

*Randal Park Community
Development District*

Agenda

November 19, 2021

AGENDA

Randal Park

Community Development District

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

November 12, 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, November 19, 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 October 15, 2021 Meeting
4. Consideration of Request for CDD Access for Construction
5. Engineer's Report
6. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 - iv. Amenity Report
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date
10. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is the approval of the minutes of the October 15, 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 request for a property owner to access the CDD property for construction. A copy of the application and maps is enclosed for your review.

Section B of the sixth order of business is the District Manager's Report. Sub-Section 1 includes the check register for approval and Sub-Section 2 includes the balance sheet and income

statement for review. Sub-Section 3 is the presentation of the Field Manager's Report that contains the details of the field issues going on in the community and Sub-Section 4 is the presentation of the Amenity Report detailing the activities going on in the community.

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

Sincerely,

Jason M. Showe

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, October 15, 2021 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Katie Steuck	Vice Chairperson <i>phone</i>
Chuck Bell	Assistant Secretary
David Grimm	Assistant Secretary
Matthew Phelps	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
James Hoffman	District Engineer <i>by phone</i>
William Viasalyers	Field Manager
Alexandra Panagos	Community Manager
Leslie Williams	Resident
Lathan Smith	Yellowstone

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Trucco stated I have an update on the railroad project. As you know we submitted a proposal for landscaping that Yellowstone prepared for us and they have come back and said they are willing to install the 50 slash pines as originally agreed to in the 2020 agreement or they will reimburse the District for the cost of installing the pines and the District can submit a proposal to CFX for landscaping that they choose. CFX has to approve that and we can proceed with our proposal. I asked in response have they approved the proposal that Yellowstone and GMS worked on together that we submitted as a District to them and the counsel for Brightline said she has to check with CFX that they are signed off on that proposal. Right now that is what

they are providing to us. The cost is \$30,964.39 and if we choose that option, we can submit the proposal or find out if the proposal is from Yellowstone is approved by CFX.

Mr. Grimm stated I'm going to ask the question again and maybe the folks on the phone can hear your comments to my question. If I understand it, the first option is for them to move forward with planting the pines as originally scheduled around \$30,000 seems to be the cost or we do it ourselves and they reimburse us the cost, but that option also has a proposal for more landscaping. Is that correct?

Ms. Trucco stated I'm going to repeat it back for members calling in. The first option is that we proceed with the original agreement, which is they are going to install 50 slash pines. The second option is that they will pay us what they would have paid to install those 50 slash pines, which is almost \$31,000. Then we come up with a proposal submit it to CFX and we are responsible for installing and the cost of installing any landscaping that CFX approves. If we choose the second one, we still have to get CFX's approval of whatever landscaping we choose but we will have almost \$31,000 to work with from Brightline.

Mr. Phelps stated if we choose Option 1, they are saying they will do the 50 slash pines and that is it. The landscape project is over and there is no revisiting.

Ms. Trucco stated correct, that's the first option. We could take the \$30,000 and install 15 slash pines and the other landscaping that Yellowstone would approve, however, the proposal that Yellowstone submitted to the District was in the ballpark of \$70,000. That is one consideration. It is for the Board to think about and at the end of the meeting if you want to vote on something that is fine too. That is also one consideration, Yellowstone's proposal was in the ballpark of \$70,000 and they may be able to tweak that slightly. We are still waiting to find out if CFX approved that proposal. That is the update we have. I have not received any notice that the construction schedule has changed.

Mr. Showe stated we did reach out to the city on the inspections they made on the lake and we have not had an answer back.

Ms. Williams asked as far as the landscaping is concerned when will that decision be made? Are we waiting for CFX to respond back to us?

Ms. Trucco stated no, it is up to the Board to make a decision if they want to go with the first option or the second option. We still don't have a response back from CFX regarding whether they have approved our proposal.

Ms. Williams asked when will the Board be voting on Option 1 or Option 2?

Ms. Steuck stated my question is, we don't even know if CFX is going to approve what we had proposed, the \$70,000 option with all the additional landscaping. Until we know what they are going to say if that landscaping is approved or not is there a reason to be voting on anything right now because we don't know if they are going to say yes or no?

Ms. Trucco stated one option is the Board could direct Yellowstone to amend the proposal to be closer to the \$30,000 ballpark amount that we would receive for taking the second option and we could submit that to CFX. That is something the Board could discuss today.

Mr. Grimm asked could we also vote today to take Option 1, which is just the pines or take Option 2, which is take the credit and pay the difference, but knowing that we could get a rejection of the proposal that was originally sent by Yellowstone, which in turn we would have to adjust that original proposal and submit again for approval? I think either way we are saying we are going to stick with just what they are going to do for us, the pines and that is it or we are going in the other direction taking the credit and supplementing the rest with our own fund, whether that is with the current proposal or any future amended ones. So at least we have that decision today and we can move on from there.

Mr. Bell asked for Option1, when is the date of install under that option?

Ms. Trucco asked Jimmy do you have the construction schedule and does it specify when the slash pines will be installed?

Mr. Grimm stated the second part of my question is if we pick Option 2, when do we get to install it? Is it something we would install tomorrow or do we have to wait?

Mr. Showe stated our install would be in the same timeframe that they would do the install.

Ms. Trucco stated I can reach out to the attorney and ask to see if the proposal we submitted was approved. I will certainly ask those two questions as well.

Mr. Grimm asked can you also clarify all that property that is getting landscaped is CFX property? Is any of it CDD property?

Ms. Trucco stated no, it is all CFX.

Mr. Grimm stated we would be investing \$40,000 plus into their property. I just want to clarify that.

Ms. Trucco stated yes.

Ms. Steuck asked did we check to see if we get reimbursed \$30,000 is that what it would cost us to do the pine trees? Is that a fair value for the pine trees?

Mr. Showe stated Lathan is here and we can ask if that is fair.

Mr. Smith stated it depends on the size of the tree. My proposal was for 75 wax myrtle trees, and you are looking at a quote for \$70,000. It depends on the size of the pines and what they are charging for labor. With no irrigation they are just putting them in with wood staking material. It is reasonable that it could be that high.

Ms. Steuck asked do the wax myrtles have to be maintained?

Mr. Showe stated they don't require a whole lot of maintenance.

Ms. Trucco stated we do have the maintenance obligation under the agreement. Whatever we put in we will have to maintain.

Mr. Hoffman stated I think we may have touched on this option a long time ago, but we have very limited property after the pond is done outside the true pond top of bank. Our pond is ringed by a 5-foot maintenance berm. Generally, you need that to be able to get around to access the other side of the pond to do inspections and stuff like that. But it is installed and maintained by the CDD you have a little bit of discretion, and we are talking about upland issues of trees that are going to be up in the dryish CFX owned land. There may be an option to use things that are water tolerant like cypress trees and things and kind of plant between the maintenance berm and the water surface to get stuff that is wholly on CDD property, you control it they don't have the ability to come and say thanks for putting that in last month but now we have a new project, and it is all going to go away. We negotiated some landscape that CFX has already agreed to but there may be an option to supplement that with stuff entirely on District property that you control. If Yellowstone can work out something that will survive and can be subject to water fluctuations and stuff like that. It is just something to consider.

Ms. Steuck asked can we have plans that will be trees and see what it looks like and then if we want to add something we can go back and figure it out? I don't want to make a decision to spend an extra \$40,000 on something that we don't even know what it is going to be.

Mr. Showe stated her proposal was let them plant the 50 pines see what it looks like and if we want to come back and supplement it at a later point on our property, we can do that later.

Ms. Trucco stated we can put whatever we want on our property. If it is on CFX's property we probably have to go through the proposal process and there is a chance that could be turned down. We can do whatever we want with our own property.

Mr. Smith stated I had no intention of having wax myrtles up the berm anyway. There is no irrigation on that side of the pond. I would put something as close to the water as I could get so that I have water that can be pulled up through the pipes and have the best chance of survival. Anything we would put on there would be close to the water and according to Jimmy it sounds like it may be on CDD property anyway.

Mr. Grimm stated I agree with Katie because to me it seems that we shouldn't pay for something that is not on our property that we are going to have to maintain that has an additional cost. We can just have the trees they are going to fund and install and supplement like Katie and Jimmy is saying with our CDD property that we maintain that we can control. That sounds like a better idea both fiscally and the freedom to do what we want.

Mr. Showe stated we can keep it on hold, keep an eye on it and keep the Board updated on that issue.

Ms. Trucco stated just for clarity am I getting direction from the Board to go back to Brightline's counsel and say we are going to go with Option A, which is stick with the original agreement?

