

*Randal Park Community
Development District*

Agenda

April 16, 2021

AGENDA

Randal Park

Community Development District

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

April 9, 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, April 16, 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 March 19, 2021 Meeting
4. Engineer's Report
5. Discussion of Re-Opening Plan for Facilities
6. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 - iv. Amenity Report
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date
10. 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 March 19, 2021 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 discussion of the re-opening plan for the District facilities. The updated proposed plan is enclosed for your review.

Section B of the sixth 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, March 19, 2021 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

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
James Hoffman	District Engineer by phone
William Viasalyers	Field Manager
Marcia Calleja	Amenity Manager
Alexandra Panagos	Community Manager
Lathan Smith	Yellowstone

FIRST ORDER OF BUSINESS

Roll Call

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

Approval of the Minutes of the February 19, 2021 Meeting

On MOTION by Mr. Grimm seconded by Mr. Phelps with all in favor the minutes of the February 19, 2021 were approved as amended.

FOURTH ORDER OF BUSINESS

Engineer's Report

This item taken later in the meeting.

FIFTH ORDER OF BUSINESS**Ratification of E-Verify System
Memorandum of Understanding**

Ms. Trucco stated in order to enroll in the E-Verify System we have to execute the memorandum of understanding and this is just a copy so you can see what we signed.

On MOTION by Mr. Grimm seconded by Ms. Steuck with all in favor the registration in the E-Verify System was ratified.

SIXTH ORDER OF BUSINESS**Consideration of Proposal for Swing Set and
Shade**

Mr. Viasalyers stated I reached out to Playmore and other contractors as well and I also got a quote for the shade structure.

The Board and staff discussed having Yellowstone do the irrigation and also obtaining from them a quote for mulch that has to meet ADA standards, and not get the shade structure at this time.

Mr. Showe stated you can approve the proposal from Playmore or approve a not to exceed amount and if we receive a less expensive proposal for comparable play equipment, we can go with that one. You can approve a not to exceed of \$11,000, knowing that we will have to purchase the mulch separately.

On MOTION by Mr. Phelps seconded by Ms. Steuck with all in favor a not to exceed amount of \$10,700 for playground equipment from Playmore Recreational Products & Services or another acceptable vendor prior to April 15, 2021 excluding the shade structure and mulch was approved.

Ms. Steuck asked will you confirm the cost of the permit and engineering drawings?

Mr. Showe stated we will confirm all of that.

SEVENTH ORDER OF BUSINESS**Discussion of Reopening Plan for Facilities**

Mr. Showe stated the reopening plan was approved by the Board at the last meeting where we eliminated the capacities for the pool and splash pad. Do you want to make any other changes at this time? I'm not aware of any complaints.

Ms. Cornelius asked can we put out the rest of the outdoor furniture?

Ms. Panagos stated we can put it out and still allow space for social distancing.

Ms. Trucco stated one consideration is our insurance company and the guidelines they have recommended for us. Although we are in Phase 3 for the State of Florida so there are no restrictions on capacity and the City of Orlando also does not have restrictions, Orange County has a mandatory face mask requirement, but otherwise there is no restrictions for capacity related to COVID right now. However, the insurance company for the District has sent out some guidelines they recommend following and that is my only concern with respect to the pool. There are no capacity restrictions, but I did print out a newsletter that was sent by the insurance company that relates to districts. Is this reopening plan posted on the website?

Ms. Steuck stated yes.

Ms. Trucco stated there are a couple things we could add just as precaution such as there is a section under the Randal Park CDD playground that says, practice social distancing of six feet from others. We could add that to the fitness center blurb and also to the pool a blurb. There are references to the CDC but not the Department of Health and this guideline from the insurance company references CDC and Department of Health. That is one step we can take with respect to liability to limit our exposure that we could add to this plan and publish on the website. You don't have to do a capacity restriction on the pool but you could encourage the staff to put chairs six feet apart.

Ms. Cornelius stated just put the chairs six feet apart.

Ms. Panagos stated nobody is complaining about the chairs anyway.

Mr. Showe stated the capacity restrictions are gone from the pool and splash pad. We are keeping the fitness center to five to keep social distancing. The same with the playgrounds no more than ten and the clubhouse no more than 40. There are general provisions on the last page. We will make those adjustments and put it on the website.

Ms. Trucco stated it won't take ten minutes to make those few changes and put it on the website.

Mr. Hoffman joined the call during this item.

Engineer's Report

Ms. Steuck asked did you get with the person in the City about the bumps on Randal Park Boulevard?

Mr. Hoffman stated I have not spoken with anyone at the City. Getting back to our last meeting I thought there was some discussion with staff that it is not associated with the improvements they are doing on the roundabout on Randal Park Boulevard. I can revisit that and help you get to the right person; it will be the streets and stormwater division. We are working with them to get Phase 5 figured out and I will talk to them and copy staff.

Regarding Phase 5 roadway improvements, those have all been completed and Chuck has requested from the city confirmation that everything is set and to our knowledge there are no further issues on that front. We looked at those after it was completed and I believe it addresses the issues that were observed.

The construction of the Brightline improvements on the other side of the Phase 5 ponds has started and filed a notice of commencement after that permit was issued several weeks ago. We did get a response from the resident that has the lot on the northeast side of the pond closest to the actual construction in the rail corridor. I don't know if there is additional feedback from other residents or any other questions we can help answer.

Mr. Showe responded no, that was the only one we got; just the nature of the work and what it is anticipated to look like when it is completed. I believe we have answered that resident.

