Randal Park Community Development District

Agenda

January 21, 2022

AGENDA

Randal Park

Community Development District

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

January 14, 2022

Board of Supervisors Randal Park Community Development District

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet Friday, January 21, 2022 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 December 17, 2021 Meeting
- 4. Engineer's Report
- 5. Discussion of Potential Amenity Rule Changes
- 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 Under Separate Cover
 - 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 December 17, 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 discussion of potential amenity rue changes. A copy of the current rules are enclosed for reference.

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, December 17, 2021 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Stephany Cornelius Chairperson
Katie Steuck Vice Chairperson
Chuck Bell Assistant Secretary

David Grimm Assistant Secretary by phone

Matthew Phelps Assistant Secretary

Also present were:

Jason ShoweDistrict ManagerKristin TruccoDistrict Counsel

James Hoffman District Engineer by phone

William Viasalyers Field Manager
Marcia Calleja Amenity Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 19, 2021 Meeting

On MOTION by Mr. Phelps seconded by Ms. Cornelius with all in favor the minutes of the November 19, 2021 meeting were approved, as amended.

FOURTH ORDER OF BUSINESS

Engineer's Report

Mr. Hoffman stated we have been working with Kristen over the last couple of weeks; I don't know if she has seen additional guidance regarding the District's needs assessment and

some of the documents we were expecting to come from the state. Has there been any movement on the state level?

Ms. Trucco stated no, it was just one of the reports they prepared a form for, the wastewater and stormwater that I sent you. We haven't been put on notice that the other forms are ready. I will check on that and get back to you.

FIFTH ORDER OF BUSINESS Consideration of Proposal for Treadmill

Staff was authorized to have the treadmill repaired and then look at other options for the purchase of a new treadmill for the Board to consider.

SIXTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Assessment Administration Agreement

On MOTION by Ms. Cornelius seconded by Mr. Bell with all in favor the agreement with the Orange County Property Appraiser was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Cell Tower Access Area

Ms. Steuck stated I thought they were going to have a gravel road at some point.

Mr. Bell stated it is stabilized underneath with a gravel bed and sod on top. In November you had 2 ½ inches of rain, but we will make sure it gets fixed.

EIGHTH ORDER OF BUSINESS Discussion of Dog Park Wall

Mr. Showe stated we were made aware of an incident and we put in some temporary fencing and we will look for a permanent solution.

Mr. Viasalyers stated I'm waiting on a couple of proposals.

Ms. Steuck asked if you get those bids back before the next meeting could you email them to the Board so that we don't have to wait until a meeting?

Mr. Showe responded yes and depending on the cost it may be something we circulate to the Board to see if there are any objections. The temporary fencing was relatively inexpensive.

Mr. Viasalyers stated the residents appreciate the safety aspect, but the aesthetics are not ideal. The sooner we replace it with a permanent solution, the better.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated one of the tasks I was looking into was a fee exemption to use the clubhouse for 501(c)(3) non-profit organizations. We looked into it and I want to make sure there is no bond restrictions or something that implicates the CDD being a government entity and having a restriction against doing that. I confirmed there are none and if it is the Board's desire we recommend if you want to do a fee exemption for those 501(c)(3) non-profit organizations to hold a fee hearing. We have to publish notice and hold a hearing. We would just be amending our current rules to allow fee exemption for use of the clubhouse. We recommend it be a once annual exception to the fees.

Mr. Grimm stated thank you for looking into that and also for the support of the other Board members in looking at changing this. When you mention the one time per year that was my recommendation, just note that for 501(c)(3) you could have multiple girl scout troops within the community. Are we saying we are going to limit it to one time girl scout troop or one time for those groups?

Ms. Trucco stated it is completely up to the Board. From a legal perspective you have the authority to limit or have a fee exemption for a 501(c)(3). If this becomes a situation where the clubhouse is always booked the Board can come back and amend the rules.

On MOTION by Mr. Phelps seconded by Mr. Grimm with all in favor staff was authorized to notice a rate hearing to amend the rules.

Ms. Steuck asked are there any other rules that need to be changed since we are going through the process?

Mr. Showe stated I will circulate the rules to the Board this afternoon and between now and the next meeting if you see something we can incorporate those.

Ms. Trucco stated this kind of leads to my next update. We may want a rule amendment, if there is already a rule in place for dusk to dawn for the parks and walking paths. The Board and some residents expressed interest in putting lights around the walking paths. Jason reached out to the insurance carrier and they brought up a good point, they acknowledge we are inviting more people to use the paths and there could be an increase in incidents and potential claims but at the same time if it is not closed off and is open at night there could be an argument made that we had a duty to install lights now that we have been put on notice that folks are walking at night on our paths. It is up to the Board what you would like to do. The insurance company has made

a recommendation that if it is in the District's budget and the Board is willing to install the lights that we put them on a timer that corresponds with the walking path hours. Some of our districts have a dusk to dawn policy; they keep their lights on for about an hour after dusk.

Ms. Steuck asked didn't we get a quote for lights at some point?

Mr. Viasalyers stated I had a quote from OUC and one from Terry's Electric and OUC was relatively cheap, they install them at cost and then there is a lease. I will go back and look but I think it was an additional \$2,000 to \$3,000 a month.

Mr. Showe stated the recommendation from the insurance carrier was to turn them off an hour after the sun goes down and is that worth the investment of the cost of the lights.

Mr. Phelps stated especially in the winter it gets dark at 5 p.m. and people may walk until 8 or 9 so if you could manipulate the time and say 9 p.m. because you won't want the lights on until 3 a.m.

Ms. Trucco stated if you choose to keep the lights on until 9 p.m. you can have signage that says, caution, walk at your own risk or something like that.

Mr. Bell stated there are alternatives if the Board wants to look at bollard lights. Dowden West CDD down the street just purchased solar lights that were several thousand dollars each and there was also maintenance that was not much. You have to go through the financials to see if it is better to lease it for 20 years or pay it outright. It may be a solution; you don't have to have a meter and you are not hard wiring. I think they are due to be installed around the end of the year. I can let staff know when they are in and if anybody wants to see them you can go there.

Ms. Steuck stated I don't like the idea of purchasing lights for \$60,000 and then having to maintain them. If OUC installed them at no cost and we just pay for the use that would be okay but you would have to confirm that we can put them on a timer and if we can adjust the time based on the time of year.

Mr. Viasalyers stated we can put them on a timer.

Ms. Steuck stated we have miles of sidewalks in the neighborhood and this may be a third of a mile. Is it really worth all that cost and maintenance to get a third of a mile more of walking space?

Ms. Cornelius stated if we are going to do lights it would be better to do green spaces.

Ms. Steuck stated that's the thing, they are going to want green spaces done.

Mr. Showe stated if we are going to change the rules and you wanted to change those hours, that would be the time to do it, because you can only make those changes during the rulemaking process.

Ms. Steuck asked isn't the dusk to dawn rule already in place?

Ms. Trucco stated as far as the green space, that is the rule.

Ms. Phelps stated when you pull into the neighborhood and look to the left it would be more beautification than anything else because you now have a lit area around the waterway and there are tons of sidewalks that are far brighter. It will be pretty but if the intent is to be lit for safety then it should probably be lit 24 hours.

Ms. Cornelius stated I'm in favor of it if we can have a timer.

Mr. Grimm asked is there an estimated time that solar lights stay on?

Mr. Bell stated I can only speak to the ones that Dowden West just ordered, those were on a photometric cell and it would be on from dusk to dawn. I don't recall if they had timing capabilities for the solar bollards. These solar bollards are only about 42" above grade and made to promote that pathway and not anything else. I will forward Jason the information on that. Solar lighting has gone much further in its technology and it is not the ones you see at Home Depot that last a year or two.

Ms. Trucco stated we are finally on our final step of the railroad agreement, the others that I had requested something express in the agreement saying the CDD could go back to CFX and request additional landscaping in that space. That has been added and it will be ready for execution within this month.

