### Randal Park Community Development District

Agenda

July 16, 2021

## **A**GENDA

### Community Development District

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

July 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, July 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 June 18, 2021 Meeting
- 4. Engineer's Report
- 5. Consideration of Proposals
  - A. Proposals from Jingle Bells for Holiday Lighting
  - B. Proposal from Modern Security Systems for Installation Pool Speakers
- 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 June 18, 2021 meeting. The minutes are enclosed for your review.

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

The fifth order of business is the consideration of proposals. Section A includes the proposals from Jingle Bells for your review and Section B includes the proposal from Modern Security Systems 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, June 18, 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
Chuck Bell Assistant Secretary
David Grimm Assistant Secretary
Matthew Phelps Assistant Secretary

Also present were:

Jason ShoweDistrict ManagerKristin TruccoDistrict Counsel

James Hoffman District Engineer by telephone

Alexandra Panagos Community Manager

Lathan Smith Yellowstone

Leslie Williams Resident by telephone

#### FIRST ORDER OF BUSINESS

Roll Call

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

#### SECOND ORDER OF BUSINESS

**Public Comment Period** 

Ms. Williams stated I wanted to follow-up with Kristen on the request that we made at the Board meeting and see if there is any action in regard to our request.

Mr. Showe stated we can cover that under the Engineer's Report.

Ms. Trucco stated there is an update regarding the landscaping proposal to CFX and their property.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 21, 2021 Meeting

On MOTION by Ms. Cornelius seconded by Mr. Grimm with all in favor the minutes of the May 21, 2021 meeting were approved, as presented.

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

#### A. Discussion of CFX Railway Project

Ms. Trucco stated last week we took a look at the other agreement this Board entered into more than a year ago and the specifications in that agreement between Randal Park and Brightline. That agreement specified the wall height and that there were going to be 50 slash pine trees in that area. We followed up with CFX and Brightline to see if there could be some concession made for additional plantings. They are open to this Board submitting a proposal for some additional landscaping that CFX could potentially pay for. If they reject that proposal then this Board could vote on potentially paying for the landscaping, but we would be required to get CFX's approval for whatever type of landscaping we want to put in there. It is clear that the property on which this landscaping is located is CFX owned property. Therefore, we are limited on what we can require them to do. There were some requests from the residents, those were forwarded to Brightline's contact person, but it was reiterated yesterday on the call with their Counsel that the request did not come from the District. It was also reiterated after some concern from a Board member that those also did not come from this Board. We want to make that clear, they were just forwarded on behalf of a resident to the appropriate Brightline person.

Yellowstone has recommended some additional landscape that they feel would be appropriate for that space that requires low to little irrigation or no irrigation. Perhaps it would be best for Yellowstone to get with our engineer, come up with a proposal that we could submit to CFX to see if they are willing to pay for that additional landscaping and approve those additional plants on their property.

Ms. Steuck asked were you able to clarify with the residents the height of the wall?

Ms. Trucco stated yes, that was specified in the agreement that this Board entered into in April of last year. It says 5-feet in the agreement, but I think it is above the rail line.

Mr. Hoffman stated in that agreement it was very clear, it was described and it also had an exhibit that depicted visually, but it is 5-feet above the track. It was previously discussed and agreed to and is part of the agreement with CFX and from communication and discussion at the time it came out to be a standard height noise barrier wall for a rail line such as this because it blocks the noise from the tracks and the wheels, which is the source of the noise, not air flowing

over the cabin of the train. So that we understand, Kristen forwarded the residents' requests and the ask for additional height and so forth, but based on the original discussions and previous agreements the height was documented. Whether or not anything happens in CFX and Brightline and they may agree to something greater than that, that would be fine, but 5-feet is well documented early on and throughout the process. That issue was discussed at numerous Board meetings throughout that process.

Ms. Williams stated in regard to the height, I did forward you that email from Brightline and she did specify that the wall would be 10-feet high and 800-feet long with the bottom 1-2 feet below finish grade for stabilization purposes. It might be in our best interests to verify that because that is not what the original agreement says.

Ms. Steuck stated they are saying 5-feet above the tracks, depending on the slope it might have to be built up to get level with the track and 5 more feet to be 5-feet above the track. I think Kristen is saying the height has been very clearly agreed to.

Mr. Hoffman stated I think Leslie's point that she had verification on that, I read the correspondence that was forwarded to me, my understanding was that they were doing more than originally agreed to. The original plans that were part of the agreement show that it is 5-feet from the track, the wall is adjacent to the track it is not on a slope. We reviewed all the plans that went in concurrently with the water management district permit modification and up until that point there was nothing I saw that indicated that wall will be shifted further down the slope and located at a lower elevation than the tracks. From what Leslie described that sounds like a net height of 8-9 feet above grade and I imagine it is still placed very close to the track. I think what the agreement said it is 5-feet above the track they could conceivably do 10-foot high wall down the slope and as long as they have that net 5-foot high above the track level that will be consistent with the original agreement. We recommend getting that clarification and hopefully, it is a positive direction for the residents adjacent to that track.

Ms. Trucco stated Brightline's lawyer did mention to me on the phone as well that this is a high-speed train and there will be no beeps or horns and that the noise is anticipated to be very low for this particular train. Hopefully, that will help with the noise element, but if you want, with the Board's direction, Jimmy and I could ask Brightline's counsel for clarification or specification on the wall height exactly; stating here is an email from Brightline rep who is

saying 8-10 feet versus what is in the agreement. Can you provide some type of plan to show us the difference?

Mr. Grimm stated what would be helpful especially for the residents in the back is specifications on the topography of the wall itself.

Ms. Trucco asked Jimmy did you see anything on the plans to address that question?

Mr. Hoffman responded no. All the plans we have seen are substantially consistent with that original plan sheet that was attached to the previous Board agreement. I recommend forwarding to the Brightline folks the email and say per the attached, can you show us the updated plan that reflects the 10-foot tall wall.

Ms. Trucco stated I would like the Board to vote on that and I am happy to take that step.

One other update is the agreement, there was some question and desire from the Board to negotiate for a condition in the contract that states that Brightline will restore the condition of the property to its original condition and they have agreed to that so we are going to add some language. Also clarify about leaving trash or leaving the space clean. Upon notice by the District, CFX or Brightline will go out there and clean that.

Mr. Grimm asked the berm that is out there, how much of that is staying?

Ms. Williams stated that dirt is stabilization for the ground underneath there and they are in the process currently of moving that mound of dirt.

Mr. Hoffman stated The cross section in the plans and agreement shows the relative elevation of the track in relation to the current Beachline Expressway and I believe it is slightly above so what I have seen out there, and I'm not absolutely familiar with their construction methods of where that dirt goes, but it sounds like it is a surcharge mound to put pressure on the dirt below and can also be a temporarily stockpile of material. My understanding is that is going to continue to fluctuate and at the end of the day you will see the cross sections of what was in the original agreement.

Ms. Williams stated that is what they specified in the email to me that it is a surcharge mound.

Mr. Hoffman stated you will see all kinds of things that are temporary, but it all has a purpose.

Mr. Grimm asked do you know the height of the track in relation to the water level? What is the elevation difference between the pond level and the track level?

Mr. Hoffman stated I have that information, but it will take me a minute to pull that up. The pond itself, from the normal water level, we have several feet where the ponds goes up and down when it rains and they are going to be a few more feet above that. We have a cross section that shows exactly what those plan elevations were and there may be minor deviations, but you don't get to make abrupt changes on a rail line. It has to be pretty consistent with the latest data we saw. One other thought that I had in regard to landscaping, I think you mentioned having William working with Yellowstone to develop a plan. There is not going to be a whole lot other than confirming the area dimensions of where that grade is after construction is complete. There is probably not too much input from the engineering side, we can work to provide whatever information they need from Yellowstone, but I believe there is talk of the landscaping being subject to CFX approval. Typically, the department of transportation and CFX will have a very precise list of what is okay in their right of way. They have strict requirements, low maintenance, no irrigation, don't interfere with their operations. I will see if I can get that information and get it to Jason and William to help guide Yellowstone.