Mr. Grimm stated I will move to go with Option A, and we can supplement with what we want moving forward on CDD property.

On MOTION by Mr. Grimm seconded by Mr. Phelps with all in favor District Counsel was directed to reach out to Brightline and commit to Option A.
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Ms. Trucco stated I will follow-up as the chairman had asked regarding the timeline for when they will install the 50 slash pines.

Ms. Williams stated you briefly mentioned the pond condition that someone had reached out to the city. Can you clarify who that person was?

Mr. Showe stated I reached out to the City and I have not gotten a response and I will continue reaching out. We don't have any affiliation with the project so it is hard for me to know who was out there and their purpose.

Ms. Williams stated I just want to make sure with respect to the project and the CDD that the pond in our agreement with Brightline they are supposed to put the pond back to the condition it was in and if you drive back there now you will see that the water level is low. They have dirt piled up around the shoreline and city workers did say that the condition was poor. I'm interested to see that report. Once we get the report, who will be following up with Brightline on the condition to get that fixed.

Mr. Showe stated we can communicate that to them, but the city will be doing inspections and enforcing their requirements.

Ms. Williams asked but we would be the ones talking to Brightline.

Ms. Trucco stated if Jason receives notice back from the city that there is something wrong with the pond that we own, we will take the proper steps at that time. We don't have confirmation or report about testing being done in a pond that we own. Jason is following up with the city. As always if you notice something wrong with any property that the CDD owns take a picture of it and send it to Jason and he will follow-up as needed. If a report comes back from the city that relates to that pond that indicates there is an issue with the pond, we will reach out to Brightline to try to remedy it. We are not at that point yet, but we have the resources to reach out if needed.

Ms. Williams stated the landfill smells. Is there something more that can be done by escalating this matter because it is becoming a nuisance? We keep reporting it, but we are not getting any traction. At what point will the Board try to speak to someone with the city about the landfill.

Mr. Showe stated I don't know that the Board would have any more leverage than any resident. I emailed them as well letting them know we have had resident complaints. I recommend if you don't get an answer, just copy the Commissioner and include them on the email. From experience CDDs don't have a lot of leverage when it comes to those issues, but they respond quicker if your commissioner is involved and if there are a lot of residents involved.

Mr. Grimm stated a handful of years ago when it seemed like it was an everyday situation for a month, we did the website report but in addition someone reached out to the Orlando Sentinel and there was an article in the Sentinel about it and shortly after that it really started to

get people's attention. I'm not telling you to reach out to the media, but sometimes negative press will expedite that type of issue.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the August 20, 2021 Meeting**

On MOTION by Mr. Phelps seconded by Mr. Grimm with all in favor the minutes of the August 20, 2021 meeting were approved as presented.

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

Mr. Hoffman stated I have not heard anything back from our contact with Brightline.

FIFTH ORDER OF BUSINESS**Consideration of Maintenance Agreements****A. Landscape Maintenance with Yellowstone Landscape****B. Aquatic Management Agreement with Applied Aquatic Management**

Mr. Showe stated these are extensions of both agreements, the rates are not increasing.

All the standard terms apply so there is a 30-day termination provision.

On MOTION by Mr. Phelps seconded by Mr. Bell with all in favor the second amendment to the landscape maintenance services agreement with Yellowstone – Southeast, LLC and the extension of the agreement with Applied Aquatic were approved.

SIXTH ORDER OF BUSINESS**Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2021**

Mr. Showe stated this is in line with the proposal they provided when you did the bid process.

On MOTION by Mr. Bell seconded by Mr. Grimm with all in favor the engagement letter with Grau & Associates to perform the Fiscal Year 2021 audit was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Trucco stated we handed out a memorandum regarding the new law that became effective July 1, 2021. This basically requires all cities, counties and special districts to create a 20-year needs analysis report regarding its wastewater system and stormwater system. It has to

be submitted to the county by June 30, 2022 and the county submits it to the state. We have talked to a couple district engineers and they have advised that they have some of these items already, as part of a report they already submit. We are recommending that the Board direct Jimmy and his team to work in conjunction with GMS to create a proposal to provide the cost of preparing this report and to bring it to the Board for formal approval before January 1st.

Mr. Showe stated we will work with the engineer to get a proposal for this work.

Mr. Hoffman stated we did receive the memo and are reviewing that and will prepare a proposal.

B. Manager

i. Approval of Check Register

Mr. Showe presented the check register from August 17, 2021 through September 8, 2021 in the amount of \$170,595.92.

On MOTION by Mr. Bell seconded by Mr. Grimm with all in favor the check registers were 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 we are working with Yellowstone to start the annual mulch throughout the common areas. We are also working with our vendor to complete the common area pressure washing in preparation of the mulch and that should be done in the next week or so. Yellowstone has done their annual cutback on the common area beds with the Fakahatchee grasses.

We were approached by a resident who had concerns about a conservation buffer that had pine straw coverage and we stopped doing that and he asked if we could get a proposal to install some sod to enhance that area. We did that and wanted to keep the Board advised of that.

Mr. Phelps stated I agree that area looks bald but from April until now it is completely underwater. If we sod it, what is it going to look like when it is submerged?

Mr. Viasalyers stated we are going to sod up to the area where it is usually wet.

Mr. Bell stated we want to make sure it is not a conservation area because we shouldn't be putting sod or irrigation in any conservation area. Just double check with Jimmy to make sure that we are not getting in the conservation area.

Mr. Viasalyers stated there is irrigation up to where we were going to sod.

Mr. Bell stated if this is wet and dry, we know zoysia gets inundated, is there another plant material we think such as a ground cover that could take a little bit of wetness, give a little bit of green in that area.

Ms. Steuck stated it looks like where the zoysia is that grass is not in good shape already.

Mr. Bell stated some grasses may be a better fit and less maintenance.

Mr. Viasalyers stated the resident was not happy with that solution, he is the one who requested sod.

Mr. Phelps stated sod always looks better then it doesn't work, it looks worse. It would be nice to have what would look like a golf course running all the way to the pine trees but if it is going to be underwater maybe it makes more sense to come back with a proposal of sod to the point of irrigation and the rest of the bald spot we will go with some other drought/flood resistant type of bush.

Mr. Viasalyers stated we have better direction now and I will bring it back.

The next proposal is from Cascades Fountains. About two weeks ago we had a lightning strike next to the clubhouse and we had the fountain vendor come out to assess it and they have to do the breaker and other items for a total of \$4,159.

Mr. Grimm asked is it more cost effective to pay out of pocket rather than an insurance claim?

Mr. Showe stated we just had an insurance claim on the stuff that happened in the building and we amended it for more items that we included. This would be a separate claim and the deductible is \$2,500 so for this amount I would just pay it out of pocket. We do get back a significant amount for the other ones.

Mr. Viasalyers stated we are currently investigating lightning rods on the building.

On MOTION by Mr. Phelps seconded by Mr. Bell with all in favor the proposal from Cascade Fountains in the amount of \$4,159.00 was approved.
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Mr. Viasalyers stated we were asked by a resident to bring back a proposal for the metering for the lake fountain. It is all the trenching, metering and we have to have permission to go through the resident's yard.

Mr. Grimm asked is it fair to say that in addition to the \$6,400 electrical cost we would add on an additional \$4,100, is that right?

Mr. Viasalyers stated no, an additional \$20,000.

Mr. Showe stated the vendor recommended two 5-hp fountains, one would run about \$11,000 and the two was \$21,000.

Mr. Grimm stated if we are saying we are paying the electrical we are saying we are paying for the fountain.

Mr. Showe stated you are at \$30,000 all in.

Mr. Grimm stated if I recall from the minutes, we were going to wait on this until the entire project was completed.

Mr. Showe stated yes, we were providing this for information at this time.

Mr. Grimm stated since we voted to take the 50 trees at \$33,000 from Brightline this opens additional funds that would potentially be for the Yellowstone proposal. I still think we should table this.

Mr. Showe stated we will hold this until we get direction to bring it back.

Mr. Viasalyers stated an update on the swing we are still looking at 10-12 weeks. The solar lights by the school are set to be delivered to the west coast in early November and the vendor should have it in 2-3 weeks after that so we are looking at December for that to be installed. A resident was doing pull-ups on the pergola and he damaged and exposed some rotten wood there and we are working on trying to get a proposal to bring back to the Board. It is going to be a little more expensive than we originally budgeted for it.

Mr. Grimm asked is that something we are on the hook for?

Mr. Showe stated we had repairs in the budget for next year, we were aware they were not ideal. Once we get pricing we will look at our options.

Mr. Grimm asked is this appropriate time to discuss the De Haven pond resident issue?

