

*Randal Park Community  
Development District*

*Agenda*

*September 17, 2021*

# AGENDA

# *Randal Park*

## *Community Development District*

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

September 10, 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, September 17, 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 August 20, 2021 Meeting
4. Engineer's Report
5. Consideration of Maintenance Agreements
  - A. Landscape Maintenance with Yellowstone Landscape
  - B. Aquatic Management Agreement with Applied Aquatic Management
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 August 20, 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 the maintenance agreements. Section A includes the second amendment to the landscape maintenance agreement with Yellowstone

Landscape and Section B includes the aquatic plant management agreement with Applied Aquatic 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. Sub-Section 5 is the approval of the Fiscal Year 2022 meeting schedule. A sample meeting notice is enclosed for your review.

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

Sincerely,



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, August 20, 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 by phone

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
James Hoffman	District Engineer by phone
William Viasalyers	Field Manager
Alexandra Panagos	Community Manager
Leslie Williams	Resident by phone

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

A resident asked are you going to discuss the fountain?

Ms. Steuck stated we discussed that last month and came to the consensus to hold off on discussing the fountain until we see the project done because you are not going to put a fountain in the middle of a lake that is currently under construction. We tabled that conversation until everything is done and cleared back there.

Ms. Williams stated I thought you were getting costs from a fountain company, also the electric cost to have the electric run. Has that been completed?

Ms. Steuck stated we have estimates.

Mr. Torres stated we have an estimate on the fountain and Will is still trying to get an estimate to run the electric. Yellowstone provided a bid that we gave to Counsel to transmit to them to see if we could get additional landscaping.

Ms. Trucco stated we sent that to CFX and Brightline and they are reviewing that request.

Ms. Williams asked did the attorney confirmed with Katie at Brightline the wall height and if they had an updated rendering of the project.

Ms. Trucco stated I did reach out to Katie and she has confirmed that the plan for the wall height currently is 10-feet. They have not sent a diagram yet. They don't have a duty or obligation to send those diagrams or renderings, but we have requested it.

Mr. Hoffman stated the wall itself will be 10-feet tall, but she also confirmed in the same email that the top of the wall will be 5-feet above the rail. That would appear that the wall may be located somewhat downhill from the track but still 5-feet above the top of the track. That height is consistent with the original discussions with Brightline dating back to the first discussions with the District and what they conveyed to be standard for a barrier wall along a railway and consistent with the previously executed agreement with CFX and the District noting what they would do. I want to point out that clarification because there was a lot of discussion and confusion of, was it a 10-foot or 5-foot and the answer is it will still be 5-feet above the tracks consistent with the industry standard for noise barrier walls adjacent to railways because it covers the wheels and the location where the noise emanates from. We have not seen an updated cross section to confirm that but based on the email received it appears that the wall may be located slightly downhill from the track but still tall enough to achieve that 5-foot height above the rails. As soon as staff receives an updated cross section, we will be able to verify what was in the email.

Ms. Williams asked what is the delay on Katie at Brightline providing that cross section?

Ms. Trucco stated we requested diagrams of their project, but they haven't provided those. They have no obligation or duty to provide those to us. Any member of the public is able to reach out to a Brightline representative that has been designated for this community to answer any questions or provide information.

Ms. Williams asked can you provide the status of the train project that is underway back here? I know we are supposed to have the wall up by the end of this month or first of next month. They are moving around a lot of containers.

Mr. Showe stated we have not received an updated construction schedule or anticipated timeframe. We can reach out to see if there is an update available.

Ms. Trucco stated if the Board would like I can email them again and ask if there is an update to their construction schedule. Jason circulated the last construction schedule that we received.

Ms. Williams stated that wall was supposed to be installed by August or September. I was curious as well as several other residents.

Mr. Hoffman stated it sounds like we have the same information. I had requested on May 21<sup>st</sup> from our contract at Brightline that we were working with on a construction level asked for the latest plans and updated schedule and our contact said he would have to check with Katie on the plan. At the time they anticipated completion of the pond embankment and grading in July, however, that is subject to the settling and the surcharge process and monitoring by a geotechnical engineer so that can stretch out. They had installation of the sound wall August/September, installation of landscape buffer fall 2021. CFX and their legal team were addressing the landscape buffer and noted some concerns from Randal Park in there, but he wasn't really in the loop on that. Construction completion targeted fourth quarter of next year. I will ask if there is any update on the drawings and schedules that relates to the wall and I will copy Kristen and Jason on that as well.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the July 16, 2021 Meeting**

On MOTION by Mr. Grimm seconded by Ms. Cornelius with all in favor the minutes of the July 16, 2021 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Engineer's Report**

Mr. Hoffman stated I believe William was trying to get quotes for modifications to the pavers and border material so the existing tot lot area could be modified to incorporate the additional swing set and eliminating a trip hazard. I haven't seen any updates on that, if there is anything to discuss I'm sure William will reach out. He is usually very proactive on that.

Mr. Showe stated that is on the agenda, the cost went up significantly.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**



On MOTION by Mr. Bell seconded by Mr. Grimm with all in favor the public hearing was opened.

**A. Consideration of Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the annual Appropriations**

Mr. Showe stated the budget is much the same as you saw with the proposed budget, we updated the actuals and the Christmas decorations to include some of the additional costs we talked about at our last meeting. There are no assessment increases. We included a lot of line item detail and in cases where we have contracts we spelled those out. Page 11 shows the capital reserve fund and some specific projects we have outlined for next year are the walking path repair, repairing splash pad, pergola staining and repair as well as some painting and there is a fountain in there. We anticipate you will have about \$300,000 at the end of the year so there is funding for other projects.

Mr. Grimm asked is that fountain the one we were discussing in the back?

Mr. Showe responded yes.

Mr. Grimm stated I see the words special assessment and it confuses me. Can we have clarity on what special assessment means? In an HOA a special assessment is something in addition to your quarterly or monthly fees.

Mr. Showe stated that is the definition under the Florida Statutes, the CDD assessment is a special assessment, it is not above and beyond normal.

Resolution 2021-06 adopts the budget, which will be attached to the resolution. Resolution 2021-07 levies the assessments; the adopted budget and the assessment roll gets attached to that resolution.

There being no comments or questions from the public,

On MOTION by Mr. Grimm seconded by Ms. Cornelius with all in favor Resolution 2021-06 was approved.

**B. Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Showe stated Resolution 2021-07 is the second part of the process and the adopted budget and the assessment roll will be attached to this resolution.

Mr. Phelps asked in the repair of the walking paths, is the signage included?

Mr. Showe stated I don't believe the signage is included but we have enough contingency in other account lines that we can accommodate those signs.

Mr. Grimm asked would we wait to do that until the repairs are done?

Mr. Viasalyers stated they wouldn't go in the asphalt so we could do that any time.

Ms. Williams asked does the budget include the placement of benches around the ponds as well?

Mr. Showe stated no.

Ms. Cornelius stated someone is working on a grant for that and we may not be paying for that.

On MOTION by Ms. Cornelius seconded by Mr. Grimm with all in favor Resolution 2021-07 was approved.

