

***Randal Park Community  
Development District***

***Agenda***

***October 15, 2021***

# AGENDA

# *Randal Park*

## *Community Development District*

---

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. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2021
7. 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
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date
11. 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.

The sixth order of business is the consideration of agreement with Grau & Associates to provide auditing services for the Fiscal Year 2021. A copy of the agreement is enclosed for your review.

Section B of the seventh 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, 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.

---

Secretary/Assistant Secretary

---

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**



TF :: (800) 408-8882 T :: (863) 533-8882 F :: (863) 534-3322

September 1, 2021

Randal Park CDD  
c/o GMS  
9145 Narcoossee Rd Suite A206  
Orlando, FL 32827

RE: Aquatic Plant Management Agreement

The present term for aquatic plant maintenance for the site(s) associated with your property is due for automatic renewal in October 2021. It is the desire of AAM, Inc., to continue the maintenance program. Per term and condition 14 on the back of your agreement, even if we do not receive a signed copy back your contract will automatically renew.

AAM has decided to waive the 3% increase for this coming year. We also would like to thank you for your loyalty with AAM, Inc.

Please review the proposal. If there are any questions, concerns or need for clarification, do not hesitate to call. If all meets with your approval, sign and return the **FILE COPY** of the agreement to our office.

We look forward to being of continued service. If you have any questions, please contact our office.

Sincerely,

Terry R. Smith

Enclosure



Renewal

P.O. Box 1469  
Eagle Lake, FL 33839  
1-800-408-8882

### AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 1, 2021

Name Randal Park CDD c/o GMS  
Address 9145 Narcoossee Rd., Ste. A206  
City Orlando, FL 32827  
Phone 407.841.5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Randal Park CDD hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Retention Ponds @ Randal Park  
BNV-1, BNV-2, BNV-3, BNV-4, BNV-6, B1-5, B1-6, B-CV1, CV2, Dowden Rd. Pond, AC1 & AC2 ponds.

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- |                                    |          |
|------------------------------------|----------|
| 1. Submersed vegetation control    | Included |
| 2. Emerged vegetation control      | Included |
| 3. Floating vegetation control     | Included |
| 4. Filamentous algae control       | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2021 thru 09/30/2022.  
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$840.00	Due	monthly as billed x 12.
Total Annual Cost	\$10,080.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.  
E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith Date: 9/24/2021

Accepted Date:

AAM

Customer

# SECTION VI



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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

September 22, 2021

Board of Supervisors  
Randal Park Community Development District  
c/o GMS - CFL, LLC  
219 E. Livingston Street  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Randal Park Community Development District, City of Orlando, Florida ("the District") for the fiscal year ended September 30, 2021. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Randal Park Community Development District as of and for the fiscal year ended September 30, 2021. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2021 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

**Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards



and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

#### **Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

#### **Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

#### **Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you

are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSFCL.COM, PH: (407) 841-5524.**

Our fee for these services will not exceed \$4,400 for the September 30, 2021 audit. The fee for each annual renewal will be agreed upon separately.

This agreement provides for a contract period of one year. This agreement may be renewed for two additional one-year terms subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately. If the District agrees to subsequent renewals, the fees for fiscal year 2022 and 2023 will not exceed \$4,500 and \$4,600, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without cause, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Randal Park Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



\_\_\_\_\_  
Antonio J. Grau

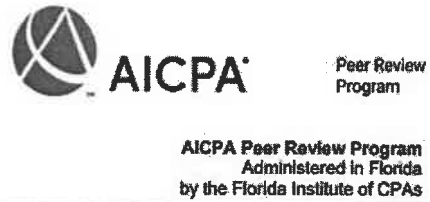
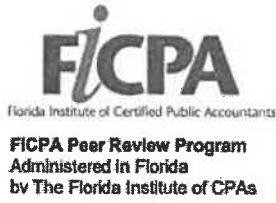
RESPONSE:

This letter correctly sets forth the understanding of Randal Park Community Development District.

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

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

Date: \_\_\_\_\_



February 20, 2020

Antonio Grau  
Grau & Associates  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,  
*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

## SECTION VII

## **SECTION B**

# SECTION 1



# Randal Park Community Development District

## Check Run Summary

August 17, 2021 thru September 8, 2021

Fund	Date	Check No.'s	Amount
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

RANDAL PARK CDD  
 BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DPT	ACC#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK... AMOUNT #
8/20/21	00129	8/12/21	40927415 BATHROOM MATS CLEANING	202108	320	53800	-46700		CINTAS	*	125.95	125.95 002258
8/20/21	00079	8/16/21	4 AMORT SCH-SERIES 2015	202108	310	51300	-49000		DISCLOSURE SERVICES LLC	*	100.00	100.00 002259
8/20/21	00001	8/01/21	646 MANAGEMENT FEES - AUG 21	202108	310	51300	-34000			*	3,381.25	
8/01/21	646	8/01/21	646 INFORMATION TECH - AUG 21	202108	310	51300	-35100			*	83.33	
8/01/21	646	8/01/21	646 DISSEMINATION SVCS-AUG 21	202108	310	51300	-31300			*	875.00	
8/01/21	646	8/01/21	646 OFFICE SUPPLIES	202108	310	51300	-51000			*	.60	
8/01/21	646	8/01/21	646 POSTAGE	202108	310	51300	-42000			*	28.12	
8/01/21	646	8/01/21	646 COPIES	202108	310	51300	-42500			*	78.15	
8/01/21	647	8/01/21	647 FIELD MANAGEMENT - AUG 21	202108	320	53800	-12000			*	1,449.17	
8/01/21	648	8/01/21	648 AMENITY MGMT SVCS-AUG 21	202108	320	53800	-12100			*	6,427.25	
8/01/21	649	8/01/21	649 FACILITY MAINT - AUG 21	202108	320	53800	-12300			*	2,427.00	
8/20/21	00015	7/01/21	21453 AUDIT FYE 09/30/2020	202107	310	51300	-32200		GOVERNMENTAL MANAGEMENT SERVICES	*	2,500.00	14,749.87 002260
8/12/21	21588	8/12/21	21588 ARBITRAGE SERIES 2012	202108	310	51300	-31200		GRAU & ASSOCIATES	*	600.00	3,100.00 002261
8/20/21	00128	8/15/21	RPCDD 8/ SECURITY SVC - 8/8-8/14	202108	320	53800	-47600		ORLANDO POLICE DEPT.	*	689.50	689.50 002262
8/23/21	00033	8/23/21	08232021 ASSESSMENT TXFER - S2012	202108	300	20700	-10300		RANDAL PARK CDD C/O WELLS FARGO	*	11,029.92	11,029.92 002263
8/23/21	00110	8/23/21	08232021 ASSESSMENT TXFER - S2015	202108	300	20700	-10300		RANDAL PARK CDD C/O WELLS FARGO	*	16,176.55	16,176.55 002264