B. Manager

i. Approval of Check Register

Mr. Showe presented the check register from November 13, 2021 through December 9, 2021 in the amount of \$71,577.10.

On MOTION by Mr. Bell 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 stated we still have an issue with the electric for the lake fountain and the electrician will provide a proposal to upgrade the wiring. We have a potential shipping date on the swing set of 1/17/22. The solar lights for Hildreth by the school has been pushed back to 1/18/22 for shipping. We received an updated quote for the splash pad and recommend approval so we can get that scheduled; the cost went up a little bit to \$17,062.

Mr. Showe stated we have \$18,000 in the budget for that.

On MOTION by Ms. Steuck seconded by Ms. Cornelius with all in favor the splash pad proposal in the amount of \$17,062 was approved and Counsel was authorized to prepare an agreement for this contract.

Mr. Viasalyers stated I have the mile marker signs for the pond, but I don't know if you want them on the left or right.

Mr. Grimm stated the right side is fine.

iv. Amenity Report

Ms. Calleja gave an overview of the amenity center report, copy of which was included in the agenda package.

TENTH ORDER OF BUSINESS Supervisor's Requests

Ms. Cornelius stated I received a message from Lynn Resnick, a resident who lives next to the middle park, and she said there are lights around the outside of the playground that worked initially, but they haven't worked in years and it is pretty dark out there at night. Can they be repaired. From Tallfield to Lovett they have been out for years and there are some out behind the fountain wall. It is really dark by the playground.

Ms. Calleja stated the playground didn't have specific lights, there are streetlights around that area.

Ms. Steuck stated there may have been landscape lights.

Mr. Viasalyers stated I'm aware of it, she called me a little while ago and I talked to her about that. I'm looking into it, but they are landscape lights. I am working with the vendor to get a proposal.

Ms. Steuck asked could we ask OUC to put in bright bulbs in areas that are supposed to be more illuminated, such as a green space where people walk their dogs at night?

Mr. Viasalyers responded we can ask.

Mr. Bell stated it may depend on the fixture if it is able to be upgraded to a certain wattage.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Next Meeting Date

Mr. Showe stated the next meeting is scheduled for January 21, 2022.

On MOTION by Ms. Cornelius seconded by Mr. Phelps with all in favor the meeting adjourned at 10:25 a.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman		

SECTION V



RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

AMENITY FACILITIES POLICIES

Final Approved August 1, 2014

Amended June 5, 2015 Amended March 17, 2017

Randal House Clubhouse 8730 Randal Park Blvd. Orlando, Florida 32832

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DEFINITIONS

- "Amenity Facilities" shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Randal House Clubhouse, together with its appurtenant facilities and areas and District Recreational Amenities.
- "Amenity Facilities Policies" or "Policies" shall mean these Amenity Facilities Policies of Randal Park Community Development District, as amended from time to time.
- "Amenity Manager" shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District.
- "Board of Supervisors" or "Board" shall mean the Randal Park Community Development District's Board of Supervisors.
 - "District" shall mean the Randal Park Community Development District.
- "District Manager" shall mean the professional management company with which the District has contracted to provide management services to the District.
- "Guest" shall mean any individual that is invited to use the Amenity Facilities with a Resident, Renter or Non-Resident Member.
- "Non-Resident Annual User Fee" shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.
- "Non-Resident Member" shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities.
- "Patron" or "Patrons" shall mean Residents, Non-Resident Members, and Renters/Leaseholders who are eighteen (18) years of age and older.
- "Renter" shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.
- "Resident" shall mean any person or family owning property within the Randal Park Community Development District.

ACCESS CARDS

- 1. Access cards (or similar access devices) may be issued to members of each Resident's household, Renters or Non-Resident Members. There is a charge to replace lost or stolen cards or for additional cards.
- 2. Each household will be issued a maximum of two (2) access cards. The first two (2) cards will be issued at no charge to the Resident.
- 3. Renters will be required to purchase their own access cards.
- 4. All Patrons will be required to sign a waiver of liability before using the District amenities and obtaining their access card(s).
- 5. Patrons may be required to present access cards upon request by staff at any Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

The Annual User Fee for any person not owning real property within the District is \$2,000.00 per year, and this fee shall include privileges for up to four (4) people total. This payment must be paid in full at the time of completion of the Non-Resident Member application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes.

GUEST POLICIES

- 1. Guests must be accompanied by a Resident, Renter or Non-Resident Member at all times while using the Amenity Facilities.
- 2. Resident, Renter or Non-Resident Members may accompany no more than four (4) guests per registered Resident, Renter or Non-Resident Member to the Amenity Facilities.
- 3. Residents, Renters or Non-Resident Members are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Resident, Renter or Non-Resident Member's privileges and membership.

RENTER'S PRIVILEGES

- 1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
- 2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as purchase an access card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
- 3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
- 4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
- 5. Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

- 1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
- 2. All Patrons may be required to present their access cards in order to gain access to the Amenity Facilities.
- 3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
- 4. Dogs and all other pets (with the exception of service dogs) are not permitted inside of the Randal House Clubhouse, pool and pool deck, splash pad or gym. In the event a special event is held, as previously approved by the Amenity Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.

- 5. Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Amenity Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
- 6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks on a case-by-case basis.
- 7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
- 8. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these polices at any time he or she sees fit.
- 9. All lost or stolen access cards should be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards.
- 10. Smoking is not permitted at the Randal House Clubhouse together with its appurtenant facilities and areas and District Recreational Amenities.
- 11. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
- 12. Pool and Splash Pad rules that are posted in the appropriate area must be observed.
- 13. Patrons and their Guests shall treat all staff members with courtesy and respect.
- 14. Off-road motorbikes/vehicles and golf carts are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
- 15. Skateboarding is not allowed on the Amenity Facilities property at any time.
- 16. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Amenity Manager.

- 17. Except at certain functions when the clubhouse is rented, and only in the rented portion, alcoholic beverages may not be sold, served and consumed on the Amenity Facility premises in accordance with state and local laws.
- 18. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
- 19. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- 20. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.
- 21. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
- 22. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
- 23. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
- 24. There shall be no overnight parking in the Amenity Facility parking lot.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and their Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.

- 2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
- 3. Any Patron who in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.
- 4. Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, or any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities' operators, officers, employees, representatives, contractors or agents, said party bringing suit shall be liable to the prevailing party (i.e. the District, etc.) for all costs and expenses incurred by it in the defense of such suit, including court costs and attorney's fees through all appellate proceedings.

GENERAL RANDAL PARK AMENITY FACILITY USAGE POLICY

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager as listed below. The specific hours of operation will be designated by season.

Clubhouse: 10am - 6pm (M-F)

Fitness Center: 24/7

Pool Area: dawn until dusk (Specific hours set seasonally)

Splash Pad: dawn until dusk
Dog Park: dawn until dusk
Playground: dawn until dusk

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Amenity Manager (phone number 407-247-0984) and to the office of the District Manager (phone number 407-841-5524).

District Equipment: Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guest would be responsible to the District for any cost associated with repair or replacement of the equipment.

Alcoholic Beverage Policy: Except for specific exclusions identified herein, NO alcoholic beverages may be sold, served, and consumed on the premises in accordance with state and local laws.

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

DOG RULES

Walking Trail

- 1. Dogs must be on a leash at all times.
- 2. Aggressive dogs are not permitted on the premises. Dogs must be removed from the walking trail at the first sign of aggression.
- 3. Dog feces must be cleaned up by owners. Three (3) Doggie Pots are provided throughout the walking trail for proper disposal.

Dog Park

- 1. Dogs must be current on all vaccinations.
- 2. Dogs must be leashed when entering and exiting the Dog Park.
- 3. No Children under the age of 16 are permitted unless accompanied by an adult. Children have a tendency to scream and run when excited, which can trigger a dog's prey drive or natural instinct to chase. For this reason and for the safety of your children, we do not recommend bringing small children and infants into the dog park.