On MOTION by Mr. Bell seconded by Ms. Steuck with all in favor the public hearing was closed.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal from Playmore for Playground Equipment Installation**

Mr. Showe stated the original proposal approved by the Board was a not to exceed of \$10,700 then you allocated an additional \$3,000 for engineering. Based on the request of the Board and discussions between Will and the engineer and the vendor, their new proposal is \$24,000 and that exceeded the parameters the Board gave us. We wanted to bring it back for discussion.

Mr. Viasalyers stated the majority of that is excavation cost of \$6,000 then a 12% increase in material costs.

Mr. Grimm stated this was the only company that submitted a proposal.

Mr. Viasalyers stated yes, we did reach out to a few other ones that we have used on other properties.

Mr. Grimm stated the excavation is to bring the proposed project in line with what is already there, flush to the ground.

Mr. Viasalyers stated correct.

Mr. Grimm asked will there be pavers like it currently has?

Mr. Viasalyers stated they would still go with the border but it will be flush to the ground.

Ms. Steuck asked does Yellowstone have the ability to do the excavation?

Mr. Viasalyers stated I could get a quote from Yellowstone to do that.

Mr. Showe stated originally we were going to have Yellowstone provide the mulch, but this proposal is all-inclusive, they provide and installing the mulch as well as the concrete sidewalk that was not in the original proposal. We can continue to reach out to vendors.

Ms. Steuck stated right now there are four swings and the space that takes up is almost 36-feet. That is almost 9-feet per swing. Can't we just make it three swings and make the area smaller and we don't have to worry about leveling it because it brings it away from the pavilion.

Mr. Showe stated there may be opportunities to look at other structures instead of just a swing set. I think some of the challenges you have is there are a lot of engineering requirements with swing sets.

Ms. Steuck stated everyone wants a swing set.

Mr. Viasalyers stated I will bring back different options.

Ms. Steuck asked what can we do so that we don't put it off until next month then they won't be able to install until December. How do we speed this up?

Mr. Showe asked if there is an amount that you are comfortable with and you want to authorize staff, we can do that.

Ms. Steuck stated I thought \$14,000 was fine but it is now \$26,000 almost double the cost. From the diagram it looks like if you cut out one of the swings you should be able to bring that in further then we don't have to worry about digging and leveling.

Mr. Viasalyers stated we still have to have the sidewalk for the ADA requirements.

Mr. Bell stated if we transfer it back to above grade you can use a plastic ramp and the plastic border.

Mr. Hoffman stated another option if you hold the footprint and hold the above ground option, you can look at some kind of railing or barrier along that side post to post in the pavilion so that people aren't walking out that side and potentially tripping. I would like to point out that this is something we raised as a condition to be aware of that there could be a potential, however, I'm not aware of any code requirement that says you can't do it above ground adjacent to the pavilion just like it sits. The last thing is Randal Park has 800+ houses and will be here for a long time and I understand the cost has increased and it is just a factor of the market and availability of labor and contractors right now, which does fluctuate. There is some credence to doing what is

ultimately going to have the right capacity for the development long term. I'm sure you have taken that into consideration.

Ms. Steuck stated I like the idea of leaving it elevated, there does need to be something to prevent someone from backing up into it. Instead of a shrub, why can't we build something in with the wood that is on the current beams, because shrubs die and there are weeds everywhere.

Ms. Cornelius stated I think we leave it raised and put a split rail up.

Mr. Hoffman stated for someone to put up a wood rail that it will be a couple grand. William can get pricing but for a tradesman to show up and do that and make profit on the job.

Mr. Phelps stated staff hears what we want to do and we need to establish a maximum dollar amount and allow District staff to see if it can happen in that budget.

Ms. Steuck stated leave it at the four swings and we will deal with the fencing later.

On MOTION by Mr. Grimm seconded by Ms. Cornelius with all in favor an amount not to exceed \$20,000 was approved for playground equipment and Ms. Steuck was authorized to approve the revised playground quote.

**SEVENTH 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 July 21, 2021 through August 16, 2021 in the amount of \$62,869.03.

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

**ii. Balance Sheet and Income Statement**

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

**iii. Field Manager's Report**

Mr. Viasalyers stated I passed out the warranty information as requested at the last meeting. Everything is going good, I meet with the landscape vender every week.

Mr. Grimm stated it came up when school opened last week with the new right turn only, we brought to you a couple meetings ago, the road, the bumps that could be repaired just get worse as time goes on. We used to have an option to be in the left lane to avoid the right lane bump but now the left lane ends you have to get to the right and that is probably the worse bump.

Mr. Bell stated you can reach out to Commissioner Gray and maybe he can help us and get it resurfaced.

Mr. Showe stated we will reach out to Commissioner Gray and we will also ask to be kept in the loop.

**iv. Amenity Report**

Ms. Panagos gave an overview of the amenity and operations report.

**v. Approval of Fiscal Year 2022 Meeting Schedule**

On MOTION by Ms. Cornelius seconded by Mr. Bell with all in favor the fiscal year 2022 meeting schedule reflecting meetings on the third Friday of the month at 9:30 a.m. at the Randal House Clubhouse was approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. Steuck asked when is the September meeting?

Mr. Showe stated September 17<sup>th</sup>.

Mr. Grimm asked when is the expiration of the swim lessons?

Mr. Showe stated October 1. Most of the vendors don't do much past October in terms of swim lessons. We can engage a new vendor now or we can wait until next year.

Ms. Steuck stated I would like to decide who we are going to use for next year and get them under an agreement now and if someone wants to hire them for private lessons for October and November, they will have that option.

Ms. Panagos stated everyone canceled with Little Aquatics.

The Board discussed having private lessons rather than group lessons through the end of the swim season, agreements provide some protection to the District, 30-day termination clause in agreement, allow staff time to obtain proposals from a couple providers, until a new swim agreement is in place residents can bring in private instructor, let current agreement expire and

invite vendors to meeting in January to present their business model, private lessons for the rest of swim season.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Next Meeting Dates**

Mr. Showe stated the next meeting is September 17, 2021.

On MOTION by Ms. Cornelius seconded by Mr. Bell with all in favor the meeting adjourned at 10:57 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

# SECTION A



**SECOND AMENDMENT TO THE LANDSCAPE MAINTENANCE SERVICES  
AGREEMENT BY AND BETWEEN YELLOWSTONE LANDSCAPE - SOUTHEAST,  
LLC AND THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**

This Amendment is made and entered into as of the 1<sup>st</sup> day of October, 2021, by and between:

**The Randal Park Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Orlando, Orange County, Florida, and having offices at 219 E. Livingston Street, Orlando, FL 32801 (“the District”), and

**Yellowstone Landscape - Southeast, LLC**, a Florida corporation located in Bunnell, Florida, with the mailing address P.O. Box 849, Bunnell, FL 32110 (“Contractor”).