Mr. Grimm stated I would like to see the landscaping mirror the rest of the community and what was back there initially. It is on our side of the wall.

Mr. Hoffman stated what was back there initially was adjacent to the right of way and there was never any programmed landscaping back there. As to what matches the rest of the community, remember you will not have irrigation in the right of way. That issue was shot down. Everything there will have to be entirely not irrigated and may look a little different than certain things in Randal Park. Certainly, there is an argument that this is our side of the wall, we are going to maintain it, we are going to be doing the mowing and maintenance, so it is not anything they have to deal with and that supports discretion beyond their standard approved plants. The wall mitigates the potential of invasive plants that spread and go over their right of way. It will also be good to know what the typical standards are, because it may remove additional discussion and negotiation with CFX.

Ms. Williams stated we did make recommendations for the landscaping in the past that was drought tolerant and things that were already growing back there to soften it.

Ms. Trucco stated just a reminder that those were forwarded on behalf of you as residents, not this Board, not the Randal Park Community Development District. Anyone is permitted to submit requests to Brightline and CFX for what they choose to plant on their

property but as far as this Board goes, they have not submitted a proposal yet to CFX or Brightline asking for additional landscaping in that area. I just want to clarify that.

Ms. Williams stated I understand.

Mr. Grimm stated I haven't seen the email that went from the residents to CFX but if you are saying they seem to be agreeable to the idea of something in addition to pine trees that is encouraging. Is the wish list from the residents a good starting point to ask for and see what they come back with?

Ms. Trucco stated that is up to the Board. If the Board wants to take that resident list and submit it as the District's proposal to CFX we can try that and if they deny it then we can say, would you consider this and get their feedback.

Ms. Steuck stated I think William and Yellowstone should review that first because they are the landscaping experts. Lathan can redline what is not going to work.

Ms. Trucco asked does the Board want to delegate authority to Jason and Yellowstone to come up with a proposal based on the residents' landscaping request. Yellowstone will review that and come up with a list they think is reasonable.

Ms. Cornelius stated I would want to see it before we send it as coming from us.

Ms. Trucco stated you want this proposal to be on the next agenda potentially and we can have some discussion as to what you want Jimmy to look into as to what CFX normally allows.

Mr. Hoffman stated one last thought on the pre-approved list, they have a good idea of the cost because they have them along their right of way. We can propose with what the residents think. I wouldn't necessarily hold yourselves to that but to consider it from a cost standpoint they will have a good idea of what this type of plant costs. I'm sure we can get a cost from Yellowstone but that may take additional time as we gather information.

Ms. Steuck stated if we ask for something extremely expensive and a pain to maintain, I don't want them to feel like "they are asking for all of this, we are not going to give them anything let just stick to the original agreement." Ask for something that is reasonable upfront and not something extremely excessive might be easier for them to agree to.

Ms. Trucco stated we are paying the cost of maintenance, which is under the original April agreement. They are paying for the slash pine trees and if the Board would like we can send them a proposal to ask them to install some additional landscaping, then we will see their response.

#### **Swing Set**

Mr. Hoffman stated I sent you and William some emails on the swing set for the Phase 1 park. We sent the plan to District staff and copied the playground consultant and we noted there was some space constraints. The swing set area I didn't anticipate in the plan to go between existing tot lot playground equipment and the existing pavilion. We can shoehorn in and it fits but we identified some concerns that warrant an opinion from the Board and District Counsel. Right now, this drawing from the playground company involves constructing a 12" tall retaining wall and filling that with mulch with 12" of engineered wood fibers required under the swing set in all sections. It creates a 12" differential from existing grade. There is a plan to have a ramp that comes in off the sidewalk to get people up into that swing set area with the border fence around it, but that 12" raised border is going to be right at the edge of the pavilion. We have concerns, it is not necessarily a code provision just a practical issue that someone in the pavilion may trip into the mulch area. It seemed a little tight and I discussed it with the playground folks, they have options for an alternative arrangement of the swings instead of the two regular full-size child swings and two toddler swings hanging on one beam you would have options to do a more compact layout on the toddler swings on the side and there is an option that is more costly but instead of having 12" of engineered fibers on top of the ground, dig out some dirt and put that at grade and eliminate a trip hazard. There may be a need for an underdrain or small yard drain pipe.

Ms. Steuck asked to dig out that area and put in the additional drainage are we talking \$2,000?

Mr. Hoffman stated I can't price it but I can sketch it and it will be close to the \$2,000 range. I can provide a sketch to Jason and William to get a proposal.

Ms. Steuck stated the swings have been such a strong desire of the neighborhood if we are going to spend \$12,000 to \$14,000 we should do it right and get the four swings, dig it out, add the drainage, get the two little swings and not have a border that someone may trip over.

Mr. Showe stated Jimmy can do the drawing and we can get it to Yellowstone for a price.

Mr. Hoffman stated I will sketch that and give them an area and quantity to take out and then the mulch and Jason or William will coordinate with the vendor to understand the costs. The playground has an existing border material and you can match it or expand it to include the swing set.

Mr. Hoffman left the telephone conference at this time.

#### FIFTH ORDER OF BUSINESS Discussion of Proposals

#### A. Proposal from Cascade Fountain for Installation of Fountains

Mr. Showe stated the vendor recommended two fountains in that lake for \$21,560 for the fountains for 5 hp a 7 hp would be in the range of \$17,000 per fountain. This does not include the electric and we would like to get some direction from the Board.

- Mr. Grimm asked how many ponds do we have and how many have fountains?
- Mr. Showe responded six ponds, the only fountain is this one.

Mr. Grimm stated when residents heard there was going to be a fountain in the north pond they would want one for their pond. We need to exercise caution and understand the reason for this is to alleviate the sound from the train. Do we need to consider a long term plan to install fountains in all the ponds?

Ms. Steuck stated I don't think they wanted the fountain for sound they wanted it for aesthetics. You are not going to install a fountain when construction is going on. We need to wait until construction is done and everything is put back together to even discuss a fountain.

Mr. Phelps stated we can table this but have staff get the cost of electric and anything else so that we have all the costs when we discuss it again.

#### B. Holiday Lighting Proposals

Mr. Showe stated we provided two proposals, the first if from the company that currently provides the lighting at the clubhouse.

Ms. Panagos reviewed the proposals from Jingle Bell Lights and Lighting Props for holiday lighting.

It was the consensus of the Board to accept the proposal from Jingle Bell Lights, the current vendor, in the amount of \$3,264.96 and staff will come back to the next meeting with a contract.

#### C. Alleyway Lighting Proposals

- i. OUC \$2,834.54
- ii. Terry's Electric

Mr. Showe stated I don't know that we had a specific request, but we have proposals to add lighting to all the alleyways throughout the community, it is \$2,834.54 per month, which is \$34,000 per year. This is for discussion purposes and is not budgeted at this point.

Ms. Steuck stated those alleyways are so narrow I'm not sure how that would work and may be a problem for the residents to get in and out.

Mr. Showe stated it is nothing we need to take action on today and we can keep the information for reference in the future.

We got a price from Terry's to replace the solar lights in the alleyway near the school. That would be \$3,135 to replace just that section. It may be worth it to have them fix all three while they are out here.

#### 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 April 14, 2021 through June 11, 2021 in the amount of \$176,272.09.

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. Showe stated we handed out a proposal to clean out the two ponds by Randal Walk.

Mr. Smith outlined the tasks to be performed under the proposal to clean up the two CDD ponds at Randal Walk.

On MOTION by Mr. Grimm seconded by Ms. Cornelius with all in favor the proposal from Yellowstone to clean up the two ponds in Randal Walk in the amount of \$6,410.00 was approved.

Mr. Smith stated the dog park opened last week and we finally got it to where it needs to be.