- 4. Aggressive dogs are not permitted on the premises. Dogs must be removed at the first sign of aggression.
- 5. Female dogs in heat are prohibited from entering the park.
- 6. Dog owners must be in the park and within view of their dogs at all times.
- 7. All off-leash dogs must be under voice control of their owners. If you cannot control your dog off leash, keep your pet leashed at all times.
- 8. Dog owners must keep their leash in hand at all times.
- 9. Please do not bring dog food into the park.
- 10. Owner must clean up dog feces. Seal waste in plastic bags before disposing in designated receptacles.
- 11. Fill any holes your dog digs.
- 12. Failure to abide by the park rules may result in loss of privileges.

PLAYGROUND RULES

- 1. Use playground at your own risk.
- 2. Playground is designed for ages twelve (12) and under.
- 3. Children must be accompanied by an adult.
- 4. No glass or alcoholic beverages allowed on the playground.
- 5. Proper footwear required at all times.
- 6. Improper use of equipment prohibited.
- 7. No pets on the playground.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK

- 1. Patrons may be required to present their access cards or verification of registration while in the swimming pool area. At any given time, a Resident, Renter or Non-Resident Member is allowed up to four (4) Guests per each registered Resident, Renter or Non-Resident Member to the swimming pool (unless a greater number of guests has been approved by the Amenity Manager).
- 2. Guests under fifteen (15) years of age must be accompanied at all times by a parent or Patron during usage of the pool facility.
- 3. No diving, jumping, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
- 4. Diving is prohibited.
- 5. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities.
- 6. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Amenity Manager. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
- 7. Showers are required before entering the pool.

- 8. Patrons and Guests may bring non-alcoholic beverages and food to the pool area and must properly dispose of all trash by utilizing the proper disposal containers upon exiting the pool. Glass containers are prohibited. The wet pool deck (the four foot wide unobstructed pool deck area around the outside of the pool water perimeter) must remain clear of all food and beverages at all times.
- 9. There is no consumption of food or drinks while in the pool.
- 10. Those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
- 11. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.
- 12. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
- 13. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area or inside any Amenity Center gates at any time.
- 14. The Amenity Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
- 15. Any person swimming during non-posted swimming hours may be suspended from using the facility.
- 16. Proper swim attire (no cutoffs) must be worn in the pool.
- 17. No chewing gum is permitted in the pool or on the pool deck area.
- 18. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
- 19. No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.
- 20. Radio controlled water craft are not allowed in the pool area.
- 21. Pool entrances must be kept clear at all times.
- 22. No swinging on ladders, fences, or railings is allowed.
- 23. Pool furniture is not to be removed from the pool area.
- 24. Loud, profane, or abusive language is absolutely prohibited.
- 25. No physical or verbal abuse will be tolerated.
- 26. Tobacco products are not allowed in the pool area.
- 27. Illegal drugs are not permitted.
- 28. The District is not responsible for lost or stolen items.
- 29. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
- 30. The Randal House Clubhouse pool, splash pad and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board.

SPASH PAD RULES

NO LIFEGUARD ON DUTY -- USE AT YOUR OWN RISK

- 1. All previous safety issues under pool rules apply.
- 2. Those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste at the splash pad.
- 3. No running on the splash pad.
- 4. No food or drinks are allowed to be consumed while on the splash pad.
- 5. No smoking.

SWIMMING POOL: THUNDERSTORM POLICY

The Amenity Manager may control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at their discretion.

FITNESS CENTER POLICIES

Eligible Users: Patrons and Guests fifteen (15) years of age and older are permitted to use the District fitness centers during designated operating hours.

Food and Beverage: Food is not permitted within the District fitness centers. Beverages, however, are permitted in the District fitness centers if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the District fitness centers.

- 1. Appropriate attire and footwear (covering the entire foot) must be worn at all times in the District fitness centers. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
- 2. Each individual is responsible for wiping off fitness equipment after use.
- 3. Hand chalk is not permitted to be used in the District fitness centers.
- 4. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
- 5. No bags, gear, or jackets are permitted on the floor of the District Fitness Centers or on the fitness equipment.
- 6. Weights or other fitness equipment may not be removed from the District fitness centers.
- 7. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
- 8. Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
- 9. Please replace weights to their proper location after use.

- 10. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- 11. Any fitness program operated, established and run by the Amenity Manager may have priority over other users of the District fitness centers.

RANDAL HOUSE CLUBHOUSE: RESERVATION POLICY

Patrons, upon payment of applicable fees, may reserve the Randal House Clubhouse through the Amenity Manager's office for various meetings, classes, events, etc. for a maximum of four (4) hours per event. Patron may only hold one four (4) hour event block per day. Reservation of the Randal House Clubhouse is on a first come, first serve basis and is subject to approval by the Amenity Manager. Refer to the Rules of the Randal Park Community Development District, Chapter III - "Rental Fees For Use of Certain Randal Park Facilities" (the "Rules – Chapter III"), for a complete schedule of rental fees and deposits. Please contact the Amenity Manager to make the proper arrangements regarding availability.

It is District policy that no alcohol of any kind is to be brought into, or taken away from, the facility without the District's approval.

Below are the policies and guidelines set forth and agreed upon by the Board and Amenity Manager regarding events in the Randal House Clubhouse:

Policies

- 1. Applicants for rental of the Randal House Clubhouse may only be a Resident, Renter or Non-Resident Member wishing to rent the Randal House Clubhouse. Refer to the Rules Chapter III for more information.
- 2. Applicants may rent the Randal House Clubhouse designated rental room only, as certain amenities may not be reserved for private use.
- 3. Facilities will be reserved on a first-come, first-served basis.
- 4. Applicant may reserve the Randal House Clubhouse for up to four (4) hours only; one (4) hour reservation per day. (You are required to provide a minimum 30 day notice before your event in order to make a reservation)
- 5. All applicants will be required to fill out and sign the District Facility Use Application Agreement at the Randal House Clubhouse office.
- 6. Staff will not accept voice messages left with the Randal House Clubhouse as a reservation. You must speak with to a staff member either on the phone, in person or by e-mail to confirm your reservations. Staff will provide a written authorization.
- 7. Please call the Randal House Clubhouse if you cannot make your scheduled reservation.
- 8. There are no personal "standing" weekly reservations allowed for the facilities listed in the reservation policy.
- 9. Applicants are responsible for ensuring that their Guests adhere to the policies set forth herein.
- 10. The volume of live or recorded music must not violate applicable City of Orlando noise ordinances.

- 11. Alcoholic beverage service, if approved, shall only be obtained through a service licensed to serve alcoholic beverages. Such service may be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party.
- 12. Patrons are not allowed to bring and utilize their own personal grills or smokers at the Randal House Clubhouse. Upon approval by the Amenity Manager, Patrons may hire an insured caterer to provide this service and the location of any grill or smoker will be at the discretion of the Amenity Manager. Such catering service will be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party.
- 13. These policies are subject to change at any time pursuant to action by the Board of Supervisors as a duly noticed District Board Meeting.

PHASE II GREEN SPACE USE RULE RANDAL PARK CDD PHASE II GREEN SPACE: RESERVATION POLICY

Patrons, upon payment of applicable fees, may reserve a portion of the Phase II Green Space between Burrows Street and Lovett Avenue (the "Phase II Green Space") through the Amenity Manager's office for various meetings, classes, events, etc. for a maximum of a two (2) hour block per event. Patron may only hold one two (2) hour event block per day. Reservation of the Phase II Green Space is on a first come, first serve basis and is subject to approval by the Amenity Manager. Refer to the other provisions of the Rules of the Randal Park Community Development District, Chapter III - "Rental Fees For Use of Certain Randal Park Facilities" (the "Rules – Chapter III"), for a complete schedule of rental fees and deposits. Please contact the Amenity Manager to make the proper arrangements regarding availability.