**RECITALS**

**WHEREAS**, the District was established by an ordinance of the City of Orlando City Council for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, including surface water management systems, potable water distribution, wastewater collection, roadways, landscaping, parks, indoor and outdoor recreational facilities and uses: and

**WHEREAS**, the District currently provides landscaping, irrigation, and grounds maintenance services within the District; and

**WHEREAS**, on October 1, 2019, the District and Contractor entered into the Landscape Maintenance Services Agreement (“Agreement”) with an effective date of October 1, 2019, attached hereto and incorporated by reference herein as **Exhibit A**; and

**WHEREAS**, on October 1, 2020, the District and Contractor entered into the First Amendment to the Landscape Maintenance Services Agreement (“First Amendment”) with an effective date of October 1, 2020, attached hereto and incorporated by reference herein as **Exhibit B**; and

**WHEREAS**, pursuant to Section 17 of the Agreement, “TERM”, the Agreement may be extended for two additional twelve (12) month periods upon agreement of the parties in writing and subject to appropriation of funds by the District’s Board of Supervisors; and

**WHEREAS**, pursuant to Section 17 of the Agreement, “TERM”, the parties desire to extend the agreement for a period of one (1) year (to September 30, 2022); and

**WHEREAS**, the Contractor has proposed an increase to the rates in Section 5, “Basis for Compensation and Payments” of the Agreement for the period of October 1, 2021 through September 30, 2022, is attached hereto and incorporated by reference as **Exhibit C**; and

**WHEREAS**, each of the parties hereto has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

**Section 1.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

**Section 2.** Section 17 of the Agreement is hereby amended to extend the term of the Agreement for one (1) additional year so as to run from October 1, 2021 to September 30, 2022.

**Section 3.** All remaining terms and conditions of the Agreement are hereby adopted, reaffirmed and incorporated as if restated herein.

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement on the day and year first written above.

**ATTEST:**

**RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**ATTEST:**

**YELLOWSTONE LANDSCAPE -  
SOUTHEAST, LLC**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

**Exhibit A:** Landscape/Grounds Maintenance Service Agreement (Dated October 1, 2019)

**Exhibit B:** First Amendment to Landscape/Grounds Maintenance Services Agreement (Dated October 1, 2020)

**Exhibit C – Section 5a: Basis for Compensation and Payments**

a. Provided that the Contractor shall strictly perform all of its obligations under the Agreement, and subject only to additions and deductions by Work Authorizations as set forth in Article 8, the Owner shall pay to Contractor for its Services as set forth in Article 2, a Fixed Fee in the amount of Twenty Three Thousand Five Hundred Forty Two Dollars (\$24,022.00), on a monthly basis plus additional fees for services rendered in connection with Work Authorizations as defined below.

## **SECTION B**

*This item will be provided under  
separate cover*

# SECTION VI

## **SECTION B**

# SECTION 1



# Randal Park Community Development District

## Check Run Summary

August 17, 2021 thru September 8, 2021

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund			
	8/20/21	2258-2262	\$18,765.32
	8/23/21	2263-2265	\$30,449.90
	8/24/21	2266-2269	\$32,259.25
	8/26/21	2270	\$250.00
	8/27/21	2271	\$80,000.00
	9/1/21	2272-2273	\$1,000.00
	9/8/21	2274-2280	\$7,871.45
			<hr/>
			\$170,595.92

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
8/20/21	00129	8/12/21	40927415	202108	320-53800-46700	BATHROOM MATS CLEANING	CINTAS	*	125.95	125.95	002258
8/20/21	00079	8/16/21	4	202108	310-51300-49000	AMORT SCH-SERIES 2015	DISCLOSURE SERVICES LLC	*	100.00	100.00	002259
8/20/21	00001	8/01/21	646	202108	310-51300-34000	MANAGEMENT FEES - AUG 21		*	3,381.25	3,381.25	
8/01/21	646	202108	310-51300-35100	INFORMATION TECH - AUG 21				*	83.33	83.33	
8/01/21	646	202108	310-51300-31300	DISSEMINATION SVCS-AUG 21				*	875.00	875.00	
8/01/21	646	202108	310-51300-51000	OFFICE SUPPLIES				*	.60	.60	
8/01/21	646	202108	310-51300-42000	POSTAGE				*	28.12	28.12	
8/01/21	646	202108	310-51300-42500	COPIES				*	78.15	78.15	
8/01/21	647	202108	320-53800-12000	FIELD MANAGEMENT - AUG 21				*	1,449.17	1,449.17	
8/01/21	648	202108	320-53800-12100	AMENITY MGMT SVCS-AUG 21				*	6,427.25	6,427.25	
8/01/21	649	202108	320-53800-12300	FACILITY MAINT - AUG 21				*	2,427.00	2,427.00	
GOVERNMENTAL MANAGEMENT SERVICES											
8/20/21	00015	7/01/21	21453	202107	310-51300-32200	AUDIT FYE 09/30/2020		*	2,500.00	2,500.00	
8/12/21	21588	202108	310-51300-31200	ARBITRAGE SERIES 2012				*	600.00	600.00	
GRAU & ASSOCIATES											
8/20/21	00128	8/15/21	RPCDD 8/	202108	320-53800-47600	SECURITY SVC - 8/8-8/14		*	689.50	689.50	
ORLANDO POLICE DEPT.											
8/23/21	00033	8/23/21	08232021	202108	300-20700-10300	ASSESSMENT TXFER - S2012		*	11,029.92	11,029.92	
RANDAL PARK CDD C/O WELLS FARGO											
8/23/21	00110	8/23/21	08232021	202108	300-20700-10300	ASSESSMENT TXFER - S2015		*	16,176.55	16,176.55	
RANDAL PARK CDD C/O WELLS FARGO											
RAND RANDAL PARK MBYINGTON											

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK. ....
DATE		DATE									AMOUNT #
8/23/21	00111	08232021	202108	300	20700	10300		RANDAL PARK CDD C/O WELLS FARGO	*	3,243.43	3,243.43 002265
		ASSESSMENT TXFER - S2018									
8/24/21	00025	7/22/21	98751	202106	310	51300	31500		*	2,945.33	
		PREP/ATTND.BOS.MTG/AGRMNT									
8/18/21	99018	202107	310	51300	31500				*	1,198.79	
		ATND.MTG/RVW.AGRMNT/DRAFT						LATHAM, LUNA, EDEN & BEAUDINE LLP			4,144.12 002266
8/24/21	00038	8/05/21	371250	202108	320	53800	46300		*	252.00	
		JUMBO STICKS 50LB FAIL									
8/24/21	00049	8/01/21	190578	202108	320	53800	34500		*	35.00	
		SECURITY MONITORING-JUL21						SPIES POOL, LLC			252.00 002267
8/24/21	00066	5/19/21	ON 22352	202105	300	13100	10100		*	3,815.22	
		DOGS PARK SOD REPLACEMENT									
8/15/21	ON 25473	202108	320	53800	46200				*	24,012.91	
		LANDSCAPE MAINT - AUG 21									
8/26/21	00132	8/26/21	08262021	202108	300	36900	10200		*	250.00	
		PRIVATE PARTY-CANCELLED						YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			27,828.13 002269
8/27/21	00054	8/27/21	08272021	202108	320	58100	10000		*	80,000.00	
		FY21 CAPITAL TRANSFER						ALFRED BELLITTI			250.00 002270
9/01/21	00134	8/31/21	08312021	202108	300	36900	10200		*	250.00	
		PRIVATE PARTY-CANCELLED						RANDAL PARK CDD C/O STATE BOARD OF			80,000.00 002271
9/01/21	00038	8/18/21	371725	202109	320	53800	46400		*	750.00	
		CHEMICALS/CONTROL-SEPT 21						SCOTT BROWN			250.00 002272
9/08/21	00031	7/31/21	195828	202107	320	53800	47000		*	285.00	
		LAKE MAINT 5 PDS - JUL 21									
7/31/21	195828	202107	320	53800	47000				*	55.00	
		LAKE MAINT DOWDEN-JUL 21									
7/31/21	195828	202107	320	53800	47000				*	50.00	
		MAINT AC1 RETENT - JUL 21									