RANDAL PARK CDD  
 MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
8/23/21	00111	8/23/21	202108	300-20700-10300			RANDAL PARK CDD C/O WELLS FARGO	*	3,243.43	002265
8/24/21	00025	7/22/21	202106	310-51300-31500				*	2,945.33	
8/18/21	99018	202107	310-51300-31500					*	1,198.79	
8/05/21	00038	8/05/21	202108	320-53800-46300			LATHAM, LUNA, EDEN & BEAUDINE LLP	*	252.00	002266
8/01/21	00049	8/01/21	190578	202108	320-53800-34500		SPIES POOL, LLC	*	35.00	002267
8/24/21	00066	5/19/21	202105	300-13100-10100			SYNERGY FL	*	35.00	002268
8/15/21	00132	8/15/21	202108	320-53800-46200			YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	24,012.91	002269
8/27/21	00054	8/27/21	202108	320-58100-10000			ALFRED BELLITTI	*	250.00	002270
9/01/21	00134	8/31/21	202108	300-36900-10200			RANDAL PARK CDD C/O STATE BOARD OF	*	80,000.00	002271
9/01/21	00038	8/18/21	202109	320-53800-46400			SCOTT BROWN	*	750.00	002272
9/08/21	00031	7/31/21	202107	320-53800-47000			SPIES POOL, LLC	*	285.00	002273
7/31/21	195828	202107	320-53800-47000					*	55.00	
7/31/21	195828	202107	320-53800-47000					*	50.00	

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT #
7/31/21	195828	202107	320	53800	47000				*	95.00	
		MAINT AC2 RETENT - JUL 21									
7/31/21	195828	202107	320	53800	47000				*	355.00	
		MAINT 4 RET PONDS-JUL 21									
9/08/21	00043	8/24/21	14819108	202108	320	53800	46800	APPLIED AQUATIC MANAGEMENT, INC.	*	50.00	840.00 002274
		PEST CONTROL - AUG 21									
9/08/21	00133	8/23/21	162974	202108	320	53800	53000	ARROW ENVIRONMENTAL SERVICES	*	4,800.00	50.00 002275
		OTRLY MAINT - MITIGATION									
9/08/21	00129	8/26/21	40940782	202108	320	53800	46700	BIO-TECH CONSULTING INC.	*	125.95	4,800.00 002276
		BATHROOM MATS CLEANING									
		CINTAS									
9/08/21	00057	8/31/21	46646337	202108	320	53800	46100	FRANK'S AIR CONDITIONING, INC.	*	95.00	125.95 002277
		SVC/DIAGNOSTIC/INSPECTION									
9/08/21	00128	8/27/21	RPCDD 8/	202108	320	53800	47600		*	689.50	95.00 002278
		SECURITY SVC - 8/15-8/21									
9/02/21	RPCDD 8/	202108	320	53800	47600				*	321.50	
		SECURITY SVC - 8/22-8/28									
9/07/21	RPCDD 8/	202109	320	53800	47600				*	321.50	
		SECURITY SVC 08/29-09/04									
9/08/21	00039	9/01/21	6797	202109	320	53800	46400	ORLANDO POLICE DEPT.	*	528.00	1,332.50 002279
		POOL MAINTENANCE - SEP 21									
9/01/21	6798	202109	320	53800	46900				*	100.00	
		FOUNTAIN MAINT - SEP 21									
		ROBERTS POOL SERVICE AND REPAIR INC									
TOTAL FOR BANK A										170,595.92	
TOTAL FOR REGISTER										170,595.92	

RAND RANDAL PARK MBYINGTON



# Randal Park Community Development District

## Check Run Summary

September 9, 2021 thru October 8, 2021

Fund	Date	Check No.'s	Amount
General Fund	9/15/21	2281 - 2284	\$57,241.59
	9/23/21	2285 - 2289	\$26,462.36
	9/30/21	2290 - 2298	\$13,757.95
	10/8/21	2299 - 2302	\$5,924.31
			<hr/> \$103,386.21

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
9/15/21	00129	9/09/21	40953383	202109	320-53800-46700	BATHROOM MATS CLEANING	CINTAS	*	125.95	125.95 002281
9/15/21	00022	9/10/21	14312	202109	300-15500-10000	FY22 INSURANCE POLICY	EGIS INSURANCE ADVISORS, LLC	*	40,233.00	40,233.00 002282
9/15/21	00001	9/01/21	652	202109	310-51300-34000	MANAGEMENT FEES - SEP 21		*	3,381.25	
9/01/21	652	202109	310-51300-35100	INFORMATION TECH - SEP 21				*	83.33	
9/01/21	652	202109	310-51300-31300	DISSEMINATION SVCS-SEP 21				*	875.00	
9/01/21	652	202109	310-51300-51000	OFFICE SUPPLIES				*	.90	
9/01/21	652	202109	310-51300-42000	POSTAGE				*	15.30	
9/01/21	652	202109	310-51300-42500	COPIES				*	41.55	
9/01/21	653	202109	320-53800-12000	FIELD MANAGEMENT - SEP 21				*	1,449.17	
9/01/21	653	202109	320-53800-49400	SPECIAL EVENTS				*	721.23	
9/01/21	654	202109	320-53800-12100	AMENITY MGMT SVCS-SEP 21				*	6,427.25	
9/01/21	655	202109	320-53800-12300	FACILITY MAINT - SEP 21				*	2,427.00	
9/15/21	00108	9/01/21	221348	202109	320-53800-46700	JANITORIAL SERVICE-SEP 21	GOVERNMENTAL MANAGEMENT SERVICES	*	1,460.66	15,421.98 002283
9/23/21	00025	9/16/21	99215	202108	310-51300-31500	MTG/AGREEMENT/RVW/EASEMENT	RUGBY COMMERCIAL CLEANING, LLC	*	1,458.95	1,460.66 002284
9/23/21	00128	9/17/21	RPCDD 9/	202109	320-53800-47600	SECURITY SVC - 09/5-09/11	LATHAM, LUNA, EDEN & BEAUDINE LLP	*	505.50	1,458.95 002285
9/23/21	00061	9/10/21	136143	202109	320-53800-51000	LITTER PICK UP BAGS	ORLANDO POLICE DEPT.	*	450.00	505.50 002286
							PROPET DISTRIBUTORS, INC.			450.00 002287