Mr. Hoffman stated just to clarify, Brightline and their consultants are working on that project so while we did assist with the actual stormwater pond permit modifications that were done with S.F.W.M.D. because we were changing our records as Randal Park, the rest of that project was being done by others. I encourage the District if there are any issues or concerns that come up or if anything just doesn't look right as things are getting built, don't hesitate to field those questions to us and we can help respond. There were discussions about making sure that there is no significant ponding water or anything like that, the water levels in the pond should be dropping 5-10 feet, if there is any vibration, construction, noise and things like that from a general nuisance type standpoint I would direct those to the City of Orlando code enforcement and I believe I put that in the email. Start the chain there and the city will respond or confirm that there is somebody else we can reach out to, whether it be CFX who owns the 528 right of way or some other entity.

Ms. Trucco stated just as an update we still have not heard back from Brightline's attorney regarding our suggested revision. We will continue to keep you updated. We did ask

for renderings and photographs because there was some desire from the Board for a depiction or just in plain language what was going on. If you could also ask them, that would help.

Mr. Hoffman asked will you forward to me the last email you sent that you haven't had a response on? I can talk to the project manager.

Ms. Trucco stated absolutely.

EIGHTH 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 February 1, 2021 through February 28, 2021 in the amount of \$20,671.95.

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

ii. Balance Sheet and Income Statement

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

iii. Field Manager's Report

Mr. Smith gave an update on the progress of upgrades to the dog park and landscape maintenance completed since the last meeting.

After discussion of deterioration of the wall by the playground and the old dog park staff was directed to find an alternative finish that would not be so easily damaged by vandalism.

Mr. Viasalyers stated staff replaced some damaged wood along the fencing adjacent to the mailbox area and we are working on getting repairs to the splash pad.

iv. Amenity Report

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

On MOTION by Ms. Cornelius seconded by Mr. Grimm with all in favor staff was authorized to purchase composite two story maroon Little Library in the amount of \$379.95.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Phelps stated a resident reached out to me about the height of the dog park wall and if we change the wall, we may want to raise it at the same time.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Dates

Mr. Showe stated the next meeting is scheduled for April 16, 2021. We are targeting the May meeting to present the budget and if you have specific items you want us to add or look at, let us know so we can incorporate that into the proposed budget. At this time, I see no need for an assessment increase.

On MOTION by Ms. Cornelius seconded by Mr. Phelps with all in favor the meeting adjourned at 10:32 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



Randal Park CDD
March 19, 2021

Reopening Plan for the Randal Park Facilities – EFFECTIVE 3/19/21

The Randal Park Community Development District (the “CDD”) is actively monitoring the outbreak of the Novel Coronavirus (COVID19) and its impact on the CDD’s amenities. In accordance with the local governing authorities, and following the guidelines from local and state authorities, as well as the Centers for Disease Control and Prevention (the “CDC”) and the Florida Department of Health (the “FDOH”). District staff has developed a plan for the third phase of re-opening the CDD’s amenities.

The clubhouse and fitness center will operate with reduced capacities in order to meet the requirements of social distancing and staff availability for monitoring. Residents are encouraged not to bring guests to the facilities during this time to provide all residents availability to access the CDD’s facilities.

The clubhouse and fitness center will be monitored by onsite staff to ensure that social distancing and other requirements are maintained. Some chairs/loungers will be removed from the pool deck to match the reduced capacities in order to accommodate social distancing requirements. There will be one pool gate open for entry and exit of residents.

Playgrounds, trails and open spaces are open. Please practice social distancing at all times. Clubhouse rentals and onsite meetings that require multiple persons will now be accommodated but will require new agreements that include waivers.

Phase Three Opening detailed by CDD Facility – Effective: March 19, 2021 (please also see following page for additional guidelines):

Pool

- Only one entrance will be utilized to enter the pool deck.
- Hours of Operation: Daily from Dusk until Dawn
- Residents are encouraged bring their own wipes and sanitizer and are responsible for wiping down any chairs or other touchable areas prior to each use and after each use.
- Residents are encouraged to not bring guests to the pool to allow all residents an opportunity to utilize the facilities.
- No floats (pool noodles only or children's flotation devices) and no toys allowed in the pool.
- Residents are encouraged to adhere to CDC/DOH social distancing protocols.

Splash Pad

- Operational Hours same as the Pool
- Adult supervision is critical to ensure that young children continue to maintain social distancing guidelines.
- The use of your own personal hand sanitizer should be used during playtime if possible.
- Residents are responsible for self-sanitizing
- Cover coughs and sneezes with a tissue or elbow
- Practice social distancing of 6 feet from others
- Do not use the splash pad if either you or your children feel sick or are sick.

Fitness Center

- Maximum occupancy will be limited to five (5) people at one time.
- Hours of Operation: **24 hours Per Day**, CLOSED: 1pm - 2pm for disinfecting the areas.
- Each Resident is responsible for wiping down each surface they will touch before and after usage.
- Wipes are provided in the building.
- Residents are encouraged to adhere to CDC/DOH cleaning, sanitation and social distancing protocols.

Randal Park CDD Playgrounds

- No more than 10 children and adults should be located in a playground area at any one time.
- Adult supervision is critical to ensure that young children continue to maintain social distancing guidelines.
- Hours of Operation: Dusk until Dawn
- The use of your own personal hand sanitizer should be used during playtime if possible.
- Residents are responsible for wiping down equipment before and after use
- Residents are responsible for self-sanitizing
- Cover coughs and sneezes with a tissue or elbow
- Practice social distancing of 6 feet from others
- Do not use the playground if either you or your children feel sick or are sick.
- Adhere to the CDC/DOH guidelines and individuals that are a high risk for severe illness from COVID-19, including, but not limited to people 65 years or older and all people with certain underlying medical conditions

Randal House Clubhouse

- Maximum Occupancy will be limited to forty (40) people at one time.
- Rentals of the Clubhouse will resume with maximum of forty (40) people allowed per event, and a revised agreement indicating COVID indemnifications.
- High-risk populations should self-evaluate their participation in events to limit their exposure.
- Residents and guests should follow social distancing guidelines and practice proper hand hygiene during activities.
- Hours of Operation:
 - Monday - Friday from 10:00am - 6:00pm.
 - CLOSED daily from 1:00pm - 2:00pm for disinfecting.
 - CLOSED: Saturday and Sunday – Available for Rentals for Events

Staff will be onsite and available, **by appointment only**, to meet with the residents. No walk-ins are allowed. If you would like to make an appointment to meet with staff, please call 407-841-5524 Extension 114. You may also email Alex at apenagos@gmscfl.com.

