

*Randal Park Community
Development District*

Agenda

February 18, 2022

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

February 11, 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, February 18, 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. Presentation of Swimming Lesson Programs
4. Approval of Minutes of the January 21, 2022 Meeting
5. Engineer's Report
6. Consideration of Resolution 2022-01 Setting a Public Hearing for Modification to the Rules Regarding the Amenity Facilities and Chapter III of the Rules of Procedure
7. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 1. Proposals for Soccer Field Sod Replacement
 - iv. Amenity Report
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date
11. Adjournment

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

The third order of business opens up the floor to 3 representatives to present their swim lesson programs. Information from 4 Lanes Swim School is enclosed for your review and additional information will be provided at the meeting.

The fourth order of business is the approval of the minutes of the January 21, 2022 meeting. The minutes are enclosed for your review.

The fifth order of business is the Engineer's Report.

The sixth order of business is consideration of Resolution 2022-01 setting a public hearing for the modification to the rules regarding the amenity facilities and Chapter III of the Rules of Procedure. A copy of the Resolution and proposed amended rules are enclosed for your review.

Section B of the seventh order of business is the District Manager's Report. Sub-Section 1 includes the check register for approval and Sub-Section 2 includes the balance sheet and income statement for review. Sub-Section 3 is the presentation of the Field Manager's Report that contains the details of the field issues going on in the community and Sub-Section 4 is the presentation of the Amenity Report detailing the activities going on in the community.

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

Sincerely,

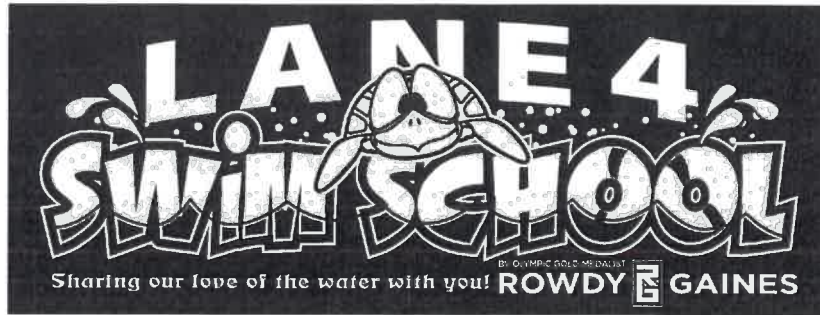


Jason M. Showe
District Manager

CC: Jan Carpenter, District Counsel
James Hoffman, District Engineer
Marcia Calleja, Amenity Manager
Alexandra Penagos, Community Manager
Darrin Mossing, GMS

Enclosures

SECTION III



Swimming Lessons Proposal Randal Park Community

About us:

A special time, a special place for your child. Our goal is to address the whole child, setting a strong foundation not only as a comfortable, relaxed swimmer but foremost creating an opportunity to help foster a well adjusted, happy human being.

We will teach children how to swim based on games, songs and play. Our goal is to have them be able to jump into the pool, turn around, pull themselves up and “monkey” to the steps. The 5 basic skills we teach are “monkey” (holding onto the wall and moving around the pool), “humpty dumpty” (jumping in, turning around and going back to the wall), “magic pencil” (swimming from the me to the wall, wall back to me), “ABC’s” (floating on back) and your child is ready, swimming to the bottom of the pool to retrieve toys

Proposed Time: April 2022 – October 2022*

*lessons will be available depending on pool and air temperatures and will only proceed with lessons if the water is above 80 degrees and an air is warm enough environment to conduct safe swimming lessons for the children.

Classes offered: Child and Adult lessons available

Private lessons (1 student)

15 and 30 minute lessons offered

Semi-private lessons

30 minute lessons

Lesson levels 1-5 for beginning swimmers

Stroke lessons for advanced swimmers and adults



Swimming classes will be offered a minimum of 5 days per week with one of these being a Saturday morning. Designated swim lesson times will be from 8:30am- 12:00pm and 2:00pm – 6:00pm Monday – Thursday and

Located in Pine Castle / 210 East Lake Mary Drive, Orlando 32839
Lane 4 Swim School.com * 407-415-9720

Saturday from 8:30am – 12:00pm. If community demand is strong enough, we will increase instructor availability and days.

Commission to Randal Park:

Lane 4 Swim School lessons offered at Randal Park Community Pool would be intended for Randal Park residents only. 10% of the earnings for the lessons conducted in the Randall Park Community pool will be paid to the Randal Park CDD by the 15th of the month following the lessons. Example: June 1 – 30, 2022 lessons commission check paid on or before July 15, 2022.

Request to Randall Park from Lane 4 Swim School:

Lane 4 Swim School can have a designated place to store swimming mat and toys throughout the length of the contract.

Cost: How much do lessons cost?

Private Classes:

15 minutes: \$25 (under two years old)

30 minutes \$45 (over two years old)

Private Classes with Jillian Wilkins:

15 minutes: \$35 (under two years old)

30 minutes \$60 (over two years old)

Semi-Private Classes

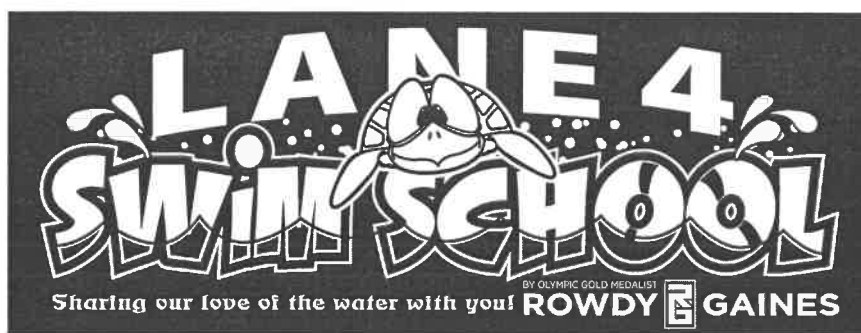
8 classes = \$240.00 (twice a week for 4 weeks)

4 classes = \$120.00 (once a week for 4 weeks)



Lane 4 Swim School and Staff look forward to the opportunity to serve the Randall Park Residents in 2022. Please feel free to reach out to Jillian Wilkins at any time via phone at 407-415-9720 if you have any follow up questions, comments or concerns.

Located in Pine Castle / 210 East Lake Mary Drive, Orlando 32839
Lane 4 Swim School.com * 407-415-9720



Semi-Private Classes

Water Adjustment & Basic Skills (Mommy, Daddy & Me!)

This is a foundation class for parents and their young swimmers. This class, with the parents in the water, provide a positive learning experience for children to develop at their own pace while being introduced to basic swimming skills. The skills include reaching, grabbing, jumping, bubbles and kicking. When coupled with holding their breath and immersion, this class is the perfect environment to develop your child into a fish.

Safety Techniques 1, 2, 3, 4 & 5

Teaching children how to swim based on games, songs and play is the joyful way we share our love of the water with your family. Our goal at the end of the series of classes is to have them be able to jump into the pool, turn around and swim to the wall, swim the length of the pool, take a breath by themselves and swim to the bottom of the pool to retrieve a toy.

Beginning Strokes

Children will learn the basic freestyle, backstroke, breaststroke and butterfly skills during this class.