Ms. Steuck asked does the park need to be closed for a few days at a time to let things settle?

Mr. Smith stated ideally I would like the homeowners to use the two pads that have the benches on them, congregate there because if you watch the dog park in the back of the neighborhood they go in the gate, stand in the dirt and they just beat it to death right there and it is not the dogs it is residents. Any time you have continual traffic in one specific area it gets beat up. We can try to monitor it communicate with District staff to close one at a time to slow traffic down.

#### iv. Amenity Report

Ms. Panagos reviewed the amenity and operations report, copy of which was included in the agenda package.

#### SEVENTH ORDER OF BUSINESS

**Supervisor's Requests** 

There being none, the next item followed.

#### **EIGHTH ORDER OF BUSINESS**

Other Business

There being none, the next item followed.

#### NINTH ORDER OF BUSINESS

**Next Meeting Dates** 

Mr. Showe stated the next meeting is July 16, 2021.

On MOTION by Ms. Cornelius seconded by Mr. Grimm with all in favor the meeting adjourned at 11:22 a.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman	-

# SECTION V

# SECTION A

#### Jingle Bell Lights LLC

P.O Box 143 Winter Park, FL 32790 US info@jinglebelllights.net



### **Estimate**

#### **ADDRESS**

Randal Park CDD 6200 Lee Vista Blvd Suite 300 Orlando FL, 32822 **ESTIMATE #** 2356 **DATE** 07/07/2021

ACTIVITY	QTY	RATE	AMOUNT
CLUBHOUSE			
ROOF WW (L) Commercial grade C9 warm white LED Roof Lighting. Outline front and sides of clubhouse	425	4.00	1,700.00
WREATH 60 (L) 60" pre-lit commercial grade 5mm wide angle warm white LED wreath. Install on the big peak over the main entrance. Centered over window.	1	449.00	449.00
Bow 24 in 24" Decorative Red and Gold structural bow (indoor/outdoor). For the 60" wreath.	1	69.00	69.00
WREATH 48 (L) 48" pre-lit commercial grade 5mm wide angle warm white LED wreath. Peak over office entrance.	1	249.00	249.00
Bow 18 in 18" decorative red and gold structural bow (indoor/outdoor). For the 48" wreath.	1	49.00	49.00
Garland (L) Commercial grade 9 x 14 warm white LED Garland (Lit). 4 center columns for main entrance of clubhouse. 2 strands each column. Left column install between rain spout.	8	149.00	1,192.00
Garland (L) Commercial grade 9 x 14 warm white LED Garland (Lit). Right smaller office entrance. 4 columns 2 strands each.	8	149.00	1,192.00
TIMER Digital timer 15 amp	1	39.00	39.00

We will replace any decor or lighting as needed at no additional charge. All items will be owned by Jingle bell lights IIc and leased to Randal Park CDD.

TOTAL

\$4,939.00

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

Accepted By

**Accepted Date** 

#### Jingle Bell Lights LLC

P.O Box 143 Winter Park, FL 32790 US info@jinglebelllights.net



### **Estimate**

#### **ADDRESS**

Randal Park CDD 6200 Lee Vista Blvd Suite 300 Orlando FL, 32822 ESTIMATE # 2316 DATE 12/10/2020

ACTIVITY	QTY	RATE	AMOUNT
MAIN ENTRANCE (There was previously no power on one side. Randal Park CDD is responsible for providing power)			
WREATH 48 (L) 48" pre-lit commercial grade 5mm wide angle warm white LED wreath. We will install 2 wreaths on each monument sign.	4	249.00	996.00
Bow 18 in 18" decorative red and gold structural bow (indoor/outdoor). We will install a bow on each of the wreaths.	4	49.00	196.00
Garland (L) Commercial grade 9 x 14 warm white LED Garland (Lit). We will install 5 strands of garland on each monument sign.	10	149.00	1,490.00
MINIS (W) 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.	980	0.49	480.20
TIMER 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	2	39.00	78.00
oak tree to the left and right of the entrance. The price for each one is \$99.			

We will replace any decor or lighting as needed at no additional
charge. All items will be owned by Jingle bell lights lic and leased to
Randal Park CDD.

\$3,240.20

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

Accepted By

Accepted Date

**TOTAL** 

# SECTION B



GOVERNMENTAL MANAGEMENT SERVICES 219 E. LIVINGSTON ST., ORLANDO FL 32801

### **Estimate**

				Date	Estimate #
				7/5/2021	6618
	Terms	Rep		Project	
	Due on receipt	FSR		TOHOQUA	
Qty		Description	1		
2	DENON S540 EXTERIOR BOX SPEAKERS INSTALLATION FOR POOL AREA ***1 YEAR WARRANTY ON ALL AUDIO EQUIPMI ***1 YEAR WARRANTY ON ALL WORKMANSHIP	ENT*** ***			
ESTIN	MATE IS GOOD FOR 30 DAYS	Sales Tax	(0.0%) \$0.00	Total	\$1,300.00
		:	Signature		

CREDIT CARD CHARGES OVER \$500.00 WILL INCUR A CONVENIENCE CHARGE OF 3%

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

PAST DUE BALANCES ARE SUBJECT TO INTEREST AT 1.5% MONTHLY. 18% ANUALLY

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

# SECTION VI

# SECTION B

# SECTION 1

# Randal Park Community Development District

### Check Run Summary

June 12, 2021 thru July 9, 2021

Fund	Date	Check No.'s	Amount
General Fund			
	6/18/21	2215-2220	\$14,221.68
	6/23/21	2221-2228	\$43,507.33
	6/29/21	2229	\$400.00
	6/30/21	2230-2232	\$1,027.00
			\$59,156.01

AP300R *** CHECK DATES 06/12/2021 - 07/09/2021 *** RANDAL PARK CDD	PAGE	
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BANK A RANDAL PARK CDD

CHECK VEND# DATE	DATE INVOICE	EXPENSED TO VENDOR NAME YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	AMOUNT #
6/18/21 00043	5/24/21 1430 PES	5/24/21 14303316 202105 320-53800-46800 PEST CONTROL - MAY 2021 ARROW ENVIRONMENTAL SERVICES	*	20.00	50.00 002215
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RUN 7/09/21	AMOUNT	50.00	355.00		2,427.00		2,896.94		544.00	1,079.94	681.50	681.50	689.50	1	6,206.57		1,094.36		525.00	242.00	750.00		24,012.91	931.11	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
R CHECK REGISTER	STATUS	*	*		 	ES	 	LLP	! ! ! * ! ! ! ! ! ! ! ! ! ! ! ! ! ! ! !	*	*	*	*	!	 					*	*		 	*	T, LLC
AP300R *** CHECK DATES 06/12/2021 - 07/09/2021 *** BANDAL PARK CDD BANK A RANDAL PARK CDD	#INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	5/31/21 194369 202105 320-53800-47000	202105 32	APPLI	6/23/21 00001 6/01/21 641 202106 320-53800-12300 FACTI.TTV MAINT - JIN 2021	GOVER	6/21/21 98348 202105 310-51300-31500 6/21/21 98348 POAD PROTECT	LATHAM, LUNA, EDEN & BEAUDINE	6/04/2	6/04/21 RPCDD 05 202105 320-53800-47600	6/04/21 RPCDD 05 202105 320-53800-47600	6/04/21 RPCDD 05 20210-230-2300-47600 cprinting circ 05/16-05	6/04/21 RPCDD 02/210 3/20-53800-47600 SECIBET SV 05/23-05	Z.	6/23/21 00127 5/18/21 D20176 202105 300-13100-10400	YMORE WEST INC.	8 6/09/21 221206 202106 320-53800-46700	CANAL CALANTA	8 5/18/21 368029 202105 320-53800-46400	6/07/21 3680 1021 202106 320-53800-46400		CREMICALD/CONINGL-101 ZI SPIES POOL, LLC	i	6/22/21 ON234618 202106 320-53800-46500 rpp://doi.org/10.00234618 2020-53800-46500	1
AP300R *** CHECK DATE	CHECK VEND# DATE				6/23/21 00001		6/23/21 00025		6/23/21 00128						6/23/21 00127		6/23/21 00108		6/23/21 00038				6/23/21 00066		1 1 1 1 1

