

*Randal Park Community  
Development District*

*Agenda*

*December 17, 2021*

# AGENDA

# *Randal Park*

## *Community Development District*

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

December 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, December 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 November 19, 2021 Meeting
4. Engineer's Report
5. Consideration of Proposal for Treadmill
6. Consideration of Non-Ad Valorem Assessment Administration Agreement
7. Discussion of Cell Tower Access Area
8. Discussion of Dog Park Wall
9. 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
10. Supervisor's Requests
11. Other Business
12. Next Meeting Date
13. 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 November 19, 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 proposal for a new treadmill. A copy of the proposal is enclosed for your review.

The sixth order of business is the consideration of the non-ad valorem assessment administration agreement with the Orange County Property Appraiser.

The seventh order of business is the discussion of the cell tower access area. The correspondence and photo of affected area is enclosed for your review.

The eighth order of business is the discussion of the Billings/Lovett dog park wall. This is an open discussion item and there is no back-up material.

Section B of the ninth 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, November 19, 2021 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Stephany Cornelius	Chairperson
Katie Steuck	Vice Chairperson
David Grimm	Assistant Secretary
Matthew Phelps	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
James Hoffman	District Engineer by telephone
William Viasalyers	Field Manager
Marcia Calleja	Amenity Manager
Alexandra Penagos	Community Manager
Lathan Smith	Yellowstone
Leslie Williams	Resident by telephone
Several Residents in person	

**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. Davis-Dexter stated we do have a walking trail but there aren't many lights around it. We would like to have some lights around the walking trail.

Ms. Trucco stated there is a liability issue by putting lights on these paths around lakes that we own. Once we put lights there, Florida law has been construed that we are creating a duty to maintain that area in a safe condition. It puts some liability on the District if someone were walking at night and a dangerous animal attacks or bites them and it increases our liability.

Mr. Showe stated we can bring back options for benches. I will also get an opinion from our insurance carrier on the lighting issue.

Ms. Trucco stated I will also look up the precedent and what cases are out there and bring that back to the Board to review.

Mr. Hoffman stated if the District wants to run lights through there you need to run it by the environmental consultant and make sure you are compliant with all the applicable requirements. It is not my specialty, but it would be down lighting and not putting visual light impacts towards the wetlands.

Mr. Phelps stated I have a comment from Steven Parker, a resident, he would like to propose the idea or at least investigate a basketball court even a half court for the neighborhood. I know we talked about that a while back. Is it even possible, do we have a place to put it? What would it cost? I don't know who would be the one to look into that.

Mr. Showe stated we can explore some of those options if that is the Board's request.

Ms. Trucco stated I'm not aware of any case law of communities that install a basketball court invited more lawsuits.

Mr. Viasalyers stated the only possible area would be at one of the parks.

Mr. Phelps stated it would take away existing green space.

Mr. Hoffman stated I believe in Baldwin Park where the elementary school has facilities that are open and accessible after hours and they do have basketball courts there. I don't know if that is accurate or still the case, but it may be worth looking into.

Ms. Trucco stated it is up to the Board if they want us to look into this further.

Mr. Showe stated if the Board is amenable, I can reach out and see what I find.

Mr. Phelps stated there are courts at East Park that tend to be utilized by more than just the residents.

A resident stated I showed you a picture of where they are putting the wall for the train. Our understanding was they were going to extend the wall a little further down both sides, but it looks like they are stopping the wall right at the edges so it leaves 20-yards of gap on both sides. Was the contract for the wall to extend it further like we thought it was and if they won't extend it further can our community add more landscaping from the existing landscaping on our side up to the wall?

Mr. Phelps stated you are saying there is a gap between the end of the wall and trees on both sides?

A resident stated yes.

Ms. Williams stated the rendering clearly shows there should not be a gap. Is this something the Board or Kristin can go back to Brightline to confirm that the rendering hasn't changed?

Ms. Trucco stated to clarify, the wall is on CFX owned property. We are in communication with Brightline and CFX's attorneys. We can ask for a more detailed rendering and I don't believe they are finished with the construction of the wall at this time, but we can ask for more specific records. I can provide the renderings we have received to date from them to you. With respect to the landscaping this Board at the last Board meeting voted that they would like us to stick with the original landscaping that was set forth in the earlier agreement that the District signed. After the construction of the railroad is complete, and that landscaping is installed the Board has stated on the record that they will reconsider additional proposals for landscaping at that time because they are also looking at a fountain for the stormwater pond that we do own.

Ms. Williams stated at the last meeting the Board accepted their proposal of the 50 trees, but I am requesting that the Board reconsider and do an amendment to that proposal because if you drive back to see where the 50 trees are going it is about 700 feet and if you divide that by 50 trees it is a very large gap. We would like the Board to ask for a minimum of 100 trees.

Mr. Phelps stated when we voted on accepting the 50 trees in lieu of \$30,000 we also said we would wait for the project to be completed by CFX or Brightline and then the Board would get new proposals to potentially add landscaping to our property. All the property that we had gotten proposals for that was property owned by CFX and we didn't want to pay for their property that we would also have to maintain.

Ms. Williams stated we understand and agree with the Board's position on that; however, I thought the Board clearly expressed that they would not be adding any landscaping to CFX owned property. This would be an opportunity to ask for 100 and the worse they can say is no, we are going to do the 50, but if we don't ask how do we know they won't do more?

Ms. Trucco stated we already submitted a proposal from Yellowstone and they said we will give you the cost of the 45 slash pines that you originally agreed to, which is \$30,000. You can find landscaping to put in there or you can accept the original. That decision was discussed and decided by the Board.



Ms. Steuck stated we have discussed this at length many times, they were originally going to give us nothing, we asked for some pine trees, they said yes. It is not good if you ask for something, they agree to it and then go back and say, now we want more. It is going to be addressed once the wall is completely built. You asked for a fountain, we got a proposal, you asked for landscaping, we have a proposal. At this point we have to wait until the wall is done. We have discussed this at length at every meeting.

Ms. Williams asked can we add to the trees on CFX property? Where will Yellowstone do the landscaping once the project is complete? Will it be on CFX property? I thought the concern was being able to maintain that landscaping and we would not be able to maintain landscaping on CFX property.

Ms. Trucco stated we are responsible for maintaining the landscaping on CFX property, that was part of the original agreement entered into with Brightline and CFX. Once the construction is complete the Board can go back to CFX or Brightline and say can we install additional landscaping on your property at our cost. The point of this issue is this is CFX's property so we are limited in what we can request and what they are willing to give us. As a homeowner here you could certainly call CFX or Brightline and say I want this wall to be longer, I want it to be bigger, I want additional landscaping in that area. You can try to ask them the same way we have tried to negotiate. The Board has a fiduciary duty to the residents in this community to act in a financially reasonable and responsible way so assessments aren't increasing so we can put additional landscaping in that area.

Ms. Williams asked when do the residents get a voice in this?

Ms. Steuck stated you have elected a Board and the Board is responsible for acting on behalf of the community. We have heard your concerns; we understand your concerns and you know what we have decided to do for now.

Ms. Williams asked what does it hurt to go back one more time to see if they will increase it?

Ms. Trucco stated I think you may have dropped off the call when I explained to the audience members today. At the onset of this issue CFX did not have to install any landscaping and was not going to install any landscaping on their property. The CDD to protect the residents went back to CFX and Brightline and said could you install landscaping in that area. We convinced them to install 45 slash pine trees, which they are going to pay for, which is \$30,000

and we are responsible to maintain that but that is a request that the CDD has already negotiated, already made in the interest of the residents. We reached out to Mattamy in the past few years and they indicated to us that every purchaser in this community was given a waiver notifying them of this construction and potential of a railroad. The District has taken ample steps to try to remedy this and come to a conclusion that is satisfactory to the residents.