To Schedule

You can schedule directly online by going to Lane4SwimSchool.com and clicking on the "Client Login" button at the bottom of the page or emailing OrlandoSwimSchool@gmail.com

The 2022 Semi-private session dates

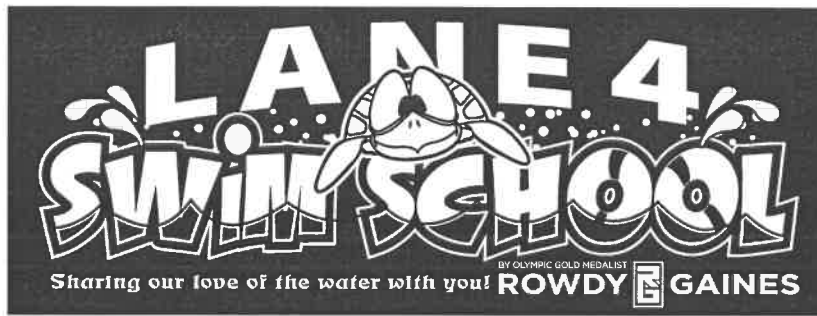
April 11th – May 8th
May 9th – June 5th
June 6th – July 3rd
Privates only July 5rd – 10th
July 11th – Aug 7th
Aug 8th – Sept 4th
Sept 5th – October 2nd

Semi- Private Class Pricing

\$240 for 8 (30 minute) classes
\$120 for 4 (30 minute) classes

*** Jillian does not teach semi-private classes, if you want as your teacher you MUST reserve a private lesson with her***

Located in Pine Castle / 210 East Lake Mary Drive, Orlando 32839
[Lane 4 Swim School.com](http://Lane4SwimSchool.com) * 407-415-9720



Private Classes

Lane 4 Swim School is dedicated to addressing your child as a whole, setting a strong foundation. We create comfortable, relaxed swimmers, but more importantly well-adjusted, happy human beings. We foster children's love of the water, teaching them skills and safety through gentle games and play.

Teaching children how to swim based on games, songs and play is the joyful way we share our love of the water with your family. Our ultimate goal is to have them be able to jump into the pool, turn around and swim to the wall, swim the length of the pool, take a breath by themselves and swim to the bottom of the pool to retrieve a toy. Private classes are a great way to help your children reach a particular swimming goal the family has. They are also great for families that are busy and on the go because they can be tailored to reach your individual needs.

To Schedule

Email Jillian (OrlandoSwimSchool@gmail.com) with your ideal times and days for classes. She will inform you on the availability around those times and confirm what is best for your family. Limited availability and self-scheduling is also available through our website. But if you don't see something that works for you, just email and ask us!

Private Classes

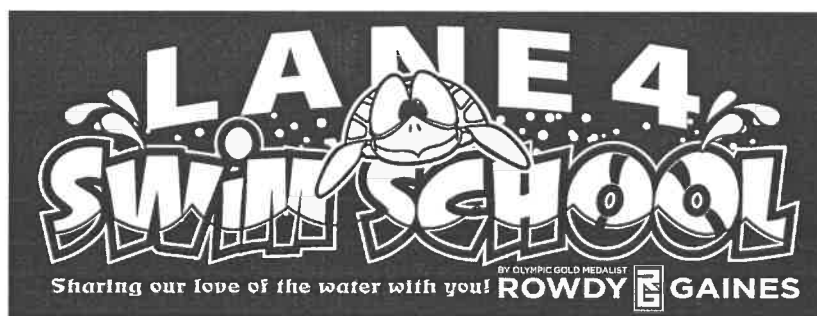
15 minutes: \$25 (under two years old)
30 minutes \$45 (over two years old)

Private Classes with owner Jillian Wilkins

15 minutes: \$35 (under two years old)
30 minutes \$60 (over two years old)

*** Jillian does not teach semi-private classes, if you want as your teacher you MUST reserve a private lesson with her***

Located in Pine Castle / 210 East Lake Mary Drive, Orlando 32839
Lane 4 Swim School.com * 407-415-9720



Frequently Asked Questions

Q: How much do lessons cost?

Private Classes:

15 minutes: \$25 (under two years old)

30 minutes \$45 (over two years old)

Private Classes with Jillian Wilkins:

15 minutes: \$35 (under two years old)

30 minutes \$60 (over two years old)

Semi-Private Classes

8 classes = \$240.00 (twice a week for 4 weeks)

4 classes = \$120.00 (once a week for 4 weeks)

Q: When can I sign up for lessons?

You can sign up anytime for lessons. Group classes are offered in month sessions. We recommend signing up early for classes because they fill up fast. Private lessons can start anytime.

Q: How do I register for lessons?

You can register by yourself online or contact Jillian to help you register. Email OrlandoSwimSchool@gmail.com

Q: How do I pay for lessons?

We request all classes are paid for online before the class takes place. You can pay with a credit or debit card. All major credit cards are accepted. ** Discounts available for paying with Cash or Check. Please ask for details.*

Q: Why do you charge, in advance for lessons when I sign up?

Because our schedule is very full, we cannot reserve a spot without payment. For your benefit and for scheduling purposes we cannot allow clients to hold spots and then drop out at the last minute. We determine our staffing needs and class schedule based on enrollment.

Q: Do you offer make-ups for missed group classes?

Yes! You can sign up to any open spots that our instructors have throughout the week for group classes to accommodate your needs.

Located in Pine Castle / 210 East Lake Mary Drive, Orlando 32839
Lane 4 Swim School.com * 407-415-9720

Q: Do you offer refunds, credits or transfers at Lane 4 Swim School?

Due to operational costs, no refund, credits or transfers will be issued at Lane 4 Swim School.

Q: How long does my child attend lessons?

Some parents choose to enroll their children in just a month of classes, others choose to have their children in classes every month we are open (March – October). The more consistently your child is exposed to water, the more comfortable and well-rounded swimmer they will become. Our swim lesson levels have been developed with the intent for children to be exposed to the class 8-16 times before they can successfully complete the skills and are ready for the next level. Please be aware that every child learns at their own pace and some may need little longer to learn the skills than others.

Q: Now that I can enroll at any time, what happens when my child gets put in a class with other children that have been there for a while and are more advanced than my child?

We run on monthly sessions at Lane 4 Swim School. Therefore, we know what skills your child should be doing in order to get placed in a specific level. All of our teachers have been trained to split teach levels (meaning some classes may be a blend of two similar levels or various skills). There isn't always a "cookie cutter" level for students to fit in when they sign up. We are very flexible in working with each child's individual strengths and weaknesses within each level. We are also constantly evaluating the students and making adjustments to help each child in the learn-to-swim process. Level names are changed as soon as the children advance beyond the skills required for that class.

Q: Do I need to change classes when my child changes levels?

You will need to sign up for each month of classes. We will speak to you about looking for a class more appropriate for your child once he or she is ready to move onto the next level. Most of classes are offered 3-4 different times a week and we will help you find a class that fits your families busy schedule.

Q: What if my class has only one or student?



If a group class has only one student enrolled in it we do reserve the right to consolidate that class. (The same policy goes for semi-private lessons with only 1 enrolled student)

Q: Can you guarantee my request for my favorite teacher?

Some of our students and many of our parents have become attached to their teachers. Our teachers are wonderful, and we continue to make decisions regarding where teachers are placed based on our effort to provide the best swim experience possible for everyone. We know that different students respond to different teaching personalities. We will always try to accommodate these needs. We cannot guarantee a teacher and we will always reserve the right to change teachers if necessary.

Q: What happens when a teacher's schedule changes during the course of that year, but I can't change my day and time?

All of our teachers go through an extensive hiring process and training period at Lane 4 Swim School. They are all extremely qualified in teaching children how to swim and be safe in the water. We understand that you may have specific requests and we will do our best to meet those needs. However, we cannot control events that may occur in our teacher's lives that may require them to change their schedules occasionally.

SECTION IV

**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, **January 21, 2022** 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 <i>by telephone</i>
David Grimm	Assistant Secretary <i>by telephone</i>
Matthew Phelps	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
James Hoffman	District Engineer <i>by telephone</i>
Marshall Tindell	Field Manager
Alexandra Panagos	Community Manager
Logan Smith	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Phelps stated the pergola on the pool deck was removed after some damage. The consensus from the community was that it be replaced with a pergola but with some type of shade added and more seating.

Mr. Showe stated if that is something the Board would like us to do we can get proposals and bring them back. We also want to assess the pergolas on the splash pad as well.