It is District rule that no alcohol of any kind is to be brought into, or taken away from, the facility without the District's approval.

Below are the rules set forth and agreed upon by the Board and Amenity Manager regarding events at the Phase II Green Space:

General Green Space Use Rules:

- 1. Applicants for rental of the Phase II Green Space may only be a Resident, Renter or Non-Resident Member wishing to rent a portion of the Phase II Green Space. Refer to the Rules Chapter III for more information.
- 2. Applicants may rent the designated Phase II Green Space only, as certain amenities may not be reserved for private use. The space should not exceed 50% of the Phase II Green Space in order to allow other residents to enjoy the facilities simultaneously.
- 3. Facilities will be reserved on a first-come, first-served basis.
- 4. Applicant may reserve the portion of the Phase II Green Space for up to two (2) hours only; one (2) hour reservation per day. (You are required to provide a minimum 30 day notice before your event in order to make a reservation)

- 5. All applicants will be required to fill out and sign the District Facility Use Application Agreement at the Randal House Clubhouse office.
- 6. Staff will not accept voice messages left with the Randal House Clubhouse office as a reservation. You must speak with to a staff member either on the phone, in person or by e-mail to confirm your reservations. Staff will provide a written authorization.
- 7. All applicants are responsible for obtaining the "RENTAL SIGN" from the amenity manager for the event and shall return it to the amenity manager the following business day during business hours. If the board is not returned, your deposit will be kept for replacement of the board.
- 8. Please call the Randal House Clubhouse office if you cannot make your scheduled reservation.
- 9. There are no personal "standing" weekly reservations allowed for the facilities listed in the reservation policy.
- 10. Applicants are responsible for ensuring that their Guests adhere to the policies set forth herein.
- 11. The volume of live or recorded music must not violate applicable City of Orlando noise ordinances.
- 12. No alcoholic beverages are allowed in the Phase II Green Space.
- 13. Patrons are not allowed to bring and utilize their own personal grills or smokers in the Phase II Green Space. Upon approval by the Amenity Manager, Patrons may hire an insured caterer to provide this service and the location of any grill or smoker will be at the discretion of the Amenity Manager. Such catering service will be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party.
- 14. These policies are subject to change at any time pursuant to action by the Board of Supervisors as a duly noticed District Board Meeting.

Use of Randal Park Fields specific for Soccer Use:

Background: The use of fields for soccer presents specific risks and impacts on the Phase II Green Space that necessitate the implementation of specific rules and procedures to address these risks and impacts.

Specific Conditions for Soccer Use:

- 1. Phase II Green Space shall be utilized only during months mutually agreed upon between the District and requesting individual or entity requesting use of the Phase II Green Space for Soccer Lessons (the "Soccer User").
- 2. Fields shall be utilized during the following times, unless otherwise agreed upon in writing by the District:
 - a. Sunday: between the hours of 9am 1pm
 - b. Monday: no later than 8pm
 - c. Tuesday: no later than 8pm
 - d. Wednesday: no later than 8pm

- e. Thursday: no later than 8pm
- f. Friday: no later than 8pm
- g. Saturday: between the hours of 9am 1pm

Fees:

Facility Use Fee of \$50 per two hour block shall be paid to the District by the Soccer Use prior to commencement of any use of the Phase II Green Space.

- 4. Use Limit: No more than eight (8) individuals shall use the Phase II Green Space for soccer at any given time.
- 5. Soccer User shall conduct soccer camps, lessons and games in such a manner as to minimalize use of the Phase II Green Space as much as is practicable, as to not unreasonably interfere with any individuals utilizing the field.
- 6. License and Insurance shall be provided to the District by Soccer User naming the "Randal Park Community Development District" as an additional insured.
- 7. Soccer User shall indemnify and hold harmless the District, its directors, officers, employees, agents, stockholders, affiliates, subcontractors and customers from and against all allegations, claims, actions, suits, demands, damages, liabilities, obligations, losses, settlements, judgments, costs and expenses (including without limitation attorneys' fees and costs) which arise out of, relate to or result from use of the Phase II Green Space.
- 8. Soccer User shall comply with all laws, rules, regulations, statutes, restrictions.
- 9. Soccer User shall clean up and dispose of any trash, rubbish, debris or material generated by Soccer User or individuals utilizing the Phase II Green Space for soccer.

Specific Authority: Chapter 190.011, 190.012(3), 120.54, Florida Statutes Law Implemented: Chapter 190.012, 190.012(1), 190.012(3), Florida Statutes

Schedule of Fees and Deposits

- 1. Refer to the Rules of the Randal Park Community Development District, Chapter III "Rental Fees For Use of Certain Randal Park Facilities" (the "Rules Chapter III"), for a complete schedule of rental fees and deposits.
- 2. If required by the Rules Chapter III, a security deposit(s) or security fees shall be submitted to the Randal House Clubhouse Office in the form of a separate check (which shall be made payable to the "Randal Park Community Development District").
- 3. A staff charge and/or other special charge(s) or fee(s), if applicable based upon the reasonable discretion of the Amenity Manager, will be added to the base fee in order to cover any additional costs.

Indemnification

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.38, Florida Statutes.

PAVILION POLICIES

- 1. The pavilion is furnished with tables, chairs, fans, electricity, and charcoal grills. If you are unsure how to operate the grills or need assistance with any equipment, please contact the Amenity Manager or staff for instructions.
- 2. You are required to clean the charcoal grill and dispose of the coal in the designated containers after each use.
- 3. If at any time the equipment at the pavilion fails to operate properly, please contact the Amenity Manager or staff for assistance.
- 4. Guests under eighteen (18) years of age may not utilize the grills at the pavilion.
- 5. Please ensure that the pavilion and surrounding area is clean and free from trash and debris following any function.
- 6. The pavilion may be reserved by the District for District-sponsored events or functions.

CLUBS AND OTHER ORGANIZATIONS

Any club, group or organization wanting to utilize the Amenity Facilities to promote club or organization activities must meet the following criteria:

- · Clubs must be comprised of a minimum of at least five active members; all members must be Randal Park residents.
- · No club may be formed, and no activities held within the Amenities Facilities, for commercial or profit-making purposes.
- The purpose of each club must be to provide lifestyle enhancing opportunities to Randal Park residents and not to effectuate sales of products or services. No one household can profit from the club. Clubs may generate funds through dues and proceeds from club-organized events. If a club chooses to generate funds, a check and balance system must be in place as well as a club checking account.
- · Club membership and club activities must be available to all residents. Criteria for club membership should be governed by the individual club's by-laws.
- Rules applying to the formation and admissibility of clubs may be modified at the discretion of the Randal Park Community Development District Board of Supervisors.

Violations of these policies by any club may result in the loss of that club's privileges within the Amenity Facilities.

SUSPENSION AND TERMINATION OF PRIVILEGES

Relating to the Health, Safety and Welfare of the Patrons and Damage to Amenity Facilities:

Notwithstanding anything contained herein, the Amenity Manager may, at any time, restrict or suspend any Patron's or Guest's privileges to use any or all of the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the Amenity Facilities from damage.

Such restriction or suspension shall be for a maximum period of thirty (30) days or until the date of the next Board of Supervisors meeting, whichever occurs first. Such infraction and suspension shall be documented by the Amenity Manager. The Operations Manager, District Manager and Board of Supervisors shall be notified to review this action at the next Board of Supervisors meeting.

Relating to District's Amenity Facilities Polices:

A Patron's or Guest's privileges at any or all Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and a Patron or Guest may also be required to pay restitution for any property damage, if a he or she:

- 1. Fails to abide by the District's Amenity Facilities Policies established and approved by the Board of Supervisors.
- 2. Submits false information on the application for an access card.
- 3. Permits unauthorized use of access card.
- 4. Exhibits unsatisfactory behavior, deportment or appearance.
- 5. Treats the personnel or employees of the Amenity Manager in an unreasonable or abusive manner.
- 6. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or Amenity Manager's staff.
- 7. Damages or destroys District property.