Ms. Steuck stated in addition we went back with an additional proposal and they said no, but we will give you \$30,000. We have been through this.

Ms. Cornelius stated to Katie's point it is not a good look because we don't know what the future holds.

Ms. Williams stated this is a multi-million-dollar company they don't have to live with the long-term impact that we do and I think the request is very favorable and it would speak volumes if you could reach back out one last time.

Ms. Steuck stated we already asked them, we already went back and have been through this.

Ms. Cornelius stated the end result what you are hoping to get for long term values, that is going to happen, it just might not happen at the exact moment that those 45 trees are getting put in but we are going to make sure that the end result is what you want.

Ms. Williams stated if you walk back and look at the property and reevaluate, I think the response back to them would say we have reviewed the property and feel that 50 trees would not be adequate could we ask for 100. The worse they could say is no.

Ms. Cornelius stated we already did and they said no. What if we need something else completely unrelated, we need another favor from them in the future, we don't really want to keep ruffling feathers and ruin our reputation as a District and not get any favorable feedback from them. We have gone back to them several times, the last time they said no. As a Board when it is all done, we are going to rectify what we can to make it aesthetically pleasing.

Ms. Trucco stated we don't have any leverage, it is CFX property. It is a state agency and they could have taken the property by eminent domain.

Ms. Steuck stated you have expressed your concerns, we expressed our opinion and this has gone on far longer than the 3-minute public comment period and at this point we are going to move on.

Mr. Grimm stated after the last meeting I went back to that area with William and the representative of Yellowstone. We need to move forward with the rest of our agenda.

A resident stated both the dog parks have a fence and I believe there is a liability requirement to have a fence a certain height so dogs can't jump over it. At the end of each dog park there is a concrete block wall and that is lower than the fence and I have seen dogs hop up and right over the back of that wall. From a liability standpoint you may need to put in a 6" to 8" fence along the top of that wall to keep dogs from being able to jump over. There is a park on the other side and kids are running around.

Mr. Viasalyers stated I will look into that.

A resident stated the front dog park has a bench in it for the residents to sit down. There is no bench in the back. For Yellowstone in the back one there is a ton of those little stickers and the dogs come out with stickers on their fur.

Mr. Viasalyers stated we can take a look at that.

Ms. Steuck asked how has it been going getting proposals from people? Do you think we could have proposals for the fencing by the next meeting?

Mr. Viasalyers stated I can't guarantee it. First, we will see what our options are and if it is feasible we will get a quote.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the October 15, 2021 Meeting**

On MOTION by Mr. Grimm seconded by Ms. Cornelius with all in favor the minutes of the October 15, 2021 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Request for CDD Access for Construction**

Mr. Showe stated we received this request late and there is a resident putting in a pool and they are requesting access through the CDD property. We haven't had time to draft the formal agreement, but Counsel has a form agreement that they have to repair anything that was damaged.

Ms. Trucco stated we will draft a temporary access easement agreement and there is an indemnification provision, which requires the resident to indemnify or pay us for any damages that we incur as a result of their construction.

On MOTION by Mr. Grimm seconded by Mr. Phelps with all in favor the request for access across District property at 7957 Corkfield Avenue was approved and District Counsel will prepare a temporary access agreement and the chair was authorized to execute the agreement.

**FIFTH ORDER OF BUSINESS**

**Engineer’s Report**

Mr. Showe stated the engineer is working with Counsel on the stormwater needs assessment and we will bring a proposal back when it is ready.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco stated we went back to CFX and Brightline and indicated the desire to stay with the initial landscaping and the first agreement we entered into.

**B. Manager**

**i. Approval of Check Register**

Mr. Showe presented the check register from October 9, 2021 through November 12, 2021 in the amount of \$74,102.79.

On MOTION by Mr. Phelps seconded by Ms. Cornelius 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 reviewed the Field Manager’s Report and presented two proposals from Yellowstone.

On MOTION by Mr. Grimm seconded by Ms. Cornelius with all in favor the proposals from Yellowstone in the amount of \$7,201.47 and 2,952.82 were approved with installation to be done in the spring.

The Board discussed removing the pergola rather than repairing it and replacing it with umbrellas that will provide more shade. The Board will get input from residents.

Mr. Viasalyers stated at the last meeting you brought up the playground mulch and there is a proposal in the agenda package for \$2,945.29 to mulch all three playgrounds.

On MOTION by Mr. Phelps seconded by Ms. Cornelius with all in favor the proposal from Yellowstone in the amount of \$2,945.29 for playground mulch was approved.

**iv. Amenity Report**

Ms. Penagos reviewed the amenity center report, copy of which was included in the agenda package.

**SEVENTH ORDER OF BUSINESS                      Supervisor’s Requests**

Mr. Phelps stated we are doing a fundraiser for Ronald McDonald House through their Amazon wish list, also people who want to donate gift cards for the people who stay at the Ronald McDonald House can do so and I want to know if GMS wants to make a contribution.

Mr. Showe stated I will run it up the flagpole.

Ms. Cornelius stated GMS normally does a contribution to the Turkey Trot in general but it is in the form of champaign or water.

Mr. Phelps stated I want to have added to a future agenda non-profit organizations usage of the clubhouse. My proposal is to grant them one usage of the clubhouse per year without paying the \$250 fee, they would still have the deposit requirement. My daughter’s girl scout troop were celebrating silver awards where they spent 50-hours on a project creating a butterfly garden. They had the event here but their funds are minimal and any non-profit group, just grant them one day a year at no charge.

Mr. Showe stated we would have to have Counsel draft the rule and go through the rulemaking process.

Ms. Trucco stated our standard form rule has an exception that the Board can grant.

Mr. Phelps stated we don’t get those requests because they go to staff.

Ms. Trucco stated I will take a look at the rules as they are drafted now.

Mr. Showe stated at the next meeting we will bring back a potential change to the rules, have a resolution where you would authorize us to start a rulemaking hearing. Look at the rules and if you are going to make changes it is better to do it all at once because of the process.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Next Meeting Dates**

Mr. Showe stated the next meeting is December 17<sup>th</sup>.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the meeting adjourned at 11:09 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

# FREEMOTION.

## QUOTE

<b>RemitTo</b> Freemotion Fitness PO Box 734122 Chicago, IL 60673-4122 United States	<b>Contact</b> Kaden Jackson PH: (435) 786-2944 FAX: kaden.jackson@ifit.com	<b>Territory Manager</b> Debra Wilhelm PH: 4353393487 debra.wilhelm@freemotionfitness.com	<b>Quote #</b> Q-26603
<b>SoldTo</b> RANDAL PARK COMMUNITY ATTN: Alexandra Penagos 8730 RANDAL PARK BLVD ORLANDO, FL, 32832 USA	<b>ShipTo</b> Alexandra Penagos Attn: Alexandra Penagos 8730 Randal Park Blvd Orlando, FL 32832 USA  PH: 407-841-5524 apenagos@gmscfl.com	<b>BillTo</b> Alexandra Penagos 8730 Randal Park Blvd Orlando, FL 32832 USA	<b>Customer #</b>  <b>Quote Created</b> 12/7/2021 <b>Quote Expires</b> 1/6/2022 <b>Quote Terms*</b> CIA  New

Qty	Model #	Description	List Price	Unit Price	Ext. Price
1	FMTL39818	Freemotion t10.9 Interval REFLEX™ Treadmill_LED	USD 7,299.00	USD 4,299.00	USD 4,299.00

Subtotal:	USD 4,299.00
Tax:	USD 0.00
Install:	USD 250.00
Freight:	USD 343.92
Total Units:	1
<b>Total:</b>	<b>USD 4,892.92</b>

### Notes/Other Info:

- 
- Tax has been removed from this quote. When you are prepared to place your order, if not already done so, you will need to supply your tax exempt certificate to avoid taxes being added to your order.