Ms. Steuck stated there is also one at the little park.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 17, 2021 Meeting

On MOTION by Mr. Phelps seconded by Ms. Cornelius with all in favor the minutes of the December 7, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Engineer's Report

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Discussion of Potential Amenity Rule Changes

Mr. Showe stated at the last meeting the Board discussed the potential of making some changes to the amenity rules and we have included the current set of amenity rules in your agenda package. You need to refine them to exactly what you want before we advertise the rule hearing. There is a cost and takes 60 to 90 days from start to finish.

Ms. Trucco stated there was consensus from the Board that we would amend these to allow for a once annual exception for the fee that is ordinarily charged to use the clubhouse.

Ms. Steuck asked Alex, is there anything you have heard from the residents that they are not really happy with?

Ms. Panagos stated the rules can always be changed. We can follow-up a few things, the kids are not supposed to be inside the gym, it is always about the time because it is open to 10 p.m.

Ms. Cornelius stated if we are going to change anything we need to do it now. Can we get together and go over this stuff and see if there is anything?

Mr. Showe stated you can talk with Alex individually and you can provide me with any recommended changes, we will compile the changes and present them at the next meeting.

Mr. Grimm stated I suggest we take a little more time with the rules to see if we want to change. Is it just facility rentals we are concerned about? Are there any other items we might need to evaluate or is it just facility use?

Ms. Steuck stated that is what we asked Alex when we first started this discussion and Alex said people have mentioned the hours of the clubhouse and maybe some issues with

children in the gym but that is not happening very often, but Alex said she would look through them and come back with anything else she finds as well.

Mr. Phelps stated I read through these last night and nothing jumped off the page as unreasonable or egregious. The only thing that jumped out was non-resident annual user fee and I had no idea that non-residents could use our facilities.

Mr. Showe stated that is required by Florida Statute. We have set up a non-resident user fee and if someone chose to become a member and use the amenities, they have to pay \$2,000 annually.

Mr. Phelps asked what is the total number who have exercised that right?

Mr. Showe responded none and that is typical in all our Districts. That fee equates to an amount that a resident pays in assessments that covers the facilities.

Mr. Phelps stated the other thing is skateboards are not allowed but is that enforced when there is damage?

Ms. Panagos stated that means inside the pool deck, outside around here as well.

Ms. Steuck asked what are your thoughts on changing the closing time to later?

Ms. Panagos stated the problem is with rentals noise was an issue after 10 p.m. The party can go until 9 then cleanup and out by 10. I've never had a complaint with the times we set.

Mr. Showe stated we can have counsel draft language for the 501(c)(3) organizations and if there is anything you see between now and the next meeting let us know and we will incorporate those changes as well. At the next meeting you will approve a resolution, we will advertise a rule hearing and 30 days after the ad is run you will have the rule hearing.

Ms. Steuck asked how will the 501(c)(3) work with all the girl scout troops?

Mr. Grimm stated it would be my intent to allow each of the troops to utilize it one time. Do we want to include the parks? It has the facility use of the clubhouse and facility use for green space. It should be either or but not both. If they want an outside ceremony then the green space might be their choice.

Ms. Trucco stated we will bring back proposed language to the Board for the next meeting and you will have an opportunity to review that before we notice a rule hearing.

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

Ms. Trucco stated we are ready to execute the three railroad agreements. CFX and Brightline has allowed the additional language to permit Randal Park at some point in the future to go to CFX and request additional landscaping in the area that was not in the agreement before. They are still going to provide the 45 slash pine trees free of charge to the District pursuant to the original agreement, that was the direction of the Board.

Ms. Steuck stated I went and looked at that and the 45 trees are going to do absolutely nothing. Is there any way to go back to them and get money instead or has that ship sailed?

Ms. Trucco stated if that is the direction of the Board we can try to unwind and go back and ask them if they will allow for the election of the funds rather than the 45 slash pines.

Ms. Steuck asked is that a huge pain?

Ms. Trucco started we could do that, but right now it is drafted that they are going to give us the 45 slash pine trees. Once those trees are in, we have the ability to go to CFX and ask if we can put more landscaping in this area. It will be at our cost and it will be between CFX and the District. There was also a concern about cost. I think the quote from Yellowstone was in the range of \$70,000 for the additional landscaping in place of the 45 slash pine trees. Budget may be a consideration as well. There was also discussion of a fountain in that stormwater pond. If you want some time to think about it, we can wait or if it is the direction of the Board that I go back to counsel for CFX and Brightline and elect that previous option I'm happy to do that.

Mr. Phelps stated I agree it is not necessarily going to solve the problem we are trying to solve, which is hide the wall and track. However, I'm of the opinion that if they are going to put in 45 slash pines at no cost to us on their property for our benefit, take that and throw money after the fact once it is done.

Mr. Showe stated the problem with plant material is that you are very limited because there is no irrigation. There is not a whole lot that would be sustainable that would grow at all.

Mr. Phelps stated if they gave us the money instead of the slash pines, we are not going to be able to get anything close to that. It is not great but we are not going to be able to do better with money in our hands.

Mr. Showe stated that was the direction the Board was talking about, let them do the 45 slash pines and see it when it is completed.

Ms. Trucco stated I will proceed this way and we can look at it once the project is finished.

B. Manager

i. Approval of Check Registers

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. Tindell stated I will catch up on items the first week or so. I will be looking at the benches and the fencing by the dog park.

Mr. Phelps stated we were looking to put a metal fence on top of the stone wall to match the rest of the fence.

Mr. Phelps stated depending on the condition of the wall; we may put a fence on the interior of the wall.

Ms. Steuck stated that does not look good.

Mr. Phelps stated I will look into how the wall is constructed and have something for the next meeting.

Mr. Grimm stated we want a structure that is safe and secure. If we put the metal structure on top of the wall, what are the weight bearing load requirements?

Mr. Showe stated we need to investigate if the wall is sturdy enough to hold the fencing.

Mr. Grimm asked if it is not, do we know what the alternative is?

Ms. Cornelius stated we are going to wait.

Mr. Showe stated there are alternatives, we just need to investigate. Depending on the cost, if it is something cheap, we will go ahead and approve it.

Ms. Cornelius stated a few people have asked about more seating at the parks.

Mr. Tindell stated I will look into that.

Mr. Showe stated we have a proposal for a fountain.

Ms. Steuck stated I thought the fountain was fixed.

Ms. Panagos stated the fountain is working, the problem is that the panel that was built for that. We have to change the panel.

Mr. Tindell stated I talked to Terry's briefly and the proposal is for a step-up transformer. At the bare minimum we need a surge protector.

It was the consensus of the Board to move forward with the step-up transfer and surge protector.

The Board and staff discussed the condition of the soccer field by the goals and options to correct the condition and to have a yearly maintenance plan for the field.

iv. Amenity Report

Ms. Panagos gave an overview of the amenity report.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Phelps asked when is the swing set expected to be delivered?

Mr. Showe stated they will ship sometime this month.

Mr. Phelps asked once it is delivered do, we get on Playmore's schedule?

Mr. Showe stated the last update we have was last week and they were delayed about two weeks and the estimated ship date is January 24th and it may take 5-7 days after that and once our installer receives it, they will call us to set up the install. We can reach out to them in advance.

Ms. Steuck asked do they install the mulch too?

Mr. Showe responded I believe that was part of their proposal.

Ms. Cornelius stated the lights in the garden area by the second playground that were brought up the last meeting we confirmed there were lights there. Can those be fixed?

Ms. Panagos stated the problem is we have to change the entire fixture and it was expensive and hard to find. Maybe we can find another solution and not look for a specific brand.

Ms. Cornelius stated part of that discussion was to see if we could get brighter lights from the city.

Ms. Steuck stated we were going to ask OUC if we could get a brighter bulb in the lights around the parks because the streetlights don't make much light.