District Suspension and Termination Process:

In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a Patron's or Guest's privileges:

- A. First Offense Verbal warning by staff of policy violations; the warning shall be summarized in a brief written report by staff and kept on file in the Randal House Clubhouse Office.
- B. Second Offense Written warning by staff of continued policy violations signed by the Patron/Guest and kept on file in the Randal House Clubhouse Office. In addition, the Patron/Guest will be suspended from the Amenity Facilities for the remainder of the day on which the written warning is issued.
- C. Third Offense Automatic suspension of all Amenity Facilities privileges for one (1) week; a written report will be created, signed by the Patron/Guest and kept on file in the Randal House Clubhouse Office.
- D. Fourth Offense Automatic suspension from all Amenity Facilities for up to thirty (30) days or until the date of the next Board of Supervisors Meeting whichever occurs first. At this time a complete record of all pervious documented offenses within the previous twelve (12) months will be presented to the Board for recommendation of suspension beyond thirty (30) days or possible termination of the Patron's/Guests privileges for up to one (1) calendar year from the Board's approval of termination of privileges.

SECTION VI

SECTION B

SECTION 1

Randal Park Community Development District

Check Run Summary

December 10, 2021 thru December 31, 2021

Fund	Date	Check No.'s	Amount
General Fund	12/10/21	2250	¢1 002 00
General Fund		2358	\$1,002.00
	12/17/21	2359 - 2366	\$20,830.66
	12/23/21	2367 - 2368	\$225.00
	12/27/21	2369 - 2371	\$286,194.86
			4000 050 50
			\$308,252.52

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MBYINGTON RAND RANDAL PARK

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TOTAL FOR REGISTER

308,252.52

MBYINGTON RAND RANDAL PARK

SECTION 2

Community Development District

Unaudited Financial Reporting

December 31, 2021



Table of Contents

1	Balance Sheet
2-3	General Fund
4	Capital Reserve Fund
5	Debt Service Fund Series 2012
6	Debt Service Fund Series 2015
7	Debt Service Fund Series 2018
8	Combined Capital Project Funds
9-10	Month to Month
11	Long Term Debt Report
12	Assessment Receipt Schedule

Community Development District

Combined Balance Sheet

December 31, 2021

		General	L	ebt Service	Сар	ital Projects		Totals
		Fund		_Fund		Fund	Gove	rnmental Fund
Assets:								
Cash:								
Operating Account	\$	477,575	\$	120	\$	-	\$	477,57
Debit Card	\$	2,479	\$	1.0	\$	-	\$	2,47
Investments:		·					•	-,
State Board Administration	\$	-	\$	2	\$	372,870	\$	372,87
Series 2012			•		***	0,2,0.0	*	0,2,0,
Reserve	\$	-	\$	401,041	\$		\$	401,04
Revenue	\$	_	\$	232,040	\$	-	\$	232,04
Interest	\$	_	\$	0	\$	_	\$	202,04
Prepayment	\$	-	\$	Ö	\$	-	\$	
Sinking Fund	\$		\$	17	\$	_	\$	1
Series 2015	*		Ψ.	1,	4		Ψ	1
Reserve	\$	_	\$	596,080	\$	-	\$	596,08
Revenue	\$	_	\$	269,572	\$	-	\$	
Interest	\$	_	\$	11	\$	-	\$	269,57
Prepayment	\$		\$	6,877	\$	-		1
Construction	\$	-	\$	-	\$	437	\$	6,87
Series 2018	4	-	4	-	ą.	437	\$	43
Reserve	\$		d	F0.020				=0.00
	\$	-	\$	58,838	\$	-	\$	58,83
Revenue Interest	•	•	\$	37,279	\$	-	\$	37,27
	\$	-	\$	0	\$	-	\$	
Capital Interest	\$	-	\$	2,539	\$	-	\$	2,53
Construction	\$	-	\$	-	\$	48	\$	48
Cost of Issuance	\$	-	\$	-	\$	7	\$:
Due from Colonial Properties	\$	3,916	\$	-	\$	-	\$	3,91
Due from Capital Reserve	\$	16,875	\$	-	\$	-	\$	16,87
Total Assets	\$	500,845	\$	1,604,296	\$	373,362	- \$	2,478,50
Liabilities:								
Accounts Payable	\$	36.955	\$		\$	-	\$	36,95
Due to General Fund	\$	•	\$	-	\$	16,875	\$	16,87
Fotal Liabilites	\$	36,955	\$		S	16,875	\$	53,82
						10,070		33,02
Fund Balance:								
Assigned for:								
Capital Reserves	\$	-	\$	-	\$	355,996	\$	355,99
Restricted for:								
Debt Service 2012	\$	-	\$	633,099	\$	-	\$	633,09
Debt Service 2015	\$	•	\$	872,540	\$	-	\$	872,54
Debt Service 2018	\$	-	\$	98,657	\$	-	\$	98,65
Capital Projects - Series 2012	\$	-	\$	-	\$	-	\$	-
Capital Projects - Series 2015	\$	-	\$	-	\$	437	\$	43
Capital Projects - Series 2018	\$	3.53	\$	98	\$	55	\$	5
Jnassigned	\$	463,890	\$	-	\$	-	\$	463,89
Total Fund Balances	\$	463,890	\$	1,604,296	\$	356,487	\$	2,424,67
200.00		500,845						
l'otal Liabilities & Fund Balance	S		. 5	1,604,296	S	373,362	\$	2,478,50

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted		rated Budget	-	Actual		
		Budget	Thr	u 12/31/21	Thr	u 12/31/21		fariance
Revenues:								
Special Assessments	\$	963,338	\$	247,149	\$	247,149	\$	11.00
Colonial Properties Contribution	\$	46,332	\$	11,583	\$	11,830	\$	24
Miscellaneous Revenue	\$	1,000	\$	250	\$	395	\$	14
Activities	\$	7,000	\$	1,750	\$	-	\$	(1,75
Rentals	\$	7,000	\$	1,750	\$	3,250	\$	1,50
Total Revenues	V S	1,024,670	\$	262,481	\$	262,623	\$	14
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	12,000	\$	3,000	\$	2,200	\$	80
FICA Expense	\$	900	\$	225	\$	168	\$	5
Annual Audit	\$	4,400	\$	-	\$		\$	
Trustee Fees	\$	12,500	\$	_	\$	_	\$	
Dissemination Agent	\$	10,500	\$	2,625	\$	2,625	\$	
Arbitrage	\$	1,800	\$	5	\$	2,023	\$	
Engineering	\$	10,000	\$	2,500	\$	190	\$	2,31
Attorney	\$	20,000	\$	5,000	\$	2,616	\$	
Assessment Administration	\$	5,000	\$	5,000	\$	5,000	\$	2,38
Management Fees	\$	41,792	\$	10,448	\$	10,448		
Information Technology	\$					-	\$,
Website Maintenance	\$	1,400	\$	350	\$	350	\$	(
		1,200	\$	300	\$	300	\$	
Telephone	\$	100	\$	25	\$	-	\$	2
Postage	\$	650	\$	163	\$	82	\$	8
Insurance	\$	5,834	\$	5,834	\$	5,490	\$	34
Printing & Binding	\$	2,150	\$	538	\$	151	\$	38
Legal Advertising	\$	2,250	\$	563	\$	-	\$	56
Other Current Charges	\$	1,700	\$	425	\$	125	\$	30
Office Supplies	\$	200	\$	50	\$	2	\$	4
Property Appraiser	\$	800	\$	-	\$	-	\$	
Property Taxes	\$	250	\$	250	\$	38	\$	21
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$	
Subtotal General & Administrative	s	135,601	\$	37,470	\$	29,960	\$	7,510
Operations & Maintenance								
Contract Services:								
Field Management	\$	17,912	\$	4,478	\$	4,478	\$	(
Wetland Maintenance	\$	9,600	\$	2,400	\$	-	\$	2,40
Mitigation Monitoring	\$	2,500	\$	2,500	\$	4,800	\$	(2,30
Landscape Maintenance	\$	288,264	\$	72,066	\$	72,039	\$	2
ake Maintenance Security Patrol	\$	9,600	\$	2,400	\$	2,520	\$	(12
security radio	\$	36,400	\$	9,100	\$	2,854	\$	6,24
Repairs & Maintenance								
Facility Maintenance	\$	29,120	\$	7,280	\$	7,280	\$	(
Repairs & Maintenance	\$	11,000	\$	2,750	\$	4,666	\$	(1,91
•	\$	9,800	\$	2,450	\$	1,155	\$	1,29
Operating Supplies			\$	2,625	\$	156	\$	2,46
·	\$	10,500						
Operating Supplies andscape Replacement		10,500 10,000	\$	2,500	\$	1,003	\$	1,49
Operating Supplies andscape Replacement rrigation Repairs	\$				\$ \$	1,003	\$ \$	
Operating Supplies andscape Replacement rrigation Repairs Alley Maintenance	\$ \$	10,000	\$	2,500				37
perating Supplies	\$ \$ \$	10,000 1,500	\$ \$	2,500 375	\$	-	\$ \$	1,49 37 37 10
Operating Supplies andscape Replacement rrigation Repairs Alley Maintenance Stormwater Repairs & Maintenance	\$ \$ \$ \$	10,000 1,500 1,500	\$ \$ \$	2,500 375 375	\$ \$	-	\$	37 37