Quote valid until date listed above. Please sign and return to the contact listed above to place your order. The Freemotion Cable Cross, Chest & Shoulder are ADA compliant/wheelchair accessible. A maximum tax credit of \$5,000 per year may be applicable. Reference Section 44 of the IRS tax code.



Quote #

Q-26603

Quote Total

USD 4,892.92

Signature:

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Date:

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**Your signature indicates that the EQUIPMENT, COLOR and ADDRESS information on this quote are correct. Please sign and return all pages to the contact listed above to place your order.**

**Thank you for your purchase of Freemotion equipment. If you have elected to pay any portion of this order with a credit card, your signature on this document will authorize your card to be charged as per our credit card terms and conditions. Charges will appear under the name 'ICON AR' on your credit card statement.**

**Net 30 day terms on approved credit for customers without prior existing terms.**

Quote valid until date listed above. Please sign and return to the contact listed above to place your order.  
The Freemotion Cable Cross, Chest & Shoulder are ADA compliant/wheelchair accessible. A maximum tax credit of \$5,000 per year may be applicable. Reference Section 44 of the IRS tax code.

## FREEMOTION FITNESS TERMS AND CONDITIONS

The goods listed on the face of this Customer Order have been sold to you ("Buyer") subject to the terms and conditions set forth herein, all of which you agree to by your acceptance of such goods. Additionally, all future orders placed by FreeMotion Fitness ("FMF") will be accepted only on the following terms and conditions, all of which you, as Buyer, accept and agree to by the placement of such orders.

- 1) **Prior Written Contract.** To the extent that these terms and conditions are covered by a prior written contract signed by FMF and Buyer, the terms and conditions in that contract are intended to govern, excepting terms of payment, which shall be governed by the installment sale provisions on the face of the Customer Order. To the extent that the order being supplied by this invoice is not expressly covered by a prior written contract, this invoice contains all of the terms and conditions with respect to the sale and purchase of the goods named herein. If any of the provisions of the Buyer's purchase order or other unsigned writings are in conflict with the terms and conditions of this invoice, the terms and conditions of this invoice shall govern.
- 2) **Buyer's Duty to Inspect and Claims for Loss or Damage in Shipping.** Buyer must immediately inspect all goods for shortages, conformity with order and defects. All goods claimed to be defective shall be held for inspection by FMF. Claims for shortage or deductions for erroneous charges must be presented within fifteen (15) days after receipt of the goods or they will be disallowed. No goods will be taken back and credited or replaced unless authorization for return has been given by FMF's Customer Service Department. Claims for goods damaged in shipment must be made directly with the carrier.
- 3) **Acceptance of Goods and Returns.** Buyer shall be deemed to have accepted all goods covered by this invoice if Buyer fails to reject and return the goods within fifteen (15) days of the receipt of goods. If Buyer chooses to reject any of the goods covered by this invoice, for whatever reason, Buyer must first notify FMF. No returns will be accepted after (15) days from receipt of goods or received by FMF over thirty (30) days after initial delivery to buyer. Buyer agrees to pay FMF (a) restocking fee of 20% of the sales price of the returned items, and (b) all shipping charges, including return shipping costs.
- 4) **Deliveries.** The acceptance of shipment by the Buyer when the goods are delivered by a common carrier, licensed public Driver, Buyer's own or leased carrier, or by FMF's own or leased carrier shall constitute a delivery.
  - (a) In the instance of goods held subject to the Buyer's instruction, or for which the Buyer has failed to supply shipping instructions, or in any case where FMF, in its sole discretion, determines that any part of the goods purchased by the Buyer should be held for Buyer's account, FMF may invoice the goods and Buyer agrees to make payment at the maturity of the invoice so rendered. Goods invoiced and held at any location for whatever reason shall be at Buyer's risk and FMF may charge for insurance and storage at prevailing rates.
  - (b) No freight, express or delivery charges shall be subject to discount.
  - (c) Delivery of a quantity which does not vary more than ten percent (10%) greater or less than the quantity ordered shall constitute compliance under the Customer's Purchase Order.
  - (d) Partial delivery shall be accepted by the Buyer and paid at contract terms and prices. All sample requirements furnished on this order shall be charged for by FMF and paid for by the Buyer. Delay in delivering samples or other sample requirements shall not constitute a breach of this invoice. Delivery or tender of delivery of any installment within fifteen (15) days after the time specified therefore shall be deemed timely delivery. Thereafter, shipment or tender of delivery prior to receipt of written cancellation shall constitute good delivery. Any defect in quality or delays in delivery shall not affect the balance of this invoice. Any delivery not in dispute shall be paid for on the due date, without offset, defense or counterclaims and regardless of controversies relating to other delivered and undelivered merchandise. Where the Buyer has declared or manifested an intention that it will not accept delivery in accordance with the provisions of this invoice, no tender shall be necessary but FMF may at its option give notice in writing to the Buyer that FMF is ready and willing to deliver in accordance with the provisions of the invoice and such notice shall constitute a valid tender of delivery.
- 5) **Time of the Essence.** FMF shall not be liable for default in delivery or delays in shipment for any cause beyond FMF's reasonable control. Buyer requested changes may result in additional charges. FMF will refund Must On Service charges if date requested cannot be met.
- 6) **Risk of Loss.** Buyer bears the risk of loss for any specialty items or goods ordered and not readily saleable by FMF to other parties from the time they leave FMF's facilities and are placed with a carrier for shipment to Buyer. Risk of loss as to other goods will be governed by applicable provisions of the Utah Uniform Commercial Code. If a shipment is made FOB shipping point or if, at Buyer's request, freight is prepaid by FMF and invoiced to Buyer, Buyer bears all risk of loss for all goods covered by this invoice from the time they are placed with the carrier by FMF.
- 7) **Purchase Money Security Interest.** If the goods described on this invoice are delivered to Buyer without full payment therefore or through the extension of any credit by FMF to Buyer, FMF retains and Buyer hereby grants FMF a purchase money security interest in and to all the goods covered by this invoice to secure the payment of all amounts due hereunder, including principal, interest, freight charges and other expenses incurred by FMF in connection with the sale of the goods and collection of the amount due hereunder. The purchase money security interest granted herein shall be automatically perfected without filing pursuant to the Utah Uniform Commercial Code. Upon any default by Buyer under this invoice, FMF may declare immediately due and payable all amounts secured hereby.
- 8) **Future Orders Placed with FMF.** Future orders placed by Buyer with FMF shall be placed by Buyer and accepted by FMF subject to the terms and conditions contained herein, irrespective of any provisions contained in buyer's purchase orders. Upon FMF's acceptance of an order by Buyer, such order shall be non-cancelable.
- 9) **Credit and Default.** FMF may, at any time and from time to time, in its sole discretion modify or cancel the credit of Buyer as to time and amount, and as a consequence may require and demand payment in cash before delivery of any unfilled portion of an invoice. Buyer shall be in default hereunder upon the occurrence of any of the following:
  - (a) Buyer fails to make payments when due;
  - (b) Buyer fails to perform any other obligations as required hereunder or under the invoice;
  - (c) Buyer becomes insolvent or makes any assignment for the benefit of creditors or a proceeding is initiated against Buyer alleging that Buyer is insolvent or is unable to pay Buyer's debts as they mature.
  - (d) The issuance of an attachment or garnishment or the filing of a lien against any of the goods subject hereof; or
  - (e) FMF shall deem itself insecure and Buyer fails to provide FMF with adequate assurance of Buyer's ability to perform.
- 10) **Remedies.** FMF shall be entitled to all the remedies of a secured party and seller under the Utah Uniform Commercial Code. Additionally, FMF shall be authorized and Buyer hereby grants FMF permission to enter upon any premises, leased or owned by Buyer, to recover possession of any goods received by Buyer from FMF for which FMF has not received payment.
- 11) **Limited Warranty.**
  - (a) FMF warrants to Buyer that for the period specified in the specifications after the date of invoice of the products ("Warranty Period"), that such products will materially conform to the published specifications in effect as of the date of manufacture and will be free from material defects in material and workmanship. This Warranty Period applies only to the original Buyer only and is non-transferable. This Warranty Period may be terminated via misuse, abuse, or improper service, service by a non-certified FMF technician or installer, including moving the product, improper storage, storing the product on its side, or placing the product in a high-humidity environment including spa areas, pool areas, or outside.
  - (b) EXCEPT FOR THE WARRANTY SET FORTH IN SECTION 1(A), FMF MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE PRODUCTS, INCLUDING ANY (a) WARRANTY OF MERCHANTABILITY; OR (b) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; OR (c) WARRANTY OF TITLE; OR (d) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE.
  - (c) Products manufactured by a third party ("Third Party Product") may constitute, contain, be contained in, incorporated into, attached to or packaged together with, the products. Third Party Products are not covered by the warranty in Section 1(a). For the avoidance of doubt, FMF MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO ANY THIRD PARTY PRODUCT, INCLUDING ANY (a) WARRANTY OF MERCHANTABILITY; (b) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (c) WARRANTY OF TITLE; OR (d) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE.
  - (d) FMF shall not be liable for a breach of the warranty set forth in Section 1(a) unless: (i) Buyer gives written notice of the defect, reasonably described, to FMF within ten days of the time when Buyer discovers or ought to have discovered the defect; (ii) FMF is given a reasonable opportunity after receiving the notice to examine such products and Buyer (if requested to do so by FMF) returns such products to FMF's place of business at FMF's cost for the examination to take place there; and (iii) FMF reasonably verifies Buyer's claim that the products are defective.
  - (e) FMF shall not be liable for a breach of the warranty set forth in Section 1(a) if: (i) Buyer makes any further use of such products after giving such notice; (ii) the defect arises because Buyer failed to follow FMF's oral or written instructions as to the storage, installation, commissioning, use or maintenance of the products; or (iii) Buyer alters or repairs such products without the prior written consent of FMF.
  - (f) Subject to Section 1(d) and Section 1(e) above, with respect to any such products during the Warranty Period, FMF shall, in its sole discretion, either: (i) repair or replace such products (or the defective part) or (ii) credit or refund the price of such products at the pro rata contract rate provided that, if FMF so requests, Buyer shall, at FMF's expense, return such products to FMF.
  - (g) THE REMEDIES SET FORTH IN SECTION 1(F) SHALL BE THE BUYER'S SOLE AND EXCLUSIVE REMEDY AND FMF'S ENTIRE LIABILITY FOR ANY BREACH OF THE LIMITED WARRANTY SET FORTH IN SECTION 1(A).