RAND RANDAL PARK      MEYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
9/23/21	00049	9/01/21	193894	202108	320-53800-34500	SECURITY MONITORING-AUG21	SYNERGY FL	*	35.00	35.00	002288
9/23/21	00066	9/15/21	ON 26589	202109	320-53800-46200	LANDSCAPE MAINT - SEP 21	YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	24,012.91	24,012.91	002289
9/30/21	00031	8/31/21	196642	202108	320-53800-47000	LAKE MAINT 5 PDS - AUG 21		*	285.00	285.00	
8/31/21	196642	202108	320-53800-47000	LAKE MAINT DOWDEN-AUG 21				*	55.00	55.00	
8/31/21	196642	202108	320-53800-47000	MAINT AC1 RETENT - AUG 21				*	50.00	50.00	
8/31/21	196642	202108	320-53800-47000	MAINT AC2 RETENT - AUG 21				*	95.00	95.00	
8/31/21	196642	202108	320-53800-47000	MAINT 4 RET PONDS-AUG 21				*	355.00	355.00	
9/30/21	00129	9/23/21	40967483	202109	320-53800-46700	BATHROOM MATS CLEANING	APPLIED AQUATIC MANAGEMENT, INC.	*	150.95	150.95	
9/30/21	00046	9/22/21	25014A	202109	320-53800-46900	QTRLY FOUNTAIN MNT-SEP 21	CINTAS	*	175.00	175.00	002291
9/30/21	00001	9/17/21	656	202109	300-15500-10000	ASSESSMENT ROLL - FY22	FOUNTAIN DESIGN GROUP, INC.	*	5,000.00	5,000.00	002292
9/30/21	00113	9/01/21	05962	202109	320-53800-46000	INSTALL 6 CAMS/2 MONITORS	GOVERNMENTAL MANAGEMENT SERVICES	*	2,550.00	2,550.00	002293
9/30/21	00128	9/23/21	RPCDD 9/	202109	320-53800-47600	SECURITY SVC - 9/12-9/18	MODERN SECURITY SYSTEMS, LLC	*	505.50	505.50	002294
9/30/21	00003	8/31/21	04150121	202108	310-51300-48000	NOT FY22 BUDGET ADOPTION	ORLANDO POLICE DEPT.	*	321.50	321.50	002295
							ORLANDO SENTINEL COMMUNICATIONS	*	582.50	582.50	002296
							RAND RANDAL PARK				MEYINGTON



CHECK DATE	VEND#	INVOICE DATE	INVOICE AMOUNT	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.#
9/30/21	00038	9/08/21	372813	202109 320-53800-46300						SPIES POOL, LLC	*	252.00	002297
9/30/21	00066	9/15/21	26476	202109 320-53800-46500						IRRIGATION REPAIRS-SEP 21	*	380.50	
10/08/21	00043	9/22/21	14995676	202109 320-53800-46800						YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	50.00	
		9/23/21	15049954	202109 320-53800-46800						PEST CONTROL - SEP 21	*	799.00	
				INITIAL SENTERICON INSTALL						ARROW ENVIRONMENTAL SERVICES	*	849.00	002299
10/08/21	00135	8/16/21	26311	202108 300-13100-10100						FLAG POLE / INSTALLATION	*	3,695.00	
				FLAG WORLD, INC.							*	150.31	
10/08/21	00002	8/17/21	9-604-93	202108 310-51300-42000						DELIVERY FEES - 08/17/21	*	3,695.00	002300
				FEDEX							*	150.31	002301
10/08/21	00108	10/04/21	221402	202110 320-53800-46700						JANITORIAL SERVICE-OCT 21	*	1,230.00	
										RUGBY COMMERCIAL CLEANING, LLC	*	1,230.00	002302

TOTAL FOR BANK A 103,386.21  
 TOTAL FOR REGISTER 103,386.21

RANDAL PARK MBYINGTON

## SECTION 2

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

***Unaudited Financial Reporting***  
***August 31, 2021***



# Table of Contents

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

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

	General Fund	Capital Reserves Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash	\$ 502,285	\$ -	\$ -	\$ -	\$ 502,285
Cash - Debit Card	\$ 2,479	\$ -	\$ -	\$ -	\$ 2,479
<b>Investments</b>					
Custody Account	\$ -	\$ 322,069	\$ -	\$ -	\$ 322,069
<b>Bond Series - 2012</b>					
Reserve	\$ -	\$ -	\$ 401,048	\$ -	\$ 401,048
Revenue	\$ -	\$ -	\$ 365,147	\$ -	\$ 365,147
Prepayment	\$ -	\$ -	\$ 0	\$ -	\$ 0
Sinking Fund	\$ -	\$ -	\$ 17	\$ -	\$ 17
<b>Bond Series - 2015</b>					
Reserve	\$ -	\$ -	\$ 596,090	\$ -	\$ 596,090
Revenue	\$ -	\$ -	\$ 494,250	\$ -	\$ 494,250
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	\$ -	\$ -	\$ 49,688	\$ -	\$ 49,688
Construction	\$ -	\$ -	\$ -	\$ 48	\$ 48
Cost of Issuance	\$ -	\$ -	\$ -	\$ 7	\$ 7
Deposit	\$ -	\$ 80,000	\$ -	\$ -	\$ 80,000
Due from Colonial Properties	\$ 4,038	\$ -	\$ -	\$ -	\$ 4,038
Due from Capital Reserve	\$ 29,288	\$ -	\$ -	\$ -	\$ 29,288
Due from Other	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
<b>Total Assets</b>	<b>\$ 540,591</b>	<b>\$ 402,069</b>	<b>\$ 1,974,506</b>	<b>\$ 491</b>	<b>\$ 2,917,657</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 9,506	\$ -	\$ -	\$ -	\$ 9,506
Due to General Fund	\$ -	\$ 29,288	\$ -	\$ -	\$ 29,288
<b>Total Liabilities</b>	<b>\$ 9,506</b>	<b>\$ 29,288</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 38,794</b>
<b>Fund Balances:</b>					
Unassigned Fund Balance	\$ 531,085	\$ 372,781	\$ -	\$ -	\$ 903,867
<b>Restricted For:</b>					
Debt Service - 2012	\$ -	\$ -	\$ 766,211	\$ -	\$ 766,211
Debt Service - 2015	\$ -	\$ -	\$ 1,097,228	\$ -	\$ 1,097,228
Debt Service - 2018	\$ -	\$ -	\$ 111,066	\$ -	\$ 111,066
<b>Assigned For:</b>					
Capital Projects - 2015	\$ -	\$ -	\$ -	\$ 437	\$ 437
Capital Projects - 2018	\$ -	\$ -	\$ -	\$ 55	\$ 55
<b>Total Fund Balances</b>	<b>\$ 531,085</b>	<b>\$ 372,781</b>	<b>\$ 1,974,506</b>	<b>\$ 491</b>	<b>\$ 2,878,863</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 540,591</b>	<b>\$ 402,069</b>	<b>\$ 1,974,506</b>	<b>\$ 491</b>	<b>\$ 2,917,657</b>