The amenity specific plan above will be communicated to the community. Included in that communication will also be the expectation that residents and guests continue to follow current CDC/DOH guidelines for social distancing and hygiene, which include but are not limited to the following:

- Stay home when you are sick
- Avoid close contact with people who are sick
- Avoid touching your eyes, nose or mouth
- Cover your cough or sneeze with a tissue, then throw your tissue in the trash
- Clean and disinfect frequently touched objects and surfaces using a regular household cleaning spray or wipe
- Wash your hands often with soap and water for at least 20 seconds – use sanitizer (at least 60% alcohol) when soap is not available
- Stay 6 feet away from others and no groups larger than 10
- Avoid gathering in groups
- Wear cloth face coverings in public

Staff will also place signage at all facilities related to the rules and other guidelines. Staff will wear mask and gloves at all times when interacting with residents and guests. Residents will be encouraged through separate communication to bring their own sanitizer and wipe down all surfaces they interact with. All other pool, fitness center and clubhouse rules must be followed at all times. Staff will regularly be reviewing compliance with these rules. If it is determined that residents and guests are not complying with these rules District Recreation Amenities may once again be temporarily closed until additional controls can be put into place to ensure compliance.

This recommended phasing plan is reflective of the best practices devised by a combination of government authorities. Taking a conservative approach that reflects the considerations above should make the re-opening of amenities a positive experience for the whole community. CDD Staff will continue to review the guidelines and recommendations of state and local officials and we will continue to look for additional opportunities to expand the availability of the recreational facilities. We thank you for your patience at this time and it is our hope that everyone remains safe, healthy and follows the guidelines for social distancing for the safety of our residents, guests, staff and vendors.

SECTION VI

SECTION 1

Randal Park

Community Development District

Check Run Summary

February 1, 2021 thru February 28, 2021

Fund	Date	Check No.'s	Amount
General Fund	2/2/21	2135-2139	\$3,143.55
	2/26/21	2140-2142	\$17,528.40
			<hr/> \$20,671.95

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/02/21	00031	1/31/21 191528	202101 320-53800-47000	LAKE MAINT-5PONDS JAN21	*	285.00	
		1/31/21 191528	202101 320-53800-47000	LKMNT- DOWDEN SHARE JAN21	*	27.50	
		1/31/21 191528	202101 320-53800-47000	LK-DOWDEN COLON JAN21	*	27.50	
		1/31/21 191528	202101 320-53800-47000	LK MAINT-4 PONDS	*	355.00	
		1/31/21 191528	202101 320-53800-47000	AC-1 SHARED JAN21	*	25.00	
		1/31/21 191528	202101 320-53800-47000	AC-1 COLONIAL JAN21	*	25.00	
APPLIED AQUATIC MANAGMENT, INC.							745.00 002135
2/02/21	00001	2/01/21 612	202102 320-53800-46000	GAMEMASTER INTALLATION	*	150.00	
		2/01/21 613	202102 320-53800-46000	GRINDING 16 SIDEWALKS	*	1,000.00	
GOVERNMENTAL MANAGEMENT SERVICES							1,150.00 002136
2/02/21	00108	2/01/21 221001	202102 320-53800-46700	JANITORIAL SERV FEB21	*	945.00	
		2/01/21 221001	202102 320-53800-46700	JANITORIAL SUPPLIES	*	58.55	
RUGBY COMMERCIAL CLEANING, LLC							1,003.55 002137
2/02/21	00049	1/28/21 343452	202101 320-53800-49000	TRIP CHARGE/FACULTY CODE	*	145.00	
SYNERGY FL							145.00 002138
2/02/21	00082	1/29/21 012921	202101 320-53800-49000	DEPREDEATION PERMIT	*	100.00	
U.S. FISH AND WILDLIFE SERVICE							100.00 002139
2/26/21	00002	2/16/21 7-279-54	202102 310-51300-42000	DELIVERY 02/05/2021	*	47.59	
FEDEX							47.59 002140
2/26/21	00001	12/31/20 617	202012 320-53800-51000	MAILBOX KEYS/SAND FOR POO	*	11.01	
		2/01/21 605	202102 310-51300-34000	MANAGEMENT FEES FEB2021	*	3,381.25	
		2/01/21 605	202102 310-51300-35100	INFORMATION TECH FEB2021	*	83.33	
		2/01/21 605	202102 310-51300-31300	DISSEMINATION SVC FEB2021	*	875.00	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		2/01/21 605	202102 310-51300-51000		*	.36	
		OFFICE SUPPLIES					
		2/01/21 605	202102 310-51300-42000		*	33.74	
		POSTAGE					
		2/01/21 605	202102 310-51300-42500		*	84.90	
		COPIES					
		2/01/21 606	202102 320-53800-12000		*	1,449.17	
		FIELD MGMT FEB 2021					
		2/01/21 606	202102 320-53800-49000		*	111.80	
		LFI OUTDOOR LIGHTS					
		2/01/21 607	202102 320-53800-12100		*	6,427.25	
		AMENITY MGMT SVC FEB2021					
		2/01/21 608	202102 320-53800-12300		*	2,427.00	
		FACILITY MAINT FEB 2021					
		2/01/21 610	202102 320-53800-12200		*	1,750.00	
		POOL ATTENDANTS					
GOVERNMENTAL MANAGEMENT SERVICES						16,634.81	002141
2/26/21	00048	1/27/21 38025	202101 320-53800-46000		*	846.00	
		ELECTRIC FOR MONUMENTS					
TERRY'S ELECTRIC INCORPORATED						846.00	002142
TOTAL FOR BANK A						20,671.95	
TOTAL FOR REGISTER						20,671.95	