12) Limitation of Liability.

(a) IN NO EVENT SHALL FMF BE LIABLE TO BUYER OR ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE OR PROFIT OR LOSS OF DATA OR DIMINUTION IN VALUE, OR FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT FMF HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.

(b) IN NO EVENT SHALL FMF'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED ONE TIMES THE TOTAL OF THE AMOUNTS PAID TO FMF FOR THE PRODUCTS SOLD HEREUNDER or \$100,000,000, WHICHEVER IS LESS.

(c) The limitation of liability set forth in Section 2(b) above shall not apply to (i) liability resulting from FMF's gross negligence or willful misconduct and (ii) death or bodily injury resulting from FMF's acts or omissions.

13) Shortages. When in the opinion of FMF there is a period of shortages of supply or transportation for any reason, FMF may allocate its available supply among any and all of its various customers upon such basis as it shall deem fair and practical, with no liability on its part for failure to deliver the quantity or any portion therein specified.

14) Attorney's Fees and Costs of Collection. In the event Buyer fails to pay the invoice amount within the time specified or materially breaches any other provision of this invoice, Buyer shall be liable to pay all reasonable attorney's fees, court costs and other related collection costs and expenses incurred by FMF prosecuting its rights hereunder.

15) Governing Law and Jurisdiction. This invoice, and all other matters relation hereto, including any matter or dispute arising out of the sale of the goods subject hereto, shall be interpreted, governed, and enforced according to the laws of the State of Utah, and Buyer hereby consents to the exclusive jurisdiction of the First Judicial District Court in and for Cache County, State of Utah, to resolve any such disputes.

16) Amendments. This invoice may be amended at any time upon agreement of the parties hereto, which amendment(s) must be reduced to writing and signed by all parties in order to become effective. No waiver by FMF of any default or provision hereof shall be deemed a waiver of any other default or provision.

17) Taxes. All taxes and excises of any nature whatsoever now or hereafter levied by any governmental authority, whether federal, state or local, either directly or indirectly, upon the sale, use or transportation of any goods sold hereunder shall be paid and borne by Buyer.

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Quote valid until date listed above. Please sign and return to the contact listed above to place your order.  
The FreeMotion Cable Cross, Chest & Shoulder are ADA compliant/wheelchair accessible. A maximum tax credit of \$5,000 per year may be applicable. Reference Section 44 of the IRS tax code.

# SECTION VI

## **NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT**

An AGREEMENT made this 1<sup>st</sup> day of October 2021 between **AMY MERCADO, MBA**, as Orange County Property Appraiser (Property Appraiser) and **Randal Park CDD**, (Taxing Authority), and is effective upon acceptance by both parties and through September 30, 2022.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions necessary to enter into this agreement.

2. The Property Appraiser agrees to perform the following service for the Taxing Authority:

A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2021 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non-Ad Valorem Assessment Roll.

B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments. Provide subsequent files or reports at request of the Taxing Authority.

C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and extend that amount against each parcel of real property as stipulated by Taxing Authority.

D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.

E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.

F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

3. Taxing Authority agrees to perform the following acts in connection with this agreement:

A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non-ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and carry out its responsibilities under said sections.

B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar For Implementation Of Non-Ad Valorem Assessment Roll.

C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.

D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.

4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.

5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.

On 1<sup>st</sup> day of October 2021 an administrative fee will be invoiced to the Taxing Authority equivalent to **\$0** per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.

6. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.

7. This agreement constitutes the entire agreement between the parties and can only be modified in writing.

8. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.

9. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Randal Park CDD  
Jason Showe  
Governmental Management Services  
1408 Hamlin Avenue, Unit E  
St. Cloud, FL 34771  
jshowe@gmscfl.com  
(407)841-5524 x107

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance  
Orange County Property Appraiser  
200 S. Orange Ave., Suite 1700  
Orlando, FL 32801  
[ccrespo@ocpafl.org](mailto:ccrespo@ocpafl.org)  
(407)836-5353

10. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.

ORANGE COUNTY PROPERTY APPRAISER

Signed \_\_\_\_\_  
AMY MERCADO, MBA

Date \_\_\_\_\_

RANDAL PARK CDD

Name \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_

## **CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS**

On or about April 1<sup>st</sup> , Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

### June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

### July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.
- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

### July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

### August 4

- Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

### August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

### September 3 – October 3

- Taxing Authority holds initial and final public budget hearings.