RAND RANDAL PARK MBYINGTON

\*\*\* CHECK DATES 08/17/2021 - 09/08/2021 \*\*\* RANDAL PARK CDD BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/08/21	00043	7/31/21	195828	202107	320-53800-47000			APPLIED AQUATIC MANAGEMENT, INC.	*	95.00	840.00 002274
		7/31/21	195828	202107	320-53800-47000			MAINT AC2 RETENT - JUL 21	*	355.00	
		7/31/21	195828	202107	320-53800-47000			MAINT 4 RET PONDS-JUL 21	*		
9/08/21	00043	8/24/21	14819108	202108	320-53800-46800			PEST CONTROL - AUG 21	*	50.00	
9/08/21	00133	8/23/21	162974	202108	320-53800-53000			ARROW ENVIRONMENTAL SERVICES	*	4,800.00	50.00 002275
		8/23/21	162974	202108	320-53800-53000			QTRLY MAINT - MITIGATION	*		
9/08/21	00129	8/26/21	40940782	202108	320-53800-46700			BIO-TECH CONSULTING INC.	*	125.95	4,800.00 002276
		8/26/21	40940782	202108	320-53800-46700			BATHROOM MATS CLEANING	*		
								CINTAS	*		125.95 002277
9/08/21	00057	8/31/21	46646337	202108	320-53800-46100			FRANK'S AIR CONDITIONING, INC.	*	95.00	95.00 002278
								SVC/DIAGNOSTIC/INSPECTION	*		
9/08/21	00128	8/27/21	RPCDD 8/	202108	320-53800-47600			SECURITY SVC - 8/15-8/21	*	689.50	
		9/02/21	RPCDD 8/	202108	320-53800-47600			SECURITY SVC - 8/22-8/28	*	321.50	
		9/07/21	RPCDD 8/	202109	320-53800-47600			SECURITY SVC 08/29-09/04	*	321.50	
9/08/21	00039	9/01/21	6797	202109	320-53800-46400			ORLANDO POLICE DEPT.	*	528.00	1,332.50 002279
		9/01/21	6798	202109	320-53800-46900			POOL MAINTENANCE - SEP 21	*	100.00	
		9/01/21	6798	202109	320-53800-46900			FOUNTAIN MAINT - SEP 21	*		
								ROBERTS POOL SERVICE AND REPAIR INC	*		628.00 002280

TOTAL FOR BANK A 170,595.92

TOTAL FOR REGISTER 170,595.92

RAND RANDAL PARK MBYINGTON

## SECTION 2

***Randal Park***

***Community Development District***

***Unaudited Financial Reporting***

***July 31, 2021***



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**Randal Park**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2021**

	General Fund	Capital Reserves Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash	\$ 686,680	\$ -	\$ -	\$ -	\$ 686,680
Cash - Debit Card	\$ 2,479	\$ -	\$ -	\$ -	\$ 2,479
<b>Investments</b>					
Custody Account	\$ -	\$ 321,963	\$ -	\$ -	\$ 321,963
<b>Bond Series - 2012</b>					
Reserve	\$ -	\$ -	\$ 401,045	\$ -	\$ 401,045
Revenue	\$ -	\$ -	\$ 354,114	\$ -	\$ 354,114
Interest	\$ -	\$ -	\$ 72	\$ -	\$ 72
Prepayment	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000
Sinking Fund	\$ -	\$ -	\$ 17	\$ -	\$ 17
<b>Bond Series - 2015</b>					
Reserve	\$ -	\$ -	\$ 596,085	\$ -	\$ 596,085
Revenue	\$ -	\$ -	\$ 478,069	\$ -	\$ 478,069
Interest	\$ -	\$ -	\$ 11	\$ -	\$ 11
Prepayment	\$ -	\$ -	\$ 6,877	\$ -	\$ 6,877
Construction	\$ -	\$ -	\$ -	\$ 437	\$ 437
<b>Bond Series - 2018</b>					
Reserve	\$ -	\$ -	\$ 58,839	\$ -	\$ 58,839
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	\$ 4,057	\$ -	\$ -	\$ -	\$ 4,057
Due from Capital Reserve	\$ 29,288	\$ -	\$ -	\$ -	\$ 29,288
Due from General Fund	\$ -	\$ -	\$ 29,451	\$ -	\$ 29,451
Due from Other	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
<b>Total Assets</b>	<b>\$ 725,004</b>	<b>\$ 321,963</b>	<b>\$ 1,978,562</b>	<b>\$ 491</b>	<b>\$ 3,026,019</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 15,116	\$ -	\$ -	\$ -	\$ 15,116
Due to General Fund	\$ -	\$ 29,288	\$ -	\$ -	\$ 29,288
Due to Debt Service	\$ 29,451	\$ -	\$ -	\$ -	\$ 29,451
<b>Total Liabilities</b>	<b>\$ 44,567</b>	<b>\$ 29,288</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,855</b>
<b>Fund Balances:</b>					
Unassigned Fund Balance	\$ 680,437	\$ 292,675	\$ -	\$ -	\$ 973,112
<b>Restricted For:</b>					
Debt Service - 2012	\$ -	\$ -	\$ 770,915	\$ -	\$ 770,915
Debt Service - 2015	\$ -	\$ -	\$ 1,096,688	\$ -	\$ 1,096,688
Debt Service - 2018	\$ -	\$ -	\$ 110,959	\$ -	\$ 110,959
<b>Assigned For:</b>					
Capital Projects - 2015	\$ -	\$ -	\$ -	\$ 437	\$ 437
Capital Projects - 2018	\$ -	\$ -	\$ -	\$ 55	\$ 55
<b>Total Fund Balances</b>	<b>\$ 680,437</b>	<b>\$ 292,675</b>	<b>\$ 1,978,562</b>	<b>\$ 491</b>	<b>\$ 2,952,165</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 725,004</b>	<b>\$ 321,963</b>	<b>\$ 1,978,562</b>	<b>\$ 491</b>	<b>\$ 3,026,019</b>