MBYINGTON RAND RANDAL PARK

AP300R *** CHECK DATES 06/12/2021 - 07/09/2021 *** RANDAL PARK CDD BANK A RANDAL PARK CDD  CHECK VEND#
ECK DATES 06/12/2021 - 07/09/2021 ***  K VEND#INVOICEEXPENS  E DATE INVOICE YRMO DE  21 00125 4/28/21 04282021 202104 32  SPECIAL EVENT - 4  SPECIAL EVENT - 5  LTTER PICK UP BA  LTTER PICK UP BA  LTTER PICK UP BA  LTTER PICK UP BA  TRIP CHARGE/ACCES  TRIP CHARGE/ACCES
*** CHECK DATE 6/29/21 6/30/21 6/30/21 6/30/21 6/30/21 6/30/21

RAND RANDAL PARK MBYINGTON

# SECTION 2

Community Development District

Unaudited Financial Reporting May 31, 2021



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### Community Development District Combined Balance Sheet May 31, 2021

			1-10	y 31, 2021						
	General Fund		Capital Reserves Fund		Debt Service Fund		Capital Projects Fund		Totals Governmental Funds	
Assets:										
Cash	\$	754.413	\$		\$		\$		4	554440
Cash - Debit Card	\$	2,479	\$	-	\$	-	\$		\$ \$	754,413
Investments	Ф	2,479	4	-	Ф	-	Þ	•	Þ	2,479
Custody Account	\$	_	\$	321,963	\$		\$		4	221.062
Bond Series - 2012	Ф	-	4	321,703	Ф	-	Ф	1	\$	321,963
Reserve	\$	_	\$		\$	401,038	\$	0	÷	404.020
Revenue	\$	-	\$	-	\$	355,399	\$	÷	\$	401,038
Interest	\$	-	\$	_	\$	52 52	\$		\$ \$	355,399
Prepayment	\$	-	\$	-	\$		\$	-	-	52
	\$ \$	-	\$	-	\$	3,728 17	\$		\$	3,728
Sinking Fund Bond Series - 2015	4	-	Þ	-	Þ	17	Ъ	8	\$	17
Reserve	đ					E07.000				#0 < 000
	\$ \$	-	\$ \$		\$ \$	596,090	\$		\$	596,090
Revenue						478,046	\$	8	\$	478,046
Interest	\$ \$	-	\$	-	\$	11	\$	8	\$	11
Construction	\$	-	\$	-	\$	**	\$	437	\$	437
Bond Series - 2018						<b>#0.000</b>				
Reserve	\$	-	\$	-	\$	58,838	\$	*	\$	58,838
Cap Interest	\$	-	\$	-	\$	2,539	\$	÷	\$	2,539
Revenue	\$	-	\$	-	\$	46,444	\$	-	\$	46,444
Interest	\$	-	\$	-	\$	0	\$	•	\$	0
Construction	\$	-	\$	-	\$	-	\$	48	\$	48
Cost of Issuance	\$	-	\$	-	\$	-	\$	7	\$	7
Due from Colonial Properties	\$	7,835	\$	-	\$	-	\$	•	\$	7,835
Due from Capital Reserve	\$	19,063	\$	-	\$		\$	7	\$	19,063
Due from General Fund	\$	3.002	\$	-	\$	1,856	\$	~	\$	1,856
Total Assets	\$	783,790	\$	321,963	\$	1,944,057	\$	491	\$	3,050,301
Liabilities:										
Accounts Payable	\$	21,347	\$	-	\$	-	\$		\$	21,347
Due to Debt Service	\$	1,856	\$	-	\$	_	\$	7	\$	1,856
										-,
Total Liabilities	\$	23,203	\$		\$		\$		\$	23,203
Fund Balances:										
Unassigned Fund Balance	\$	760,587	\$	321,963	\$	-	\$		\$	1,082,550
Restricted For:	•	,	Ŧ		7		₹		*	2,002,000
Debt Service - 2012	\$	_	\$	_	\$	760,906	\$	_	\$	760,906
Debt Service - 2015	\$	_	\$		\$	1,075,133	\$	_	\$	1,075,133
Debt Service - 2018	\$	_	\$	_	\$	108,018	\$		\$	108,018
Assigned For:	*		4		~	20010	4		Ψ	100,010
Capital Projects - 2015	\$	-	\$	_	\$	_	\$	437	\$	437
Capital Projects - 2018	\$	-	\$	-	\$	-	\$	55	\$	55
Total Fund Balances	\$	760,587	\$	321,963	\$	1,944,057	\$	491	\$	3,027,098
		,							*	D,021,070
Total Liabilities & Fund Balance	S	783,790	S	321,963	\$	1,944,057	\$	491	S	3,050,301

#### **Community Development District**

#### **General Fund**

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2021

		Adopted	Pro	rated Budget		Actual	1 - 1	
	Budget		Thi	u 05/31/21	The	0 05/31/21	(A)	ariance
Revenues								
and the same of th								
Special Assessments	\$	963,338	\$	963,338	\$	958,032	\$	(5,30
Colonial Properties Contribution	\$	46,221	\$	30,814	\$	31,313	\$	500
Miscellaneous Revenue	\$	1,000	\$	1,000	\$	1,095	\$	9!
Activities	\$	7,000	\$	4,667	\$	2,300	\$	(2,367
Rentals	\$	7,000	\$	4,667	\$	3,900	\$	(76
Total Revenues	\$	1,024,559	\$	1,004,485	\$	996,640	\$	(7,845
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	12,000	\$	8,000	\$	4,800	\$	3,200
FICA Expense	\$	900	\$	600	\$	367	\$	233
Annual Audit	\$	4,600	\$	4,600	\$	4,300	\$	300
Trustee Fees	\$	12,500	\$	12,500	\$	8,500	\$	4,000
Dissemination Agent	\$	10,500	\$	7,000	\$	7,000	\$	
Arbitrage	\$	1,800	\$	1,800	\$	600	\$	1,200
Engineering	\$	10,000	\$	6,667	\$	3,190	\$	3,47
Attorney	\$	20,000	\$	13,333	\$	13,211	\$	122
Assessment Administration	\$	5,000	\$	5,000	\$	5,000	\$	
Management Fees	\$	40,575	\$	27,050	\$	27,050	\$	
Information Technology	\$	2,200	\$	667	\$	667	\$	
Telephone	\$	100	\$	67	\$	-	\$	67
Postage	\$	650	\$	433	\$	196	\$	23'
Insurance	\$	5,556	\$	5,556	\$	5,304	\$	252
Printing & Binding	\$	2,150	\$	1,433	\$	615	\$	818
Legal Advertising	\$	2,250	\$	1,500	\$	508	\$	992
Other Current Charges	\$	350	\$	350	\$	966	\$	(61
Office Supplies	\$	200	\$	133	\$	5	\$	128
Property Appraiser	\$	800	\$	800	\$	904	\$	(104
Property Taxes	\$	250	\$	250	\$	241	\$	
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$	
Total General & Administrative:	\$	132,556	\$	97,914	\$	83,598	\$	14,31
Maintenance								
Contract Services								
Field Management	\$	17,390	\$	11,593	\$	11,593	\$	(
Wetland Maintenance	\$	9,600	\$	6,400	\$	-	\$	6,40
Mitigation Monitoring	\$	2,500	\$	1,667	\$	-	\$	1,66
Landscape Maintenance	\$	288,264	\$	192,176	\$	192,103	\$	7:
Lake Maintenance	\$	9,600	\$	6,400	\$	5,960	\$	44
Security Patrol	\$	35,184	\$	23,456	\$	21,610	\$	1,84