Mr. Showe stated we will follow-up.

Ms. Panagos stated also you asked about a Peloton for the gym but they don't make commercial grade bikes or treadmills. Free Motion has a bike similar to Peloton and we can do that.

Ms. Cornelius stated you can look into the bike.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date

Mr. Showe stated the next meeting is scheduled for February 18, 2022.

On MOTION by Ms. Cornelius seconded by Mr. Phelps with all in favor the meeting adjourned at 10:36 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON APRIL 15, 2022 AT 9:30 A.M. AT THE RANDAL PARK CLUBHOUSE, 8730 RANDAL PARK BOULEVARD, ORLANDO, FLORIDA, 32832, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE MODIFICATION OF THE RULES REGARDING THE AMENITY FACILITIES AND RULE CHAPTER III REGARDING FEES FOR USE OF CERTAIN RANDAL PARK FACILITIES AND SERVICES LOCATED IN THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT, AND FOR THE ADOPTION OF THE MODIFIED RULES REGARDING THE AMENITY FACILITIES AND RULE CHAPTER III REGARDING FEES FOR USE OF CERTAIN RANDAL PARK FACILITIES AND SERVICES, IN ACCORDANCE WITH CHAPTERS 120 AND 190, FLORIDA STATUTES.

WHEREAS, the Randal Park Community Development District (the District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Orange County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board"), is authorized by 190.011, *Florida Statutes* to adopt rules and orders pursuant to Chapter 120, *Florida Statutes* prescribing the powers, duties and functions of the officers of the District, the conduct of the business of the District, the maintenance of records and the form of certificates evidencing tax liens and all other documents and records of the District;

WHEREAS, the Board reviewed the attached rules of procedure and the rule regarding prohibited uses of stormwater infrastructure located in the District, and desires to hold the necessary public hearing regarding the adoption of said rules in accordance with Chapter 120 and Section 190.011, *Florida Statutes*.

NOW THEREFORE, BE IT RESOLVED BY THE DISTRICT OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT, ORANGE COUNTY, FLORIDA:

1. That there is hereby declared a public hearing to be held on April 15, 2022 at 9:30 am at the Randal Park Clubhouse, located at 8730 Randal Park Boulevard, Orlando, Florida, 32832, for the purpose of hearing comment and objection to the proposed modified rules regarding the Amenity Facilities Policies and the rule regarding fees for use of certain Randal Park facilities and services (Chapter III), collectively attached hereto as **Exhibit “A”**, and the adoption of such modified Amenity Facilities Policies and rule regarding fees for use of certain Randal Park facilities and services (Chapter III). Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, at 219 E. Livingston Street, Orlando, Florida, 32801 or via email to jshowe@gmscfl.com.

2. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190 *Florida Statutes*, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within the Orange County, Florida.

3. That this Resolution shall become effective upon its passage.

[Signatures provided on following page.]

**SIGNATURE PAGE TO RESOLUTION 2022-01
RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this 18th day of February, 2022.

RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district

Print: _____
Secretary / Assistant Secretary

Print: _____
Chairman / Vice Chairman

EXHIBIT “A”

Amenity Facilities Policy and Rule Chapter III

[See following page.]



**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

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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 policies 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, [including the use of electronic cigarettes and vapor-generating electronic devices](#), 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. [Patrons](#) Guests under fifteen (15) years of age must be accompanied [and supervised by an adult](#) at all times [while using](#) the [swimming](#) 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.

Deleted: by a parent or Patron during usage of

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.

SPLASH PAD RULES

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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. [Patrons and Guests under fifteen \(15\) years of age must be accompanied and supervised by an adult at all times while in the District fitness centers.](#)

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.
12. Patrons and Guests under fifteen (15) years of age are not permitted to use any equipment located in the District fitness centers, including machines, cardiovascular equipment and weights.

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
3. Fees:
Facility Use Fee of \$50 per two hour block shall be paid to the District by the Soccer User 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 minimize 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 Policies:

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 previous 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.

RULES OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

CHAPTER III

FEES FOR USE OF CERTAIN RANDAL PARK FACILITIES AND SERVICES

PURPOSE. The purpose of this Rule is to establish a fee schedule for the use of the Randal House amenities and facilities (generally referred to as the “Amenity Facilities”) and services in and related to the Randal House Clubhouse (generally referred to herein as the “Clubhouse”) by Residents and Renters of real property of the Randal Park Community Development District (the “District”) and Non-Residents of the District who have paid the applicable Non-Resident Annual User Fee; provide procedures for payment of such fees; provide definitions; and provide an effective date.

SECTION 1 – RENTAL AND SERVICE FEES. The Randal Park Community Development District does hereby establish a uniform, comprehensive fee schedule for the use of certain rooms/facilities/amenities and services (as identified herein) within the Amenity Facilities by Residents and Renters in the District, and by Non-Residents of the District who have paid the applicable Non-Resident Annual User Fee.

1.1 Pursuant to §190.035, Florida Statutes, the District has the authority to “prescribe, fix, establish, and collect rates, fees, rentals, or other charges ... for the facilities and services furnished by the district ... including, but not limited to, recreational facilities...”.

1.2 The real property owners within the District (“Residents”) (for themselves and on behalf of their Renters) have, through their payment of operations and maintenance special assessments and debt special assessments, made a long-term commitment to financing the construction, ongoing maintenance and day-to day operations of the Randal House Clubhouse and other Amenity Facilities.

1.3 An additional class of users of the Clubhouse consists of those families and individuals who are not Residents or Renters, but who have paid the District’s “Non-Resident Annual User Fee” as established by Chapter II of the District’s rules (hereinafter called “Non-Resident Members”). By payment of the Non-Resident Annual User Fee, such individuals are entitled to utilize the District facilities on the same basis as Residents and Renters.

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1.4 The fee schedule set forth in Section 1.5 herein has been established by the District for payment by Residents, Renters and Non-Resident Members. This fee schedule has been promulgated to provide revenue to equitably contribute to the payment of expenses associated with the operation and maintenance of the Clubhouse rooms/facilities.

1.5 Fee Schedule.

(a) Fees for Use of Randal House Clubhouse. Any Resident, Renter or Non-Resident Member wishing to rent a the Randal House Clubhouse for a function, with a maximum attendance of 218 persons, shall pay a rental fee as follows: \$250.00 for a maximum period of four (4) hours, plus any direct expenses occurring as a result of the event. Only one rental period per day is permitted.

If any Non-Residents are in attendance during the rental period, the Resident/Renter/Non-Resident Member must be in attendance for the entirety of, and shall remain primarily responsible for, the event related to the reservation.

(b) Security Deposits and Fees. A refundable facility damage security deposit of \$250.00 shall be charged for all Amenity Facility rentals described herein and will be collected by the District in advance in accordance with the District's adopted Amenity Facilities Policies, as they may be amended from time to time. The District and the Resident/Renter/Non-Resident Member shall coordinate and participate in pre - and post-event inspections of the facility. The release of the facility damage security deposit shall not occur until the District representative has verified that the facility is in the same or better condition than indicated on the pre-inspection checklist, as determined in the District's sole discretion.

(c) Fees for Access Cards. Two access cards (or similar access devices) shall be issued to each Resident household at no charge. Renters may purchase up to two access cards at a cost of \$10.00 per card. There shall be a charge of \$10.00 per card to replace lost or stolen cards for all persons. Each household shall be limited to two Access Cards.

(d) Increases, All Fees Non-Refundable. Fees may be increased, not more than once per year and not more than 10% per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Clubhouse and other Amenity Facilities. All fees shall be non-refundable after receipt by the District except when notice of cancellation for the Randal House Clubhouse rental is received at least thirty (30) days in advance of the

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reserved date. Exceptions to the refund policy may be made from time to time, in the District's sole discretion.