### September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

### October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.



## SECTION VII

**From:** Stacie Vanderbilt svanderbilt@gmscfl.com  
**Subject:** Fwd: Randal Park CDD - Fwd: Cell Tower Access  
**Date:** December 10, 2021 at 4:04 PM  
**To:**

SV

**From:** Katie Steuck <ksteuck@s2kconsulting.com>  
**Subject:** Cell Tower Access  
**Date:** November 24, 2021 at 8:46:04 AM EST  
**To:** Jason Showe <jshowe@gmscfl.com>  
**Cc:** Alexandra Penagos <apenagos@gmscfl.com>

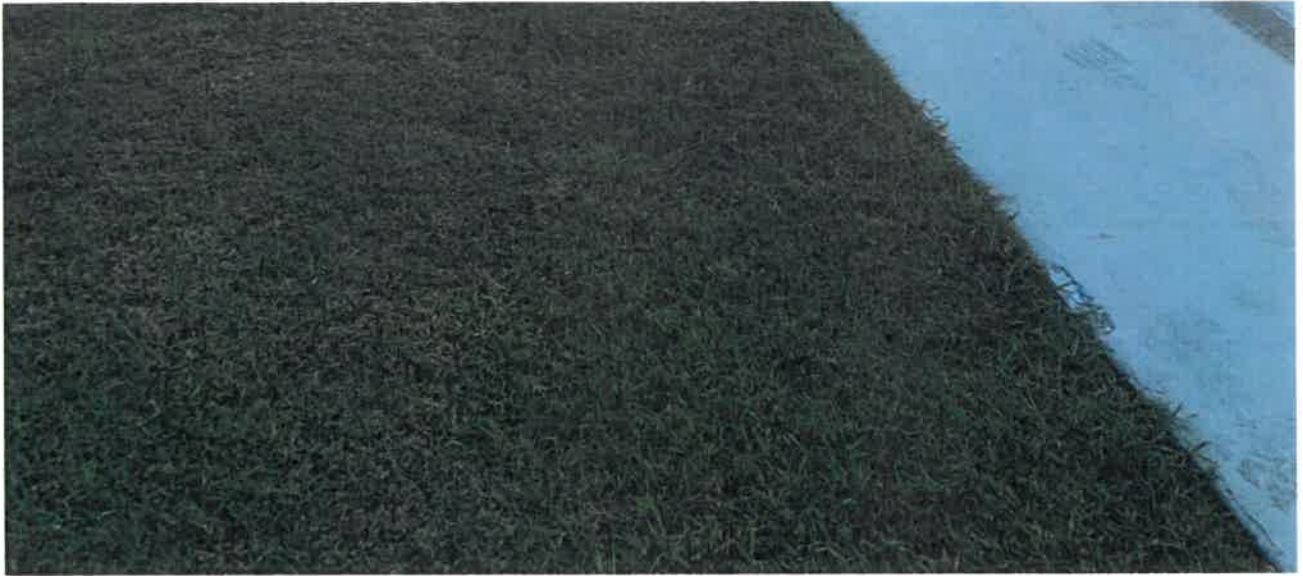
Good morning Jason, upon your return next week, will you please help us to address this issue we are having with the cell tower access area?

It looks pretty terrible and I'm sure nobody is coming back to fix this mess they made. I would like to address this ongoing issue at our next meeting.

I hope you have a nice Thanksgiving break!

Katie





Sent from my iPhone

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# SECTION IX

# SECTION B

# SECTION 1

# Randal Park Community Development District

## Check Run Summary

November 13, 2021 thru December 9, 2021

Fund	Date	Check No.'s	Amount
General Fund	11/17/21	2334 - 2341	\$20,793.64
	11/18/21	2342 - 2344	\$29,616.25
	12/2/21	2345 - 2354	\$20,080.21
	12/9/21	2355 - 2357	\$1,087.00
			<hr/> \$71,577.10

\*\*\* CHECK DATES 11/13/2021 - 12/09/2021 \*\*\* RANDAL PARK CDD BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
11/17/21	00133	10/24/21	163846	202110	320-53800-53000			BIO-TECH CONSULTING INC.	*	4,800.00	4,800.00	002334
11/17/21	00129	11/04/21	41008209	202111	320-53800-46700			BATHROOM MATS CLEANING	*	50.95		
11/17/21	00139	10/27/21	10272021	202110	300-36900-10200			PRIVATE PARTY - CANCELLED	*	250.00	50.95	002335
11/17/21	00001	11/01/21	660	202111	310-51300-34000			EMMA ARCHIBALD	*	3,482.67	250.00	002336
11/01/21	660	202111	310-51300-35200				MANAGEMENT FEES - NOV 21	*	100.00			
11/01/21	660	202111	310-51300-35100				WEBSITE MANAGEMENT-NOV 21	*	116.67			
11/01/21	660	202111	310-51300-35100				INFORMATION TECH - NOV 21	*	875.00			
11/01/21	660	202111	310-51300-31300				DISSEMINATION SVCS-NOV 21	*	.03			
11/01/21	660	202111	310-51300-51000				OFFICE SUPPLIES	*	.15			
11/01/21	660	202111	310-51300-42000				POSTAGE	*	64.35			
11/01/21	660	202111	310-51300-42500				COPIES	*	1,492.67			
11/01/21	661	202111	320-53800-12000				FIELD MANAGEMENT - NOV 21	*	605.20			
11/01/21	661	202111	320-53800-49400				HOME DEPOT/EVENTS/OTC	*	6,620.08			
11/01/21	662	202111	320-53800-12100				AMENITY MANAGEMENT-NOV 21	*				
11/17/21	00108	11/01/21	221455	202111	320-53800-46700			GOVERNMENTAL MANAGEMENT SERVICES	*	1,230.00	13,356.82	002337
11/01/21	221455	202111	320-53800-46700				JANITORIAL SERVICE-NOV 21	*	380.00			
11/01/21	221455	202111	320-53800-46700				SPECIAL CLEANING	*	198.15			
11/01/21	221455	202111	320-53800-46700				JANITORIAL MATERIALS	*				
11/17/21	00036	11/01/21	0549339-	202111	310-51300-49200			RUGBY COMMERCIAL CLEANING, LLC	*	240.72	1,808.15	002338
								STRNWSTR UTILITY TAX FY22	*	240.72		
								SCOTT RANDOLPH, TAX COLLECTOR	*		240.72	002339

RAND RANDAL PARK MBYINGTON



\*\*\* CHECK DATES 11/13/2021 - 12/09/2021 \*\*\* RANDAL PARK CDD BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
11/17/21	00038	10/27/21	375122	202110	320-53800-46300	JUMBO STICKS 50LB PAIL	SPIES POOL, LLC	*	252.00	252.00	002340
11/17/21	00049	11/01/21	200675	202110	320-53800-34500	SECURITY MONITORING-OCT21	SYNERGY FL	*	35.00	35.00	002341
11/18/21	00001	11/15/21	663	202110	320-53800-12300	FACILITY MAINT - OCT 21		*	2,426.67	2,426.67	
11/15/21		202111	664	202111	320-53800-12300	FACILITY MAINT - NOV 21		*	2,426.67	2,426.67	
11/18/21	00038	9/18/21	373373	202110	320-53800-46400	CHEMICALS/CONTROL-OCT 21	GOVERNMENTAL MANAGEMENT SERVICES	*	750.00	750.00	
11/15/21		202111	29159	202111	320-53800-46200	LANDSCAPE MAINT - NOV 21	SPIES POOL, LLC	*	24,012.91	24,012.91	
12/02/21	00031	10/31/21	198081	202110	320-53800-47000	LAKE MAINT 5 PDS - OCT 21	YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	285.00	285.00	
10/31/21		198081	202110	320-53800-47000	LAKE MAINT DOWDEN-OCT 21			*	55.00	55.00	
10/31/21		198081	202110	320-53800-47000	MAINT AC1 RETENT - OCT 21			*	50.00	50.00	
10/31/21		198081	202110	320-53800-47000	MAINT AC2 RETENT - OCT 21			*	95.00	95.00	
10/31/21		198081	202110	320-53800-47000	MAINT 4 RET FONDS-OCT 21			*	355.00	355.00	
12/02/21	00060	11/15/21	S232518	202111	320-53800-46000	INST.SURGE BOX-CLBHSE/GYM	APPLIED AQUATIC MANAGEMENT, INC.	*	4,895.14	4,895.14	
12/02/21	00046	11/18/21	25534A	202111	320-53800-46900	INSTALL NEW MOTOR/BREAKER	ACCESS CONTROL TECHNOLOGIES	*	4,584.00	4,584.00	
12/02/21	00055	11/02/21	16537	202111	320-53800-46000	FIRE EXTING CERTF/INSPECT	FOUNTAIN DESIGN GROUP, INC.	*	85.00	85.00	
							FLORIDA STATE FIRE EQUIPMENT, INC.			85.00	002348