#### **Community Development District**

#### **General Fund**

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

For The Period Ending May 31, 2021

	Adopted Prorated Budget					Actual					
		Budget		#05/31/21	The	u 05/31/21	Variance				
		Durget	- 3.01	00/01/21	2,112	03/31/21		attaute.			
Repairs & Maintenance											
Facility Maintenance	\$	29,120	\$	29,120	\$	28,334	\$	786			
Repairs & Maintenance	\$	11,000	\$	7,333	\$	4,872	\$	2,461			
Operating Supplies	\$	9,800	\$	6,533	\$	2,860	\$	3,673			
Landscape Replacement	\$	10,500	\$	7,000	\$	1,714	\$	5,286			
Irrigation Repairs	\$	10,000	\$	6,667	\$	3,051	\$	3,615			
Alley Maintenance	\$	1,500	\$	1,000	\$	230	\$	770			
Stormwater Repairs & Maintenance	\$	1,500	\$	1,000	\$	-	\$	1,000			
Fountain Maintenance	\$	3,500	\$	2,333	\$	2,938	\$	(604)			
Sign Maintenance	\$	1,000	\$	667	\$	615	\$	51			
Pressure Washing	\$	5,700	\$	5,700	\$	4,250	\$	1,450			
<u>Iltilities</u>											
Utilities - Common Area	\$	30,000	\$	20,000	\$	12,998	\$	7,002			
Streetlighting	\$	110,000	\$	73,333	\$	67,551	\$	5,782			
Amenity Center											
Amenity Management	\$	77,127	\$	51,418	\$	51,418	\$	-			
Pool Attendants	\$	15,600	\$	10,400	\$	6,750	\$	3,650			
Pool Permit	\$	550	\$	550	\$	505	\$	45			
Cable TV/Internet/Telephone	\$	4,000	\$	2,667	\$	2,214	\$	453			
Utilities - Amenity Center	\$	21,000	\$	14,000	\$	12,697	\$	1,303			
Refuse Service	\$	2,400	\$	1,600	\$	1,531	\$	69			
Amenity Center Access Cards	\$	1,000	\$	667	\$	515	\$	152			
HVAC Maintenance	\$	574	\$	383	\$	-	\$	383			
Special Events	\$	13,962	\$	9,308	\$	3,259	\$	6,049			
Holiday Decorations	\$	4,410	\$	4,410	\$	4,410	\$	(0)			
Security Monitoring	\$	600	\$	400	\$	280	\$	120			
Janitorial Services	\$	16,000	\$	10,667	\$	8,213	\$	2,453			
Pool Maintenance	\$	15,330	\$	10,220	\$	10,899	\$	(679)			
Pool Repairs & Maintenance	\$	3,200	\$	2,133	\$	2,337	\$	(204)			
Fitness Repairs & Maintenance	\$	5,000	\$	3,333	\$	425	\$	2,908			
Amenity Repairs & Maintenance	\$	1,480	\$	987	\$	-	\$	987			
Pest Control	\$	650	\$	433	\$	400	\$	33			
Other											
Property Insurance	\$	33,570	\$	33,570	\$	33,568	\$	2			
Contingency	\$	9,392	\$	6,261	\$	3,863	\$	2,399			
Transfer Out - Capital Reserve	\$	80,000	\$	-	\$	•	\$	*			
Total Maintenance	\$	892,003	\$	565,785	\$	503,963	\$	61,822			
Total Expenditures	\$	1,024,559	\$	663,700	\$	587,561	\$	76,138			
Excess Revenues (Expenditures)	S	0			\$	409,079					
Fund Balance - Beginning	\$				\$	351,508					
Fund Balance - Ending	5	0			\$	760,587					

### **Community Development District**

### Capital Reserve Fund

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

	Adopted	Prora	ated Budget		Actual	
	Budget	Thru	05/31/21	Thr	u 05/31/21	 ariance
Revenues						
Interest	\$ 2,000	\$	1,333	\$	371	\$ (962)
Total Revenues	\$ 2,000	\$	1,333	\$	371	\$ (962)
Expenditures:						
Capital Outlay	\$ 25,000	\$	16,667	\$	-	\$ 16,667
Total Expenditures	\$ 25,000	\$	16,667	\$		\$ 16,667
Other Financing Sources/(Uses)						
Transfer In	\$ 80,000	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$ 80,000	\$		\$	-	\$
Excess Revenues (Expenditures)	\$ 57,000			\$	371	
Fund Balance - Beginning	\$ 322,042			\$	321,592	
Fund Balance - Ending	\$ 379,042			\$	321,963	

### **Community Development District**

### **Debt Service Fund - Series 2012**

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

	Adopted Budget	100	rated Budget u 05/31/21	Thr	Actual u 05/31/21	Variance
Revenues						
Assessments	\$ 397,350	\$	397,350	\$	397,984	\$ 634
Interest	\$ 5,000	\$	3,333	\$	45	\$ (3,288)
Total Revenues	\$ 402,350	\$	400,683	\$	398,029	\$ (2,654)
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	\$ 82	\$	-	\$	15,000	\$ (15,000)
Interest Payment - 05/01	\$ 147,431	\$	147,000	\$	147,000	\$ -
Total Expenditures	\$ 392,594	\$	392,163	\$	407,163	\$ (15,000)
Excess Revenues (Expenditures)	\$ 9,756			\$	(9,133)	
Fund Balance - Beginning	\$ 361,882			\$	770,040	
Fund Balance - Ending	\$ 371,639			\$	760,906	

### **Community Development District**

### **Debt Service Fund - Series 2015**

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

	Adopted Budget	ated Budget u 05/31/21	Th	Actual ru 05/31/21	Variance
Revenues					
Assessments	\$ 596,080	\$ 596,080	\$	583,686	\$ (12,394)
Interest	\$ 7,000	\$ 4,667	\$	63	\$ (4,604)
Total Revenues	\$ 603,080	\$ 600,747	\$	583,749	\$ (16,998)
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	\$ 206,696	\$	206,696	\$ -
Total Expenditures	\$ 582,005	\$ 581,899	\$	581,899	\$ 1 34 3
Excess Revenues (Expenditures)	\$ 21,075		\$	1,850	
Fund Balance - Beginning	\$ 478,263		\$	1,073,283	
Fund Balance - Ending	\$ 499,338	17 7	\$	1,075,133	

### **Community Development District**

### **Debt Service Fund - Series 2018**

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

	Adopted Budget	rated Budget u 05/31/21	Thr	Actual u 05/31/21	V	ariance
Revenues						
Assessments	\$ 117,674	\$ 117,674	\$	117,030	\$	(644)
Interest	\$ 500	\$ 333	\$	7	\$	(327)
Total Revenues	\$ 118,174	\$ 118,007	\$	117,037	\$	(970)
Expenditures:						
Interest Payment - 11/01	\$ 43,528	\$ 43,528	\$	43,528	\$	-
Principal Payment - 05/01	\$ 30,000	\$ 30,000	\$	30,000	\$	
Interest Payment - 05/01	\$ 43,528	\$ 43,528	\$	43,528	\$	-
Total Expenditures	\$ 117,055	\$ 117,055	\$	117,055	\$	
Excess Revenues (Expenditures)	\$ 1,119		\$	(18)		
Fund Balance - Beginning	\$ 77,778		\$	108,036		
Fund Balance - Ending	\$ 78,897		\$	108,018		

### **Community Development District**

### **Capital Projects Fund - Series 2015**

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

	Ado Buc	pted Iget	Prorated Thru 05	Budget /31/21		ctual 5/31/21	Vari	ance
Revenues								
Interest	\$	-	\$	-	\$	0	\$	0
Total Revenues	\$		\$		s	0	\$	0
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$		\$		\$		\$	
Excess Revenues (Expenditures)	\$	10			\$	0		
Fund Balance - Beginning	\$	-			\$	437		
Fund Balance - Ending	\$				\$	437		