1.6 Payment of all fees and deposits set forth herein, as well as reservation of said room/facilities, shall be in accordance with the District's adopted Amenity Facilities Policies, as they may be amended from time to time. All rentals are subject to availability, which shall be determined in the District's sole discretion.

1.7 District staff may require individuals wishing to rent the Amenity Facilities described herein to provide a completed information sheet as well as execute a waiver and indemnification form prior to using the Amenity Facilities.

1.8 In addition to this Rule, all families or individuals desiring to utilize the Amenity Facilities shall be required to comply with all regulations, policies and procedures set forth in the District's Amenity Facilities Policies, as adopted by the Board of Supervisors and amended from time to time.

1.9 Subject to the approval of the Amenity Manager, organizations that are classified as tax-exempt under section 501(c)(3) of the Internal Revenue Code ("Nonprofit Organizations") are permitted to use a once-annual fee waiver to rent an Amenity Facility in accordance with the rules of the District, including the Amenity Facilities Policy. Subject to the approval of the Amenity Manager, if there is more than one troop/sub-group within the Nonprofit Organization, each troop/sub-group is permitted to use the once-annual fee waiver.

SECTION 2 -- DEFINITIONS.

The following definitions apply to this Chapter:

2.1 "Amenity Facilities" – shall mean the properties and areas owned by the District and intended for recreational use and shall include the Randal House Clubhouse, together with it appurtenant facilities and areas including but not limited to the pool and pool area, fitness center, splash pad, playground and dog park.

2.2 "District" – shall mean the Randal Park Community Development District, a political subdivision of the State of Florida, created pursuant to Chapter 190 of the Florida Statutes.

2.3 "Fee Schedule" – shall mean the fee or fees established to defray the cost of construction, operation and maintenance of the Randal House Clubhouse and the other Amenity

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Facilities by those families and individuals who do not reside in nor own property within the District.

2.4 “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 Non-Resident Annual User Fee is set forth in Chapter II of the District’s rules.

2.5 “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.

2.6 “Resident” – shall mean person(s) or family owning a home or lot, or other parcel of real property, within the Randal Park Community.

2.7 “Randal House Clubhouse” – shall mean the real property and improvements owned by the District consisting of and including, but not limited to, the Randal House Clubhouse, pool and pool area, splash pad, playground, fitness center, and other amenities related to the Randal House Clubhouse.

2.8 “Randal Park Community Development District” -- A political subdivision of the State of Florida, created pursuant to Chapter 190 of the Florida Statutes.

2.9 “Renter” - shall mean any tenant residing in a Resident’s home within the District pursuant to a valid rental or lease agreement, with a term of 12 consecutive months or more.

2.10 Terms “may” and “shall” - As used herein, the word “may” is permissive, and the word “shall” is mandatory.

PASSED, ADOPTED AND EFFECTIVE THIS 5TH DAY OF SEPTEMBER, 2014.

Specific Authority: Chapter 190.035(1); 120.54, Florida Statutes
Law Implemented: Chapter 190.031, 190.035(1), 190.036, 190.012, 190.012(1), Florida Statutes

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SECTION VII

SECTION B

SECTION 1

Randal Park

Community Development District

Check Run Summary

January 1, 2022 thru January 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	1/5/22	2372 - 2380	\$37,827.64
	1/14/22	2381 - 2384	\$15,639.73
	1/19/22	2385 - 2394	\$20,158.45
			<hr/> \$73,625.82

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/05/22	00129	12/16/21 41048163	202112 320-53800-46700	BATHROOM MATS CLEANING	*	223.45	
				CINTAS			223.45 002372
1/05/22	00040	11/30/21 2163-554	202111 320-53800-47400	MILE MARKER SIGNS	*	199.08	
				FASTSIGNS			199.08 002373
1/05/22	00025	12/13/21 100158	202111 310-51300-31500	RVW AGRMNT/AGDA/PREP MTG	*	1,477.44	
				LATHAM, LUNA, EDEN & BEAUDINE LLP			1,477.44 002374
1/05/22	00061	12/03/21 137134	202112 320-53800-51000	LITTER PICK UP BAGS/LINER	*	556.00	
				PROPET DISTRIBUTORS, INC.			556.00 002375
1/05/22	00108	1/01/22 221550	202201 320-53800-46700	JANITORIAL SERVICE	*	1,230.00	
		1/01/22 221550	202201 320-53800-46700	SPECIAL CLEANING - DEC 21	*	570.00	
		1/01/22 221550	202201 320-53800-46700	JANITORIAL MATERIALS	*	157.76	
				RUGBY COMMERCIAL CLEANING, LLC			1,957.76 002376
1/05/22	00038	12/18/21 377397	202201 320-53800-46400	CHEMICALS/CONTROL-JAN 22	*	750.00	
				SPIES POOL, LLC			750.00 002377
1/05/22	00094	1/05/22 1686	202201 300-13100-10100	SPLASH REPAIR-AQUA FLEX	*	8,531.00	
				SPECIALTY SURFACES			8,531.00 002378
1/05/22	00136	1/03/22 W4930	202201 320-53800-34500	SECURITY MONITORING-JAN22	*	120.00	
				WI-PAK			120.00 002379
1/05/22	00066	12/15/21 ON 30516	202112 320-53800-46200	LANDSCAPE MAINT - DEC 21	*	24,012.91	
				YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC			24,012.91 002380
1/14/22	00043	12/21/21 15518088	202112 320-53800-46800	PEST CONTROL - DEC 21	*	50.00	
				ARROW ENVIRONMENTAL SERVICES			50.00 002381
1/14/22	00001	1/01/22 669	202201 310-51300-34000	MANAGEMENT FEES - JAN 22	*	3,482.67	

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RANDAL PARK CDD
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CHECK DATE	VEND#INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT	#
		1/01/22	669	202201	310-51300-35200					*	100.00		
			WEBSITE MANAGEMENT-JAN 22										
		1/01/22	669	202201	310-51300-35100					*	116.67		
			INFORMATION TECH - JAN 22										
		1/01/22	669	202201	310-51300-31300					*	875.00		
			DISSEMINATION SVCS-JAN 22										
		1/01/22	669	202201	310-51300-51000					*	.60		
			OFFICE SUPPLIES										
		1/01/22	669	202201	310-51300-42000					*	10.60		
			POSTAGE										
		1/01/22	669	202201	310-51300-42500					*	48.90		
			COPIES										
		1/01/22	669	202201	320-53800-49000					*	380.87		
			GENERAL MAINT.MATERIALS										
		1/01/22	670	202201	320-53800-12100					*	6,620.08		
			AMENITY MANAGEMENT-JAN 22										
		1/01/22	671	202201	320-53800-12300					*	2,426.67		
			FACILITY MAINT - JAN 22										
		1/01/22	672	202201	320-53800-12000					*	1,492.67		
			FIELD MANAGEMENT - JAN 22										
									GOVERNMENTAL MANAGEMENT SERVICES			15,554.73	002382
1/14/22	00049	1/01/22	207412	202112	320-53800-34500					*	35.00		
			SECURITY MONITORING-DEC21										
									SYNERGY FL			35.00	002383
1/19/22	00031	12/31/21	199457	202112	320-53800-47000					*	285.00		
			LAKE MAINT 5 PDS - DEC 21										
		12/31/21	199457	202112	320-53800-47000					*	55.00		
			LAKE MAINT DOWDEN-DEC 21										
		12/31/21	199457	202112	320-53800-47000					*	50.00		
			MAINT AC1 RETENT - DEC 21										
		12/31/21	199457	202112	320-53800-47000					*	95.00		
			MAINT AC2 RETENT - DEC 21										
		12/31/21	199457	202112	320-53800-47000					*	355.00		
			MAINT 4 RET PONDS-DEC 21										
									APPLIED AQUATIC MANAGMENT, INC.			840.00	002384
1/19/22	00129	1/13/22	41075180	202201	320-53800-46700					*	73.45		
			BATHROOM MATS CLEANING										
									CINTAS			73.45	002385
1/19/22	00046	12/30/21	25913A	202112	320-53800-46900					*	175.00		
			QTRLY FOUNTAIN MNT-DEC 21										
									FOUNTAIN DESIGN GROUP, INC.			175.00	002386
									RAND RANDAL PARK				
									MBYINGTON				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/19/22	00141	11/13/21 11132021	202111 300-36900-10200	REFUND - PRIVATE PARTY	*	250.00	
				NATALIA MADEIROS			250.00 002387
1/19/22	00061	1/17/22 137544	202201 320-53800-51000	LITTER PICKUP BAGS/LINER	*	602.00	
				PROPET DISTRIBUTORS, INC.			602.00 002388
1/19/22	00099	10/17/21 1749	202110 320-53800-47500	PRESSURE WASH AND TREAT	*	8,350.00	
				PRESSURE WASH THIS, INC			8,350.00 002389
1/19/22	00039	1/01/22 7073	202201 320-53800-46900	FOUNTAIN MAINT - JAN 22	*	150.00	
				ROBERTS POOL SERVICE AND REPAIR INC			150.00 002390
1/19/22	00038	1/01/22 377930	202201 320-53800-46400	JUMBO STICKS 50LB PAIL	*	252.00	
				SPIES POOL, LLC			252.00 002391
1/19/22	00094	1/05/22 1687	202201 300-13100-10100	AQUA-FLEX INST-FINAL BAL.	*	8,531.00	
				SPECIALTY SURFACES			8,531.00 002392
1/19/22	00048	12/14/21 44294	202112 320-53800-46000	VOLTAGE TEST/RESET BRAKER	*	295.00	
		12/27/21 44541	202112 320-53800-46000	TROUBLSHT.LANDSCPE LIGHTS	*	540.00	
				TERRY'S ELECTRIC INCORPORATED			835.00 002393
1/19/22	00082	1/17/22 01172022	202201 320-53800-49000	DEPREDAATION PERMIT	*	100.00	
				U.S. FISH AND WILDLIFE SERVICE			100.00 002394
TOTAL FOR BANK A						73,625.82	
TOTAL FOR REGISTER						73,625.82	