# Randal Park

## Community Development District

### General Fund

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

For The Period Ending July 31, 2021

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
<b>Revenues</b>				
Special Assessments	\$ 963,338	\$ 963,338	\$ 982,094	\$ 18,756
Colonial Properties Contribution	\$ 46,221	\$ 38,517	\$ 39,306	\$ 789
Miscellaneous Revenue	\$ 1,000	\$ 1,000	\$ 1,325	\$ 325
Activities	\$ 7,000	\$ 5,833	\$ 2,300	\$ (3,534)
Rentals	\$ 7,000	\$ 5,833	\$ 6,400	\$ 567
<b>Total Revenues</b>	<b>\$ 1,024,559</b>	<b>\$ 1,014,522</b>	<b>\$ 1,031,424</b>	<b>\$ 16,902</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 7,200	\$ 2,800
FICA Expense	\$ 900	\$ 750	\$ 551	\$ 199
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,300	\$ 300
Trustee Fees	\$ 12,500	\$ 12,500	\$ 8,500	\$ 4,000
Dissemination Agent	\$ 10,500	\$ 8,750	\$ 8,750	\$ -
Arbitrage	\$ 1,800	\$ 1,800	\$ 600	\$ 1,200
Engineering	\$ 10,000	\$ 8,333	\$ 3,380	\$ 4,954
Attorney	\$ 20,000	\$ 16,667	\$ 17,355	\$ (688)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 40,575	\$ 33,813	\$ 33,813	\$ -
Information Technology	\$ 2,200	\$ 833	\$ 833	\$ -
Telephone	\$ 100	\$ 83	\$ -	\$ 83
Postage	\$ 650	\$ 542	\$ 266	\$ 276
Insurance	\$ 5,556	\$ 5,556	\$ 5,304	\$ 252
Printing & Binding	\$ 2,150	\$ 1,792	\$ 808	\$ 984
Legal Advertising	\$ 2,250	\$ 1,875	\$ 508	\$ 1,367
Other Current Charges	\$ 350	\$ 350	\$ 1,011	\$ (661)
Office Supplies	\$ 200	\$ 167	\$ 8	\$ 159
Property Appraiser	\$ 800	\$ 800	\$ 904	\$ (104)
Property Taxes	\$ 250	\$ 250	\$ 241	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 132,556</b>	<b>\$ 114,635</b>	<b>\$ 99,505</b>	<b>\$ 15,130</b>
<b><u>Maintenance</u></b>				
<b><u>Contract Services</u></b>				
Field Management	\$ 17,390	\$ 14,492	\$ 14,492	\$ (0)
Wetland Maintenance	\$ 9,600	\$ 8,000	\$ -	\$ 8,000
Mitigation Monitoring	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Landscape Maintenance	\$ 288,264	\$ 240,220	\$ 240,129	\$ 91
Lake Maintenance	\$ 9,600	\$ 8,000	\$ 7,640	\$ 360
Security Patrol	\$ 35,184	\$ 29,320	\$ 25,610	\$ 3,710

# Randal Park

## Community Development District

### General Fund

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

For The Period Ending July 31, 2021

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
<b><u>Repairs &amp; Maintenance</u></b>				
Facility Maintenance	\$ 29,120	\$ 29,120	\$ 33,209	\$ (4,089)
Repairs & Maintenance	\$ 11,000	\$ 9,167	\$ 4,922	\$ 4,244
Operating Supplies	\$ 9,800	\$ 8,167	\$ 3,343	\$ 4,824
Landscape Replacement	\$ 10,500	\$ 8,750	\$ 1,714	\$ 7,036
Irrigation Repairs	\$ 10,000	\$ 8,333	\$ 3,982	\$ 4,351
Alley Maintenance	\$ 1,500	\$ 1,250	\$ 230	\$ 1,020
Stormwater Repairs & Maintenance	\$ 1,500	\$ 1,250	\$ -	\$ 1,250
Fountain Maintenance	\$ 3,500	\$ 2,917	\$ 3,313	\$ (396)
Sign Maintenance	\$ 1,000	\$ 833	\$ 615	\$ 218
Pressure Washing	\$ 5,700	\$ 5,700	\$ 4,250	\$ 1,450
<b><u>Utilities</u></b>				
Utilities - Common Area	\$ 30,000	\$ 25,000	\$ 15,273	\$ 9,727
Streetlighting	\$ 110,000	\$ 91,667	\$ 76,012	\$ 15,655
<b><u>Amenity Center</u></b>				
Amenity Management	\$ 77,127	\$ 64,273	\$ 64,273	\$ -
Pool Attendants	\$ 15,600	\$ 13,000	\$ 6,750	\$ 6,250
Pool Permit	\$ 550	\$ 550	\$ 505	\$ 45
Cable TV/Internet/Telephone	\$ 4,000	\$ 3,333	\$ 2,491	\$ 843
Utilities - Amenity Center	\$ 21,000	\$ 17,500	\$ 14,360	\$ 3,140
Refuse Service	\$ 2,400	\$ 2,000	\$ 1,737	\$ 263
Amenity Center Access Cards	\$ 1,000	\$ 833	\$ 515	\$ 318
HVAC Maintenance	\$ 574	\$ 478	\$ -	\$ 478
Special Events	\$ 13,962	\$ 11,635	\$ 3,763	\$ 7,872
Holiday Decorations	\$ 4,410	\$ 4,410	\$ 4,410	\$ (0)
Security Monitoring	\$ 600	\$ 500	\$ 315	\$ 185
Janitorial Services	\$ 16,000	\$ 13,333	\$ 10,586	\$ 2,747
Pool Maintenance	\$ 15,330	\$ 12,775	\$ 12,780	\$ (5)
Pool Repairs & Maintenance	\$ 3,200	\$ 3,200	\$ 6,623	\$ (3,423)
Fitness Repairs & Maintenance	\$ 5,000	\$ 4,167	\$ 1,047	\$ 3,119
Amenity Repairs & Maintenance	\$ 1,480	\$ 1,233	\$ -	\$ 1,233
Pest Control	\$ 650	\$ 542	\$ 500	\$ 42
<b><u>Other</u></b>				
Property Insurance	\$ 33,570	\$ 33,570	\$ 33,568	\$ 2
Contingency	\$ 9,392	\$ 7,827	\$ 4,034	\$ 3,793
Transfer Out - Capital Reserve	\$ 80,000	\$ -	\$ -	\$ -
<b>Total Maintenance</b>	<b>\$ 892,003</b>	<b>\$ 689,427</b>	<b>\$ 602,991</b>	<b>\$ 86,436</b>
<b>Total Expenditures</b>	<b>\$ 1,024,559</b>	<b>\$ 804,063</b>	<b>\$ 702,496</b>	<b>\$ 101,567</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 0</b>		<b>\$ 328,928</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 351,508</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 680,437</b>	

**Randal Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2021**

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
<b>Revenues</b>				
Interest	\$ 2,000	\$ 1,667	\$ 371	\$ (1,296)
<b>Total Revenues</b>	<b>\$ 2,000</b>	<b>\$ 1,667</b>	<b>\$ 371</b>	<b>\$ (1,296)</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ 25,000	\$ 29,288	\$ (4,288)
<b>Total Expenditures</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 29,288</b>	<b>\$ (4,288)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In	\$ 80,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 80,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 57,000</b>		<b>\$ (28,917)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 322,042</b>		<b>\$ 321,592</b>	
<b>Fund Balance - Ending</b>	<b>\$ 379,042</b>		<b>\$ 292,675</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund - Series 2012**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2021**