Mr. Showe stated yes.

Mr. Grimm stated there was an incident where a trailer was brought behind some of the homes on De Haven and apparently it belongs to a resident's vendor and the truck got stuck and damaged some sod and was trying to pull materials from the preserve.

Mr. Viasalyers stated no, they placed some of their sod they ripped up in the preserve and we contacted the resident and he is supposed to be removing that and Lathan and I will take a look at that after the meeting.

Mr. Grimm stated the information I received from a resident was that they possibly were trying to also remove things and maybe they just confused the process.

Mr. Viasalyers stated they were probably removing the sod they put in.

Mr. Bell asked did this resident already have permission to go on the land?

Mr. Viasalyers stated no.

Mr. Phelps asked what are we looking at?

Mr. Grimm stated they were supposed to have it done, repair the sod that was damaged from the trailer and we are not sure if that has been done yet.

Mr. Smith stated there is just a little bit left to repair and get the rest of the stuff out of the conservation area.

Ms. Trucco stated we just need to make an incident report that Jason has already done and confirm there is no damage, that it has been repaired and we will advise the resident that in the future if they are going to use CDD property they need to come to GMS and we can draft an easement and bring it to the Board for ratification.

Mr. Viasalyers stated the resident seemed more than willing to take care of whatever they need to.

Ms. Steuck asked when you do the mulch are you going to freshen up the mulch around the playground? The front playground is looking bare.

Mr. Viasalyers stated that is a great question. When Lathan and I met with the City of Orlando they requested that we address the playground. We are working with Yellowstone to get a proposal for that additional cost.

Ms. Steuck asked can we get that added to the annual mulch project?

Mr. Showe stated yes, we can do that.

iv. Amenity Report

Ms. Panagos gave an overview of the amenity report.

Mr. Phelps stated Oscar Negron sang the National Anthem for our flag raising event and did a fantastic job. He is with Orange County Fire Rescue and he came in his Class A dress and it was really special. There was a young lady, Matty Perez, a middle schooler and she sang God Bless America. I want to acknowledge and commend both of them.

The food trucks are well received but as people venture outside the community there are different events and there are a lot of vendors out there and people have asked about choice. What is the process if we locate a truck to bring to you and/or do you put a requisition out? If we see one we like, how do we get them on the radar?

Ms. Panagos stated you can email me the name. I used to call them but now we have a person that will be in charge of booking the different food trucks. If you want something I can email her that we want that food truck for next week.

Mr. Phelps stated I didn't know if there were a food truck association or how we did that.

Mr. Grimm stated there is a website called the Daily City Food Truck Bazaar and they schedule the larger ones around Orlando, and you can contact them.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Showe stated the next meeting is November 19, 2021.

On MOTION by Mr. Bell seconded by Mr. Phelps with all in favor the meeting adjourned at 10:29 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**Submit To:**

Randal Park RPOA
Architectural Review Committee
9145 Narcoossee Road., Suite A208
Orlando, FL 32827
(P) 407-841-5524 (F) 407-839-1526

ARC Application – ModificationsDate 03/30/2021Applicant InformationName Kidian D. Santana Matos☐ Builder ☒ HomeownerAddress 7957 Corkfield Ave.Orlando, FL, 32832Phone [REDACTED]Email [REDACTED]X [REDACTED]
Applicant Signature

Please fully complete all information requested on this application before submittal to ARC. Incomplete applications will be returned to applicant for completion prior to inclusion on Randal Park ARC agenda.

Lot #: <u>377</u>	
Lot Address:	<u>7957 Corkfield Ave. Orlando, FL 32832</u>
<input type="checkbox"/> Gutters/Downspouts (May be exposed only if painted to match color of adjacent trim, wall, column, etc.)	
Please provide samples and/or colors for the following changes:	
<input type="checkbox"/> Paint → <input type="checkbox"/> Same color touch-up (sample not required) <input type="checkbox"/> Color Change	
<input type="checkbox"/> Re-roof	
<u>Please provide plans for the following changes:</u>	
<input checked="" type="checkbox"/> Pool <input type="checkbox"/> Porch <input checked="" type="checkbox"/> Screen Enclosure <input type="checkbox"/> Additions	
Narrative of Change(s) (Please clearly state type of change to be made.)	
<u>Pool with deck and screen enclosure, move A/C to the side, plans attached</u>	

Required Attachments:☒ Survey of lot (plot plan) with dimensions clearly shown☒ Construction plans**FOR RANDAL PARK ARC USE ONLY:**Date of Decision: 4/7/21Approved: [Signature]

Denied: _____

Deferred: _____

ARC notes to applicant: _____

Contact the RPOA office once the modification has been completed for inspection.
www.randalparkcommunity.com

STORMWATER TRACT B-NV2

MINIMUM SETBACKS

FRONT 30 FEET
REAR 15 FEET
SIDE 5 FEET
FRONT PORCH 10 FEET
GARAGE 24 FEET
CORNER 15 FEET

NOTE: PER CITY OF ORLANDO,
DRIVEWAY APPROACH TO BE
CONSTRUCTED PER ENGINEERING
STANDARDS MANUAL SHEET 2.

NOTE: PER CITY OF ORLANDO,
SIDEWALK SHALL BE CONSTRUCTED
USING CLASS I CONCRETE, 3000
PSI, 4" THICK AND 3 FT. WIDE PER
ENGINEERING STANDARDS MANUAL
SHEET 9A.

NOTE: CITY OF ORLANDO'S
GUIDELINES FOR EROSION
SEDIMENT CONTROL (COMMONLY
KNOWN AS THE BLUE SHEET)
WILL SERVE AS A GUIDE FOR
THE IMPLEMENTATION OF
EROSION SEDIMENT CONTROL
MEASURES.

NOTE: TREES TO BE INSTALLED
MEETING REQUIREMENT OF
STREET TREE TRUST FUND

NOTES

1. BEARINGS BASED ON THE
E. LINE OF LOT 377
AS BEING N.46°44'31"E
(PER PLAT).
2. UNDERGROUND IMPROVE-
MENTS NOT LOCATED.
3. SUBJECT TO EASEMENTS
AND RESTRICTIONS OF
RECORD.
4. SUBJECT PROPERTY LIES
IN ZONE 24 PER FLOOD
INSURANCE RATE MAP
PANEL #120188 0435F,
DATED 8/25/2008, AND
LIES OUTSIDE THE
500-YEAR FLOOD PLAIN
5. DATE OF FIELD SURVEY:
10/31/17.
6. ELEVATIONS BASED ON
SITE BENCHMARK PER
CONSTRUCTION PLANS.

LEGEND

- 870 = FINISHED GRADE
- CONC = CONCRETE
- R/W = RIGHT-OF-WAY
- PC = POINT OF CURVATURE
- = SET 5/8" IRON ROD #4887
(UNLESS NOTED OTHERWISE)
- F.F.E. = FINISHED FLOOR
ELEVATION

DATE: 10/31/17

SCALE: 1" = 20'

JOB NO. 17-RP377FI

MCMAHON SURVEYING
AND MAPPING, LLC
245 SAN MARCOS AVENUE
SANFORD, FLORIDA, 32771
PHONE 407-328-7201

Curve number 1
Radius= 1155.00
Delta= 02°39'33"
Arc= 58.90
Tangent= 29.50
Chord= 58.97
Chord Brg= S.44°43'16"E

Curve number 2
Radius= 1155.00
Delta= 00°48'33"
Arc= 16.51
Tangent= 8.16
Chord= 16.31
Chord Brg= S.48°31'12"E

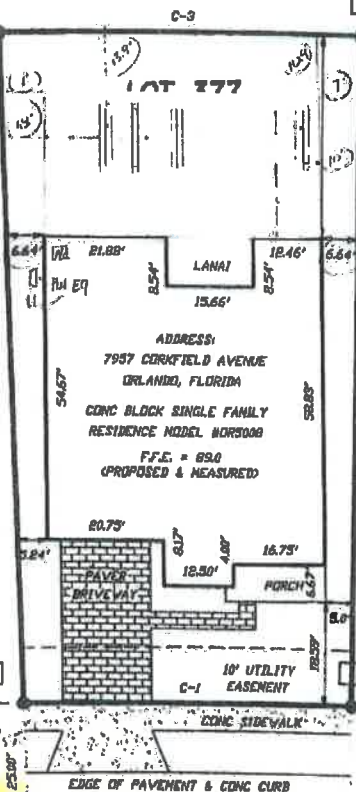
Curve number 3
Radius= 1275.00
Delta= 02°39'33"
Arc= 63.11
Tangent= 32.56
Chord= 65.10
Chord Brg= S.44°43'16"E