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
January 31, 2022



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7	<u>Debt Service Fund Series 2018</u>
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12	<u>Assessment Receipt Schedule</u>

Randal Park
Community Development District
Combined Balance Sheet
January 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 1,610,779	\$ -	\$ -	\$ 1,610,779
Debit Card	\$ 2,479	\$ -	\$ -	\$ 2,479
Investments:				
State Board Administration	\$ -	\$ -	\$ 372,870	\$ 372,870
Series 2012				
Reserve	\$ -	\$ 401,047	\$ -	\$ 401,047
Revenue	\$ -	\$ 232,042	\$ -	\$ 232,042
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ 0	\$ -	\$ 0
Sinking Fund	\$ -	\$ 17	\$ -	\$ 17
Series 2015				
Reserve	\$ -	\$ 596,088	\$ -	\$ 596,088
Revenue	\$ -	\$ 269,574	\$ -	\$ 269,574
Interest	\$ -	\$ 11	\$ -	\$ 11
Prepayment	\$ -	\$ 6,877	\$ -	\$ 6,877
Construction	\$ -	\$ -	\$ 437	\$ 437
Series 2018				
Reserve	\$ -	\$ 58,839	\$ -	\$ 58,839
Revenue	\$ -	\$ 37,280	\$ -	\$ 37,280
Interest	\$ -	\$ 0	\$ -	\$ 0
Capital Interest	\$ -	\$ 2,539	\$ -	\$ 2,539
Construction	\$ -	\$ -	\$ 48	\$ 48
Cost of Issuance	\$ -	\$ -	\$ 7	\$ 7
Due from Colonial Properties	\$ 4,009	\$ -	\$ -	\$ 4,009
Due from Capital Reserve	\$ 33,937	\$ -	\$ -	\$ 33,937
Due from General Fund	\$ -	\$ 648,337	\$ -	\$ 648,337
Total Assets	\$ 1,651,204	\$ 2,252,650	\$ 373,362	\$ 4,277,215
Liabilities:				
Accounts Payable	\$ 42,831	\$ -	\$ -	\$ 42,831
Due to Debt Service	\$ 648,337	\$ -	\$ -	\$ 648,337
Due to General Fund	\$ -	\$ -	\$ 33,937	\$ 33,937
Total Liabilities	\$ 691,168	\$ -	\$ 33,937	\$ 725,104
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 338,934	\$ 338,934
Restricted for:				
Debt Service 2012	\$ -	\$ 868,070	\$ -	\$ 868,070
Debt Service 2015	\$ -	\$ 1,216,829	\$ -	\$ 1,216,829
Debt Service 2018	\$ -	\$ 167,751	\$ -	\$ 167,751
Capital Projects - Series 2015	\$ -	\$ -	\$ 437	\$ 437
Capital Projects - Series 2018	\$ -	\$ -	\$ 55	\$ 55
Unassigned	\$ 960,036	\$ -	\$ -	\$ 960,036
Total Fund Balances	\$ 960,036	\$ 2,252,650	\$ 339,425	\$ 3,552,111
Total Liabilities & Fund Balance	\$ 1,651,204	\$ 2,252,650	\$ 373,362	\$ 4,277,215

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
<u>Revenues:</u>				
Special Assessments	\$ 963,338	\$ 812,758	\$ 812,758	\$ -
Colonial Properties Contribution	\$ 46,332	\$ 15,444	\$ 15,833	\$ 389
Miscellaneous Revenue	\$ 1,000	\$ 333	\$ 483	\$ 150
Activities	\$ 7,000	\$ 2,333	\$ -	\$ (2,333)
Rentals	\$ 7,000	\$ 2,333	\$ 5,250	\$ 2,917
Total Revenues	\$ 1,024,670	\$ 833,202	\$ 834,324	\$ 1,122
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 3,000	\$ 1,000
FICA Expense	\$ 900	\$ 300	\$ 230	\$ 71
Annual Audit	\$ 4,400	\$ -	\$ -	\$ -
Trustee Fees	\$ 12,500	\$ -	\$ -	\$ -
Dissemination Agent	\$ 10,500	\$ 3,500	\$ 3,500	\$ -
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Engineering	\$ 10,000	\$ 3,333	\$ 190	\$ 3,143
Attorney	\$ 20,000	\$ 6,667	\$ 3,415	\$ 3,252
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 41,792	\$ 13,931	\$ 13,931	\$ 0
Information Technology	\$ 1,400	\$ 467	\$ 467	\$ (0)
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Telephone	\$ 100	\$ 33	\$ -	\$ 33
Postage	\$ 650	\$ 217	\$ 93	\$ 124
Insurance	\$ 5,834	\$ 5,834	\$ 5,490	\$ 344
Printing & Binding	\$ 2,150	\$ 717	\$ 200	\$ 517
Legal Advertising	\$ 2,250	\$ 750	\$ -	\$ 750
Other Current Charges	\$ 1,700	\$ 567	\$ 173	\$ 394
Office Supplies	\$ 200	\$ 67	\$ 2	\$ 64
Property Appraiser	\$ 800	\$ -	\$ -	\$ -
Property Taxes	\$ 250	\$ 250	\$ 286	\$ (36)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 135,601	\$ 46,206	\$ 36,550	\$ 9,657
<u>Operations & Maintenance</u>				
<u>Contract Services:</u>				
Field Management	\$ 17,912	\$ 5,971	\$ 5,971	\$ (0)
Wetland Maintenance	\$ 9,600	\$ 3,200	\$ -	\$ 3,200
Mitigation Monitoring	\$ 2,500	\$ 2,500	\$ 9,600	\$ (7,100)
Landscape Maintenance	\$ 288,264	\$ 96,088	\$ 96,052	\$ 36
Lake Maintenance	\$ 9,600	\$ 3,200	\$ 3,360	\$ (160)
Security Patrol	\$ 36,400	\$ 12,133	\$ 4,640	\$ 7,494
<u>Repairs & Maintenance</u>				
Facility Maintenance	\$ 29,120	\$ 9,707	\$ 9,707	\$ (0)
Repairs & Maintenance	\$ 11,000	\$ 3,667	\$ 4,666	\$ (999)
Operating Supplies	\$ 9,800	\$ 3,267	\$ 1,757	\$ 1,510
Landscape Replacement	\$ 10,500	\$ 3,500	\$ 9,354	\$ (5,854)
Irrigation Repairs	\$ 10,000	\$ 3,333	\$ 1,003	\$ 2,331
Alley Maintenance	\$ 1,500	\$ 500	\$ -	\$ 500
Stormwater Repairs & Maintenance	\$ 1,500	\$ 500	\$ -	\$ 500
Fountain Maintenance	\$ 3,500	\$ 1,167	\$ 920	\$ 247
Sign Maintenance	\$ 1,000	\$ 333	\$ 199	\$ 134
Pressure Washing	\$ 5,700	\$ 5,700	\$ 8,350	\$ (2,650)