# Randal Park

## Community Development District

### General Fund

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

For The Period Ending August 31, 2021

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
<b>Revenues</b>				
Special Assessments	\$ 963,338	\$ 963,338	\$ 982,965	\$ 19,627
Colonial Properties Contribution	\$ 46,221	\$ 42,369	\$ 43,344	\$ 975
Miscellaneous Revenue	\$ 1,000	\$ 1,000	\$ 8,597	\$ 7,597
Activities	\$ 7,000	\$ 6,417	\$ 2,300	\$ (4,117)
Rentals	\$ 7,000	\$ 6,417	\$ 6,900	\$ 483
<b>Total Revenues</b>	<b>\$ 1,024,559</b>	<b>\$ 1,019,540</b>	<b>\$ 1,044,106</b>	<b>\$ 24,565</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 8,000	\$ 3,000
FICA Expense	\$ 900	\$ 825	\$ 612	\$ 213
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,300	\$ 300
Trustee Fees	\$ 12,500	\$ 12,500	\$ 8,500	\$ 4,000
Dissemination Agent	\$ 10,500	\$ 9,625	\$ 9,625	\$ -
Arbitrage	\$ 1,800	\$ 1,800	\$ 1,200	\$ 600
Engineering	\$ 10,000	\$ 9,167	\$ 3,380	\$ 5,787
Attorney	\$ 20,000	\$ 18,333	\$ 18,814	\$ (481)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 40,575	\$ 37,194	\$ 37,194	\$ -
Information Technology	\$ 2,200	\$ 917	\$ 917	\$ -
Telephone	\$ 100	\$ 92	\$ -	\$ 92
Postage	\$ 650	\$ 596	\$ 294	\$ 302
Insurance	\$ 5,556	\$ 5,556	\$ 5,304	\$ 252
Printing & Binding	\$ 2,150	\$ 1,971	\$ 886	\$ 1,085
Legal Advertising	\$ 2,250	\$ 2,063	\$ 508	\$ 1,555
Other Current Charges	\$ 350	\$ 350	\$ 1,328	\$ (978)
Office Supplies	\$ 200	\$ 183	\$ 8	\$ 175
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>\$ 122,996</b>	<b>\$ 107,188</b>	<b>\$ 15,807</b>
<b>Maintenance</b>				
<b>Contract Services</b>				
Field Management	\$ 17,390	\$ 15,941	\$ 15,941	\$ (0)
Wetland Maintenance	\$ 9,600	\$ 8,800	\$ -	\$ 8,800
Mitigation Monitoring	\$ 2,500	\$ 2,500	\$ 4,800	\$ (2,300)
Landscape Maintenance	\$ 288,264	\$ 264,242	\$ 264,142	\$ 100
Lake Maintenance	\$ 9,600	\$ 8,800	\$ 8,480	\$ 320
Security Patrol	\$ 35,184	\$ 32,252	\$ 27,310	\$ 4,942

# Randal Park

## Community Development District

### General Fund

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

For The Period Ending August 31, 2021

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
<b><u>Repairs &amp; Maintenance</u></b>				
Facility Maintenance	\$ 29,120	\$ 29,120	\$ 35,636	\$ (6,516)
Repairs & Maintenance	\$ 11,000	\$ 10,083	\$ 4,922	\$ 5,161
Operating Supplies	\$ 9,800	\$ 8,983	\$ 3,869	\$ 5,114
Landscape Replacement	\$ 10,500	\$ 9,625	\$ 1,714	\$ 7,911
Irrigation Repairs	\$ 10,000	\$ 9,167	\$ 5,390	\$ 3,776
Alley Maintenance	\$ 1,500	\$ 1,375	\$ 230	\$ 1,145
Stormwater Repairs & Maintenance	\$ 1,500	\$ 1,375	\$ -	\$ 1,375
Fountain Maintenance	\$ 3,500	\$ 3,208	\$ 3,413	\$ (204)
Sign Maintenance	\$ 1,000	\$ 917	\$ 615	\$ 301
Pressure Washing	\$ 5,700	\$ 5,700	\$ 4,250	\$ 1,450
<b><u>Utilities</u></b>				
Utilities - Common Area	\$ 30,000	\$ 27,500	\$ 22,006	\$ 5,494
Streetlighting	\$ 110,000	\$ 100,833	\$ 92,893	\$ 7,940
<b><u>Amenity Center</u></b>				
Amenity Management	\$ 77,127	\$ 70,700	\$ 70,700	\$ -
Pool Attendants	\$ 15,600	\$ 14,300	\$ 6,750	\$ 7,550
Pool Permit	\$ 550	\$ 550	\$ 505	\$ 45
Cable TV/Internet/Telephone	\$ 4,000	\$ 3,667	\$ 3,044	\$ 623
Utilities - Amenity Center	\$ 21,000	\$ 19,250	\$ 17,405	\$ 1,845
Refuse Service	\$ 2,400	\$ 2,200	\$ 1,944	\$ 257
Amenity Center Access Cards	\$ 1,000	\$ 917	\$ 515	\$ 402
HVAC Maintenance	\$ 574	\$ 526	\$ 95	\$ 431
Special Events	\$ 13,962	\$ 12,799	\$ 3,763	\$ 9,035
Holiday Decorations	\$ 4,410	\$ 4,410	\$ 4,410	\$ (0)
Security Monitoring	\$ 600	\$ 550	\$ 385	\$ 165
Janitorial Services	\$ 16,000	\$ 14,667	\$ 12,081	\$ 2,586
Pool Maintenance	\$ 15,330	\$ 14,053	\$ 14,058	\$ (6)
Pool Repairs & Maintenance	\$ 3,200	\$ 3,200	\$ 6,875	\$ (3,675)
Fitness Repairs & Maintenance	\$ 5,000	\$ 4,583	\$ 1,047	\$ 3,536
Amenity Repairs & Maintenance	\$ 1,480	\$ 1,357	\$ -	\$ 1,357
Pest Control	\$ 650	\$ 596	\$ 550	\$ 46
<b><u>Other</u></b>				
Property Insurance	\$ 33,570	\$ 33,570	\$ 33,568	\$ 2
Contingency	\$ 9,392	\$ 8,609	\$ 4,034	\$ 4,575
Transfer Out - Capital Reserve	\$ 80,000	\$ 80,000	\$ 80,000	\$ -
<b>Total Maintenance</b>	<b>\$ 892,003</b>	<b>\$ 830,923</b>	<b>\$ 757,341</b>	<b>\$ 73,583</b>
<b>Total Expenditures</b>	<b>\$ 1,024,559</b>	<b>\$ 953,919</b>	<b>\$ 864,529</b>	<b>\$ 89,390</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 0</b>		<b>\$ 179,577</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 351,508</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 531,085</b>	