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SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
February 28, 2021



Table of Contents

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13	Assessment Receipt Schedule

Randal Park
Community Development District
Combined Balance Sheet
February 28, 2021

	General Fund	Capital Reserves Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash	\$ 1,591,691	\$ -	\$ -	\$ -	\$ 1,591,691
Cash - Debit Card	\$ 2,479	\$ -	\$ -	\$ -	\$ 2,479
Investments					
Custody Account	\$ -	\$ 321,827	\$ -	\$ -	\$ 321,827
Bond Series - 2012					
Reserve	\$ -	\$ -	\$ 401,050	\$ -	\$ 401,050
Revenue	\$ -	\$ -	\$ 250,344	\$ -	\$ 250,344
Interest	\$ -	\$ -	\$ 52	\$ -	\$ 52
Prepayment	\$ -	\$ -	\$ 3,728	\$ -	\$ 3,728
Sinking Fund	\$ -	\$ -	\$ 17	\$ -	\$ 17
Bond Series - 2015					
Reserve	\$ -	\$ -	\$ 596,092	\$ -	\$ 596,092
Revenue	\$ -	\$ -	\$ 315,091	\$ -	\$ 315,091
Interest	\$ -	\$ -	\$ 11	\$ -	\$ 11
Construction	\$ -	\$ -	\$ -	\$ 437	\$ 437
Bond Series - 2018					
Reserve	\$ -	\$ -	\$ 58,840	\$ -	\$ 58,840
Cap Interest	\$ -	\$ -	\$ 2,539	\$ -	\$ 2,539
Revenue	\$ -	\$ -	\$ 45,856	\$ -	\$ 45,856
Construction	\$ -	\$ -	\$ -	\$ 48	\$ 48
Cost of Issuance	\$ -	\$ -	\$ -	\$ 7	\$ 7
Due from Colonial Properties	\$ 7,830	\$ -	\$ -	\$ -	\$ 7,830
Due from Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ 8,750	\$ -	\$ -	\$ -	\$ 8,750
Due from General Fund	\$ -	\$ -	\$ 627,955	\$ -	\$ 627,955
Total Assets	\$ 1,610,750	\$ 321,827	\$ 2,301,573	\$ 491	\$ 4,234,642
Liabilities:					
Accounts Payable	\$ 43,779	\$ -	\$ -	\$ -	\$ 43,779
Due to Debt Service	\$ 668,352	\$ -	\$ -	\$ -	\$ 668,352
Total Liabilities	\$ 712,131	\$ -	\$ -	\$ -	\$ 712,131
Fund Balances:					
Unassigned Fund Balance	\$ 889,869	\$ 321,827	\$ -	\$ -	\$ 1,211,696
Restricted For:					
Debt Service - 2012	\$ -	\$ -	\$ 882,655	\$ -	\$ 882,655
Debt Service - 2015	\$ -	\$ -	\$ 1,244,796	\$ -	\$ 1,244,796
Debt Service - 2018			\$ 174,122		\$ 174,122
Assigned For:					
Capital Projects - 2015	\$ -	\$ -	\$ -	\$ 437	\$ 437
Capital Projects - 2018	\$ -	\$ -	\$ -	\$ 55	\$ 55
Total Fund Balances	\$ 898,619	\$ 321,827	\$ 2,301,573	\$ 491	\$ 3,522,511
Total Liabilities & Fund Balance	\$ 1,610,750	\$ 321,827	\$ 2,301,573	\$ 491	\$ 4,234,642

Randal Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance

Revenues

Special Assessments	\$ 963,338	\$ 897,286	\$ 897,286	\$ -
Colonial Properties Contribution	\$ 46,221	\$ 19,259	\$ 19,561	\$ 303
Miscellaneous Revenue	\$ 1,000	\$ 417	\$ 740	\$ 323
Activities	\$ 7,000	\$ 2,917	\$ 1,421	\$ (1,496)
Rentals	\$ 7,000	\$ 2,917	\$ 1,900	\$ (1,017)

Total Revenues	\$ 1,024,559	\$ 922,795	\$ 920,908	\$ (1,887)
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,200	\$ 1,800
FICA Expense	\$ 900	\$ 375	\$ 245	\$ 130
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,300	\$ 300
Trustee Fees	\$ 12,500	\$ 4,000	\$ 4,000	\$ -
Dissemination Agent	\$ 10,500	\$ 4,375	\$ 4,375	\$ -
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Engineering	\$ 10,000	\$ 4,167	\$ 920	\$ 3,247
Attorney	\$ 20,000	\$ 8,333	\$ 5,646	\$ 2,687
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 40,575	\$ 16,906	\$ 16,906	\$ -
Information Technology	\$ 2,200	\$ 917	\$ 417	\$ 500
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage	\$ 650	\$ 271	\$ 160	\$ 110
Insurance	\$ 5,556	\$ 5,556	\$ 5,304	\$ 252
Printing & Binding	\$ 2,150	\$ 896	\$ 315	\$ 581
Legal Advertising	\$ 2,250	\$ 938	\$ 508	\$ 430
Other Current Charges	\$ 350	\$ 350	\$ 658	\$ (308)
Office Supplies	\$ 200	\$ 83	\$ 3	\$ 80
Property Appraiser	\$ 800	\$ 800	\$ 904	\$ (104)
Property Taxes	\$ 250	\$ 250	\$ 241	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -

Total General & Administrative:	\$ 132,556	\$ 63,033	\$ 53,276	\$ 9,757
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Maintenance

Contract Services

Field Management	\$ 17,390	\$ 7,246	\$ 7,246	\$ (0)
Wetland Maintenance	\$ 9,600	\$ 4,000	\$ -	\$ 4,000
Mitigation Monitoring	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Landscape Maintenance	\$ 288,264	\$ 120,110	\$ 120,065	\$ 45
Lake Maintenance	\$ 9,600	\$ 4,000	\$ 3,725	\$ 275
Security Patrol	\$ 35,184	\$ 14,660	\$ 14,538	\$ 122

Randal Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
<u>Repairs & Maintenance</u>				
Facility Maintenance	\$ 29,120	\$ 12,133	\$ 12,139	\$ (6)
Repairs & Maintenance	\$ 11,000	\$ 4,583	\$ 3,702	\$ 881
Operating Supplies	\$ 9,800	\$ 4,083	\$ 1,920	\$ 2,163
Landscape Replacement	\$ 10,500	\$ 4,375	\$ 1,714	\$ 2,661
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Alley Maintenance	\$ 1,500	\$ 625	\$ -	\$ 625
Stormwater Repairs & Maintenance	\$ 1,500	\$ 625	\$ -	\$ 625
Fountain Maintenance	\$ 3,500	\$ 1,458	\$ 2,198	\$ (740)
Sign Maintenance	\$ 1,000	\$ 417	\$ 447	\$ (30)
Pressure Washing	\$ 5,700	\$ 4,250	\$ 4,250	\$ -
<u>Utilities</u>				
Utilities - Common Area	\$ 30,000	\$ 12,500	\$ 7,910	\$ 4,590
Streetlighting	\$ 110,000	\$ 45,833	\$ 42,159	\$ 3,674
<u>Amenity Center</u>				
Amenity Management	\$ 77,127	\$ 32,136	\$ 32,136	\$ -
Pool Attendants	\$ 15,600	\$ 6,500	\$ 4,000	\$ 2,500
Pool Permit	\$ 550	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,000	\$ 1,667	\$ 1,384	\$ 283
Utilities - Amenity Center	\$ 21,000	\$ 8,750	\$ 8,017	\$ 733
Refuse Service	\$ 2,400	\$ 1,000	\$ 932	\$ 68
Amenity Center Access Cards	\$ 1,000	\$ 417	\$ 515	\$ (98)
HVAC Maintenance	\$ 574	\$ 239	\$ -	\$ 239
Special Events	\$ 13,962	\$ 5,818	\$ -	\$ 5,818
Holiday Decorations	\$ 4,410	\$ 4,410	\$ 4,410	\$ -
Security Monitoring	\$ 600	\$ 250	\$ 175	\$ 75
Janitorial Services	\$ 16,000	\$ 6,667	\$ 5,013	\$ 1,653
Pool Maintenance	\$ 15,330	\$ 6,388	\$ 6,886	\$ (498)
Pool Repairs & Maintenance	\$ 3,200	\$ 1,333	\$ 865	\$ 468
Fitness Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Amenity Repairs & Maintenance	\$ 1,480	\$ 617	\$ -	\$ 617
Pest Control	\$ 650	\$ 271	\$ 250	\$ 21
<u>Other</u>				
Property Insurance	\$ 33,570	\$ 33,570	\$ 33,568	\$ 2
Contingency	\$ 9,392	\$ 3,913	\$ 357	\$ 3,556
Transfer Out - Capital Reserve	\$ 80,000	\$ -	\$ -	\$ -
Total Maintenance	\$ 892,003	\$ 362,135	\$ 320,521	\$ 41,615
Total Expenditures	\$ 1,024,559	\$ 425,169	\$ 373,797	\$ 51,371
Excess Revenues (Expenditures)	\$ 0		\$ 547,111	
Fund Balance - Beginning	\$ -		\$ 351,508	
Fund Balance - Ending	\$ 0		\$ 898,619	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Interest	\$ 2,000	\$ 833	\$ 235	\$ (598)
Total Revenues	\$ 2,000	\$ 833	\$ 235	\$ (598)
Expenditures:				
Capital Outlay	\$ 25,000	\$ 10,417	\$ -	\$ 10,417
Total Expenditures	\$ 25,000	\$ 10,417	\$ -	\$ 10,417
Other Financing Sources/(Uses)				
Transfer In	\$ 80,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 80,000	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 57,000		\$ 235	
Fund Balance - Beginning	\$ 322,042		\$ 321,592	
Fund Balance - Ending	\$ 379,042		\$ 321,827	

Randal Park
Community Development District
Debt Service Fund - Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Assessments	\$ 397,350	\$ 372,749	\$ 372,749	\$ -
Interest	\$ 5,000	\$ 2,083	\$ 29	\$ (2,054)
Total Revenues	\$ 402,350	\$ 374,832	\$ 372,778	\$ (2,054)
Expenditures:				
Principal Payment - 11/01	\$ 95,000	\$ 95,000	\$ 95,000	\$ -
Interest Payment - 11/01	\$ 150,163	\$ 150,163	\$ 150,163	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 15,000	\$ (15,000)
Interest Payment - 05/01	\$ 147,431	\$ -	\$ -	\$ -
Total Expenditures	\$ 392,594	\$ 245,163	\$ 260,163	\$ (15,000)
Excess Revenues (Expenditures)	\$ 9,756		\$ 112,616	
Fund Balance - Beginning	\$ 361,882		\$ 770,040	
Fund Balance - Ending	\$ 371,639		\$ 882,655	