### **Community Development District**

### **Capital Projects Fund - Series 2018**

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

	Ado <sub>l</sub> Bud		Prorated Thru 05	Budget  /31/21	 tual 5/31/21	L a	/ariance
Revenues							
Interest	\$	-	\$	-	\$ 920	\$	-
Total Revenues	\$		\$		\$ - W -	\$	
Expenditures:							
Capital Outlay	\$	-	\$	-	\$ 020	\$	-
Total Expenditures	s		\$		\$ 	\$	y, m. s
Excess Revenues (Expenditures)	\$				\$		
Fund Balance - Beginning	\$				\$ 55		
Fund Balance - Ending	\$				\$ 55	L. Jan	

Randal Park

Community Development District Month to Month

	Į	Oct	Ī	Nov	=	Dec	Œ	,	Feb	Ť	Mar	Apr	ij	May	lun	J	lol	/	Aug	Sep	Ì	Total
Revenues																						
Special Assessments	49	•	49	73,222	69	241,282	53	537,212 \$	45,570	49	27,691 \$	31,437	48	1,618	44	1		<b>₩</b>	1	46	69	958,032
Colonial Properties Contribution	49	3,913	69	3,906	69	3,913	60		3,914	69			\$ 6	3,927	40	69		£A	,	40	49	31,313
Miscellaneous Revenue	49	270	69	.81	69	270	49	\$ 08	120	₩	155 \$		\$	06	45	49		49	1	- 45	44	1,095
Activities	49	٠	69	•	69	300	69	721 \$	400	₩	200		49	629	40	1		44	,		49	2,300
Rentals	69	1	69	•	69	006	69	750 \$	250	69	250 \$	250	\$ 0	1,500	40	1		44	,	46	44	3,900
		4400		000			Н	- 1	470.07					* 00.0		•						000,000
Total Revenues	^	4,183	^	471'/	4	240,065	6	547,678 \$	50,254	^	32,212	35,706	0	1,814				^	4		^	996,640
Expenditures:																						
General & Administrative:																						
Supervisor Fees	65	800	49	800	₩	•	49	\$ 008	800	49	\$ 008	800	\$	•	46	1		<del>69</del>			69	4,800
FICA Expense	49	61	49	61	69	•	40	61 \$	61	₩9	61 \$	61	1	1	40	1		<b>€</b> 9	-		69	367
Annual Audit	49	٠	49	'	₩9	1	44	4,300 \$	'	₩	19		69	,	40	<b>€9</b>		<del>6/3</del>	,		69	4,300
Trustee Fees	€9	1	49	•	69	4,000	69	69	•	69	4,500 \$		<del>6/1</del>	•	40.	1		69	1		69	8,500
Dissemination Agent	69	875	69	875	69	875	66	875 \$	875	49	875 \$	875	€ <del>9</del>	875	40	٠,		€ <b>?</b>	,		69	7,000
Arbitrage	6/3	•	49	•	69	,	44	<del>(A</del>	•	69	1	009	\$	,	40.	1		<del>69</del>	,		€9	009
Engineering	69	•	€9	540	€9	20	49	180 \$	180	<del>6/9</del>	270 \$	180	\$ 0	1,820	ι.	69		69	1		<b>€</b> 9	3,190
Attorney	49	742	69	287	69	2,217	40	2,401 \$	2,358	<del>69</del>	1,231 \$	1,078	<del>\$9</del>	2,897	40	1		<del>69</del>	1		69	13,211
AssessmentAdministration	69	5,000	49	1	69	,	40	1	'	49	1		69	•	40	69		69	1		€9	2,000
Management Fees	₩9	3,381	49	3,381	49	3,381	40	3,381 \$	3,381	49	3,381 \$	3,381	99	3,381	40	•		69	•		<del>69</del>	27,050
Information Technology	49	83	6/7	83	<del>69</del>	83	40	83 \$	83	49	83 \$	83	<del>69</del>	83	40	1		<del>69</del>	٠,		<del>60</del>	299
Telephone	₩9	٠	₩	•	€9-	,	40	1		49			69		40	49		<del>6</del> 9-	•		<del>69</del>	
Postage	<del>69</del>	51	49	10	₩9	10	40	89	81	649	21 \$	•	\$	11	40.	€9 -		<del>59</del>	٠,		₩.	196
Insurance	69	5,304	₩9	•	₩9	•	44	1	•	40	1		69	•	40	69		<del>69</del>	'		<del>69</del>	5,304
Printing & Binding	₩.	34	49	118	₩	09	40	19 \$	82	49	132 \$	98	€9: VO	82	40.	1		<del>45</del>	1		<del>69</del>	615
Legal Advertising	49	208	69		69	•	40	1	'	49	1			•	40	1		<del>69</del>	,		<del>69</del>	208
Other Current Charges	49	1	49	265	<del>69</del>	139	40	134 \$	120	49	134 \$	133	es 23	42	40	69		<b>\$</b> ?	•		€9	996
Office Supplies	₩	1	₩9	1	49	П	46	\$ 0	0	49	1 \$	_	\$ 0		40	1		<del>€7</del>	,		<del>67</del>	Ŋ
Property Appraiser	49	•	₩9	'	₩	904	44	<del>69</del> .#1	'	49	1		69	•	40	<del>(/)</del>		₩.	•		₩,	904
Property Taxes	49	•	<del>1/1</del>	241	49	4	445	1		64	€9: -		€ <del>/1</del>	•		1		<del>&lt;</del>	1		₩.	241
Dues, Licenses & Subscriptions	<del>69</del>	175	69		<del>69</del>	1	40	6	'	49	·		<del>69</del>	•	40	<del>69</del>		<del>67</del>	1		₩	175
Total General & Administrative:	*	17,015	**	6,662	\$5	11,690	\$ 1	12,242 \$	8,026	45	11,489 \$	7,283	\$	9,191	45			<b>65</b>	57		5	83,598
Maintenance																						
Contract Services																						
Field Management	49	1,449	49	1,449	69	1,449	440	1,449 \$	1,449	<del>69</del>	1,449 \$	1,449	\$ C	1,449	"	1		<b>\$</b> 5	1		49	11,593
Wetland Maintenance	₩	•	6/9	٠	65	К	40	\$	•	49	1		44	1	10	1		<b>69</b>	1		€.	
Mitigation Monitoring	69	•	69	٠	69	•	40.	1	•	49	1		<del>64</del>	1	49	1		69			49	
Landscape Maintenance	ŧA	24,013	69	24,013	69	24,013	5 2	24,013 \$	24,013	69	24,013 \$	24,013	44	24,013	40	69 1		<b>₩</b> ?			69	192,103
Lake Maintenance	69	745	69	745	₩.	745	40.	745 \$	745	69	745 \$	745	44	745		·		69			49	2,960
Security Patrol	69	3,193	₩?	3,002	₩.	2,856	40	3,097 \$	2,844	49	\$ 069	2,797	49	3,132		1		€ <b>6</b>	,		<b>6</b> 9	21,610