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 10,000	\$ 6,005	\$ 3,995
Streetlighting	\$ 110,000	\$ 36,667	\$ 33,863	\$ 2,804
Amenity Center				
Amenity Management	\$ 79,441	\$ 26,480	\$ 26,480	\$ 0
Pool Attendants	\$ 15,600	\$ -	\$ -	\$ -
Pool Permit	\$ 550	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,000	\$ 1,333	\$ 1,147	\$ 186
Utilities - Amenity Center	\$ 21,000	\$ 7,000	\$ 5,504	\$ 1,496
Refuse Service	\$ 2,400	\$ 800	\$ 848	\$ (48)
Amenity Center Access Cards	\$ 1,000	\$ 333	\$ -	\$ 333
HVAC Maintenance	\$ 574	\$ 191	\$ -	\$ 191
Special Events	\$ 13,962	\$ 13,962	\$ 9,520	\$ 4,442
Holiday Decorations	\$ 4,410	\$ 4,410	\$ 8,179	\$ (3,769)
Security Monitoring	\$ 600	\$ 600	\$ 2,102	\$ (1,502)
Janitorial Services	\$ 16,000	\$ 5,333	\$ 7,015	\$ (1,682)
Pool Maintenance	\$ 15,330	\$ 5,110	\$ 5,328	\$ (218)
Pool Repairs & Maintenance	\$ 3,200	\$ 1,067	\$ 756	\$ 311
Fitness Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ 175	\$ 1,492
Amenity Repairs & Maintenance	\$ 1,480	\$ 493	\$ -	\$ 493
Pest Control	\$ 650	\$ 217	\$ 200	\$ 17
Other				
Property Insurance	\$ 36,925	\$ 36,925	\$ 34,743	\$ 2,182
Contingency	\$ 4,625	\$ 1,542	\$ 1,731	\$ (189)
Subtotal Operations & Maintenance	\$ 814,643	\$ 308,896	\$ 299,173	\$ 9,723
Total Expenditures	\$ 950,244	\$ 355,102	\$ 335,723	\$ 19,379
Excess (Deficiency) of Revenues over Expenditures	\$ 74,426		\$ 498,601	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserve	\$ (74,426)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (74,426)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 498,601	
Fund Balance - Beginning	\$ -		\$ 461,435	
Fund Balance - Ending	\$ -		\$ 960,036	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted Budget	Prorated Budget Thru 01/31/22	Actual Thru 01/31/22	Variance
<u>Revenues</u>				
Interest	\$ 500	\$ 167	\$ 61	\$ (106)
Total Revenues	\$ 500	\$ 167	\$ 61	\$ (106)
<u>Expenditures:</u>				
Capital Outlay	\$ 25,000	\$ 8,596	\$ 8,596	\$ -
Walking Path Repair	\$ 75,000	\$ -	\$ -	\$ -
Splash Pad	\$ 18,000	\$ 18,000	\$ 17,062	\$ 938
Pergola staining/repairs	\$ 10,000	\$ -	\$ -	\$ -
Painting Parking lot fencing	\$ 3,500	\$ -	\$ -	\$ -
Fountain	\$ 20,000	\$ 4,584	\$ 4,584	\$ -
Total Expenditures	\$ 151,500	\$ 31,180	\$ 30,242	\$ 938
Excess (Deficiency) of Revenues over Expenditures	\$ (151,000)		\$ (30,181)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 74,426	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 74,426	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (76,574)		\$ (30,181)	
Fund Balance - Beginning	\$ 377,198		\$ 369,114	
Fund Balance - Ending	\$ 300,624		\$ 338,934	

Randal Park
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted Budget	Prorated Budget Thru 01/31/22	Actual Thru 01/31/22	Variance
Revenues:				
Assessments	\$ 397,350	\$ 337,635	\$ 337,635	\$ -
Interest	\$ 100	\$ 33	\$ 24	\$ (9)
Total Revenues	\$ 397,450	\$ 337,668	\$ 337,659	\$ (9)
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 381,125	\$ 236,856	\$ 236,856	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 16,325		\$ 100,803	
Fund Balance - Beginning	\$ 361,874		\$ 767,268	
Fund Balance - Ending	\$ 378,199		\$ 868,070	

Randal Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Revenues:				
Assessments	\$ 596,080	\$ 494,715	\$ 494,715	\$ -
Interest	\$ 125	\$ 42	\$ 34	\$ (8)
Total Revenues	\$ 596,205	\$ 494,757	\$ 494,749	\$ (8)
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	\$ 579,993	\$ 376,696	\$ 376,696	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 16,213		\$ 118,053	
Fund Balance - Beginning	\$ 491,475		\$ 1,098,776	
Fund Balance - Ending	\$ 507,687		\$ 1,216,829	

Randal Park
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Revenues:				
Assessments	\$ 117,674	\$ 99,284	\$ 99,284	\$ -
Interest	\$ 50	\$ 17	\$ 3	\$ (13)
Total Revenues	\$ 117,724	\$ 99,301	\$ 99,287	\$ (13)
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		\$ 56,375	
Fund Balance - Beginning	\$ 51,236		\$ 111,376	
Fund Balance - Ending	\$ 53,135		\$ 167,751	

Randal Park
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Series	Series	Series	
	2012	2015	2018	Total
<u>Revenues</u>				
Interest	\$ -	\$ 0	\$ -	\$ 0
Total Revenues	\$ -	\$ 0	\$ -	\$ 0
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 0	\$ -	\$ 0
Fund Balance - Beginning	\$ -	\$ 437	\$ 55	\$ 491
Fund Balance - Ending	\$ -	\$ 437	\$ 55	\$ 491

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 59,368	\$ 187,780	\$ 565,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 812,758
Colonial Properties Contribution	\$ 4,003	\$ 3,911	\$ 3,916	\$ 4,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,833
Miscellaneous Revenue	\$ 110	\$ 250	\$ 35	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 483
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals	\$ 1,500	\$ -	\$ 1,500	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Total Revenues	\$ 5,613	\$ 63,529	\$ 193,231	\$ 571,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 834,324
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	\$ 46	\$ 61	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190
Attorney	\$ 1,138	\$ 1,477	\$ 799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,415
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,483	\$ 3,483	\$ 3,483	\$ 3,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,931
Information Technology	\$ 117	\$ 117	\$ 117	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 467
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 65	\$ 0	\$ 17	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93
Insurance	\$ 5,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,490
Printing & Binding	\$ 61	\$ 64	\$ 26	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 44	\$ 37	\$ 45	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 38	\$ -	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 17,194	\$ 7,242	\$ 6,323	\$ 5,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,550
<u>Operations & Maintenance</u>													
Contract Services:													
Field Management	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,971
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,600
Landscape Maintenance	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,052
Lake Maintenance	\$ 840	\$ 840	\$ 840	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,360
Security Patrol	\$ 1,462	\$ 1,392	\$ -	\$ 1,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,640
Repairs & Maintenance													
Facility Maintenance	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,707
Repairs & Maintenance	\$ 3,746	\$ 85	\$ 835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,666
Operating Supplies	\$ 599	\$ -	\$ 556	\$ 602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,757
Landscape Replacement	\$ -	\$ 156	\$ 6,253	\$ 2,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,354
Irrigation Repairs	\$ 1,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003
Alley Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Maintenance	\$ 295	\$ 150	\$ 325	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920
Sign Maintenance	\$ -	\$ 199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199
Pressure Washing	\$ 8,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,350