RANDAL PARK MBYINGTON

\*\*\* CHECK DATES 11/13/2021 - 12/09/2021 \*\*\*  
 RANDAL PARK CDD  
 BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
12/02/21	00025	11/22/21	99972	202110	310-51300-31500		LATHAM, LUNA, EDEN & BEAUDINE LLP	*	1,138.24	002349
12/02/21	00128	11/19/21	1-111921	202111	320-53800-47600		ORLANDO POLICE DEPT.	*	292.52	002350
12/02/21	00039	11/01/21	6931	202111	320-53800-46400		POOL MAINTENANCE - NOV 21	*	600.00	
11/01/21	6932	202111	320-53800-46900				FOUNTAIN MAINT - NOV 21	*	150.00	
12/02/21	00136	12/01/21	W4798	202112	320-53800-34500		ROBERTS POOL SERVICE AND REPAIR INC	*	120.00	002351
12/02/21	00066	11/09/21	ON 28955	202111	320-53800-47200		WI-PAK	*	155.66	002352
12/02/21	00096	11/29/21	5016	202112	320-53800-49400		YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	7,219.65	002353
12/09/21	00043	11/30/21	15348369	202111	320-53800-46800		EVENTS BY JOHN MICHAEL INC	*	50.00	002354
12/09/21	00038	11/18/21	376063	202112	320-53800-46400		ARROW ENVIRONMENTAL SERVICES	*	750.00	002355
11/24/21	376409	202111	320-53800-46400				SPIES POOL, LLC	*	252.00	
12/01/21	204040	202111	320-53800-34500				SYNERGY FL	*	35.00	002356
12/01/21	204040	202111	320-53800-34500					*		

TOTAL FOR BANK A 71,577.10  
 TOTAL FOR REGISTER 71,577.10

RAND RANDAL PARK MBYINGTON

## SECTION 2

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

***Unaudited Financial Reporting***  
*November 30, 2021*



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**Randal Park**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 405,899	\$ -	\$ -	\$ 405,899
Debit Card	\$ 2,479	\$ -	\$ -	\$ 2,479
<b>Investments:</b>				
State Board Administration Series 2012	\$ -	\$ -	\$ 372,870	\$ 372,870
Reserve	\$ -	\$ 401,038	\$ -	\$ 401,038
Revenue	\$ -	\$ 128,320	\$ -	\$ 128,320
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ 0	\$ -	\$ 0
Sinking Fund	\$ -	\$ 17	\$ -	\$ 17
<b>Series 2015</b>				
Reserve	\$ -	\$ 596,090	\$ -	\$ 596,090
Revenue	\$ -	\$ 117,581	\$ -	\$ 117,581
Interest	\$ -	\$ 11	\$ -	\$ 11
Prepayment	\$ -	\$ 6,877	\$ -	\$ 6,877
Construction	\$ -	\$ -	\$ 437	\$ 437
<b>Series 2018</b>				
Reserve	\$ -	\$ 58,838	\$ -	\$ 58,838
Revenue	\$ -	\$ 6,780	\$ -	\$ 6,780
Interest	\$ -	\$ 0	\$ -	\$ 0
Capital Interest	\$ -	\$ 2,539	\$ -	\$ 2,539
Construction	\$ -	\$ -	\$ 48	\$ 48
Cost of Issuance	\$ -	\$ -	\$ 7	\$ 7
Due from Colonial Properties	\$ 7,914	\$ -	\$ -	\$ 7,914
Due from Capital Reserve	\$ 16,875	\$ -	\$ -	\$ 16,875
Due from General Fund	\$ -	\$ 68,069	\$ -	\$ 68,069
<b>Total Assets</b>	<b>\$ 433,167</b>	<b>\$ 1,386,159</b>	<b>\$ 373,362</b>	<b>\$ 2,192,687</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 13,918	\$ -	\$ -	\$ 13,918
Due to Debt Service	\$ 68,069	\$ -	\$ -	\$ 68,069
Due to General Fund	\$ -	\$ -	\$ 16,875	\$ 16,875
<b>Total Liabilities</b>	<b>\$ 81,987</b>	<b>\$ -</b>	<b>\$ 16,875</b>	<b>\$ 98,861</b>
<b>Fund Balance:</b>				
<b>Assigned for:</b>				
Capital Reserves	\$ -	\$ -	\$ 355,996	\$ 355,996
<b>Restricted for:</b>				
Debt Service 2012	\$ -	\$ 554,043	\$ -	\$ 554,043
Debt Service 2015	\$ -	\$ 756,705	\$ -	\$ 756,705
Debt Service 2018	\$ -	\$ 75,411	\$ -	\$ 75,411
Capital Projects - Series 2012	\$ -	\$ -	\$ -	\$ -
Capital Projects - Series 2015	\$ -	\$ -	\$ 437	\$ 437
Capital Projects - Series 2018	\$ -	\$ -	\$ 55	\$ 55
Unassigned	\$ 351,180	\$ -	\$ -	\$ 351,180
<b>Total Fund Balances</b>	<b>\$ 351,180</b>	<b>\$ 1,386,159</b>	<b>\$ 356,487</b>	<b>\$ 2,093,826</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 433,167</b>	<b>\$ 1,386,159</b>	<b>\$ 373,362</b>	<b>\$ 2,192,687</b>

# Randal Park

## Community Development District

### General Fund

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

For The Period Ending November 30, 2021

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
<b>Revenues:</b>				
Special Assessments	\$ 963,338	\$ 59,368	\$ 59,368	\$ -
Colonial Properties Contribution	\$ 46,332	\$ 7,722	\$ 7,914	\$ 192
Miscellaneous Revenue	\$ 1,000	\$ 167	\$ 360	\$ 193
Activities	\$ 7,000	\$ 1,167	\$ -	\$ (1,167)
Rentals	\$ 7,000	\$ 1,167	\$ 1,750	\$ 583
<b>Total Revenues</b>	<b>\$ 1,024,670</b>	<b>\$ 69,590</b>	<b>\$ 69,392</b>	<b>\$ (198)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,400	\$ 600
FICA Expense	\$ 900	\$ 150	\$ 107	\$ 43
Annual Audit	\$ 4,400	\$ -	\$ -	\$ -
Trustee Fees	\$ 12,500	\$ -	\$ -	\$ -
Dissemination Agent	\$ 10,500	\$ 1,750	\$ 1,750	\$ -
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Engineering	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Attorney	\$ 20,000	\$ 3,333	\$ 1,138	\$ 2,195
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 41,792	\$ 6,965	\$ 6,965	\$ 0
Information Technology	\$ 1,400	\$ 233	\$ 233	\$ (0)
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Telephone	\$ 100	\$ 17	\$ -	\$ 17
Postage	\$ 650	\$ 108	\$ 65	\$ 43
Insurance	\$ 5,834	\$ 5,834	\$ 5,490	\$ 344
Printing & Binding	\$ 2,150	\$ 358	\$ 126	\$ 233
Legal Advertising	\$ 2,250	\$ 375	\$ -	\$ 375
Other Current Charges	\$ 1,700	\$ 283	\$ 81	\$ 203
Office Supplies	\$ 200	\$ 33	\$ 1	\$ 33
Property Appraiser	\$ 800	\$ -	\$ -	\$ -
Property Taxes	\$ 250	\$ 250	\$ 279	\$ (29)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative</b>	<b>\$ 135,601</b>	<b>\$ 28,733</b>	<b>\$ 23,009</b>	<b>\$ 5,723</b>
<b>Operations &amp; Maintenance</b>				
<b>Contract Services:</b>				
Field Management	\$ 17,912	\$ 2,985	\$ 2,985	\$ (0)
Wetland Maintenance	\$ 9,600	\$ 1,600	\$ -	\$ 1,600
Mitigation Monitoring	\$ 2,500	\$ 2,500	\$ 4,800	\$ (2,300)
Landscape Maintenance	\$ 288,264	\$ 48,044	\$ 48,026	\$ 18
Lake Maintenance	\$ 9,600	\$ 1,600	\$ 1,680	\$ (80)
Security Patrol	\$ 36,400	\$ 6,067	\$ 1,755	\$ 4,312
<b>Repairs &amp; Maintenance</b>				
Facility Maintenance	\$ 29,120	\$ 4,853	\$ 4,853	\$ (0)
Repairs & Maintenance	\$ 11,000	\$ 1,833	\$ 3,606	\$ (1,773)
Operating Supplies	\$ 9,800	\$ 1,633	\$ 599	\$ 1,034
Landscape Replacement	\$ 10,500	\$ 1,750	\$ 156	\$ 1,594
Irrigation Repairs	\$ 10,000	\$ 1,667	\$ 1,003	\$ 664
Alley Maintenance	\$ 1,500	\$ 250	\$ -	\$ 250
Stormwater Repairs & Maintenance	\$ 1,500	\$ 250	\$ -	\$ 250
Fountain Maintenance	\$ 3,500	\$ 583	\$ 445	\$ 138
Sign Maintenance	\$ 1,000	\$ 167	\$ -	\$ 167
Pressure Washing	\$ 5,700	\$ -	\$ -	\$ -