Randal Park

Community Development District
Month to Month

	Oct		Noe	Dec	Jan	Feb	Mar	Apr	May	100	2	N A	y gny		Total
Renairs & Maintenance															
Facility Maintenance	\$ 2,444	4 \$	2,427 \$	500 \$	3,977 \$	2,792 \$	10,241 \$	2,427 \$	3,527	69	1	16	<del>49</del>	1	28,334
Repairs & Maintenance	\$ 213	3	450 \$	\$	846 \$	2,193 \$	1	1	1,170	49	<del>10</del>	<b>tA</b>	<del>1/1</del>	1	4,872
Operating Supplies	\$ 587	7 \$	52 \$	481 \$	\$ 805	292 \$	432 \$	\$ 805		69	<del>6/9</del> 1	44	<del>49</del>	1	2,860
Landscape Replacement	\$ 853	3 \$	861 \$	49	49	1	1	•		49	69	<b>ι</b> Α	<b>€</b> 5	1	1,714
Irrigation Repairs	<b>6</b> 49	69	60	1	<b>49</b>	•	629 \$	2,422 \$		69	100	<del>t/s</del>	40 1	<b>€</b>	3,051
Alley Maintenance	€2	€9	1	<del>69</del>	*	1	49	230 \$		69	<del>60</del>	<del>(A</del>	49	1	230
Stormwater Repairs & Maintenance														₩	
Fountain Maintenance	\$ 100	\$ 0	100 \$	275 \$	100 \$	1,623 \$	539 \$	100	100	49	4A 1	<b>€</b> 5	69 1	1	2,938
Sign Maintenance	49	69	٠	•	447 \$	<del>\$3</del>	74 \$	\$ 56		49	46	<del>6/3</del> 1	€ <del>5</del>	1	615
Pressure Washing	\$ 4,250	\$ 0	<del>69</del>	,	•	•		,	777.	49	49	49 I	÷	1	4,250
litilities															
Utilites - Common Area Streetlighting	\$ 2,695 \$ 8,420	s s 0	1,624 \$ 8,425 \$	1,551 \$ 8,425 \$	1,010 \$ 8,425 \$	1,030 \$ 8,466 \$	1,310 \$ 8,461 \$	1,841 \$ 8,466 \$	1,937	49 49	<b>6 6 6</b>	<b>.</b> .	1 (	<b>₩</b>	12,998 67,551
Amenity Center															
Amenity Management	\$ 6,427	7 \$	6,427 \$	6,427 \$	6,427 \$	6,427 \$	6,427 \$	6,427 \$	6,427	49	₩.	<del>65</del> 1	€5	•	51,418
Pool Attendants	\$ 1,500	\$ 0	1,750 \$	4	1,750 \$	1,750 \$	1	1		49	<del>€9</del>	<b>€</b> 9	55 '	1	6,750
Pool Permit	40	69 I	₩	<del>€3</del>	1	1	1	1	505	49	<del>60</del> 1	<del>6/3</del> 1	<del>68</del>	1	202
Cable TV/Internet/Telephone	\$ 277	2 \$	277 \$	277 \$	277 \$	277 \$	277 \$	277 \$	277	44	<b>€</b>	<del>6/3</del>	<del>\$6</del>	1	2,214
Utilities - Amenity Center	\$ 1,558	*	1,610 \$	1,599 \$	1,550 \$	1,701 \$	1,617 \$	1,502 \$	1,561	40	69	\$A 1	69	<del>69</del>	12,697
Refuse Service	\$ 186	\$	186 \$	186 \$	186 \$	186 \$	186 \$	206 \$	206	40	€9	<del>65</del>	<del>65</del>		1,531
Amenity Center Access Cards	€9	€7	\$	515 \$	1	1	1	•		69	<del>s</del>	<del>60</del>	69 1	<del>10</del>	515
HVAC Maintenance	₩.	₩,	\$	₩? 1	64 r	1	6/9 (	1		49	69	<b>69</b>	es :	<del>69</del> 1	•
Special Events	₩	69	1	<del>69</del>	4	<del>(A</del>	1,460 \$	1,799 \$		69	<del>6</del> 9	<b>€</b> 9	69	•	3,259
Holiday Decorations	\$ 4,410	\$ 0	•	1	1	1	46	<b>€</b> ?		49	<del>10</del>	<del>69</del> 1	es .	•	4,410
Security Monitoring	35	<del>69</del> 1∕3	35 \$	355	32	32 \$	35 \$	35 \$	35	49	<del>69</del>	<del>69</del> 1	49 1	<del>\$9</del>	280
Janitorial Services	466 \$	2 \$	945 \$	945 \$	1,123 \$	1,004 \$	1,004 \$	1,016 \$	1,180	69	€9	<b>€</b> 9	€S 1	<del>69</del>	8,213
Pool Maintenance	\$ 1,470	\$ 0	\$ 960'Z	1,514 \$	528 \$	1,278 \$	730 \$	1,480 \$	1,803	69	65	<b>⇔</b> 1	<b>6</b>	<del>69</del>	10,899
Pool Repairs & Maintenance	\$ 115	55 <del>69</del>	1	1	*	750 \$	250 \$	1,222 \$		tn.	<b>₩</b> 9	<del>€9</del>	÷	1	2,337
Fitness Repairs & Maintenance	₩	69	••	1	*	1	425 \$	<del>(</del> 9		69	<b>€</b> }	<del>\$5</del>	<b>\$</b>	1	425
Amenity Repairs & Maintenance	₩	49	1	45 1	1	<b>₩</b>	1	<del>€9</del>		40	69	<del>69</del>	69 1	<del>69</del> 1	•
Pest Control	\$ 20	\$ 0	\$ 05	50 \$	50 \$	20 \$	20 \$	20	20	40	€9 1	<del>\$</del>	<del>€</del>	•	400
<u>Other</u>															
Property Insurance	\$ 33,568	\$ 8	<b>€</b> 9	1	<del>10</del>	1	•			69	6/9	<del>€7</del> 1	<del>69</del>	<del>&lt;</del>	33,568
Contingency	49	49 1	<del>69.</del> I	4	245 \$	112 \$		2,385 \$	1,121		<b>€</b> 9	<del>40</del>	<del>6</del> 5	<del>¥7</del> 1	3,863
Transfer Out - Capital Reserve	69	69	1	1	1		<b>ι</b>	<b>69</b>	·	€9	<b>∽</b>	<del>49</del>	<del>⇔</del>	<del>\$</del>	
Total Maintenance	\$ 99,555	<b>55</b>	56,523 \$	51,842 \$	56,786 \$	59,017 \$	61,043 \$	61,492 \$	57,704	40	6A ,	67 ,	<b>₩</b>		503,963
Total Expenditures	\$ 116,570	**	63,185 \$	63,532 \$	\$ 820'69	67,043 \$	72,532 \$	68,775 \$	66,895	<b>\$</b>	\$ .	\$	•	*	587,561
	п		- 1				- 1	-		_					
Excess Revenues (Expenditures)	\$ (112,387)	7) \$	13,943 \$	183,133 S	473,650 \$	(16,789) \$	(40,320) \$	s (690'88)	(59,081)	S (	9	S	99	60	409,079

### Community Development District Long Term Debt Report

Series 2012 Special Assessment Bonds	
Interest Rate :	Variou
	(5.75% , 6.125% , 6.875%
Maturity Date :	11/1/204
Maximum Annual Debt Service :	\$397,203
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$401,038
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 :	\$596,090
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 :	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 :	\$58,838
Bonds Outstanding - 12/17/2018	\$1,770,000
Less: May 1, 2020 (Mandatory)	(\$30,000)
Less : May 1, 2021 (Mandatory)	(\$30,000)
Current Bonds Outstanding	\$1.710.000

Community Development District Special Assessment Receipts - FY2021 Tax Collector 125,190