Randal Park
Community Development District
Debt Service Fund - Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Assessments	\$ 596,080	\$ 546,676	\$ 546,676	\$ -
Interest	\$ 7,000	\$ 2,917	\$ 40	\$ (2,877)
Total Revenues	\$ 603,080	\$ 549,593	\$ 546,716	\$ (2,877)
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		\$ 171,514	
Fund Balance - Beginning	\$ 478,263		\$ 1,073,283	
Fund Balance - Ending	\$ 499,338		\$ 1,244,796	

Randal Park
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Assessments	\$ 117,674	\$ 109,610	\$ 109,610	\$ -
Interest	\$ 500	\$ 208	\$ 4	\$ (204)
Total Revenues	\$ 118,174	\$ 109,818	\$ 109,614	\$ (204)
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	\$ 117,055	\$ 43,528	\$ 43,528	\$ -
Excess Revenues (Expenditures)	\$ 1,119		\$ 66,086	
Fund Balance - Beginning	\$ 77,778		\$ 108,036	
Fund Balance - Ending	\$ 78,897		\$ 174,122	

Randal Park
Community Development District
Capital Projects Fund - Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 437	
Fund Balance - Ending	\$ -		\$ 437	

Randal Park
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 55	
Fund Balance - Ending	\$ -		\$ 55	

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Special Assessments	\$ -	\$ 73,222	\$ 241,282	\$ 537,212	\$ 45,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 897,286
Colonial Properties Contribution	\$ 3,913	\$ 3,906	\$ 3,913	\$ 3,916	\$ 3,914	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,561
Miscellaneous Revenue	\$ 270	\$ -	\$ 270	\$ 80	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 740
Activities	\$ -	\$ -	\$ 300	\$ 721	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,421
Rentals	\$ (250)	\$ -	\$ 1,150	\$ 750	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,900
Total Revenues	\$ 3,933	\$ 77,128	\$ 246,915	\$ 542,678	\$ 50,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920,908

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ 800	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
FICA Expense	\$ 61	\$ 61	\$ -	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Annual Audit	\$ -	\$ -	\$ -	\$ 4,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,300
Trustee Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,375
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 540	\$ 20	\$ 180	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920
Attorney	\$ 742	\$ 287	\$ 2,217	\$ 2,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,646
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,906
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 51	\$ 10	\$ 10	\$ 8	\$ 81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160
Insurance	\$ 5,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,304
Printing & Binding	\$ 34	\$ 118	\$ 60	\$ 19	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315
Legal Advertising	\$ 508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 508
Other Current Charges	\$ -	\$ 265	\$ 139	\$ 134	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 658
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Property Appraiser	\$ -	\$ -	\$ 904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 904
Property Taxes	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 17,015	\$ 6,662	\$ 11,690	\$ 12,242	\$ 5,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,276

Maintenance

Contract Services

Field Management	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,246
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,065
Lake Maintenance	\$ 745	\$ 745	\$ 745	\$ 745	\$ 745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,725
Security Patrol	\$ 3,193	\$ 3,002	\$ 2,856	\$ 2,644	\$ 2,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,538

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Repairs & Maintenance</u>													
Facility Maintenance	\$ 2,444	\$ 2,427	\$ 500	\$ 3,977	\$ 2,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,139
Repairs & Maintenance	\$ 213	\$ 450	\$ -	\$ 846	\$ 2,193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,702
Operating Supplies	\$ 587	\$ 52	\$ 481	\$ 508	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,920
Landscape Replacement	\$ 853	\$ 861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,714
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Alley Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stormwater Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fountain Maintenance	\$ 100	\$ 100	\$ 275	\$ 100	\$ 1,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,198
Sign Maintenance	\$ -	\$ -	\$ -	\$ 447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	447
Pressure Washing	\$ 4,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,250
<u>Utilities</u>													
Utilities - Common Area	\$ 2,695	\$ 1,624	\$ 1,551	\$ 1,010	\$ 1,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,910
Streetlighting	\$ 8,420	\$ 8,425	\$ 8,425	\$ 8,425	\$ 8,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,159
<u>Amenity Center</u>													
Amenity Management	\$ 6,427	\$ 6,427	\$ 6,427	\$ 6,427	\$ 6,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,136
Pool Attendants	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,000
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,384
Utilities - Amenity Center	\$ 1,558	\$ 1,610	\$ 1,599	\$ 1,550	\$ 1,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,017
Refuse Service	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	932
Amenity Center Access Cards	\$ -	\$ -	\$ 515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	515
HVAC Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Holiday Decorations	\$ 4,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,410
Security Monitoring	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Janitorial Services	\$ 997	\$ 945	\$ 945	\$ 1,123	\$ 1,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,013
Pool Maintenance	\$ 1,470	\$ 2,096	\$ 1,514	\$ 528	\$ 1,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,886
Pool Repairs & Maintenance	\$ 115	\$ -	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	865
Fitness Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250
<u>Other</u>													
Property Insurance	\$ 33,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,568
Contingency	\$ -	\$ -	\$ -	\$ 245	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	357
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Maintenance	\$ 102,055	\$ 54,773	\$ 51,842	\$ 54,583	\$ 57,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	320,521
Total Expenditures	\$ 119,070	\$ 61,435	\$ 63,532	\$ 66,825	\$ 62,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	373,797
Excess Revenues (Expenditures)	\$ (115,137)	\$ 15,693	\$ 183,383	\$ 475,853	\$ (12,680)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	547,111

Randal Park
Community Development District
Long Term Debt Report

Series 2012 Special Assessment Bonds	
Interest Rate :	Various (5.75% , 6.125% , 6.875%)
Maturity Date :	11/1/2042
Maximum Annual Debt Service :	\$397,203
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$401,050
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	<u>\$4,470,000</u>