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

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
<b>Revenues</b>				
Interest	\$ 2,000	\$ 1,833	\$ 478	\$ (1,356)
<b>Total Revenues</b>	<b>\$ 2,000</b>	<b>\$ 1,833</b>	<b>\$ 478</b>	<b>\$ (1,356)</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	\$ 80,000	\$ 80,000	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 80,000</b>	<b>\$ 80,000</b>	<b>\$ 80,000</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 57,000</b>		<b>\$ 51,190</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 322,042</b>		<b>\$ 321,592</b>	
<b>Fund Balance - Ending</b>	<b>\$ 379,042</b>		<b>\$ 372,781</b>	



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

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
<b>Revenues</b>				
Assessments	\$ 397,350	\$ 397,350	\$ 408,342	\$ 10,992
Interest	\$ 5,000	\$ 4,583	\$ 65	\$ (4,519)
<b>Total Revenues</b>	<b>\$ 402,350</b>	<b>\$ 401,933</b>	<b>\$ 408,406</b>	<b>\$ 6,473</b>
<b>Expenditures:</b>				
Principal Payment - 11/01	\$ 95,000	\$ 95,000	\$ 95,000	\$ -
Interest Payment - 11/01	\$ 150,163	\$ 150,163	\$ 150,234	\$ (72)
Special Call - 11/01	\$ -	\$ -	\$ 15,000	\$ (15,000)
Interest Payment - 05/01	\$ 147,431	\$ 147,431	\$ 147,000	\$ 431
Special Call - 08/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
<b>Total Expenditures</b>	<b>\$ 392,594</b>	<b>\$ 392,594</b>	<b>\$ 412,234</b>	<b>\$ (19,641)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,756</b>		<b>\$ (3,828)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 361,882</b>		<b>\$ 770,040</b>	
<b>Fund Balance - Ending</b>	<b>\$ 371,639</b>		<b>\$ 766,211</b>	

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

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
<b>Revenues</b>				
Assessments	\$ 596,080	\$ 596,080	\$ 598,877	\$ 2,797
Assessments - Prepayments	\$ -	\$ -	\$ 6,877	\$ 6,877
Interest	\$ 7,000	\$ 6,417	\$ 90	\$ (6,327)
<b>Total Revenues</b>	<b>\$ 603,080</b>	<b>\$ 602,497</b>	<b>\$ 605,844</b>	<b>\$ 3,347</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>\$ 23,945</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>\$ 1,097,228</b>	

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

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
<b>Revenues</b>				
Assessments	\$ 117,674	\$ 117,674	\$ 120,076	\$ 2,402
Interest	\$ 500	\$ 458	\$ 9	\$ (449)
<b>Total Revenues</b>	<b>\$ 118,174</b>	<b>\$ 118,132</b>	<b>\$ 120,086</b>	<b>\$ 1,953</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>\$ 3,031</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 77,778</b>		<b>\$ 108,036</b>	
<b>Fund Balance - Ending</b>	<b>\$ 78,897</b>		<b>\$ 111,066</b>	

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

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	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 August 31, 2021**

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	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>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 55</b>	
<b>Fund Balance - Ending</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	\$ 871	\$ -	\$ 982,965
Colonial Properties Contribution	\$ 3,913	\$ 3,906	\$ 3,913	\$ 3,916	\$ 3,914	\$ 3,917	\$ 3,909	\$ 3,927	\$ 3,936	\$ 4,057	\$ 4,038	\$ -	\$ 43,344
Miscellaneous Revenue	\$ 270	\$ -	\$ 270	\$ 80	\$ 120	\$ 155	\$ 110	\$ 90	\$ 145	\$ 85	\$ 7,272	\$ -	\$ 8,597
Activities	\$ -	\$ -	\$ 300	\$ 721	\$ 400	\$ 200	\$ -	\$ 679	\$ -	\$ -	\$ -	\$ -	\$ 2,300
Rentals	\$ -	\$ -	\$ 900	\$ 750	\$ 250	\$ 250	\$ 250	\$ 1,500	\$ 2,000	\$ 500	\$ 500	\$ -	\$ 6,900
<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>\$ 12,681</b>	<b>\$ -</b>	<b>\$ 1,044,106</b>

**Expenditures**

**General & Administrative:**

Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ 1,600	\$ 800	\$ 800	\$ -	\$ 8,000
FICA Expense	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ -	\$ 122	\$ 61	\$ 61	\$ -	\$ 612
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	\$ 875	\$ -	\$ 9,625
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ 1,200
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	\$ 1,459	\$ -	\$ 18,814
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	\$ 3,381	\$ -	\$ 37,194
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ 917
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 51	\$ 10	\$ 10	\$ 8	\$ 81	\$ 21	\$ 4	\$ 11	\$ 52	\$ 17	\$ 28	\$ -	\$ 294
Insurance	\$ 5,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,304
Printing & Binding	\$ 34	\$ 118	\$ 60	\$ 19	\$ 85	\$ 132	\$ 86	\$ 82	\$ 103	\$ 90	\$ 78	\$ -	\$ 886
Legal Advertising	\$ 508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 508
Other Current Charges	\$ -	\$ 265	\$ 139	\$ 134	\$ 120	\$ 134	\$ 133	\$ 42	\$ 45	\$ 175	\$ 142	\$ -	\$ 1,328
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 0	\$ 1	\$ 2	\$ 1	\$ 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>\$ 6,026</b>	<b>\$ 11,489</b>	<b>\$ 7,283</b>	<b>\$ 9,191</b>	<b>\$ 9,999</b>	<b>\$ 6,683</b>	<b>\$ 7,508</b>	<b>\$ -</b>	<b>\$ 107,188</b>