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pro	rated Budget		Actual		
		Budget	-	u 12/31/21	The	u 12/31/21	_	Variance
				e la de / Living la de la de		AND THE PERSON NAMED IN		THE PROPERTY OF
Utilities								
Utilities - Common Area	\$	30,000	\$	7,500	\$	4,141	\$	3,359
Streetlighting	\$	110,000	\$	27,500	\$	25,397	\$	2,103
Amenity Center								
Amenity Management	\$	79,441	\$	19,860	\$	19,860	\$	0
Pool Attendants	\$	15,600	\$	183	\$	-	\$	
Pool Permit	\$	550	\$	-	\$	12	\$	
Cable TV/Internet/Telephone	\$	4,000	\$	1,000	\$	860	\$	140
Utilities - Amenity Center	\$	21,000	\$	5,250	\$	4,327	\$	923
Refuse Service	\$	2,400	\$	600	\$	634	\$	(34
Amenity Center Access Cards	\$	1,000	\$	250	\$	-	\$	250
HVAC Maintenance	\$	574	\$	144	\$	-	\$	144
Special Events	\$	13,962	\$	13,962	\$	9,520	\$	4,442
Holiday Decorations	\$	4,410	\$	4,410	\$	8,179	\$	(3,769)
Security Monitoring	\$	600	\$	600	\$	1,237	\$	(637)
Janitorial Services	\$	16,000	\$	4,000	\$	4,984	\$	(984)
Pool Maintenance	\$	15,330	\$	3,833	\$	4,230	\$	(398)
Pool Repairs & Maintenance	\$	3,200	\$	800	\$	252	\$	548
Fitness Repairs & Maintenance	\$	5,000	\$	1,250	\$	175	\$	1,075
Amenity Repairs & Maintenance	\$	1,480	\$	370	\$		\$	370
Pest Control	\$	650	\$	163	\$	150	\$	13
Other								
Property Insurance	\$	36,925	\$	36,925	\$	34,743	\$	2.182
Contingency	\$	4,625	\$	1,156	\$	1,250	\$	(94)
Subtotal Operations & Maintenance	\$	814,643	\$	247,696	\$	230,208	\$	17,488
Total Expenditures	s	950,244	S	285,166	s	260,168	\$	24,997
Excess (Deficiency) of Revenues over Expenditures	\$	74,426			\$	2,455		
Other Financing Sources/(Uses):								
Transfer In/(Out) - Capital Reserve	\$	(74,426)	\$	(<u>*</u>)	\$	-	\$	
Total Other Financing Sources/(Uses)	\$	(74,426)	\$		\$		\$	
Net Change in Fund Balance	\$	(4)			S	2,455		
Fund Balance - Beginning	\$	180			\$	461,435		
Fund Balance - Ending	\$				\$	463,890		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thru	12/31/21	Thi	ru 12/31/21	(/ariance
Revenues							
Interest	\$ 500	\$	125	\$	61	\$	(64)
Total Revenues	\$ 500	\$	125	s	61	\$	(64)
Expenditures:							
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	\$	585	\$		\$	-
Fountain	\$ 20,000	\$	4,584	\$	4,584	\$	-
Total Expenditures	\$ 151,500	\$	13,180	\$	13,180	\$	
Excess (Deficiency) of Revenues over Expenditures	\$ (151,000)			\$	(13,119)		
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ 74,426	\$		\$	-	\$	-
Total Other Financing Sources (Uses)	\$ 74,426	\$	1 3	\$		\$	il ite •
Net Change in Fund Balance	\$ (76,574)			\$	(13,119)	1,11	
Fund Balance - Beginning	\$ 377,198	KW.		\$	369,114		
Fund Balance - Ending	\$ 300,624			\$	355,996		

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual	
	Budget	Thr	12/31/21	Thi	ru 12/31/21	Variance
Revenues:						
Assessments	\$ 397,350	\$	102,670	\$	102,670	\$ -
Interest	\$ 100	\$	25	\$	17	\$ (8)
Total Revenues	\$ 397,450	\$	102,695	\$	102,687	\$ (8)
Expenditures:						
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	\$	1.0	\$	-	\$ -
Total Expenditures	\$ 381,125	\$	236,856	\$	236,856	\$
Excess (Deficiency) of Revenues over Expenditures	\$ 16,325	H.,		\$	(134,169)	
Fund Balance - Beginning	\$ 361,874			\$	767,268	
Fund Balance - Ending	\$ 378,199			\$	633,099	

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	100	ated Budget		Actual		
		Budget	Thr	u 12/31/21	Th	ru 12/31/21		Variance
Revenues:								
Assessments	\$	596,080	\$	150,436	\$	150,436	\$	-
Interest	\$	125	\$	31	\$	24	\$	(7)
Total Revenues	\$	596,205	\$	150,467	\$	150,460	\$	(7)
Expenditures:								
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	\$	-	\$	-	\$	-
Total Expenditures	S	579,993	\$	376,696	\$	376,696	\$	
Excess (Deficiency) of Revenues over Expenditures	\$	16,213			\$	(226,236)		
Fund Balance - Beginning	\$	491,475			\$	1,098,776	41	
Fund Balance - Ending	\$	507,687			\$	872,540		

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prora	ited Budget		Actual		
	Budget	Thru	12/31/21	Thr	u 12/31/21	٧	ariance
Revenues:							
Assessments	\$ 117,674	\$	30,191	\$	30,191	\$	
Interest	\$ 50	\$	13	\$	2	\$	(10)
Total Revenues	\$ 117,724	\$	30,203	\$	30,193	\$	(10)
Expenditures:							
Interest Payment - 11/01	\$ 42,913	\$	42,913	\$	42,913	\$	-
Principal Payment-05/01	\$ 30,000	\$	-	\$	_	\$	-
Interest Payment - 05/01	\$ 42,913	\$	-	\$	-	\$	-
Total Expenditures	\$ 115,825	\$	42,913	\$	42,913	\$	
Excess (Deficiency) of Revenues over Expenditures	\$ 1,899			\$	(12,719)		
Fund Balance - Beginning	\$ 51,236	J-75		\$	111,376	hų.	
Fund Balance - Ending	\$ 53,135			\$	98,657		