Series 2015 Special Assessment Bonds	
Interest Rate :	Various (4.25% , 5% , 5.2%)
Maturity Date :	11/1/2045
Maximum Annual Debt Service :	\$596,080
Reserve Fund Requirement :	\$596,080
Reserve Fund Balance :	\$596,092
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	<u>\$8,225,000</u>

Series 2018 Special Assessment Bonds	
Interest Rate :	Various (4.100% , 4.500% , 5.050% , 5.200%)
Maturity Date :	11/1/2049
Maximum Annual Debt Service :	\$117,674
Reserve Fund Requirement :	\$58,837
Reserve Fund Balance :	\$58,840
Bonds Outstanding - 12/17/2018	\$1,770,000
Less : May 1, 2020 (Mandatory)	(\$30,000)
Current Bonds Outstanding	<u>\$1,740,000</u>

Randal Park
Community Development District
Special Assessment Receipts - FY2021
Tax Collector

Gross Assessments \$ 2,200,134 \$ 1,024,829 \$ 425,733 \$ 624,382 \$ 125,190
Net Assessments \$ 2,068,126 \$ 963,339 \$ 400,189 \$ 586,919 \$ 117,679

							2012	2015	2018		
Date Received	Dist.#	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 46.58%	Debt Svc Fund 19.35%	Debt Svc Fund 28.38%	Debt Svc Fund 5.69%	Total 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
1/11/21	7	\$ 1,201,358.04	\$ 48,054.85	\$ -	\$ -	\$ 1,153,303.19	\$ 537,212.04	\$ 223,167.73	\$ 327,299.22	\$ 65,624.21	\$ 1,153,303.19
2/3/21	8	\$ 102,611.99	\$ 4,104.52	\$ 675.92	\$ -	\$ 97,831.55	\$ 45,570.23	\$ 18,930.71	\$ 27,763.90	\$ 5,566.72	\$ 97,831.55
Totals		\$ 2,007,222.48	\$ 80,292.59	\$ 675.92	\$ 66.97	\$ 1,926,320.94	\$ 897,286.00	\$ 372,749.05	\$ 546,676.14	\$ 109,609.76	\$ 1,926,320.94

% Collected: 93.14%

SECTION 3

Randal Park Community Development District
219 E. Livingston St, Orlando Florida 32801

Memorandum

DATE: April 16th, 2021

TO: Jason Showe **via email**
District Manager

FROM: William Viasalyers
Field Services Manager

RE: Randal Park CDD Monthly Managers Report – April 16th, 2021

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 seed installation-Update

Other:

1. Swing set for playground-Update
2. Staff installed soccer goals as requested by board

3. Staff working on getting mile markers installed around walking path next to clubhouse
4. Walking path proposal to mil and resurface area-Update
5. Painting of wooden fence in clubhouse parking/mailbox area discussion
6. Swing set installation-Update

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

Respectfully,

William Viasalyers

ESTIMATE



William Viasalyers
8730 Randal Park Blvd
Orlando , Florida
(407) 451-4047

A Painters Touch LLC

698 Douglas Ave
Altamonte Springs , Florida 32714
Phone: (407) 218-0625
Email: Joshua@apainterstouchllc.com
Web: www.apainterstouchllc.com

Estimate # 015873
Date 03/30/2021
Business / Tax # 47-3943769

Description	Quantity	Rate	Total
Re-Stain Fencing Outside of Club House	1.0	\$2,200.00	\$2,200.00

"A Painters Touch LLC" is responsible for supplying all stain and supplies for the entire project. (Two coats of stain will be applied on all surfaces)

All surfaces to be stained will be cleaned with Simple Green cleaning solution followed by a light pressure washing to remove mold, mildew, and dirt.

BEHR Semi-Transparent Waterproofing Stain & Sealer in one will be used on the entire project.

This product enhances natural patterns in exterior wood surfaces while protecting the surface from UV rays and moisture.

Available in many custom colors.

Note: Previously stained surfaces cannot be made a lighter color using a semi-transparent stain, they only can go back to the same color or darker.

Visit the BEHR website

(<https://www.behr.com/consumer/colors/wood-stain/explore/semi-transparent>) or view in person at your local Home Depot.

A Painters Touch LLC is NOT responsible for the client's color selection, and colors must be selected by client prior beginning of work.

If the client wants a color consultation, we recommend Leah Warren with Art Innovation Designers.

She can be contacted at 321-663-8469.

Leah Warren and Art Innovation Designers are NOT affiliated with A Painters Touch LLC.

"A Painters Touch LLC" is not responsible for any damage from any other contractor or persons after painting is complete.

If paying with credit card a 3% charge on total bill will be applied to cover credit card processing fee.

Subtotal	\$2,200.00
Total	\$2,200.00

By signing this document, the customer agrees to the services and conditions outlined in this document. This estimate is only good for 90 days from date issued. Client has 30 days upon completion to make full payment.

William Viasalyers

1



April 6, 2021

Proposal #12355421MD-1

Contact

William Viasalyers
Phone: 407 841-5524
wviasalyers@gmscfl.com

Customer

Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Job

Randall Park CDD
8730 Randall Park Boulevard
Orlando, FL 32832

PROPERTY IMPROVEMENTS

Remove Asphalt and Pave

Scope of work:

1. Secure jobsite for safety of public and crew using barricades and/or cones.
2. Saw cut and remove 1.5" of asphalt from 1 area totaling approximately 4,300 square yards.
3. Haul asphalt removals from the job site.
4. Lightly grind roots where possible and remove roots where necessary.
5. Base in areas where roots are removed, if necessary.
6. Power sweep and clean the entire area and pre-base all low or rough areas with base or asphalt.
7. Pave using Type S-3 hot mix asphalt compacted to 1.5" in 1 area totaling approximately 4,300 square yards.
8. Compact asphalt using both vibratory and 7 wheel rubber tire rollers.
9. Clean up the jobsite.