**Maintenance**

**Contract Services**

Field Management	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ 1,449	\$ -	\$ 15,941
Wetland 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	\$ 24,013	\$ -	\$ 4,800
Lake Maintenance	\$ 745	\$ 745	\$ 745	\$ 745	\$ 745	\$ 745	\$ 745	\$ 745	\$ 840	\$ 840	\$ 840	\$ -	\$ 264,142
Security Patrol	\$ 3,193	\$ 3,002	\$ 2,856	\$ 3,097	\$ 2,844	\$ 690	\$ 2,797	\$ 3,132	\$ 1,653	\$ 2,347	\$ 1,701	\$ -	\$ 8,480
													\$ 27,310

**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	\$ 2,427	\$ -	\$ 35,636
Repairs & Maintenance	\$ 213	\$ 450	\$ -	\$ 846	\$ 2,193	\$ -	\$ -	\$ 1,170	\$ 50	\$ -	\$ -	\$ -	\$ 4,922
Operating Supplies	\$ 587	\$ 52	\$ 481	\$ 508	\$ 292	\$ 432	\$ 559	\$ -	\$ 432	\$ -	\$ 526	\$ -	\$ 3,869
Landscape Replacement	\$ 853	\$ 861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,714
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 629	\$ 2,422	\$ -	\$ 931	\$ -	\$ 1,408	\$ -	\$ 5,390
Alley Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Stormwater Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Maintenance	\$ 100	\$ 100	\$ 275	\$ 100	\$ 1,623	\$ 539	\$ 100	\$ 100	\$ 275	\$ 100	\$ 100	\$ -	\$ 3,413
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	\$ 2,980	\$ 3,753	\$ -	\$ 22,006
Streetlighting	\$ 8,420	\$ 8,425	\$ 8,425	\$ 8,425	\$ 8,466	\$ 8,461	\$ 8,466	\$ 8,466	\$ 8,461	\$ 8,416	\$ 8,466	\$ -	\$ 92,893
<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	\$ 6,427	\$ -	\$ 70,700
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	\$ 277	\$ 277	\$ -	\$ 3,044
Utilities- Amenity Center	\$ 1,558	\$ 1,610	\$ 1,599	\$ 1,550	\$ 1,701	\$ 1,617	\$ 1,502	\$ 1,561	\$ 1,663	\$ 1,542	\$ 1,503	\$ -	\$ 17,405
Refuse Service	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 206	\$ 206	\$ 206	\$ 206	\$ -	\$ -	\$ 1,944
Amenity Center Access Cards	\$ -	\$ -	\$ 515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515
HVAC Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95	\$ -	\$ 95
Special Events	\$ 4,410	\$ -	\$ -	\$ -	\$ -	\$ 1,460	\$ 1,799	\$ -	\$ 504	\$ -	\$ -	\$ -	\$ 3,763
Holiday Decorations	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,410
Security Monitoring	\$ 997	\$ 945	\$ 945	\$ 1,123	\$ 1,004	\$ 1,016	\$ 1,016	\$ 1,180	\$ 1,094	\$ 1,279	\$ 70	\$ -	\$ 385
Janitorial Services	\$ 1,278	\$ 2,028	\$ 1,278	\$ 528	\$ 2,028	\$ 528	\$ 1,278	\$ 1,278	\$ 1,278	\$ 1,278	\$ 1,494	\$ -	\$ 12,081
Pool Maintenance	\$ 307	\$ 68	\$ 236	\$ -	\$ -	\$ 452	\$ 1,424	\$ 525	\$ 2,737	\$ 874	\$ 252	\$ -	\$ 14,058
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425	\$ -	\$ -	\$ 622	\$ -	\$ -	\$ -	\$ 6,875
Fitness Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,047
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ 550
<b>Other</b>													
Property Insurance	\$ 33,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,568
Contingency	\$ -	\$ -	\$ -	\$ 245	\$ 112	\$ -	\$ 2,385	\$ 1,121	\$ -	\$ 171	\$ -	\$ -	\$ 4,034
Transfer Out- Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ 80,000
<b>Total Maintenance</b>	\$ 99,555	\$ 56,523	\$ 51,942	\$ 56,786	\$ 59,017	\$ 61,043	\$ 61,543	\$ 57,704	\$ 57,721	\$ 54,676	\$ 140,930	\$ -	\$ 757,341
<b>Total Expenditures</b>	\$ 116,570	\$ 65,185	\$ 65,532	\$ 69,028	\$ 67,043	\$ 72,532	\$ 68,826	\$ 66,895	\$ 67,120	\$ 61,359	\$ 148,438	\$ -	\$ 864,529
<b>Excess Revenues (Expenditures)</b>	\$ (112,387)	\$ 13,943	\$ 183,133	\$ 473,650	\$ (16,789)	\$ (40,320)	\$ (33,120)	\$ (59,081)	\$ (44,241)	\$ (49,453)	\$ (135,756)	\$ -	\$ 179,577

**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 :	\$401,048
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)
Less : August 1, 2021 (Special Call)	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$4,465,000</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 :	\$596,090
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)
<b>Current Bonds Outstanding</b>	<b>\$8,225,000</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>\$1,710,000</b>



# Randal Park

Community Development District  
Special Assessment Receipts - FY2021  
Tax Collector