# Randal Park

## Community Development District

### General Fund

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

For The Period Ending November 30, 2021

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
<b>Utilities</b>				
Utilities - Common Area	\$ 30,000	\$ 5,000	\$ 2,314	\$ 2,686
Streetlighting	\$ 110,000	\$ 18,333	\$ 16,931	\$ 1,402
<b>Amenity Center</b>				
Amenity Management	\$ 79,441	\$ 13,240	\$ 13,240	\$ 0
Pool Attendants	\$ 15,600	\$ -	\$ -	\$ -
Pool Permit	\$ 550	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,000	\$ 667	\$ 573	\$ 93
Utilities - Amenity Center	\$ 21,000	\$ 3,500	\$ 3,204	\$ 296
Refuse Service	\$ 2,400	\$ 400	\$ 420	\$ (20)
Amenity Center Access Cards	\$ 1,000	\$ 167	\$ -	\$ 167
HVAC Maintenance	\$ 574	\$ 96	\$ -	\$ 96
Special Events	\$ 13,962	\$ 2,327	\$ 2,300	\$ 27
Holiday Decorations	\$ 4,410	\$ 4,410	\$ 8,179	\$ (3,769)
Security Monitoring	\$ 600	\$ 600	\$ 1,082	\$ (482)
Janitorial Services	\$ 16,000	\$ 2,667	\$ 3,391	\$ (724)
Pool Maintenance	\$ 15,330	\$ 2,555	\$ 2,880	\$ (325)
Pool Repairs & Maintenance	\$ 3,200	\$ 533	\$ 252	\$ 281
Fitness Repairs & Maintenance	\$ 5,000	\$ 833	\$ -	\$ 833
Amenity Repairs & Maintenance	\$ 1,480	\$ 247	\$ -	\$ 247
Pest Control	\$ 650	\$ 108	\$ 100	\$ 8
<b>Other</b>				
Property Insurance	\$ 36,925	\$ 36,925	\$ 34,743	\$ 2,182
Contingency	\$ 4,625	\$ 771	\$ -	\$ 771
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 814,643</b>	<b>\$ 169,161</b>	<b>\$ 159,518</b>	<b>\$ 9,643</b>
<b>Total Expenditures</b>	<b>\$ 950,244</b>	<b>\$ 197,894</b>	<b>\$ 182,528</b>	<b>\$ 15,366</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 74,426</b>		<b>\$ (113,136)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out) - Capital Reserve	\$ (74,426)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (74,426)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (113,136)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 464,316</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 351,180</b>	



**Randal Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending November 30, 2021

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 83	\$ 61	\$ (22)
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 83</b>	<b>\$ 61</b>	<b>\$ (22)</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ 8,596	\$ 8,596	\$ -
Walking Path Repair	\$ 75,000	\$ -	\$ -	\$ -
Splash Pad	\$ 18,000	\$ -	\$ -	\$ -
Pergola staining/repairs	\$ 10,000	\$ -	\$ -	\$ -
Painting Parking lot fencing	\$ 3,500	\$ -	\$ -	\$ -
Fountain	\$ 20,000	\$ 4,584	\$ 4,584	\$ -
<b>Total Expenditures</b>	<b>\$ 151,500</b>	<b>\$ 13,180</b>	<b>\$ 13,180</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (151,000)</b>		<b>\$ (13,119)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 74,426	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 74,426</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (76,574)</b>		<b>\$ (13,119)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 377,198</b>		<b>\$ 369,114</b>	
<b>Fund Balance - Ending</b>	<b>\$ 300,624</b>		<b>\$ 355,996</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund Series 2012**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2021**

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
<b>Revenues:</b>				
Assessments	\$ 397,350	\$ 24,663	\$ 24,663	\$ -
Interest	\$ 100	\$ 17	\$ 13	\$ (4)
<b>Total Revenues</b>	<b>\$ 397,450</b>	<b>\$ 24,679</b>	<b>\$ 24,676</b>	<b>\$ (4)</b>
<b>Expenditures:</b>				
Principal Payment - 11/01	\$ 90,000	\$ 90,000	\$ 90,000	\$ -
Interest Payment - 11/01	\$ 146,856	\$ 146,856	\$ 146,856	\$ -
Interest Payment - 05/01	\$ 144,269	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 381,125</b>	<b>\$ 236,856</b>	<b>\$ 236,856</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 16,325</b>		<b>\$ (212,181)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 361,874</b>		<b>\$ 766,224</b>	
<b>Fund Balance - Ending</b>	<b>\$ 378,199</b>		<b>\$ 554,043</b>	

# Randal Park

## Community Development District

### Debt Service Fund Series 2015

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

For The Period Ending November 30, 2021

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
<b>Revenues:</b>				
Assessments	\$ 596,080	\$ 36,137	\$ 36,137	\$ -
Interest	\$ 125	\$ 21	\$ 18	\$ (3)
<b>Total Revenues</b>	<b>\$ 596,205</b>	<b>\$ 36,158</b>	<b>\$ 36,155</b>	<b>\$ (3)</b>
<b>Expenditures:</b>				
Principal Payment - 11/01	\$ 170,000	\$ 170,000	\$ 170,000	\$ -
Interest Payment - 11/01	\$ 206,803	\$ 206,696	\$ 206,696	\$ -
Interest Payment - 05/01	\$ 203,190	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 579,993</b>	<b>\$ 376,696</b>	<b>\$ 376,696</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 16,213</b>		<b>\$ (340,541)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 491,475</b>		<b>\$ 1,097,246</b>	
<b>Fund Balance - Ending</b>	<b>\$ 507,687</b>		<b>\$ 756,705</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2021**

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
<b>Revenues:</b>				
Assessments	\$ 117,674	\$ 7,252	\$ 7,252	\$ -
Interest	\$ 50	\$ 8	\$ 2	\$ (6)
<b>Total Revenues</b>	<b>\$ 117,724</b>	<b>\$ 7,261</b>	<b>\$ 7,254</b>	<b>\$ (6)</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 42,913	\$ 42,913	\$ 42,913	\$ -
Principal Payment - 05/01	\$ 30,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 42,913	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 115,825</b>	<b>\$ 42,913</b>	<b>\$ 42,913</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,899</b>		<b>\$ (35,658)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 51,236</b>		<b>\$ 111,069</b>	
<b>Fund Balance - Ending</b>	<b>\$ 53,135</b>		<b>\$ 75,411</b>	