LOT 378
N.43°48'58"E
120.00'

LOT 376
N.46°44'31"E
120.00'

LOT 377
N.44°11'11"
120.00'

LOT 379
N.44°11'11"
120.00'



CENTERLINE (50' PRIVATE R/W)
CORKFIELD AVENUE

FINAL SURVEY / BOUNDARY SURVEY

DESCRIPTION:

LOT 377, RANDAL PARK - PHASE 5, AS RECORDED
IN PLAT BOOK 89, PAGES 66 THROUGH 77, OF THE
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

CERTIFIED TO:

I HEREBY CERTIFY:

FIRST AMERICAN TITLE
INSURANCE COMPANY

MATTAMY HOMES
TITLE AGENCY, LLC

MATTAMY HOME FUNDING, LLC

MATTAMY FLORIDA, LLC

KIDIAN DENISE SANTANA MATOS

RICARDO HUMBERTO

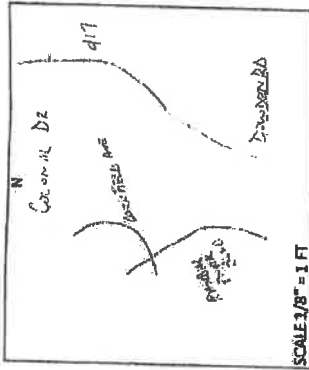
CASTANEYRA TAMARIZ

THAT THIS SURVEY MEETS THE
STANDARDS OF PRACTICE
SET FORTH BY THE FLORIDA
BOARD OF LAND SURVEYORS IN
CHAPTER 5J-17, FLORIDA
ADMINISTRATIVE CODE.

THOMAS J. MCMAHON

FL REG LAND SURVEYOR #4887 CERTIFICATE OF AUTHORIZATION LB7434
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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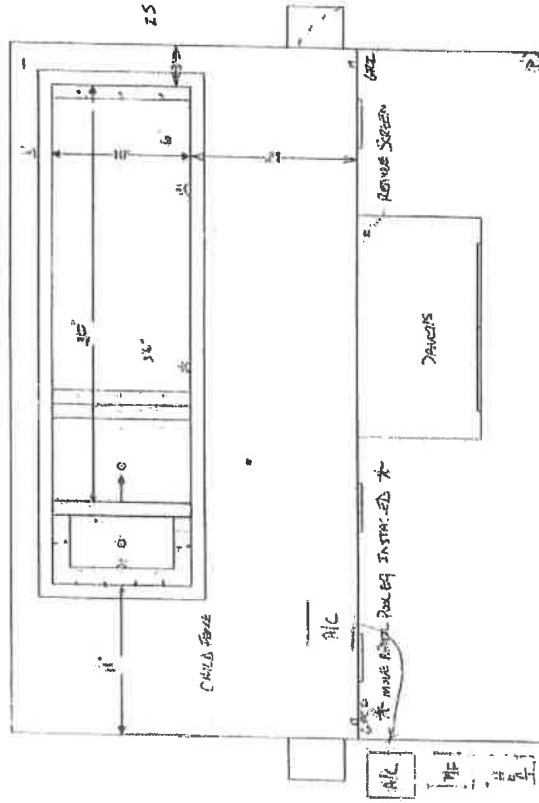


Terminite	BUZ-INEZ
Safety Fence / Alarms / Plaster	FENCE
Solar	N/A

Color	BRONZE 2550
Roof Style	MAN-SHED
Wall Height	9'6"
Doors	2
Ellis Roof	NO
Gutter	AS NEEDED
Notes	52' PERIMETER POOL

All dome enclosures do not fill from left to right, some will front to back. Please ask your designer for specifics.

Gata Code

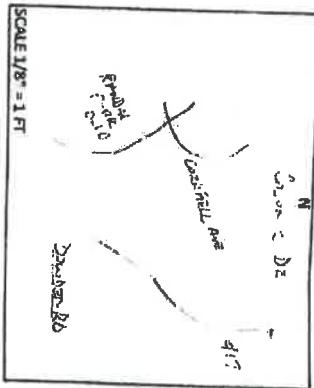


Electrician

Supervisor

POOL SPECS	DEPTH	3'6" - 6'
REFERENCE NO	EST GALLONS	11853
WIDTH & LENGTH	HANDGRABAIL	NO
SWIMOUT	SUNSHIELD	YES - 12' x 12' - 22'
BRICK COPING	PAVER PATTERN	PAVER PATTERN
PAVER Deck Color	PAVER BORDER	YES
TRAY COPING	TRAY PATTERN	NO
TRAY Deck Color	TRAY BORDER	NO
CAPSTONE CANTILEVER	INTERIOR FINISH	PAVER
ACRYLIC DECK COLOR	TURNDOWN COLOR	NO
TILE	GROUT	1x PAVING
STEP / MARKER	DECK TILE	NO
SPLIT FACE / LEDGESTONE	ROCKWORK	NO
PUMP	FEATURE PUMP	NO
FILTER SIZE	LIGHTS	(2) 150W 120V
POOL RETURNS	CLEANER	ROTORATOR
SALT CHLORINATOR	UV SYSTEM	NO
OZONEATOR	TABLET	YES
SPA	SPA FOUNTAIN	YES
F-JETS	TITLE SPILL	NO
GRANITE SPILL	SPA LIGHT	NO
BLOWER	HEAT PUMP	NO
GAS HEATER	BOX WATERFALL	NO
AUTOMATION	BUBBLERS	NO
WATERBOWL	FIREBOWLS	NO
SCULPTURE	LAMINARS	NO
ACCESS APPROVAL	CONCRETE REMOVAL	NO
TREE REMOVAL	STUMP REMOVAL	NO
FENCE REMOVAL	FENCE RE-INSTALL	NO
OTHER OPTIONS		
NAME	ADDRESS	
CITY	STATE	
MR. CELL	ZIP	
HOME PHONE	MR. CELL	
LOT	SUBDIVISION	
DESIGNER	DATE	
JOB#	CUSTOMER SIGNATURE	

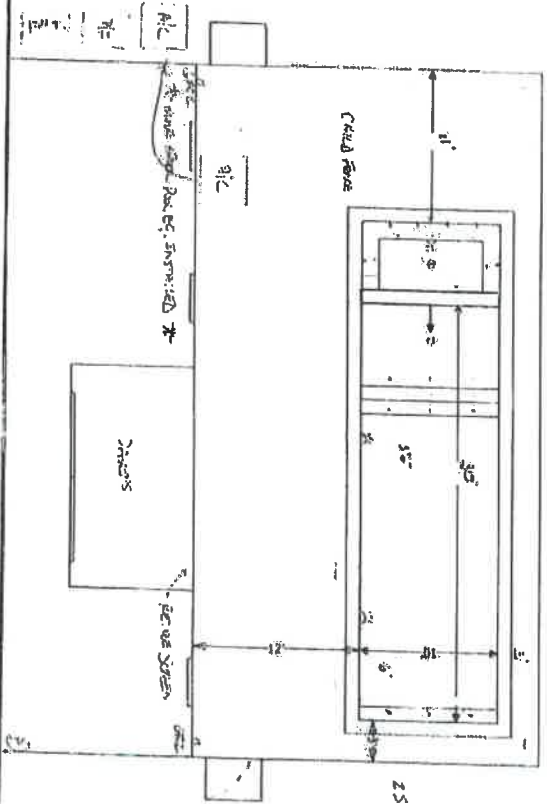
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Title: Backyard Pool
 Existing Pool: Ardena Pool
 Pool: NO

Color: Dark Blue
 Pool Style: 9' x 12'
 Wall Height: 2
 Deck: NO
 Gate Code: 12345678
 Address: 321 Main St, Anytown, CA 90210
 All dimensions are in feet and inches. Please note: All dimensions are subject to change without notice.