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
<b>Revenues</b>				
Assessments	\$ 397,350	\$ 397,350	\$ 407,980	\$ 10,630
Interest	\$ 5,000	\$ 4,167	\$ 58	\$ (4,109)
<b>Total Revenues</b>	<b>\$ 402,350</b>	<b>\$ 401,517</b>	<b>\$ 408,038</b>	<b>\$ 6,521</b>
<b>Expenditures:</b>				
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	\$ 147,431	\$ 147,000	\$ 431
<b>Total Expenditures</b>	<b>\$ 392,594</b>	<b>\$ 392,594</b>	<b>\$ 407,163</b>	<b>\$ (14,569)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,756</b>		<b>\$ 875</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 361,882</b>		<b>\$ 770,040</b>	
<b>Fund Balance - Ending</b>	<b>\$ 371,639</b>		<b>\$ 770,915</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund - Series 2015**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2021**

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
<b>Revenues</b>				
Assessments	\$ 596,080	\$ 596,080	\$ 598,346	\$ 2,266
Assessments - Prepayments	\$ -	\$ -	\$ 6,877	\$ 6,877
Interest	\$ 7,000	\$ 5,833	\$ 81	\$ (5,753)
<b>Total Revenues</b>	<b>\$ 603,080</b>	<b>\$ 601,913</b>	<b>\$ 605,304</b>	<b>\$ 3,390</b>
<b>Expenditures:</b>				
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	\$ 206,803	\$ 206,696	\$ 106
<b>Total Expenditures</b>	<b>\$ 582,005</b>	<b>\$ 582,005</b>	<b>\$ 581,899</b>	<b>\$ 106</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 21,075</b>		<b>\$ 23,405</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 478,263</b>		<b>\$ 1,073,283</b>	
<b>Fund Balance - Ending</b>	<b>\$ 499,338</b>		<b>\$ 1,096,688</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2021**

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
<b>Revenues</b>				
Assessments	\$ 117,674	\$ 117,674	\$ 119,970	\$ 2,296
Interest	\$ 500	\$ 417	\$ 9	\$ (408)
<b>Total Revenues</b>	<b>\$ 118,174</b>	<b>\$ 118,091</b>	<b>\$ 119,978</b>	<b>\$ 1,888</b>
<b>Expenditures:</b>				
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	\$ -
<b>Total Expenditures</b>	<b>\$ 117,055</b>	<b>\$ 117,055</b>	<b>\$ 117,055</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,119</b>		<b>\$ 2,923</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 77,778</b>		<b>\$ 108,036</b>	
<b>Fund Balance - Ending</b>	<b>\$ 78,897</b>		<b>\$ 110,959</b>	

**Randal Park**  
**Community Development District**  
**Capital Projects Fund - Series 2015**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2021**

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 0</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 437</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 437</b>	

**Randal Park**  
**Community Development District**  
**Capital Projects Fund - Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2021**

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55</b>	



# Randal Park

Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Special Assessments	\$ -	\$ 73,222	\$ 241,282	\$ 537,212	\$ 45,570	\$ 27,691	\$ 31,437	\$ 1,618	\$ 16,798	\$ 7,263	\$ -	\$ -	\$ 982,094
Colonial Properties Contribution	\$ 3,913	\$ 3,906	\$ 3,913	\$ 3,916	\$ 3,914	\$ 3,917	\$ 3,909	\$ 3,927	\$ 3,936	\$ 4,057	\$ -	\$ -	\$ 39,306
Miscellaneous Revenue	\$ 270	\$ -	\$ 270	\$ 80	\$ 120	\$ 155	\$ 110	\$ 90	\$ 145	\$ 85	\$ -	\$ -	\$ 1,325
Activities	\$ -	\$ -	\$ 300	\$ 721	\$ 400	\$ 200	\$ -	\$ 679	\$ -	\$ -	\$ -	\$ -	\$ 2,300
Rentals	\$ -	\$ -	\$ 900	\$ 750	\$ 250	\$ 250	\$ 250	\$ 1,500	\$ 2,000	\$ 500	\$ -	\$ -	\$ 6,400
<b>Total Revenues</b>	<b>\$ 4,183</b>	<b>\$ 77,128</b>	<b>\$ 246,665</b>	<b>\$ 542,678</b>	<b>\$ 50,254</b>	<b>\$ 32,212</b>	<b>\$ 35,706</b>	<b>\$ 7,814</b>	<b>\$ 22,879</b>	<b>\$ 11,905</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,031,424</b>
<b>Expenditures</b>													
<b>General &amp; Administrative</b>													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ 1,600	\$ 800	\$ -	\$ -	\$ 7,200
FICA Expense	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ -	\$ 122	\$ 61	\$ -	\$ -	\$ 551
Annual Audit	\$ -	\$ -	\$ -	\$ 4,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,300
Trustee Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ 8,750
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Engineering	\$ -	\$ 540	\$ 20	\$ 180	\$ 180	\$ 270	\$ 180	\$ 1,820	\$ 190	\$ -	\$ -	\$ -	\$ 3,380
Attorney	\$ 742	\$ 287	\$ 2,217	\$ 2,401	\$ 2,358	\$ 1,231	\$ 1,078	\$ 2,897	\$ 2,945	\$ 1,199	\$ -	\$ -	\$ 17,355
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ -	\$ -	\$ 33,813
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ 833
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 51	\$ 10	\$ 10	\$ 8	\$ 81	\$ 21	\$ 4	\$ 11	\$ 52	\$ 17	\$ -	\$ -	\$ 266
Insurance	\$ 5,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,304
Printing & Binding	\$ 34	\$ 118	\$ 60	\$ 19	\$ 85	\$ 132	\$ 86	\$ 82	\$ 103	\$ 90	\$ -	\$ -	\$ 808
Legal Advertising	\$ 508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 508
Other Current Charges	\$ -	\$ 265	\$ 139	\$ 134	\$ 120	\$ 134	\$ 133	\$ 42	\$ 45	\$ -	\$ -	\$ -	\$ 1,011
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 0	\$ 1	\$ 2	\$ 1	\$ -	\$ -	\$ 8
Property Appraiser	\$ -	\$ -	\$ 904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 904
Property Taxes	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 17,015</b>	<b>\$ 6,662</b>	<b>\$ 11,690</b>	<b>\$ 12,242</b>	<b>\$ 8,026</b>	<b>\$ 11,489</b>	<b>\$ 7,283</b>	<b>\$ 9,191</b>	<b>\$ 9,399</b>	<b>\$ 6,508</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 99,505</b>
<b>Maintenance</b>													
<b>Contract Services</b>													
Field Management	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ -	\$ -	\$ 14,492
Welland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ -	\$ -	\$ 240,129
Lake Maintenance	\$ 745	\$ 745	\$ 745	\$ 745	\$ 745	\$ 745	\$ 745	\$ 745	\$ 840	\$ 840	\$ -	\$ -	\$ 7,640
Security Patrol	\$ 3,193	\$ 3,002	\$ 2,856	\$ 3,097	\$ 2,844	\$ 690	\$ 2,797	\$ 3,132	\$ 1,653	\$ 2,347	\$ -	\$ -	\$ 25,610