**Randal Park**  
**Community Development District**  
**Capital Project Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2021**

	Series 2012	Series 2015	Series 2018	Total
<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 (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ 437</b>	<b>\$ 55</b>	<b>\$ 491</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 437</b>	<b>\$ 55</b>	<b>\$ 491</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 59,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,368
Colonial Properties Contribution	\$ 4,003	\$ 3,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,914
Miscellaneous Revenue	\$ 110	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals	\$ 1,500	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
<b>Total Revenues</b>	<b>\$ 5,613</b>	<b>\$ 63,779</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 69,392</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
PICA Expense	\$ 46	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,138
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,483	\$ 3,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,965
Information Technology	\$ 117	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 65	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65
Insurance	\$ 5,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,490
Printing & Binding	\$ 61	\$ 64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 44	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81
Office Supplies	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 279
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative</b>	<b>\$ 17,194</b>	<b>\$ 5,815</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,009</b>
<b>Operations &amp; Maintenance:</b>													
Contract Services:													
Field Management	\$ 1,493	\$ 1,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,985
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Landscape Maintenance	\$ 24,013	\$ 24,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,026
Lake Maintenance	\$ 840	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,680
Security Patrol	\$ 1,462	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,755
Repairs & Maintenance:													
Facility Maintenance	\$ 2,427	\$ 2,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,853
Repairs & Maintenance	\$ 3,521	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,606
Operating Supplies	\$ 599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 599
Landscape Replacement	\$ -	\$ 156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156
Irrigation Repairs	\$ 1,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003
Alley Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Maintenance	\$ 295	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 445
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
<b>Utilities</b>													
Utilities - Common Area	\$ 1,226	\$ 1,088	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,314
Streetslighting	\$ 8,466	\$ 8,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,931
<b>Amenity Center</b>													
Amenity Management	\$ 6,620	\$ 6,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,240
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 287	\$ 287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 573
Utilities - Amenity Center	\$ 1,721	\$ 1,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,204
Refuse Service	\$ 206	\$ 214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events	\$ 1,695	\$ 605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300
Holiday Decorations	\$ 8,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,179
Security Monitoring	\$ 927	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,082
Janitorial Services	\$ 1,532	\$ 1,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,391
Pool Maintenance	\$ 1,278	\$ 1,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,880
Pool Repairs & Maintenance	\$ 252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252
Fitness Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
<b>Other</b>													
Property Insurance	\$ 34,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,743
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 107,634</b>	<b>\$ 51,884</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 159,518</b>
<b>Total Expenditures</b>	<b>\$ 124,828</b>	<b>\$ 57,700</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 182,528</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (19,215)</b>	<b>\$ 6,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (13,116)</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (19,215)</b>	<b>\$ 6,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (13,116)</b>

**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
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$401,038
Bonds Outstanding - 09/30/2013	\$5,115,000
Less : November 1, 2013 (Mandatory)	(\$65,000)
Less : November 1, 2014 (Mandatory)	(\$70,000)
Less : November 1, 2015 (Mandatory)	(\$70,000)
Less : November 1, 2016 (Mandatory)	(\$75,000)
Less : November 1, 2017 (Mandatory)	(\$80,000)
Less : November 1, 2018 (Mandatory)	(\$85,000)
Less : November 1, 2019 (Mandatory)	(\$90,000)
Less : November 1, 2020 (Mandatory)	(\$95,000)
Less : November 1, 2020 (Special Call)	(\$15,000)
Less : August 1, 2021 (Special Call)	(\$5,000)
Less : November 1, 2021 (Mandatory)	(\$90,000)
<b>Current Bonds Outstanding</b>	<b>\$4,375,000</b>

<b>Series 2015 Special Assessment Bonds</b>	
Interest Rate :	Various (4.25% , 5% , 5.2%)
Maturity Date :	11/1/2045
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)
Less : November 1, 2021 (Mandatory)	(\$170,000)
<b>Current Bonds Outstanding</b>	<b>\$8,055,000</b>

<b>Series 2018 Special Assessment Bonds</b>	
Interest Rate :	Various (4.100% , 4.500% , 5.050% , 5.200%)
Maturity Date :	11/1/2049
Reserve Fund Requirement :	\$58,837
Reserve Fund Balance :	\$58,838
Bonds Outstanding - 12/17/2018	\$1,770,000
Less : May 1, 2020 (Mandatory)	(\$30,000)
Less : May 1, 2021 (Mandatory)	(\$30,000)
<b>Current Bonds Outstanding</b>	<b>\$1,710,000</b>



# Randal Park

## COMMUNITY DEVELOPMENT DISTRICT

### Assessment Receipt Schedule

Fiscal Year 2022

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion			Series 2012 Debt		Series 2015 Debt		Series 2018 Debt		Total
										Service	Debt	Service	Debt	Service	Debt	
									46.59%	19.36%	28.36%	5.69%	100.00%			
		Gross Assessments	\$ 1,024,828.80	\$		\$ 425,732.67	\$	623,799.93	\$	425,732.67	\$	623,799.93	\$	125,190.00	\$	2,199,551.40
		Net Assessments	\$ 963,339.07	\$		\$ 400,188.71	\$	586,371.93	\$	400,188.71	\$	586,371.93	\$	117,678.60	\$	2,067,578.32
<b>ON ROLL ASSESSMENTS</b>																
11/8/21	1	\$5,052.95	\$0.00	(\$265.29)	\$0.00	\$4,787.66	\$2,230.69	\$926.67	\$1,357.80	\$272.50	\$4,787.66	\$272.50	\$4,787.66			
11/15/21	2	\$45,413.12	\$0.00	(\$1,816.54)	\$0.00	\$43,596.58	\$20,312.79	\$8,438.31	\$12,364.13	\$2,481.35	\$43,596.58	\$2,481.35	\$43,596.58			
11/22/21	3	\$82,329.13	\$0.00	(\$3,293.19)	\$0.00	\$79,035.94	\$36,824.92	\$15,297.75	\$22,414.85	\$4,498.42	\$79,035.94	\$4,498.42	\$79,035.94			
<b>TOTAL</b>		<b>\$ 132,795.20</b>	<b>\$ -</b>	<b>\$ (5,375.02)</b>	<b>\$ -</b>	<b>\$ 127,420.18</b>	<b>\$ 59,360.40</b>	<b>\$ 24,662.73</b>	<b>\$ 36,136.78</b>	<b>\$ 7,252.27</b>	<b>\$ 127,420.18</b>	<b>\$ 7,252.27</b>	<b>\$ 127,420.18</b>			

6%	Net Percent Collected
\$1,940,158.14	Balance Remaining to Collect

# SECTION 4



# RANDAL PARK CDD AMENITY SUMMARY REPORT

November 2021  
Randal House Clubhouse

# Community Events

MONTH	EVENT	FREQUENCY	PARTICIPATION
November	Pizza Night	Twice p/month	100 + 90 = 190
	Food Truck Social	Monthly (two trucks)	Nona Bistro Food Truck: 38 orders Betta's Pizza Food Truck: 18 orders Naked Cupcake Food Truck: 40 Orders
	Coffee Break – Food Truck	Twice p/Monthly starting December	Tinto's House: 37 tickets

## SCHEDULED EVENTS FOR DECEMBER

HOLIDAY MIX

HOLIDAY SHOW ON WHEELS

PIZZA NIGHT

FOOD TRUCK SOCIAL

COFFEE BREAK

# 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

# PAINT NIGHT

Paint Night  
Friday, Nov 12, 2021

12 Residents attended the event.

The residents brought their own bottle of wine to share.