Gate Code



Electrician Supervisor

NAME: Ardena Pool
 ADDRESS: 321 Main St, Anytown, CA 90210
 CITY: Anytown
 MR. CELL: 714-555-1234
 HOME PHONE: 714-555-1234
 LOT: 317
 BLOCK: 2531
 SUBDIVISION: Ardena Park
 DESIGNER: Tom A. D.
 DATE: 3-10-2024
 CUSTOMER SIGNATURE: [Signature]
 JOB#: 12345

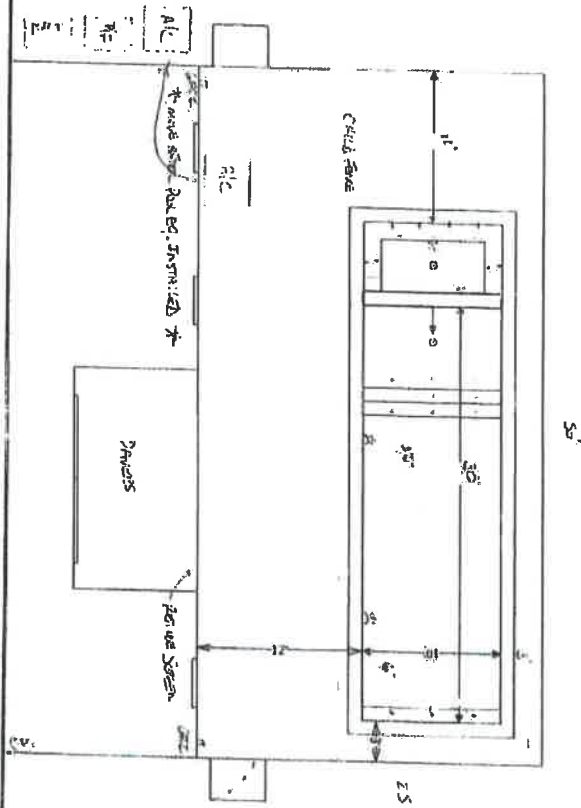
[illegible]

Variable	$\frac{1}{2}x + 2y + 2z$
Safety Fence / Alarms / Ploster	$\frac{1}{2}x + 2z$
Solar	NC

Color	Black
Panel Style	Panel 9023
Wall Height	9'6"
Doors	2
Other Panel	No
Customer	its needed
Address	52 Princeton - Rockville

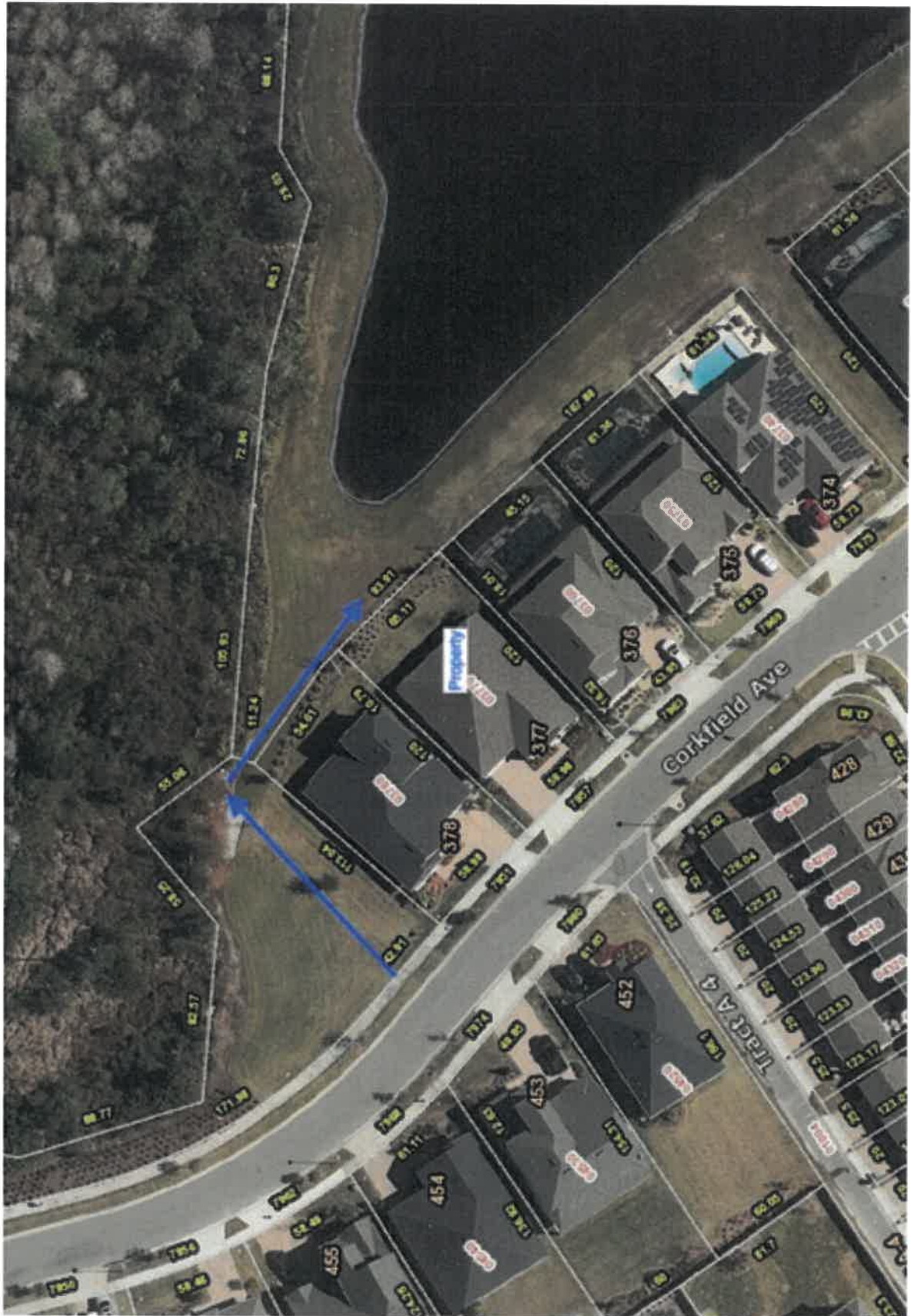
All these measurements do not add. Please talk to
 AG, answer will figure it out. Please send me your
 designs for approval.

Gate Code



Supervisor

[illegible]





SECTION VI

SECTION B

SECTION 1

Randal Park

Community Development District

Check Run Summary

October 9, 2021 thru November 12, 2021

Fund	Date	Check No.'s	Amount
General Fund			
	10/13/21	2303 - 2311	\$4,145.61
	10/22/21	2312 - 2320	\$22,999.94
	10/27/21	2321 - 2328	\$34,471.65
	11/3/21	2329 - 2333	\$12,485.59
			<hr/> \$74,102.79

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/13/21	00031	9/30/21	197338	202109	320-53800	-47000				*	285.00	
			LAKE MAINT 5 PDS - SEP 21									
9/30/21	197338	202109	320-53800	-47000						*	55.00	
			LAKE MAINT DOWDEN-SEP 21									
9/30/21	197338	202109	320-53800	-47000						*	50.00	
			MAINT AC1 RETENT - SEP 21									
9/30/21	197338	202109	320-53800	-47000						*	95.00	
			MAINT AC2 RETENT - SEP 21									
9/30/21	197338	202109	320-53800	-47000						*	355.00	
			MAINT 4 RET PONDS-SEP 21									
			APPLIED AQUATIC MANAGEMENT, INC.								840.00	002303
10/13/21	00129	10/07/21	40980153	202110	320-53800	-46700				*	150.95	
			BATHROOM MATS CLEANING									
			CINTAS								150.95	002304
10/13/21	00002	4/27/21	7-352-89	202104	310-51300	-42000				*	50.37	
			DELIVERY FEES - 04/27/21									
5/04/21	7-359-79	202105	310-51300	-42000						*	48.05	
			DELIVERY FEES - 05/04/21									
7/13/21	7-433-86	202107	310-51300	-42000						*	48.95	
			DELIVERY FEES - 07/13/21									
			FEDEX								147.37	002305
10/13/21	00128	10/07/21	RPCDD 9/ 202110	320-53800	-47600					*	321.50	
			SECURITY SVC - 9/26-10/2									
			ORLANDO POLICE DEPT.								321.50	002306
10/13/21	00061	10/11/21	136495	202110	320-53800	-51000				*	278.00	
			LITTER PICK UP BAGS/LINER									
			PROPET DISTRIBUTORS, INC.								278.00	002307
10/13/21	00039	9/28/21	6870	202110	320-53800	-46400				*	528.00	
			POOL MAINTENANCE - OCT 21									
9/28/21	6871	202110	320-53800	-46900						*	100.00	
			FOUNTAIN MAINT - OCT 21									
			ROBERTS POOL SERVICE AND REPAIR INC								628.00	002308
10/13/21	00049	10/01/21	197261	202109	320-53800	-34500				*	35.00	
			SECURITY MONITORING-SEP21									
			SYNERGY FL								35.00	002309
10/13/21	00136	10/01/21	W4585	202110	320-53800	-34500				*	892.00	
			INITIAL SETUP CHARGE									
			WI-PAK								892.00	002310