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Utilities													
Utilities - Common Area	\$ 1,226	\$ 1,088	\$ 1,827	\$ 1,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,005
Streetlighting	\$ 8,466	\$ 8,466	\$ 8,466	\$ 8,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,863
Amenity Center													
Amenity Management	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,480
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 287	\$ 287	\$ 287	\$ 287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,147
Utilities - Amenity Center	\$ 1,721	\$ 1,483	\$ 1,123	\$ 1,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,504
Refuse Service	\$ 206	\$ 214	\$ 214	\$ 214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	848
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
HVAC Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ 1,695	\$ 605	\$ 7,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,520
Holiday Decorations	\$ 8,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,179
Security Monitoring	\$ 927	\$ 155	\$ 155	\$ 865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,102
Janitorial Services	\$ 1,532	\$ 1,859	\$ 1,593	\$ 2,031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,015
Pool Maintenance	\$ 1,278	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,328
Pool Repairs & Maintenance	\$ 252	\$ 252	\$ -	\$ 252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	756
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Other													
Property Insurance	\$ 34,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,743
Contingency	\$ -	\$ -	\$ 1,250	\$ 481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,731
Subtotal Operations & Maintenance	\$ 116,209	\$ 53,182	\$ 67,070	\$ 62,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	299,173
Total Expenditures	\$ 133,403	\$ 60,424	\$ 73,393	\$ 68,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	335,723
Excess Revenues (Expenditures)	\$ (127,790)	\$ 3,105	\$ 119,839	\$ 503,448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	498,601
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (127,790)	\$ 3,105	\$ 119,839	\$ 503,448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	498,601

Randal Park
Community Development District
Long Term Debt Report

Series 2012 Special Assessment Bonds	
Interest Rate :	Various (5.75% , 6.125% , 6.875%)
Maturity Date :	11/1/2042
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$401,047
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 :	\$596,088
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	\$8,055,000

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 :	\$58,839
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

Randal Park
COMMUNITY DEVELOPMENT DISTRICT
Assessment Receipt Schedule
Fiscal Year 2022

Gross Assessments	\$ 1,024,828.80	\$ 425,732.67	\$ 623,799.93	\$ 125,190.00	\$ 2,199,551.40
Net Assessments	\$ 963,339.07	\$ 400,188.71	\$ 586,371.93	\$ 117,678.60	\$ 2,067,578.32

ON ROLL ASSESSMENTS

46.59%	19.36%	28.36%	5.69%	100.00%
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<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Series 2012 Debt Service</i>	<i>Series 2015 Debt Service</i>	<i>Series 2018 Debt Service</i>	<i>Total</i>
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
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
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
12/06/21	4	\$141,596.03	\$0.00	(\$5,663.73)	\$0.00	\$135,932.30	\$63,334.44	\$26,310.28	\$38,550.84	\$7,736.74	\$135,932.30
12/13/21	5	\$222,025.43	\$0.00	(\$8,881.10)	\$0.00	\$213,144.33	\$99,309.54	\$41,255.01	\$60,448.43	\$12,131.35	\$213,144.33
12/20/21	6	\$56,168.09	\$0.00	(\$2,246.78)	\$27.46	\$53,948.77	\$25,136.14	\$10,442.02	\$15,300.05	\$3,070.56	\$53,948.77
01/14/22	7	\$1,264,527.48	\$0.00	(\$50,581.51)	\$0.00	\$1,213,945.97	\$565,609.33	\$234,964.48	\$344,279.02	\$69,093.13	\$1,213,945.96
TOTAL		\$ 1,817,112.23	\$ -	\$ (72,748.14)	\$ 27.46	\$ 1,744,391.55	\$ 812,757.85	\$ 337,634.52	\$ 494,715.12	\$ 99,284.05	\$ 1,744,391.54

84%	Net Percent Collected
\$323,186.77	Balance Remaining to Collect

SECTION 3



Proposal #183858

Date: 02/03/2022

From: Lathan Smith

Proposal For

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

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

Location

Randall Park Blvd
Orlando, FL 32832

Property Name: Randal Park CDD

Gamemaster Zoysia Soccer Field Sod Repair

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Zoysia Sod Removal and Installation	3900.00	\$1.51	\$5,876.87

Client Notes

Remove and Replace the worst of the damaged area in the Zoysia Soccer field in the Park on Gamemaster

Signature

SUBTOTAL \$5,876.87

SALES TAX \$0.00

TOTAL \$5,876.87

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Lathan Smith

Office:

lsmith@yellowstonelandscape.com



Proposal #183867

Date: 02/03/2022

From: Lathan Smith

Proposal For

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

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

Location

Randall Park Blvd
Orlando, FL 32832

Property Name: Randal Park CDD

Gamemaster Zoysia Soccer Field Sod Replacement With Bermuda

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Zoysia Sod Removal and Bermuda Installation	12520.00	\$1.51	\$18,866.26

Client Notes

Remove and Replace the Entire Zoysia Soccer field in the Park on Gamemaster with Bermuda Sod.

Signature

x

SUBTOTAL \$18,866.26

SALES TAX \$0.00

TOTAL \$18,866.26

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Lathan Smith

Office:

lsmith@yellowstonelandscape.com

SECTION 4

Randal Park
January 2022

RANDAL PARK

Randal Park Amenity Report

January 2022

FACILITY REPORT:

Pool, Gym and Randal House Clubhouse

- The BBQ areas are opened (9am - 6pm) Daily
- Gym (24/7)
- Pool (7am - 6pm) (7am - 9am lap swimmers only) Daily
- Randal House Clubhouse (10am - 6pm) Mon - Fri
- Onsite office staff is open from 9am - 5pm Mon - Fri

January Events:

* Food Truck Social:

Fully loaded: 42 orders

Mya's on Wheels: 27 Orders

Milas Bubbles: 38 Orders

* Pizza Night:

70-80= 160

* Coffee Break

45 Orders

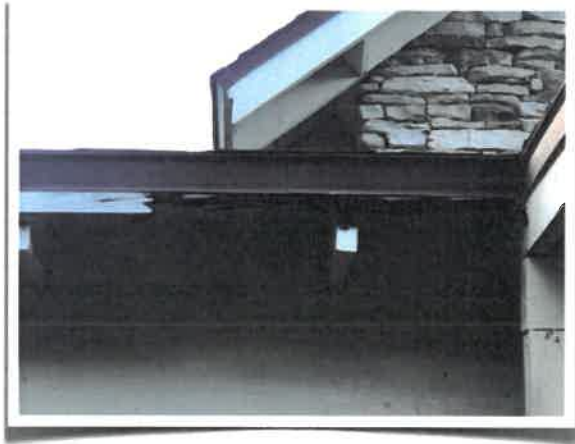
Events scheduled for February:

* Pizza Night - Thursday, February 3 & 17

* Food Truck Social: Tuesday, February 15

* Coffee Break: Last Friday of the month, February 25

Randal House Exterior Repair



- **Gym:** The console of the broken treadmill was ordered and waiting to be shipped.

The elliptical broken parts were replaced.



- Splash Pad Resurface