Community Development District

Combined Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Series		Series	Series	
	2012		2015	2018	Total
<u>Revenues</u>					
Interest	\$		\$ -	\$ -	\$ -
Total Revenues	\$		\$ 1 (4)	\$	\$ JAN 11
Expenditures:					
Capital Outlay	\$		\$ -	\$ -	\$ -
Total Expenditures	\$		\$	\$	\$
Excess (Deficiency) of Revenues over Expenditures	\$		\$	\$ 241	\$ 100
Fund Balance - Beginning	\$		\$ 437	\$ 55	\$ 491
Fund Balance - Ending	\$	§ (\$ 437	\$ 55	\$ 491

Randal Park
Community Development District
Month to Month

	1	10	*	low	Part.	1986	No.	Manreh	0	200			000	-	Court	Total
Revenues:								17 8963	ndu.				, in		r/ar	
	4	4		4		1	•		•	•	•	•		•	•	
Special Assessments	n ·		n	и -	\$ 087,781	,	-7			ın.	.	S		,	•	247,149
Colonial Properdes Contribution	69 ·		eri							69					•	11,830
Miscellaneous Revenue	69	110 \$		250 \$	22		•			₩,						395
Activities	.			. ca	* 000		***	**		.	•••	•••	v s (•		
Neticals	9	- 1		9	. 1		,			*	- 1				•	3,250
Total Revenues	\$	5,613 \$	63,779	•	193,231 \$	\$						\$	\$.	\$	\$	262,623
Expenditures:																
General & Administrative:																
Towns of the second	•	9 007	ō	6	000	•	•	_		•	•	•	4	٠	•	
Supervisor rees	n +	\$ 979	0	00 ¢	61 4		1 1			, v		9 6		10 10	vn 4	2,200
Annual Audit	9 49	0.1		* **	* **	+ +0	97		• •	n 44	• •	9 69	e es		n +41	108
Trustee Fees	- 49	1		- 1/2	•	1	1		•		• •	• •	• •	÷ +	- 49	
Dissemination Agent	69	875 \$	60	875 \$	875 \$		•		107	•	₩.	•	49			2,625
Arbitrage	49	•		45	30	•	-	,	100		*	\$	**		-	•
Engineering	64	1	1	\$ 061	,	•	*	44			*	49	**	•	•	190
Attomey	6/9	1,138 \$	1,477	\$ 44	1	1	-				**	49	**		1	2,616
AssessmentAdministration	**	2,000 \$		**		69 1	4				•	\$	*		•	5,000
Management Fees	49	3,483 \$	3,483	83 \$	3,483 \$	49	•	,			*	55	69		•	10,448
Information Technology	**	117 \$	1	117 \$	117 \$	•	-				**	55	**		,	350
Website Maintenance	49	100 \$		\$ 00	100 \$	**	,				**	**	4 4		•	300
Telephone	49	1/2		•		•	•				40	\$	*	•	•	•
Postage	**	\$ 59		\$ 0	17 \$	49					40	5	*	49	٠,	82
Insurance	*	5,490 \$	**	69	1	+	1	•			49	\$ -	ss	•	,	5,490
Printing & Binding	**	61 \$		64 \$	26 \$		•	•			44	∽	**	•	•	151
Legal Advertising	**	1		47	•			•			44	47	*	•	•	20
Other Current Charges	49	44 \$		37 \$	45 \$	•					₩.	**	**	•	•	125
Office Supplies	44	E1		\$ 0	1 \$,				59	* ?	45	*	•	2
Property Appraiser	69	v9 ·		••	,		1	,	69	•	••	**	**	•	1	•
Property Taxes	49	•		38	,		,		49	•	69	**	•		•	38
Dues, Licenses & Subscriptions	40	175 \$		د ه	65 E		1	,	49	•	5	*	49	•	•	175
Subtotal General & Administrative	44	17,194 \$	7,242	42 \$	5,524 \$	\$	\$1.00	*			*	. \$		\$	•	29,960
Operations & Maintenance																
Contract Services:																
Field Management	49	1,493 \$	1,493	93 \$	1,493 \$	•	1		•		67	**	⇔	*	•	4,478
Wedand Maintenance	69 (5		s :	17				•	69	.	.	sa ·	•	•	
Midgaton Montoring	ья с	4,800 \$, ,					vo (د ه د	69 1		69 i	4,800
Land Scape Maintenance	A 4	\$ 610,42	24,013	\$ CIU,	\$ 610,42		A 4				, .	er 4	A 4			72,039
Committee Themal	9 0	1 467 6	1 20 2	* * *	9 40					A 6	• •	A 4	* *		,	026,2
Security Fau of	,	704'5	1	9	,		,		•	4	•	•	•			458,2
Repairs & Maintenance																
Facility Maintenance	49	2,427 \$	2,427	27 \$	2,427 \$	69	-		•	· • •	••	69	45	49	•	7,280
Repairs & Maintenance	₩.	3,746 \$	~	52 22	835 \$	(9	1				•	٠ <u>٠</u>	45	4 9	•	4,666
Operating Supplies	69 -	\$ 665		69	226 \$	69 1					•	.	.	••	•	1,155
Landscape Replacement	in 1			156 \$,		,				.	•••	w ·	•		156
Irrigation Repairs	va +	1,003 \$		v 4	in 1	le «					.	.	•		•	1,003
Alley Maintenance	w •	,		ν α τ	,						.	w ·		•	1	•
Stormwater Repairs & Maintenance	b9 6	. 100		ит н ' с	, 500	69 to		,	· • • •		· ·	پ	.	د		' '
Counting Manneston	P - W	£ 50.	100	100 4	4 550	• •					^ •	A 6	• •	,	,	0//
Pressure Washing) 4A	8,350 \$		F 69		1	. 1			· •	9 44	+ sq	9 4f			8350
distance or constitution of	Þ			•			•		,	•	•	•	÷ 1	,	•	2270

Randal Park
Community Development District
Month to Month

	1	ogt.	Nov	Ber		and and	Feb	March	April	Many	June.	July	Aing	No.	Total
Utilities															
Utilities - Common Area	49	1,226 \$	1,088 \$	1,827	•	69	•	•	1	**	49	•	,		4 141
Streetlighting	49	8,466 \$	8,466 \$	8,466	•	⇔	*		•	•	1				25,397
Amenity Center															
Amenity Management	•	6,620 \$	\$,620 \$	6,620	10	4		*		•	•	1	**		10,960
Pool Attendants	**	\$	•	•	49	65	5 0	•		45	1		• •	* **	000/67
Pool Permit	•	•	**	•	₩.	55	55	4	•	•	∨7 ,	10	· 1/3		
Cable TV/Internet/Telephone	49	287 \$	287 \$	287	us	59	49	•	*	55	**	100	•	- 55	860
Utilities - Amenity Center	**	1,721 \$	1,483 \$	1,123	•	57	6 4	• •	45	t/s	*	10 7	\$		4,327
Refuse Service	67	\$ 902	214 \$	214	5 9	**	55	9	49	1	*	60	07	•	634
Amenity Center Access Cards	10 7	**	•	•	•	**	49	•	•	67) 1	**	1/3	- 64	49	96
HVAC Maintenance	44	•	49	•	•	69	•	**	1	€7	**	49	•		
Special Events	49	1,695 \$	\$ 509	7,220	\$	*	47	**	\$		**	49	*	- 60	9,520
Holiday Decorations	49	8,179 \$		3)	*	49	59	•	•	57	100	•	64		8.179
Security Monitoring	49	\$ 226	155 \$	155	••	46	59	•	•	**	**	•	*		1.237
Janitorial Services	49	1,532 \$	1,859 \$	1,593	•	49	69	•	•	+	69		•		4.984
Pool Maintenance	\$	1,278 \$	1,602 \$	1,350	**	1/1	\$	•	**	•	**	•	•		4,230
Pool Repairs & Maintenance	•	252 \$	•	•	~	⇔	59	•	· ·	*	49	S	10		252
Fitness Repairs & Maintenance	44	•		175	•	•	•	•	1	•	•	*	107	*	175
Amenity Repairs & Maintenance	*	\$ 7	1	•	∽	1	55	•	••	•	91	*	100	•	
Pest Control	•	\$ 05	20 \$	20	49	*	•	55	**	47	\$	•	in .	٠,	150
Other															
Property Insurance	•	34,743 \$	•	8	49	55	⇔	64 1		69	,	**	47	•	34.743
Contingency	۰,	S	is.	1,250	₩.	*	55	57	*	«	•		• • • · · ·		1,250
Subtotal Operations & Maintenance	\$	116,209 \$	53,182 \$	60,817	s		\$.					\$ -	*	65	230,208
		- 1						200							
LOCAL ENPERIENCES	2	133,403 \$	60,424 \$	66,341	•	,	-				*	*	**	\$ 18	260,168
Excess Revenues (Expenditures)	= •	(127,790) \$	3,355 \$	126,891	6 2	•	*	•	*	\$0.00	\$.	*	* *		2.445
Other Financing Sources/Uses:		K													
Transfer In/(Out) - Capital Reserve	••		\$	•	•	••	•	••	•	•	•	**	69	•	ů.
Total Other Financing Sources/Uses	*	s.	\$.		\$		\$	\$.	\$	\$.	**	\$.	\$ \$	\$	
1 0 C L C 10 C 10				Marie Control				100							
Net Change in Fund Basince	2	\$ (067,721)	3,355 \$	126,891	2	8000	5	**	**	*	5			*	2,455

