rented December 5, 6 and 19. The Deposit from the party held on Dec 19 was used for extra cleaning.

# AMENITY & OPERATIONS

# AMENITY & OPERATIONS

# **Community Updates**

USPS installed the lockers in the CBU/mail area. Adding the lockers don't just help the carriers but also keeps packages safe by not being left at the front door.



# AMENITY & OPERATIONS

### Holiday Show on wheels

The Randal Park RPOA sponsored the event for the community. Due to the inclement weather of December 12, we had to reschedule for the next day on Sunday at 5pm. The feedback was positive.

However, some streets were missed by the driver. If this event is held again, additional hours would be recommended.