RAND RANDAL PARK MBYINGTON

RANDAL PARK CDD
 BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/22/21	00138	10/15/21	115	MEET & TREAT EVENT	202110	320	53800	49400		NONA STREET BISTRO, LLC	*	1,065.00	1,065.00 002318
10/22/21	00128	10/15/21	RPCDD 10	202110 320-53800-47600	202110	320	53800	47600			*	321.50	
		10/17/21	RPCDD 10	SECURITY SVC - 10/3-10/9	202110	320	53800	47600			*	497.50	
				SECURITY SVC-10/10-10/16	202110	320	53800	47600		ORLANDO POLICE DEPT.			819.00 002319
10/22/21	00048	10/06/21	42963	INST.ELECT.FOR POLE LIGHT	202110	320	53800	46000			*	1,246.00	
10/27/21	00060	10/15/21	S230626	REPLC ACCESS CNTRL SYSTEM	202109	320	53800	46000		TERRY'S ELECTRIC INCORPORATED	*	4,421.75	1,246.00 002320
10/27/21	00129	10/21/21	40993823	BATHROOM MATS CLEANING	202110	320	53800	46700		ACCESS CONTROL TECHNOLOGIES	*	150.95	4,421.75 002321
10/27/21	00025	10/21/21	99674	CORRESP/CONVEY/CERT.WTLND	202109	310	51300	31500		CINTAS	*	1,010.50	150.95 002322
10/27/21	00003	9/30/21	04284239	NOT OF MEETING DATES-FY22	202109	310	51300	48000		LATHAM, LUNA, EDEN & BEAUDINE LLP	*	310.54	1,010.50 002323
10/27/21	00038	10/07/21	374851	RPR PUMP/REPROGRAM TIMER	202110	320	53800	46900		ORLANDO SENTINEL COMMUNICATIONS	*		310.54 002324
		10/18/21	374687	CHEMICALS/CONTROL-NOV 21	202111	300	15500	10000			*	750.00	
10/27/21	00136	11/01/21	W4666	SECURITY MONITORING-NOV21	202111	300	15500	10000		SPIES POOL, LLC	*	120.00	945.00 002325
10/27/21	00035	6/07/21	1977070	TRUSTEE FEE - SERIES 2012	202106	310	51300	32300		WI-PAK	*	3,500.00	120.00 002326
10/27/21	00066	10/15/21	ON 27754	LANDSCAPE MAINT - OCT 21	202110	320	53800	46200		WELLS FARGO BANK	*	24,012.91	3,500.00 002327
										YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC			24,012.91 002328

RAND RANDAL PARK MBYINGTON

AP300R
*** CHECK DATES 10/09/2021 - 11/12/2021 ***
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/15/21
RANDAL PARK CDD
BANK A RANDAL PARK CDD
PAGE

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK....#
11/03/21	00043	10/29/21	15173203	202110	320	53800	-46800				*	50.00	
			PEST CONTROL - OCT 21										
										ARROW ENVIRONMENTAL SERVICES			
11/03/21	00060	10/26/21	S231154	202109	320	53800	-46000				*	3,613.89	50.00 002329
			RPLC ACCESS CNTRL SYSTEM										
										ACCESS CONTROL TECHNOLOGIES			3,613.89 002330
11/03/21	00056	10/31/21	4220	202110	320	53800	-47300				*	8,179.20	
			INSTALL HOLIDAY DECOR										
										JINGLE BELL LIGHTS LLC			8,179.20 002331
11/03/21	00128	10/27/21	1-102721	202110	320	53800	-47600				*	321.50	
			SECURITY SVC-10/17-23/21										
										ORLANDO POLICE DEPT.			321.50 002332
11/03/21	00061	10/29/21	136733	202110	320	53800	-51000				*	321.00	
			LITTER PICK UP BAGS/LINER										
										PROPET DISTRIBUTORS, INC.			321.00 002333

TOTAL FOR BANK A	74,102.79
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TOTAL FOR REGISTER 74,102.79

RAND RANDAL PARK MBYINGTON

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
October 31, 2021

GMS

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2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2012</u>
6	<u>Debt Service Fund Series 2015</u>
7	<u>Debt Service Fund Series 2018</u>
8	<u>Capital Projects Fund Series 2015</u>
9	<u>Capital Projects Fund Series 2018</u>
10-11	<u>Month to Month</u>
12	<u>Long Term Debt Report</u>

Randal Park
Community Development District
Combined Balance Sheet
October 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 353,348	\$ -	\$ -	\$ 353,348
Debit Card	\$ 2,479	\$ -	\$ -	\$ 2,479
Investments:				
State Board Administration	\$ -	\$ -	\$ 372,809	\$ 372,809
Series 2012				
Reserve	\$ -	\$ 401,035	\$ -	\$ 401,035
Revenue	\$ -	\$ 128,317	\$ -	\$ 128,317
Interest	\$ -	\$ 146,856	\$ -	\$ 146,856
Prepayment	\$ -	\$ 0	\$ -	\$ 0
Sinking Fund	\$ -	\$ 90,017	\$ -	\$ 90,017
Series 2015				
Reserve	\$ -	\$ 596,085	\$ -	\$ 596,085
Revenue	\$ -	\$ 117,577	\$ -	\$ 117,577
Interest	\$ -	\$ 206,707	\$ -	\$ 206,707
Prepayment	\$ -	\$ 6,877	\$ -	\$ 6,877
Sinking Fund	\$ -	\$ 170,000	\$ -	\$ 170,000
Construction	\$ -	\$ -	\$ 437	\$ 437
Series 2018				
Reserve	\$ -	\$ 58,837	\$ -	\$ 58,837
Revenue	\$ -	\$ 6,779	\$ -	\$ 6,779
Interest	\$ -	\$ 42,913	\$ -	\$ 42,913
Capital Interest	\$ -	\$ 2,539	\$ -	\$ 2,539
Construction	\$ -	\$ -	\$ 48	\$ 48
Cost of Issuance	\$ -	\$ -	\$ 7	\$ 7
Due from Colonial Properties	\$ 4,003	\$ -	\$ -	\$ 4,003
Due from Capital Reserve	\$ 7,396	\$ -	\$ -	\$ 7,396
Due from General Fund	\$ -	\$ 17	\$ -	\$ 17
Total Assets	\$ 367,225	\$ 1,974,556	\$ 373,301	\$ 2,715,081
Liabilities:				
Accounts Payable	\$ 17,508	\$ -	\$ -	\$ 17,508
Due to Debt Service	\$ 17	\$ -	\$ -	\$ 17
Due to General Fund	\$ -	\$ -	\$ 7,396	\$ 7,396
Total Liabilities	\$ 17,525	\$ -	\$ 7,396	\$ 24,920
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 365,414	\$ 365,414
Restricted for:				
Debt Service 2012	\$ -	\$ 766,230	\$ -	\$ 766,230
Debt Service 2015	\$ -	\$ 1,097,255	\$ -	\$ 1,097,255
Debt Service 2018	\$ -	\$ 111,070	\$ -	\$ 111,070
Capital Projects - Series 2015	\$ -	\$ -	\$ 437	\$ 437
Capital Projects - Series 2018	\$ -	\$ -	\$ 55	\$ 55
Unassigned	\$ 349,700	\$ -	\$ -	\$ 349,700
Total Fund Balances	\$ 349,700	\$ 1,974,556	\$ 365,905	\$ 2,690,161
Total Liabilities & Fund Balance	\$ 367,225	\$ 1,974,556	\$ 373,301	\$ 2,715,081