624,382 \$

425,733 \$

1,024,829 \$

Gross Assessments \$ 2,200,134 \$

								Net As	Net Assessments	\$ 2,068,126	S	963,339	₩.	400,189	<b>-U</b> 3-	\$ 616,985	\$	117,679		
											_			2012		2015	7	2018		
Date		Gross	Gross Assessments		Discounts/	Comm	Commissions	트	Interest	Net Amount	U	General Fund	Deb	Debt Svc Fund	Debi	Debt Svc Fund	Debt	Debt Svc Fund	Total	ial Ea
Received	Dist.#		Received		Penalties	Pa	Paid	nl n	Income	Received	4	46.58%		19.35%	2	28.38%	5.	2.69%	100	100%
11/5/20	1	❖	2,326.24	\$	96.25	s	,	\$		\$ 2,229.99	\$	1,038.74	\$	431.51	\$	632.86	\$	126.89	\$ 2,	2,229.99
11/16/20	2	⋄	53,303.17	\$	2,132.16	↔		\$	B	\$ 51,171.01	s	23,835.61	\$	9,901.75	\$	14,521.97	\$	2,911.69	\$ 51,	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,	103,794.40
12/7/20	4	❖	80,083.18	\$	3,203.36	⟨>		ς.	•	\$ 76,879.82	\$	35,810.85	\$	14,876.48	\$	21,817.94	\$.	4,374.55	\$ 76,	76,879.82
12/14/20	5	\$	380,716.14	❖	15,228.45	\$	,	₩.	•	\$ 365,487.69	\$	170,245.25	\$	70,723.00	\$ 1	103,722.80	\$ 2	30,796.65	\$ 365,	365,487.69
12/21/20	9	\$	78,704.53	❖	3,148.21	\$		\$	66.97	\$ 75,623.29	⋄	35,225.55	ν,	14,633.34	<>→	21,461.35	Ş	4,303.05	\$ 75,	75,623.29
1/11/21	7	⟨\$	1,201,358.04	\$	48,054.85	\$		·s	•	\$ 1,153,303.19	⋄	537,212.04	⋄	223,167.73	\$	327,299.22	9 \$	65,624.21	\$ 1,153,	1,153,303.19
2/3/21	00	❖	102,611.99	s	4,104.52	φ.	675.92	\$		\$ 97,831.55	∿	45,570.23	ş	18,930.71	❖	27,763.90	ψ.	5,566.72	\$ 97,	97,831.55
3/3/21	6	49	61,659.02	49	2,388.48	69	1	₩	176.60	\$ 59,447.14	٠	27,690.65	s	11,503.21	\$	16,870.67	₩.	3,382.61	\$ 59,	59,447.14
4/19/21	10	<del>69</del>	69,493.72	₩,	2,003.51	69	Æ	₩		\$ 67,490.21	٠	31,437.14	❖	13,059.56	\$	19,153.24	€.	3,840.27	\$ 67,	67,490.21
5/17/21	11	₩	3,509.35	<b>⇔</b>	35.10	\$		Ş	()*	\$ 3,474.25	ş	1,618.31	v,	672.28	₩.	985.97	1/1	197.69	φ, ω,	3,474.25
											4									
Totals		s	2,141,884.57		\$ 84,719.68	s	675.92	\$	243.57	\$ 2,056,732.54   \$	s	958,032.10	٠٠	397,984.10 \$ 583,686.02 \$ 117,030.32 \$ 2,056,732.54	\$	33,686.02	\$ 11	7,030.32	\$ 2,056,	,732.54

% Collected:

99.45%

### SECTION 3

### Randal Park Community Development District

219 E. Livingston St, Orlando Florida 32801

### Memorandum

**DATE:** July 16th, 2021

TO: Jason Showe via email

District Manager

**FROM:** William Viasalyers

Field Services Manager

**RE:** Randal Park CDD Monthly Managers Report – July 16<sup>th</sup>, 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. Yellowstone working with trugreen treat weeds in common areas
- 4. Proposal to clean up landscaping around pond in Randal walk-Completed
- 5. Staff continuing to work with hospital to ensure Randal Park entrance is completed before accepting back from hospital

### Other:

- Fountain electric proposal-Update
   Swing set installation-Update
- 3. Pool leak-Complete
- 4. Flag pole-Update
- 5. OUC Solar light option-Update6. CFX Landscaping cost-Update

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

William Viasalyers

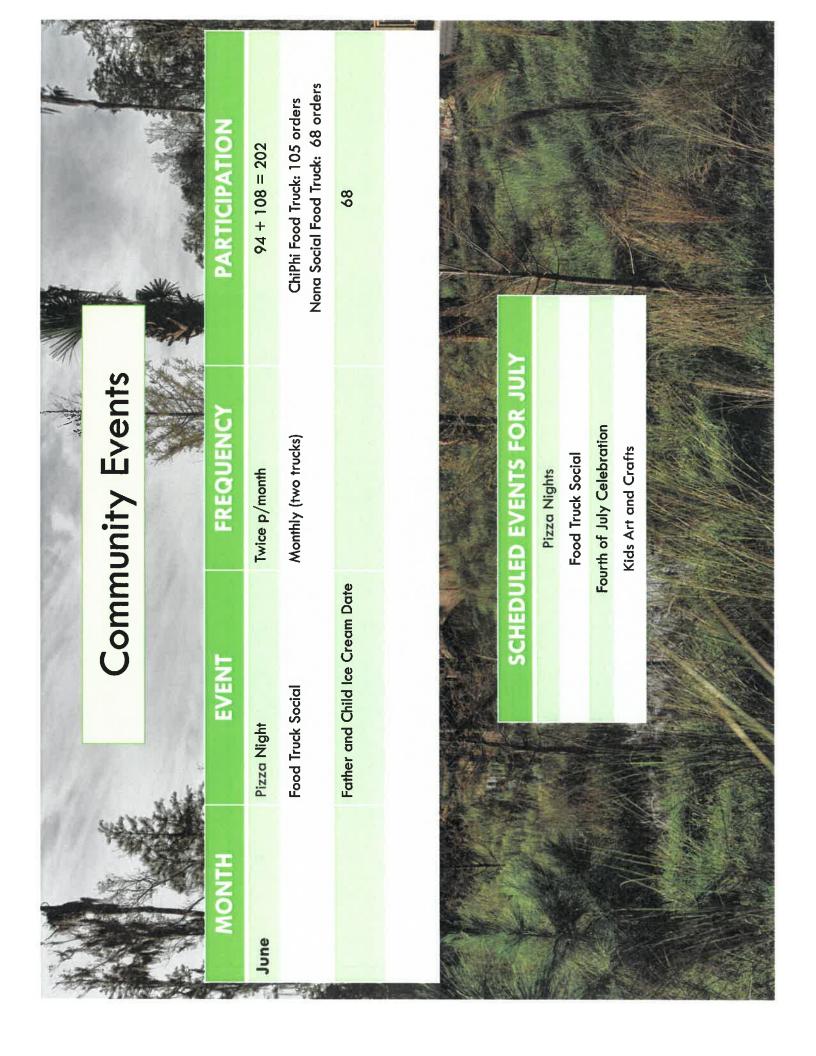
### SECTION 4

# PARK RANDAL

# June 2021 RANDAL PARK CDD

Randal House Clubhouse

# **AMENITY SUMMARY REPORT**



# AMENITY & OPERATIONS

### **Hot Topics:**

# Pool, Gym and Randal House Clubhouse

Pool Hours: (Opened Daily from 7am-8pm) (7am 9am lap swimmers only) Gym (Opened 24/7)

Randal House Clubhouse (Opened Monday – Friday from 10am -6pm)

Pool attendants continue to monitor the pool areas from 8:30 am -8:30pm, Saturdays and Sundays.

Onsite office staff continues monitoring on weekdays from 9am until 5pm

Residents are utilizing the BBQ areas.

The gym remains with maximum capacity of five (5) people at one time.

one time. Requests to use the space for private parties is back to prior The Randal House maximum occupancy was updated to 85 people at

## AMENITY & OPERATIONS

### Splash Pad and Pool

The pool and splash pad was closed on June 29, to repair a leak.

The surface of the splash pad was pressure washed on June 25 and we scheduled the repairs of the surface for July. (We will update the community with the proposed date once the vendor confirms.)







## AMENITY & OPERATIONS

### Gym & Randal House

On June 20, The AC unit fan stopped working causing the coils to burn the dust. The smoke set off the fire alarm. The AC unit fan was replaced on June 24 and AC is properly working. A lightning strike hit our systems on or the next day and the cameras and card readers stopped working. The Randal House clubhouse doors were closed, but residents continue to have access through the office door during office hours, Monday – Friday from 9am to 5pm. The office staff and pool attendant is opening and closing the doors for the private events during the weekends.

We are currently working with the vendors to repair and update our current



### **OPERATIONS** AMENITY &

### Father and Child Ice Cream Bar Date

response from the community's that we received a positive We are pleased to report residents for the event.

Adults:

Children:

Families: 22 **Total Count: 68** 