**Randal Park**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Repairs &amp; Maintenance</b>													
Facility Maintenance	\$ 2,444	\$ 2,427	\$ 500	\$ 3,977	\$ 2,792	\$ 10,241	\$ 2,427	\$ 3,527	\$ 2,448	\$ 2,427	\$ -	\$ -	\$ 33,209
Repairs & Maintenance	\$ 213	\$ 450	\$ -	\$ 846	\$ 2,193	\$ -	\$ -	\$ 1,170	\$ 50	\$ -	\$ -	\$ -	\$ 4,922
Operating Supplies	\$ 587	\$ 52	\$ 481	\$ 508	\$ 292	\$ 432	\$ 559	\$ -	\$ 432	\$ -	\$ -	\$ -	\$ 3,343
Landscape Replacement	\$ 853	\$ 861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,714
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 629	\$ 2,422	\$ -	\$ 931	\$ -	\$ -	\$ -	\$ 3,982
Alley Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Stormwater Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Maintenance	\$ 100	\$ 100	\$ 275	\$ 100	\$ 1,623	\$ 539	\$ 100	\$ 100	\$ 275	\$ 100	\$ -	\$ -	\$ 3,313
Sign Maintenance	\$ -	\$ -	\$ -	\$ 447	\$ -	\$ 74	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 615
Pressure Washing	\$ 4,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,250
<b>Utilities</b>													
Utilities - Common Area	\$ 2,695	\$ 1,624	\$ 1,551	\$ 1,010	\$ 1,030	\$ 1,310	\$ 1,841	\$ 1,937	\$ 2,275	\$ -	\$ -	\$ -	\$ 15,273
Streightlighting	\$ 8,420	\$ 8,425	\$ 8,425	\$ 8,425	\$ 8,466	\$ 8,461	\$ 8,466	\$ 8,466	\$ 8,461	\$ -	\$ -	\$ -	\$ 76,012
<b>Amenity Center</b>													
Amenity Management	\$ 6,427	\$ 6,427	\$ 6,427	\$ 6,427	\$ 6,427	\$ 6,427	\$ 6,427	\$ 6,427	\$ 6,427	\$ 6,427	\$ -	\$ -	\$ 64,273
Pool Attendants	\$ 1,500	\$ 1,750	\$ -	\$ 1,750	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,750
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505	\$ -	\$ -	\$ -	\$ -	\$ 505
Cable TV/Internet/Telephone	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277	\$ -	\$ -	\$ -	\$ 2,491
Utilities - Amenity Center	\$ 1,558	\$ 1,610	\$ 1,599	\$ 1,550	\$ 1,701	\$ 1,617	\$ 1,502	\$ 1,561	\$ 1,663	\$ -	\$ -	\$ -	\$ 14,360
Refuse Service	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 206	\$ 206	\$ 206	\$ -	\$ -	\$ -	\$ 1,737
Amenity Center Access Cards	\$ -	\$ -	\$ 515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515
HVAC Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,460	\$ 1,799	\$ -	\$ 504	\$ -	\$ -	\$ -	\$ 3,763
Special Events	\$ 4,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,410
Holiday Decorations	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ 315
Security Monitoring	\$ 997	\$ 945	\$ 945	\$ 1,123	\$ 1,004	\$ 1,004	\$ 1,016	\$ 1,180	\$ 1,094	\$ 1,279	\$ -	\$ -	\$ 10,586
Janitorial Services	\$ 1,278	\$ 2,028	\$ 1,278	\$ 528	\$ 2,028	\$ 528	\$ 1,278	\$ 1,278	\$ 1,278	\$ 1,278	\$ -	\$ -	\$ 12,780
Pool Maintenance	\$ 307	\$ 68	\$ 236	\$ -	\$ -	\$ 452	\$ 1,424	\$ 525	\$ 2,737	\$ 874	\$ -	\$ -	\$ 6,623
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425	\$ -	\$ -	\$ 622	\$ -	\$ -	\$ -	\$ 1,047
Fitness Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ 500
<b>Other</b>													
Property Insurance	\$ 33,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,568
Contingency	\$ -	\$ -	\$ -	\$ 245	\$ 112	\$ -	\$ 2,385	\$ 1,121	\$ -	\$ 171	\$ -	\$ -	\$ 4,034
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Maintenance</b>	\$ 99,555	\$ 56,523	\$ 51,842	\$ 56,786	\$ 59,017	\$ 61,043	\$ 61,543	\$ 57,704	\$ 57,721	\$ 41,256	\$ -	\$ -	\$ 602,991
<b>Total Expenditures</b>	\$ 116,570	\$ 63,185	\$ 63,532	\$ 69,028	\$ 67,043	\$ 72,532	\$ 68,826	\$ 66,895	\$ 67,120	\$ 47,764	\$ -	\$ -	\$ 702,496
<b>Excess Revenues (Expenditures)</b>	\$ (112,387)	\$ 13,943	\$ 183,133	\$ 473,650	\$ (16,789)	\$ (40,320)	\$ (33,120)	\$ (59,081)	\$ (44,241)	\$ (35,858)	\$ -	\$ -	\$ 328,028

**Randal Park**  
Community Development District  
**Long Term Debt Report**

<b>Series 2012 Special Assessment Bonds</b>	
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 :	\$401,045
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)
<b>Current Bonds Outstanding</b>	<b><u>\$4,470,000</u></b>

<b>Series 2015 Special Assessment Bonds</b>	
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 :	\$596,085
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)
<b>Current Bonds Outstanding</b>	<b><u>\$8,225,000</u></b>

<b>Series 2018 Special Assessment Bonds</b>	
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 :	\$58,839
Bonds Outstanding - 12/17/2018	\$1,770,000
Less : May 1, 2020 (Mandatory)	(\$30,000)
Less : May 1, 2021 (Mandatory)	(\$30,000)
<b>Current Bonds Outstanding</b>	<b><u>\$1,710,000</u></b>