Date Received	Dist.#	Gross Assessments		Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2012			2015			2018		
		Received						General Fund 46.58%	Debt Svc Fund 19.35%	Debt Svc Fund 28.38%	General Fund 46.58%	Debt Svc Fund 19.35%	Debt Svc Fund 28.38%	General Fund 46.58%	Debt Svc Fund 5.69%	Debt Svc Fund 100%
								<b>Gross Assessments</b>	<b>\$ 2,200,134</b>	<b>\$ 1,024,829</b>	<b>\$ 425,733</b>	<b>\$ 624,382</b>	<b>\$ 125,190</b>			
								<b>Net Assessments</b>	<b>\$ 2,068,126</b>	<b>\$ 963,339</b>	<b>\$ 400,189</b>	<b>\$ 586,919</b>	<b>\$ 117,679</b>			
11/5/20	1	\$ 2,326.24	\$ 96.25	\$ -	\$ -	\$ -	\$ 2,229.99	\$ 1,038.74	\$ 431.51	\$ 632.86	\$ 126.89	\$ 2,229.99				
11/16/20	2	\$ 53,303.17	\$ 2,132.16	\$ -	\$ -	\$ -	\$ 51,171.01	\$ 23,835.61	\$ 9,901.75	\$ 14,521.97	\$ 2,911.69	\$ 51,171.01				
11/23/20	3	\$ 108,119.19	\$ 4,324.79	\$ -	\$ -	\$ -	\$ 103,794.40	\$ 48,347.74	\$ 20,084.54	\$ 29,456.11	\$ 5,906.01	\$ 103,794.40				
12/7/20	4	\$ 80,083.18	\$ 3,203.36	\$ -	\$ -	\$ -	\$ 76,879.82	\$ 35,810.85	\$ 14,876.48	\$ 21,817.94	\$ 4,374.55	\$ 76,879.82				
12/14/20	5	\$ 380,716.14	\$ 15,228.45	\$ -	\$ -	\$ -	\$ 365,487.69	\$ 170,245.25	\$ 70,723.00	\$ 103,722.80	\$ 20,796.65	\$ 365,487.69				
12/21/20	6	\$ 78,704.53	\$ 3,148.21	\$ -	\$ -	\$ 66.97	\$ 75,623.29	\$ 35,225.55	\$ 14,633.34	\$ 21,461.35	\$ 4,303.05	\$ 75,623.29				
1/11/21	7	\$ 1,201,358.04	\$ 48,054.85	\$ -	\$ -	\$ -	\$ 1,153,303.19	\$ 537,212.04	\$ 223,167.73	\$ 327,299.22	\$ 65,624.21	\$ 1,153,303.19				
2/3/21	8	\$ 102,611.99	\$ 4,104.52	\$ 675.92	\$ -	\$ -	\$ 97,831.55	\$ 45,570.23	\$ 18,930.71	\$ 27,763.90	\$ 5,566.72	\$ 97,831.55				
3/3/21	9	\$ 61,659.02	\$ 2,388.48	\$ -	\$ -	\$ 176.60	\$ 59,447.14	\$ 27,690.65	\$ 11,503.21	\$ 16,870.67	\$ 3,382.61	\$ 59,447.14				
4/19/21	10	\$ 69,493.72	\$ 2,003.51	\$ -	\$ -	\$ -	\$ 67,490.21	\$ 31,437.14	\$ 13,059.56	\$ 19,153.24	\$ 3,840.27	\$ 67,490.21				
5/17/21	11	\$ 3,509.35	\$ 35.10	\$ -	\$ -	\$ -	\$ 3,474.25	\$ 1,618.31	\$ 672.28	\$ 985.97	\$ 197.69	\$ 3,474.25				
6/14/21	12	\$ 36,004.15	\$ -	\$ -	\$ -	\$ 58.91	\$ 36,063.06	\$ 16,798.28	\$ 6,978.31	\$ 10,234.44	\$ 2,052.03	\$ 36,063.06				
7/19/21	13	\$ 15,139.21	\$ -	\$ -	\$ -	\$ 454.17	\$ 15,593.38	\$ 7,263.44	\$ 3,017.37	\$ 4,425.29	\$ 887.28	\$ 15,593.38				
8/16/21	15	\$ 1,870.60	\$ -	\$ -	\$ -	\$ -	\$ 1,870.60	\$ 871.33	\$ 361.97	\$ 530.86	\$ 106.44	\$ 1,870.60				
<b>Totals</b>		<b>\$ 2,194,898.53</b>	<b>\$ 84,719.68</b>	<b>\$ 675.92</b>	<b>\$ 756.65</b>	<b>\$ 2,110,259.58</b>	<b>\$ 982,965.15</b>	<b>\$ 408,341.75</b>	<b>\$ 598,876.61</b>	<b>\$ 120,076.06</b>	<b>\$ 2,110,259.58</b>	<b>\$ 99.76%</b>				

% Collected:

99.76%

# SECTION 3

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

**Memorandum**

**DATE:**     **October 15<sup>th</sup>, 2021**

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

**FROM:**      William Viasalyers  
               Field Services Manager

**RE:**         Randal Park CDD Monthly Managers Report – October 15<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 in ponds

**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.
4. Yellowstone started the annual shrub cutbacks throughout cdd common areas
5. Yellowstone starting annual mulch in common areas middle of October to be completed by end of October
6. Sod proposal from Yellowstone-Discussion

**Other:**

1. Fountain electric proposal-Update
2. Swing set installation-Update
3. Flag pole-Completed
4. Solar light-Update
5. Mile marker for clubhouse pond-Update
6. Pressure washing of common areas planned for October-Started
7. Pergola in pool area discussion

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

William Viasalyers



Proposal #159903

Date: 10/05/2021

From: Lathan Smith

Proposal For

Randal Park CDD

c/o GMS-CF, LLC  
6200 Lee Vista Blvd  
Suite 300  
Orlando, FL 32822

main: 407-451-4047  
mobile:  
wviasalyers@gmscfl.com

Location

Randall Park Blvd  
Orlando, FL 32832

Property Name: Randal Park CDD

Gamemaster Zoysia sod install

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	4.00	\$70.26	\$281.02
Irrigation Parts	1.00	\$385.00	\$385.00
Zoysia Sod installation	4400.00	\$1.22	\$5,364.52

Client Notes

Light grade and install 4400 Sqft of Zoysia.

Upgrade irrigation for proper coverage.