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
Reserve Fund Requirement:	\$397,203
Reserve Fund Balance :	\$401,041
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
Current Bonds Outstanding	\$4.375.000

Series 2015 Special Assessment Bonds	
Interest Rate :	Various
	(4.25%, 5%, 5.2%)
Maturity Date :	11/1/2045
Reserve Fund Requirement:	\$596,080
Reserve Fund Balance :	\$596,080
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)
Current Bonds Outstanding	\$8,055, <u>000</u>

Series 2018 Special Assessment Bonds	
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)
Current Bonds Outstanding	\$1,710,000

COMMUNITY DEVELOPMENT DISTRICT

Assessment Receipt Schedule Fiscal Year 2022

\$0.00 \$4,787.66 \$0.00 \$4,787.66 \$0.00 \$43.596.58 \$0.00 \$79.035.94 \$0.00 \$7135.93 \$0.00 \$7135.93		117,678.60 \$ 2,067,578.32
Distribution GrossAmount Commissions Discount/Penalty Interest Net Receipts 0.08 1 \$5,052.95 \$0.00 (\$265.29) \$0.00 \$4,787.66 2 \$45,413.12 \$0.00 (\$1.816.54) \$0.00 \$43,596.58 3 \$82,229.13 \$0.00 (\$5,683.73) \$0.00 \$135,932.20 4 \$141,596.03 \$0.00 (\$8,881.10) \$0.00 \$213,144.33 5 \$62,102.65.43 \$0.00 \$213,144.33 \$0.00 \$213,144.33	19.36% 28.36%	5.69% 100.00%
Distribution GrossAmount Commissions Discount/Penalty Interest Net Receipts O& 1 \$5,052.95 \$0.00 (\$265.29) \$0.00 \$4,787.66 2 \$45,413.12 \$0.00 (\$1,816.54) \$0.00 \$43,596.58 3 \$82,222.913 \$0.00 (\$3,293.19) \$0.00 \$435,96.58 4 \$141,596.03 \$0.00 (\$4,881.10) \$0.00 \$213,144.33 5 \$5222,025.43 \$0.00 \$62,403.73 \$0.00 \$213,144.33	Series 2012 Debt Series 2015 Debt Series	Series 2018 Debt
1 \$5,052.95 \$0.00 (\$265.29) \$0.00 \$4,787.66 2 \$45,413.12 \$0.00 (\$1,816.54) \$0.00 \$43,596.58 3 \$82,329.13 \$0.00 (\$3,293.19) \$0.00 \$79,035.94 4 \$141,596.03 \$0.00 (\$5,663.73) \$0.00 \$135,932.30 5 \$222,025.43 \$0.00 \$8,881.10) \$0.00 \$213,144.33	Service Service	Service Total
1 \$5,052.95 \$0.00 (\$265.29) \$0.00 \$4,787.66 2 \$45,413.12 \$0.00 (\$1,816.54) \$0.00 \$43,596.58 3 \$82,329.13 \$0.00 (\$3,293.19) \$0.00 \$79,035.94 4 \$141,596.03 \$0.00 (\$5,663.73) \$0.00 \$135,932.30 5 \$622,025.43 \$0.00 \$23,888.10) \$0.00 \$23,314.33		
2 \$45,413.12 \$0.00 (\$1,816.54) \$0.00 \$43,596.58 3 \$82,329.13 \$0.00 (\$3,293.19) \$0.00 \$79,035.94 4 \$141,596.03 \$0.00 (\$5,663.73) \$0.00 \$135,92.20 5 \$222,025.43 \$0.00 (\$8,881.10) \$0.00 \$2131,44.33 6 \$61.00 \$61.21,44.33	9 \$926.67 \$1,357,80	\$272.50 \$4,787.66
3 \$82,329.13 \$0.00 \$19,035,94 4 \$141,596.03 \$0.00 \$15,663.73 \$0.00 \$135,932.30 5 \$222,025.43 \$0.00 \$8,881.10 \$0.00 \$213,144.33 6 \$222,025.43 \$0.00 \$23,327.44.33	\$8,438.31	49
4 \$141,596.03 \$0.00 (\$5,663.73) \$0.00 \$135,932.30 \$ \$ \$222,025.43 \$0.00 (\$8,881.10) \$0.00 \$213,144.33 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$15,297.75	
\$ \$222,025.43 \$0.00 (\$8,881.10) \$0.00 \$213,144.33	\$26,310.28	69
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		₩7
(97.240.70)	4 \$10,442.02 \$15,300.05	

Net Percent Collected	alance Remaining to Collect
26%	\$1,537,132.74 B

SECTION 4

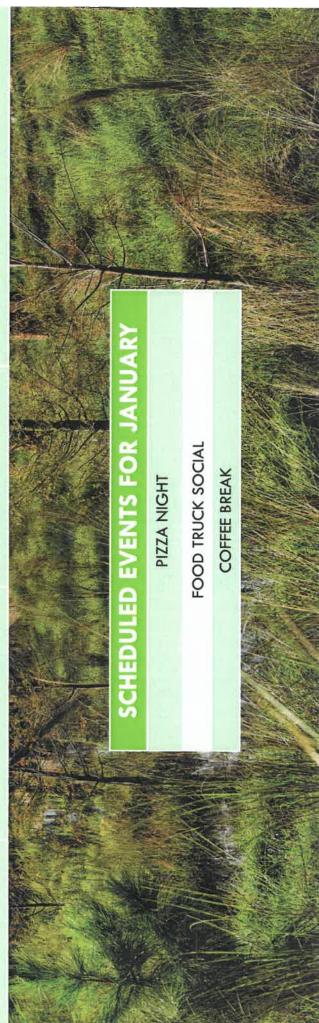
PARK ANN

RANDAL PARK CDD AMENITY SUMMARY REPORT

December 2021 Randal House Clubhouse



Community Events



AMENITY & OPERATIO NS

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

Onsite office was closed inobservance of the Holidays on December 24 and December 31, 2021.

The pergola located by the pool area was removed on Dec 9, 2021.



Saturday, December 4, 2021 Holiday Mix Randal House

100 Residents total Children: 37 Adults: 62











HOLIDAY SHOW ON WHEELS

Holiday Show on Wheels sponsored by the Randal Park RPOA.
Sunday, December 12, 202

5:30pm- 8:30pm

During the 3 hours, the roadster drove trough the Randal Park Community and Residents were able to enjoy the festive musicl