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2021

	Adopted Budget	Prorated Budget Thru 10/31/21	Actual Thru 10/31/21	Variance
Revenues:				
Special Assessments	\$ 963,338	\$ -	\$ -	\$ -
Colonial Properties Contribution	\$ 46,332	\$ 3,861	\$ 4,003	\$ 142
Miscellaneous Revenue	\$ 1,000	\$ 83	\$ 110	\$ 27
Activities	\$ 7,000	\$ -	\$ -	\$ -
Rentals	\$ 7,000	\$ 583	\$ 1,750	\$ 1,167
Total Revenues	\$ 1,024,670	\$ 4,528	\$ 5,863	\$ 1,335
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 600	\$ 400
FICA Expense	\$ 900	\$ 75	\$ 46	\$ 29
Annual Audit	\$ 4,400	\$ -	\$ -	\$ -
Trustee Fees	\$ 12,500	\$ -	\$ -	\$ -
Dissemination Agent	\$ 10,500	\$ 875	\$ 875	\$ -
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Engineering	\$ 10,000	\$ 833	\$ -	\$ 833
Attorney	\$ 20,000	\$ 1,667	\$ -	\$ 1,667
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 41,792	\$ 3,483	\$ 3,483	\$ 0
Information Technology	\$ 1,400	\$ 117	\$ 117	\$ (0)
Website Maintenance	\$ 1,200	\$ 100	\$ 100	\$ -
Telephone	\$ 100	\$ 8	\$ -	\$ 8
Postage	\$ 650	\$ 54	\$ 65	\$ (11)
Insurance	\$ 5,834	\$ 5,834	\$ 5,490	\$ 344
Printing & Binding	\$ 2,150	\$ 179	\$ 61	\$ 118
Legal Advertising	\$ 2,250	\$ 188	\$ -	\$ 188
Other Current Charges	\$ 1,700	\$ 142	\$ 44	\$ 98
Office Supplies	\$ 200	\$ 17	\$ 1	\$ 16
Property Appraiser	\$ 800	\$ -	\$ -	\$ -
Property Taxes	\$ 250	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 135,601	\$ 19,746	\$ 16,056	\$ 3,690
Operations & Maintenance				
Contract Services:				
Field Management	\$ 17,912	\$ 1,493	\$ 1,493	\$ (0)
Wetland Maintenance	\$ 9,600	\$ 800	\$ -	\$ 800
Mitigation Monitoring	\$ 2,500	\$ 2,500	\$ 4,800	\$ (2,300)
Landscape Maintenance	\$ 288,264	\$ 24,022	\$ 24,013	\$ 9
Lake Maintenance	\$ 9,600	\$ 800	\$ 840	\$ (40)
Security Patrol	\$ 36,400	\$ 3,033	\$ 1,462	\$ 1,571
Repairs & Maintenance				
Facility Maintenance	\$ 29,120	\$ 2,427	\$ -	\$ 2,427
Repairs & Maintenance	\$ 11,000	\$ 917	\$ 3,521	\$ (2,604)
Operating Supplies	\$ 9,800	\$ 817	\$ 599	\$ 218
Landscape Replacement	\$ 10,500	\$ 875	\$ -	\$ 875
Irrigation Repairs	\$ 10,000	\$ 833	\$ 1,003	\$ (169)
Alley Maintenance	\$ 1,500	\$ 125	\$ -	\$ 125
Stormwater Repairs & Maintenance	\$ 1,500	\$ 125	\$ -	\$ 125
Fountain Maintenance	\$ 3,500	\$ 292	\$ 295	\$ (3)
Sign Maintenance	\$ 1,000	\$ 83	\$ -	\$ 83
Pressure Washing	\$ 5,700	\$ -	\$ -	\$ -

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2021

	Adopted Budget	Prorated Budget Thru 10/31/21	Actual Thru 10/31/21	Variance
Utilities				\$ -
Utilities - Common Area	\$ 30,000	\$ 2,500	\$ 1,226	\$ 1,274
Streetlighting	\$ 110,000	\$ 9,167	\$ 8,466	\$ 701
				\$ -
Amenity Center				\$ -
Amenity Management	\$ 79,441	\$ 6,620	\$ 6,620	\$ 0
Pool Attendants	\$ 15,600	\$ 1,300	\$ -	\$ 1,300
Pool Permit	\$ 550	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,000	\$ 333	\$ 287	\$ 47
Utilities - Amenity Center	\$ 21,000	\$ 1,750	\$ 1,721	\$ 29
Refuse Service	\$ 2,400	\$ 200	\$ 206	\$ (6)
Amenity Center Access Cards	\$ 1,000	\$ 83	\$ -	\$ 83
HVAC Maintenance	\$ 574	\$ 48	\$ -	\$ 48
Special Events	\$ 13,962	\$ 1,164	\$ 1,695	\$ (531)
Holiday Decorations	\$ 4,410	\$ 4,410	\$ 8,179	\$ (3,769)
Security Monitoring	\$ 600	\$ 600	\$ 892	\$ (292)
Janitorial Services	\$ 16,000	\$ 1,333	\$ 1,532	\$ (199)
Pool Maintenance	\$ 15,330	\$ 1,278	\$ 528	\$ 750
Pool Repairs & Maintenance	\$ 3,200	\$ 267	\$ 252	\$ 15
Fitness Repairs & Maintenance	\$ 5,000	\$ 417	\$ -	\$ 417
Amenity Repairs & Maintenance	\$ 1,480	\$ 123	\$ -	\$ 123
Pest Control	\$ 650	\$ 54	\$ 50	\$ 4
				\$ -
Other				\$ -
Property Insurance	\$ 36,925	\$ 36,925	\$ 34,743	\$ 2,182
Contingency	\$ 4,625	\$ 385	\$ -	\$ 385
Subtotal Operations & Maintenance	\$ 814,643	\$ 108,098	\$ 104,422	\$ 3,676
Total Expenditures	\$ 950,244	\$ 127,844	\$ 120,478	\$ 7,366
Excess (Deficiency) of Revenues over Expenditures	\$ 74,426		\$ (114,615)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserve	\$ (74,426)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (74,426)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (114,615)	
Fund Balance - Beginning	\$ -		\$ 464,316	
Fund Balance - Ending	\$ -		\$ 349,700	

Randal Park
Comm unit Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2021

	Adopted Budget	Prorated Budget Thru 10/31/21	Actual Thru 10/31/21	Variance
Revenues				
Interest	\$ 500	\$ 42	\$ -	\$ (42)
Total Revenues	\$ 500	\$ 42	\$ -	\$ (42)
Expenditures:				
Capital Outlay	\$ 25,000	\$ 3,701	\$ 3,701	\$ -
Walking Path Repair	\$ 75,000	\$ -	\$ -	\$ -
Splash Pad	\$ 18,000	\$ -	\$ -	\$ -
Pergola staining/repairs	\$ 10,000	\$ -	\$ -	\$ -
Painting Parking lot fencing	\$ 3,500	\$ -	\$ -	\$ -
Fountain	\$ 20,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 151,500	\$ 3,701	\$ 3,701	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (151,000)		\$ (3,701)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 74,426	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 74,426	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (76,574)		\$ (3,701)	
Fund Balance - Beginning	\$ 377,198		\$ 369,114	
Fund Balance - Ending	\$ 300,624		\$ 365,414	

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

	Adopted Budget	Prorated Budget Thru 10/31/21	Actual Thru 10/31/21	Variance
Revenues:				
Assessments	\$ 397,350	\$ -	\$ -	\$ -
Interest	\$ 100	\$ 8	\$ 6	\$ (2)
Total Revenues	\$ 397,450	\$ 8	\$ 6	\$ (2)
Expenditures:				
Principal Payment - 11/01	\$ 90,000	\$ -	\$ -	\$ -
Interest Payment - 11/01	\$ 146,856	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 144,269	\$ -	\$ -	\$ -
Total Expenditures	\$ 381,125	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 16,325		\$ 6	
Fund Balance - Beginning	\$ 361,874		\$ 766,224	
Fund Balance - Ending	\$ 378,199		\$ 766,230	

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

	Adopted Budget	Prorated Budget Thru 10/31/21	Actual Thru 10/31/21	Variance
Revenues:				
Assessments	\$ 596,080	\$ -	\$ -	\$ -
Interest	\$ 125	\$ 10	\$ 9	\$ (1)
Total Revenues	\$ 596,205	\$ 10	\$ 9	\$ (1)
Expenditures:				
Principal Payment - 11/01	\$ 170,000	\$ -	\$ -	\$ -
Interest Payment - 11/01	\$ 206,803	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 203,190	\$ -	\$ -	\$ -
Total Expenditures	\$ 579,993	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 16,213		\$ 9	
Fund Balance - Beginning	\$ 491,475		\$ 1,097,246	
Fund Balance - Ending	\$ 507,687		\$ 1,097,255	

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

	Adopted Budget	Prorated Budget Thru 10/31/21	Actual Thru 10/31/21	Variance
Revenues:				
Assessments	\$ 117,674	\$ -	\$ -	\$ -
Interest	\$ 50	\$ 4	\$ 1	\$ (3)
Total Revenues	\$ 117,724	\$ 4	\$ 1	\$ (3)
Expenditures:				
Interest Payment - 11/01	\$ 42,913	\$ -	\$ -	\$ -
Principal Payment - 05/01	\$ 30,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 42,913	\$ -	\$ -	\$ -
Total Expenditures	\$ 115,825	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,899		\$ 1	
Fund Balance - Beginning	\$ 51,236		\$ 111,069	
Fund Balance - Ending	\$ 53,135		\$ 111,070	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/21	Thru 10/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 437	
Fund Balance - Ending	\$ -		\$ 437	