Signature

x

SUBTOTAL	\$6,030.54
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$6,030.54</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

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

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

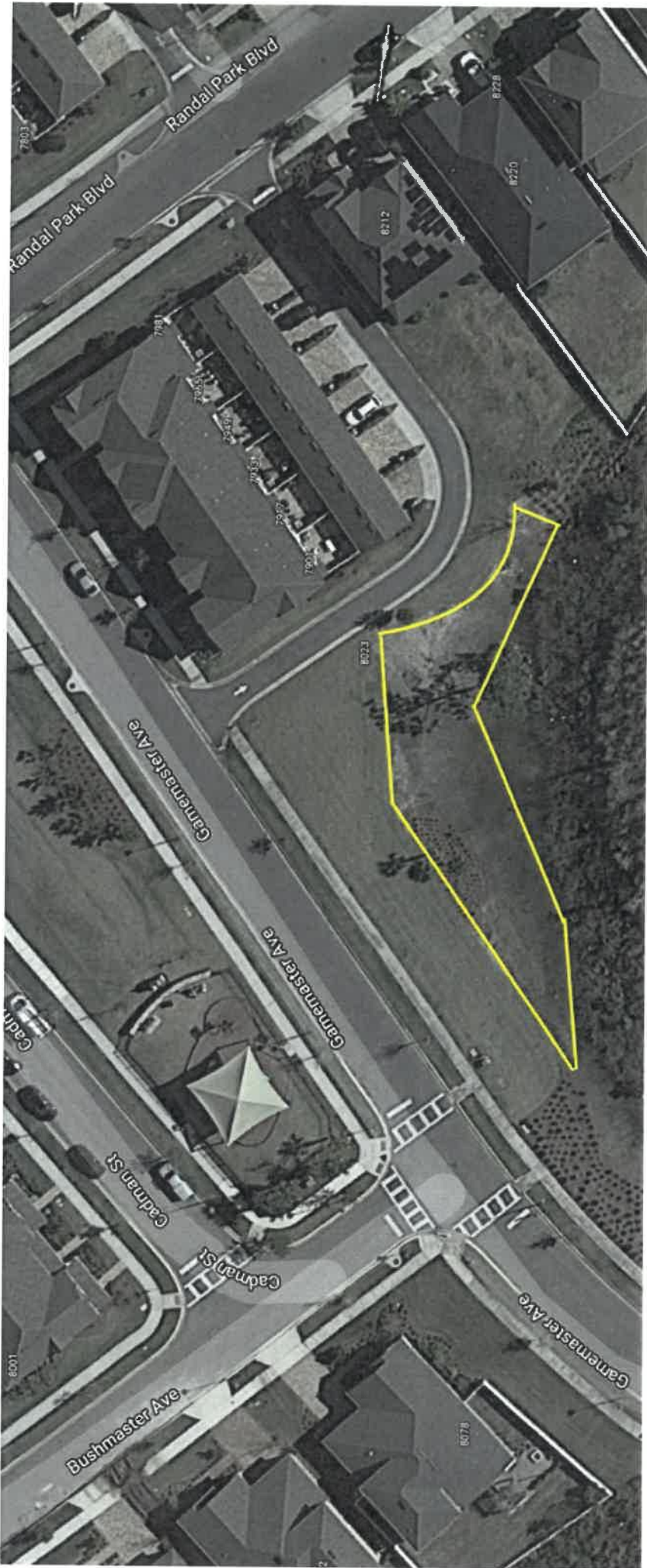
Date: \_\_\_\_\_

Assigned To

Lathan Smith

Office:

lsmith@yellowstonelandscape.com











# Cascade Fountains

A Division of Fountain Design Group  
7628 NW 6th Ave, Boca Raton FL, 333487  
(561)994-3939  
[jeannie@cascadefountains.com](mailto:jeannie@cascadefountains.com)

## Repair Quote

Date: 29-Sep-2021 11:17 AM

Quote #: 405

### RANDAL PARK

C/O GMS CENTRAL FLORIDA 219 E. LIVINGSTON  
STREET  
ORLANDO, 32801  
Florida, United States

**Scope of work:** Our technician has advised that the will need to replace the motor, franklin box, and the 90 amp 2 pole Siemens breaker. We will need to install a new 10hp 230v single phase motor, a 10hp Deluxe Capacitor box and the 90 amp 2 pole Siemens breaker.

**Notes:** We will warranty the motor for one year from the date of installation.

Quantity	Description	Unit Price (\$)	GST Rate (\$)	Sub Total (\$)
1.00	10hp 230v single phase motor	3,125.00	0.00	3,125.00
1.00	10hp Deluxe Capacitor Box	966.00	0.00	966.00
1.00	90amp 2pole Siemens breaker	68.00	0.00	68.00
Sub Total:				\$ 4,159.00
Tax Rate Amount:				\$ 0.00
Quote Total (Tax Rate Incl.):				\$ 4,159.00

Respectfully Submitted by,  
**Fountain Design Group**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted. Fountain Design Group, Inc. is authorized to complete the work as specified.

\_\_\_\_\_  
**Signature:**

\_\_\_\_\_  
**Date of Acceptance**

**Conditions:** All work is to be completed in a workmanlike manner. Any alteration from specifications involving extra costs will be executed only upon written approval from the client, and will become an additional charge from the approved proposal amount.



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

**ELECTRICAL PROPOSAL**

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

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.

Authorized Signature \_\_\_\_\_  
 Charite Westermarie  
 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.

**Acceptance of Proposal** -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

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

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

# SECTION 4



# RANDAL PARK CDD AMENITY SUMMARY REPORT

September 2021  
Randal House Clubhouse



# Community Events

MONTH	EVENT	FREQUENCY	PARTICIPATION
September	Pizza Night	Twice p/month	104 + 91 = 195
	Food Truck Social	Monthly (two trucks)	King of Wings Food Truck: 40 orders Jour de Crepe Food Truck: 47 orders
	Coffee Break	Once a moth	39

## SCHEDULED EVENTS FOR OCTOBER

- Meet and Treat
- Food Truck Social
- Pizza Night
- Coffee Break - Food Truck

# AMENITY & OPERATIONS

## **Hot Topics:**

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

Daily: The BBQ areas are open (9am -8pm)

Daily: Gym (24/7)

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

Mon – Fri: Randal House Clubhouse (10am -6pm)

Pool attendant's last day was September 19, 2021.

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



# AMENITY & OPERATIONS

## Amenities – Access Cards

The access card system was replaced on September 21, 2021.

The data was successfully transferred, and doors are currently fully operational.

The pool gate reader on the left side and the back (BBQ area) needs to be replaced. Part were ordered.



# FLAG RAISING EVENT

# GARAGE SALE

# HOMEOWNER S APPRECIATION DAY



**GMS sponsored a Homeowner Appreciation Breakfast on the Go for the Randal Park Community.**

**Staff handed chicken biscuits with a bottle of water to the residents that stopped by the Randal House Clubhouse.**

**175 Biscuits with water bottles were handed out! Thank you!**