Labor and Material - \$72,315.00

Option

Flagmen for closed path:

ACPLM can provide flagmen during daytime paving operations in order to help facilitate movement of traffic for an additional \$1,418.00 per day.

Please circle YES / NO # of days with flagmen ____ and initial ____

Notes:

- *PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *PROPOSAL DOES NOT INCLUDE TESTING, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, PRIMING/SANDING, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



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Tampa, FL 33619



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PROPERTY IMPROVEMENTS

Notes continued:

- *ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE DAMAGE, THIS CONTRACTOR IS NOT RESPONSIBLE FOR SOD OR LANDSCAPING DAMAGED OR REMOVED DURING THE WALKWAY REPLACEMENT.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *DUE TO THE ELEVATIONS IN THE EXISTING WALKING PATH, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.
- *IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING ASPHALT REMOVAL AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- *ACPLM CANNOT BE HELD RESPONSIBLE FOR REFLECTIVE CRACKING OF ASPHALT DUE TO EXISTING CRACKS.
- *THIS WORK WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.
- *THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- *MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *ACPLM CANNOT BE RESPONSIBLE FOR POWER STEERING MARKS TO THE NEW ASPHALT.
- *IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

- Terms: 90% Upon Substantial Completion, 10% Net 30 Days

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

ACPLM Authorized Signature Joshua Troyer

Customer's Authorized Signature _____

Date of Acceptance _____



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Fax: 813.634.2686



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PROPERTY IMPROVEMENTS

Terms – 90% Upon Substantial Completion, 10% Net 30 Days

ACPLM Authorized Signature Joshua Troyer
Joshua Troyer
Cell: 513 546-6166 jtroyer@acplm.net

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. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer's Authorized Signature _____

Terms and Conditions: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this Agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 60 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$72,315.00



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SECTION 4



RANDAL PARK CDD AMENITY SUMMARY REPORT

March 2021
Randal House Clubhouse

Community Events

MONTH	EVENT	FREQUENCY	PARTICIPATION
March	Pizza Night	Twice p/month	$112 + 106 = 218$
	Food Truck Social	Monthly (two trucks)	Tamale Food Truck: 120 orders Pizza A Cone Food Truck: 42 orders
	Movie Night	Special Event	

SCHEDULED EVENTS FOR APRIL

Pizza Nights

Food Truck Social

Easter Egg Hunt

AMENITY & OPERATIONS

Hot Topics:

Pool, Gym and Randal House Clubhouse

Starting March 19, pool and splash pad are open at full capacity with social distance precautions

The gym remains with maximum capacity of five (5) people at one time
The Randal House is open to regular hours with maximum occupancy to forty (40) people at one time.

Gym(24/7)

Pool (7am-8pm) (7am 9am lap swimmers only)

Randal House Clubhouse (10am -6pm)

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

Pool attendants were scheduled starting March 20, from 12:30pm-8:30pm

Onsite office staff continues monitoring from 9am until 5pm

- The BBQ area and pool chairs were pressure washed on March 22

AMENITY & OPERATIONS

Movie Night - The Lorax

Due to the inclement weather the movie night had to be cancelled and will be reschedule.

However, ice cream was provided to the residents present and the first 30 minutes of the movie was showed.





RANDAL PARK



Thursday, March 18, 2021
7:30 pm
Phase 1 Lawn
(located between Lovett Ave and Hildreth Ave)

Pick up your \$5.00 cheese or pepperoni pizza from Domino's at the Randal House Front Porch between 5:00pm and 8:00pm

Dessert will be provided at no charge (while quantity lasts)

Bring your own chair and/or blanket.

Guidelines to follow:

- Stay Home is you are sick
- Stay 6 Feet-apart to for Social distancing
- Residents are strongly encouraged to wear face mask

We are surrounded by nature, don't forget to bring insect repellent

AMENITY & OPERATIONS

Pool and Splash Pad and BBQ

The BBQ area and pool chairs were pressure washed on March 22.

Pool chairs and tables were pressure wash and added to the pool deck and splash pad area.



Form Name: Randal Park

Employer Name	Job Name	Employee Name	Shift Day	Q. No One Present at 2000 & during Shift	Q. No issues in 3 parks
Randal Park CDD	Randal Park Community CDD	Zoly, Nicholas - 32931	4/2/21	No One Present at 2000 & during Shift	No issues in 3 parks
Randal Park CDD	Randal Park Community CDD	Zoly, Nicholas - 32931	4/2/21	No One Present at 2000 & during Shift	No issues in 3 parks
Randal Park CDD	Randal Park Community CDD	Cortes, Adam - 34419	4/3/21	No One Present at 2000 & during Shift	No issues in 3 parks

Q. Speeders Educated by Citations or Warnings	Q. Stop Sign Violators Educated by Citations or Warnings	Q. None observed		
No Speeders	No Stop Sign Violations Observed	None observed		
No Speeders		None observed		
No Speeders	No Stop Sign Violations Observed	None observed		

Form Name: Randal Park

Employer Name	Job Name	Employee Name	Shift Day	Q. No One Present at 2000 & during Shift	Q. No issues in 3 parks
Randal Park CDD	Randal Park Community CDD	Osomo, Edgard O - 18694	3/28/21	No One Present at 2000 & during Shift	No issues in 3 parks
Randal Park CDD	Randal Park Community CDD	Napolitano, John T - 17625	3/27/21	No One Present at 2000 & during Shift	No issues in 3 parks

Q. No Speeders	Q. No Stop Sign Violations Observed	Q. None observed		
No Speeders	No Stop Sign Violations Observed	None observed		
No Speeders	Stop Sign Violators Educated by Citations or Warnings	None observed		