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

Date Received	Dist.#	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2012			2015			2018		
							General Fund	Debt Svc Fund	Debt Svc Fund	General Fund	Debt Svc Fund	Debt Svc Fund	General Fund	Debt Svc Fund	Debt Svc Fund
11/5/20	1	\$ 2,326.24	\$ 96.25	\$ -	\$ -	\$ 2,229.99	\$ 1,038.74	\$ 431.51	\$ 632.86	\$ 1,024,829	\$ 425,733	\$ 624,382	\$ 125,190		
11/16/20	2	\$ 53,303.17	\$ 2,132.16	\$ -	\$ -	\$ 51,171.01	\$ 23,835.61	\$ 9,901.75	\$ 14,521.97	\$ 963,339	\$ 400,189	\$ 586,919	\$ 117,679		
11/23/20	3	\$ 108,119.19	\$ 4,324.79	\$ -	\$ -	\$ 103,794.40	\$ 48,347.74	\$ 20,084.54	\$ 29,456.11						
12/7/20	4	\$ 80,083.18	\$ 3,203.36	\$ -	\$ -	\$ 76,879.82	\$ 35,810.85	\$ 14,876.48	\$ 21,817.94						
12/14/20	5	\$ 380,716.14	\$ 15,228.45	\$ -	\$ -	\$ 365,487.69	\$ 170,245.25	\$ 70,723.00	\$ 103,722.80						
12/21/20	6	\$ 78,704.53	\$ 3,148.21	\$ -	\$ 66.97	\$ 75,623.29	\$ 35,225.55	\$ 14,633.34	\$ 21,461.35						
1/11/21	7	\$ 1,201,358.04	\$ 48,054.85	\$ -	\$ -	\$ 1,153,303.19	\$ 537,212.04	\$ 223,167.73	\$ 327,299.22						
2/3/21	8	\$ 102,611.99	\$ 4,104.52	\$ 675.92	\$ -	\$ 97,831.55	\$ 45,570.23	\$ 18,930.71	\$ 27,763.90						
3/3/21	9	\$ 61,659.02	\$ 2,388.48	\$ -	\$ 176.60	\$ 59,447.14	\$ 27,690.65	\$ 11,503.21	\$ 16,870.67						
4/19/21	10	\$ 69,493.72	\$ 2,003.51	\$ -	\$ -	\$ 67,490.21	\$ 31,437.14	\$ 13,059.56	\$ 19,153.24						
5/17/21	11	\$ 3,509.35	\$ 35.10	\$ -	\$ -	\$ 3,474.25	\$ 1,618.31	\$ 672.28	\$ 985.97						
6/14/21	12	\$ 36,004.15	\$ -	\$ -	\$ 58.91	\$ 36,063.06	\$ 16,798.28	\$ 6,978.31	\$ 10,234.44						
7/19/21	13	\$ 15,139.21	\$ -	\$ -	\$ 454.17	\$ 15,593.38	\$ 7,263.44	\$ 3,017.37	\$ 4,425.29						
<b>Totals</b>		<b>\$ 2,193,027.93</b>	<b>\$ 84,719.68</b>	<b>\$ 675.92</b>	<b>\$ 756.65</b>	<b>\$ 2,108,388.98</b>	<b>\$ 982,093.82</b>	<b>\$ 407,979.78</b>	<b>\$ 598,345.75</b>	<b>\$ 1,024,829</b>	<b>\$ 425,733</b>	<b>\$ 624,382</b>	<b>\$ 125,190</b>		
							46.58%	19.35%	28.38%	5.69%			100%		

% Collected: 99.68%

# SECTION 3

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

**Memorandum**

**DATE:** September 17<sup>th</sup>, 2021

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

**FROM:** William Viasalyers  
Field Services Manager

**RE:** Randal Park CDD Monthly Managers Report – September 17<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.
3. Staff worked with aquatic vendor to address recent algae blooms

**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. Staff continues to meet with Yellowstone weekly to review park at Hildreth and Lovet. Area continues to show positive results and is being maintained by Yellowstone in accordance with contract.

**Other:**

1. Fountain electric proposal-Update
2. Swing set installation-Update
3. Flag pole-Update
4. Solar light-Update
5. Mile marker for clubhouse pond-Update
6. Pressure washing of common areas planned for October

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

William Viasalyers



**ELECTRICAL PROPOSAL**

PROPOSAL #	DATE
SP21397	8/26/2021
Attn: William Phone: 407-451-4047 Email: <a href="mailto:Wviasalvers@gmscf.com">Wviasalvers@gmscf.com</a> Ref: Randal Park Fountain Site: 8730 Randal Park Blvd	

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

**TO:** GMS Central Florida  
 219 E. Livingston Street  
 Orlando, Florida 32801

We hereby submit specifications and estimates for:

In the event of a dispute regarding this proposal venue is established in Osceola County Florida.

Terry's Electric, Inc. proposes to provide labor, material, equipment, and supervision as follows:

- Install (1) new 240 Volt 100 AMP service for new fountain. New service to be located at water's edge.
- New service to be fed from OUC transformer #152383 located between 7915/7921 Corkfield Ave.
- Trench between house from transformer to service location 130 feet. Backfill upon completion.
- All sod and landscape repair and replacement to be done by others.
- Install grounding for service per code.
- Provide empty conduit for fountain cable 10 feet out into water. All cables to be installed by others.
- Locates of property to be done prior to trenching.
- Pull permit and arrange all necessary inspections.
- New meter account to be set up by GMS prior to final inspection.
- Permission from OUC to use this transformer is needed before work begins.
- GMS to get permission from home owners before work begins.

**Notes:**

- 1) Not responsible for existing code violations.
- 2) Not responsible for pipe, wire, or any similar utilities underground that are subject to damages.
- 3) Not responsible for landscape or sod repair.
- 4) Based on doing work Monday thru Friday during normal business hours.
- 5) Location of power source must be verified by the utility before work begins.
- 6) Monthly billing based on percentage of work completed or stored material.
- 7) The proposal is to be signed and returned before work begins.
- 8) To be paid in full upon completion.

"Warranty: We guarantee for (1) year against defects in material and workmanship. Failure due to misuse, vandalism, fire, damage, and/or natural causes are not covered by this warranty."

**We Propose** hereby to furnish material and labor-- complete in accordance with the above specifications, for the sum of: **Six Thousand Four Hundred Seventy** dollars \$ **\$6,470.00**

Payment to be made as follows:  
 Invoiced upon completion of work. Payment due ten (10) days upon receipt of invoice. Finance charge of 1 1/2 % per month (18% per annum) will be charged on all invoices not paid within 30days.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Owner or agent agrees to liability for costs of collection, including attorney's fees.  
 This proposal is based on material pricing for the date listed above, uncertainties in commodity markets may require pricing adjustments at the time of installation/construction.

**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.

Date of Acceptance: \_\_\_\_\_

Authorized Signature \_\_\_\_\_  
 Charlie Westerbeke  
 Terry's Electric, Inc

**Terry's reserves the right to withdraw this proposal at any time for any reason.**  
 Customer responsible for restocking fees imposed by the supplier on any special order material if customer cancels contract.

Signature \_\_\_\_\_  
 (customer)

Print \_\_\_\_\_



# SECTION 4



# RANDAL PARK CDD AMENITY SUMMARY REPORT

August 2021

Randal House Clubhouse

# Community Events

MONTH	EVENT	FREQUENCY	PARTICIPATION
August	Pizza Night	Twice p/month	95 + 110 = 205
	Food Truck Social	Monthly (two trucks)	Bowls for Tu Food Truck: 86 orders The Naked Cupcake Food Truck: 46 orders
	Coffee Break – Food Truck	Monthly	Tinto's House: 36 tickets

## SCHEDULED EVENTS FOR SEPTEMBER

Flag Raisin Event

Garage Sale

Homeowners Appreciation day

Food Truck Social

Pizza Night

Coffee Break - Food Truck

# AMENITY & OPERATIONS

## **Pool, Gym and Randal House Clubhouse**

The BBQ areas are opened (9am -8pm)

Gym (24/7)

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

Randal House Clubhouse (10am -6pm)

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

Onsite office staff is open from 9am until 5pm

## AMENITY UPDATES

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### Amenities – Access Cards

- Cameras and cables were replaced.
  - Pending: Sound system (to be scheduled)
  - Access Cards: Parts arrived August 31, 2021, the vendor was onsite September 1 and September 6, saving the residents data and testing parts. We are waiting for the data to be transferred to the new system for installation.
- 

## COFFEE BREAK



**BACK TO  
SCHOOL  
PARENTS  
SURVIVAL**

**MEET YOUR  
CLASSMATES**