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

	Adopted Budget	Prorated Budget Thru 10/31/21	Actual Thru 10/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 55	
Fund Balance - Ending	\$ -		\$ 55	

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Colonial Properties Contribution	\$ 4,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,003
Miscellaneous Revenue	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Total Revenues	\$ 5,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,863
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expense	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 875
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,483
Information Technology	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117
Website Maintenance	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65
Insurance	\$ 5,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,490
Printing & Binding	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44
Office Supplies	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 16,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,056
Operations & Maintenance													
Contract Services:													
Field Management	\$ 1,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,493
Weiland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Landscape Maintenance	\$ 24,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,013
Lake Maintenance	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 840
Security Patrol	\$ 1,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,462
Repairs & Maintenance													
Facility Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ 3,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,521
Operating Supplies	\$ 599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 599
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003
Alley Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Runlain Maintenance	\$ 295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 295
Sign Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Utilities													
Utilities - Common Area	\$ 1,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,226
Streetslighting	\$ 8,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,466
Amenity Center													
Amenity Management	\$ 6,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,620
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287
Utilities - Amenity Center	\$ 1,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,721
Refuse Service	\$ 206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events	\$ 1,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,695
Holiday Decorations	\$ 8,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,179
Security Monitoring	\$ 892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 892
Jacitorial Services	\$ 1,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,532
Pool Maintenance	\$ 528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 528
Pool Repairs & Maintenance	\$ 252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252
Roofs Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50
Other													
Property Insurance	\$ 34,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,743
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Operations & Maintenance	\$ 104,622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,622
Total Expenditures	\$ 120,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,478
Excess Revenues (Expenditures)	\$ (114,615)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (114,615)
Other Financing Sources/Uses:													
Transfer in/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (114,615)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (114,615)

Randal Park
Community Development District
Long Term Debt Report

Series 2012 Special Assessment Bonds	
Interest Rate :	Various (5.75% , 6.125% , 6.875%)
Maturity Date :	11/1/2042
Maximum Annual Debt Service :	\$397,203
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$401,035
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)
Current Bonds Outstanding	\$4,465,000

Series 2015 Special Assessment Bonds	
Interest Rate :	Various (4.25% , 5% , 5.2%)
Maturity Date :	11/1/2045
Maximum Annual Debt Service :	\$596,080
Reserve Fund Requirement :	\$596,080
Reserve Fund Balance :	\$596,085
Bonds Outstanding - 03/18/2015	\$9,055,000
Less : November 1, 2016 (Mandatory)	(\$145,000)
Less : November 1, 2017 (Mandatory)	(\$150,000)
Less : February 1, 2018 (Special Call)	(\$15,000)
Less : November 1, 2018 (Mandatory)	(\$155,000)
Less : November 1, 2018 (Special Call)	(\$20,000)
Less : February 1, 2019 (Special Call)	(\$20,000)
Less : August 1, 2019 (Special Call)	(\$5,000)
Less : November 1, 2019 (Mandatory)	(\$155,000)
Less : November 1, 2020 (Mandatory)	(\$165,000)
Current Bonds Outstanding	\$8,225,000

Series 2018 Special Assessment Bonds	
Interest Rate :	Various (4.100% , 4.500% , 5.050% , 5.200%)
Maturity Date :	11/1/2049
Maximum Annual Debt Service :	\$117,674
Reserve Fund Requirement :	\$58,837
Reserve Fund Balance :	\$58,837
Bonds Outstanding - 12/17/2018	\$1,770,000
Less : May 1, 2020 (Mandatory)	(\$30,000)
Less : May 1, 2021 (Mandatory)	(\$30,000)
Current Bonds Outstanding	\$1,710,000

SECTION 3

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

Memorandum

DATE: **November 19th, 2021**

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

FROM: William Viasalyers
 Field Services Manager

RE: Randal Park CDD Monthly Managers Report – November 19th, 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-Completed
5. Yellowstone annual mulch in common areas-Completed
6. Yellowstone Landscaping proposal-Discussion

Other:

1. Swing set installation-Update
2. Solar light-Update
3. Mile marker for clubhouse pond-Update
4. Pressure washing of common areas-Complete
5. Pergola in pool area-Update
6. Mulch in playground-Update

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

William Viasalyers



Proposal #159903

Date: 11/18/2021

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 and Grass install

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	4.00	\$62.00	\$248.00
Irrigation Parts	1.00	\$385.00	\$385.00
General Labor	12.00	\$50.33	\$603.96
Pink Muhly Grass, 3 GAL	114.00	\$14.38	\$1,639.32
Fakahatchee Grass, 3 GAL	30.00	\$14.38	\$431.40
Chocolate Mulch	80.00	\$6.00	\$480.00
Zoysia Sod installation	2800.00	\$1.22	\$3,413.79

Client Notes

Light grade and install 2800 Sqft of Zoysia Sod.

Install pink Muhly Grass and Fakahatchee Grass.

Install Chocolate Mulch

Upgrade irrigation for proper coverage.

Signature

x

SUBTOTAL	\$7,201.47
----------	------------

SALES TAX	\$0.00
-----------	--------

TOTAL	\$7,201.47
-------	------------

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

Assigned To

Print Name: _____

Lathan Smith

Title: _____

Office:

lsmith@yellowstonelandscape.com

Date: _____



Proposal #161676

Date: 11/18/2021

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@gmscf.com

Location

Randall Park Blvd
Orlando, FL 32832

Property Name: Randal Park CDD

Gamemaster and Scagel Zoysia sod install

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	8.00	\$50.33	\$402.64
Top Soil	100.00	\$4.60	\$460.00
Pink Muhly Grass, 3 GAL	75.00	\$14.38	\$1,078.50
Chocolate Mulch	35.00	\$6.00	\$210.00
Irrigation Labor	2.00	\$62.00	\$124.00
Irrigation Part	1.00	\$190.00	\$190.00
Zoysia Sod Install	400.00	\$1.22	\$487.68

Client Notes

Add soil to level ruts in area. Up-grade irrigation to ensure proper coverage.

Install 400 sqft of zoysia sod.

Install Pink Muhly Grasses and Chocolate Mulch

SUBTOTAL	\$2,952.82
----------	------------

SALES TAX	\$0.00
-----------	--------

TOTAL	\$2,952.82
-------	------------

Signature

x

*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

Assigned To

Print Name: _____

Lathan Smith

Title: _____

Office:

lsmith@yellowstonelandscape.com

Date: _____



Proposal #168808
Date: 11/16/2021
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:
wwiasalyers@gmscfl.com

Location

Randall Park Blvd
Orlando, FL 32832

Property Name: Randal Park CDD

3 Playground Mulch Install Proposal

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Large Chip ADA Certified Playground Mulch	50.00	\$58.91	\$2,945.29

Client Notes

Install 50 yards Large Chip ADA Certified mulch in the 3 Playgrounds

Signature

x

SUBTOTAL	\$2,945.29
SALES TAX	\$0.00
TOTAL	\$2,945.29

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

SECTION 4



RANDAL PARK CDD AMENITY SUMMARY REPORT

October 2021
Randal House Clubhouse

Community Events

MONTH	EVENT	FREQUENCY	PARTICIPATION
October	Pizza Night	Twice p/month	90 + 110 = 200
	Food Truck Social	Monthly (two trucks)	Chikiz Empanaditas Food Truck: 47 orders Pasta & Grill Food Truck: 35 orders
	Coffee Break – Food Truck	Monthly	Tinto's House: 39 tickets

SCHEDULED EVENTS FOR NOVEMBER

Paint Night

Pizza Night

Food Truck Social

Coffee Break – Will be serving twice per month
per resident request

AMENITY & OPERATIONS

Pool, Gym and Randal House Clubhouse

The BBQ areas are opened (9am -6pm)

Gym (24/7)

Pool (7am-6pm) (7am 9am lap swimmers only)

Randal House Clubhouse (10am -6pm)

Onsite office staff is open from 9am until 5pm

AMENITY & OPERATIONS

Amenities – Access Control

The surge protection for the gym and Randal House system was installed on November 5 and November 8, 2021.

The pool restroom (men) door system was repaired and cables were replaced.

The pool gate reader on the left side and the back (BBQ area) was replaced and working now.



MEET AND TREAT

ADULTS: 64

CHILDREN 2 YEARS AND OVER: 64

CHILDREN UNDER 2 YEARS: 15

SPONSORED IN PART BY:

- LATHAM, LUNA, EDEN & BEAUDINE, LLP
- SPIES COMMERCIAL POOLS
- PRO PET DISTRIBUTORS INC
- NONA BISTRO- FOOD TRUCK
- GARFINKEL LAW ASSOCIATION LAW

